

COUNCIL AGENDA/INFORMATION		
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<input checked="" type="checkbox"/> Reg. Council	Date: <u>APRIL 8, 2013</u>	Item # <u>8</u>
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8.

## DISTRICT OF WEST VANCOUVER

750 – 17<sup>TH</sup> STREET, WEST VANCOUVER, BC V7V 3T3

Attachments for item 8  
provided under separate cover

## COUNCIL REPORT

Date: March 28, 2013 File: 1010-20-12-084

From: Lisa Berg, Senior Community Planner & Geri Boyle, Manager of Community Planning

Subject: Official Community Plan Amendment, Rezoning and Development Permit Application No. 12-084 for 825 Taylor Way & 707 Keith Road

### RECOMMENDED THAT:

1. Community consultation on Official Community Plan Amendment, Rezoning and Development Permit Application No. 12-084 for 825 Taylor Way and 707 Keith Road take the form of Design Review Committee consideration and a public meeting in May 2013 with direct notification provided to the properties shown on the map attached as Appendix C to the staff report dated March 28, 2013 from the Senior Community Planner and the Manager of Community Planning, and a notice of the public meeting be posted on the District website; and
2. Following the community consultation on the development proposal for the land at 825 Taylor Way and 707 Keith Road, staff report back to Council on the results of the consultation, and provide a complete review of the development proposal and recommended next steps.

### Purpose

This report provides Council with preliminary information regarding an Official Community Plan amendment, rezoning and a development permit application to redevelop 825 Taylor Way and 707 Keith Road (see Appendix A – Context Map) with a seniors' assisted living and memory care residence consisting of 110 beds.

The purpose of this report is to seek Council direction to consult with the community on the suitability of the development proposal for further consideration, as required under the *Local Government Act* and the Official Community Plan Policy H3.

### 1.0 Background

- 1.1 Prior Resolutions – none.

## 2.0 Policy

### 2.1 Official Community Plan

Meeting the needs of the elderly and those with special needs is addressed to a limited extent in the OCP. In general, the OCP focus is on the well-elderly rather than those with special needs and on the impact of new development on existing neighbourhoods. The OCP acknowledges that there is an increasing demand for purpose-built seniors' housing and that many will need supported and assisted living, however fulfilling these types of housing needs remains a challenge.

#### Policy H10

OCP Policy H10 provides further direction for the review of this development application; specifically for proposing an alternative seniors' housing form within the community. The policy reads as follows:

*Support the provision of greater housing options for the District's growing senior population.*

- *Examine the potential role of secondary suites in providing additional housing options for seniors.*
- *Support the development of home service and assistance programs to allow seniors to remain in their existing homes and neighbourhoods.*
- *Support the creation of new senior housing in areas with convenient access to services and transit."*

#### Policy H3

Redevelopment of the site is guided by OCP Policy H3. This policy applies to existing neighbourhoods. A requirement of the policy is that sites that are proposed for rezoning or OCP amendments be subject to a preliminary review to assess how they meet certain criteria, to determine their suitability for further consideration and to provide an opportunity for initial public comment.

The policy reads as follows:

*"Policy H3 recognizes that opportunities occur in limited site-specific situations where a housing need may be addressed in a manner that is consistent with the principles of the OCP. This Plan specifies that applications for such site specific zoning or OCP amendments within a single family area should apply in limited circumstances and be subject to Council's Public Involvement Policy and defined criteria.*

- *Sites proposed for rezoning will also be subject to a preliminary review in a report to Council to assess how they meet the criteria, to determine their suitability for further consideration, and to provide an opportunity for initial public comment.*
- *Sites considered for rezoning should present unique opportunities and conditions for alternate zoning. Examples of such unique sites include the 2100 Block of Gordon Avenue (approved 2003), the School Board Offices site on 21st Street, the Fisheries and Oceans site on the north side of Marine Drive and the Wetmore Motors Site (now known as the Pacific Arbour Retirement Community). Two larger areas where rezoning of multiple properties may be considered are the Evelyn Drive area and Clyde Avenue east of Taylor Way. Any other sites to be considered should meet similar conditions or criteria, namely;*
  - *development would have minimal impact on established areas in terms of access, traffic, parking, and obstruction of views; and*
  - *the site would provide a degree of physical separation (e.g. a road, green belt, alternate use, or change in natural grade) from the surrounding neighbourhood.*
- *Appropriate housing types on such sites may include smaller townhouse units, low-rise multiple family housing, supportive housing, rental housing, or housing that meets adaptable design guidelines.*
- *Housing intended for people with special accessibility needs, including certain forms of seniors' housing, should be located on relatively flat sites, close to transit, services and amenities.*
- *The required Community Plan amendment will include a designation to require a development permit review to ensure that the siting, design and building forms contribute to desired neighbourhood character."*

## 2.2 Bylaw

The site consists of two properties: 707 Keith Road makes up the southeast corner of the site while 825 Taylor Way makes up the larger portion of the site. They are both zoned RS3 (Single Family Residential Zone 3).

### 3.0 Balanced Scorecard

STRATEGIC INITIATIVES	2013 MILESTONE
1.3.1 Implement the recommendations of the Community Dialogue on Neighbourhood Character and Housing Working Group.	See footnote <sup>1</sup> below

### 4.0 Analysis

#### 4.1 Discussion

##### The Proposal

The proposal is for a private-pay seniors' assisted living<sup>2</sup> and memory care<sup>3</sup> residence of 110 beds in 92 bedroom suites. No independent living units are proposed<sup>4</sup>. Key features of the proposal include:

- 1.1 FAR (Floor Area Ratio)
- 110 beds (within 92 suites)
- 5 storey terraced building with underground parking
- 40 parking spaces and resident shuttle bus service
- Resident amenities:
  - common and private dining rooms, theatre, a lounge and living room each with fireplaces, library, games space and meeting area and a bistro
  - spacious south-facing ground-level patio adjacent to a large common area with a grand winding staircase and elevator access to common areas on the next common level
- Support areas:
  - primary kitchen, food service areas, staff offices and laundry.
- Secure memory suites on Level 3:
  - 36 bedrooms
  - separate dining area, activity area, and an internal courtyard
  - specialized memory care therapy rooms

<sup>1</sup> Strategic Initiative and 2013 Milestone: The review and processing of development applications is a significant component of the District's day-to-day operations, and is not specifically reflected in the Balanced Scorecard as either a Strategic Initiative or annual milestone.

<sup>2</sup> Assisted Living: The Ministry of Health refers to assisted living services to include housing, hospitality services and one or two personal assistance services such as regular assistance with activities of daily living, medication services or psychosocial supports.

<sup>3</sup> Memory Care: specialized residential care for seniors with Alzheimer's or dementia.

<sup>4</sup> No self-contained suites are provided (i.e. there are no individual kitchens or laundry facilities within the bedrooms).

- wellness centre and bathing room
- access to secure outdoor spaces
- Supportive living suites on Levels 4 and 5, each with:
  - 74 bedrooms (37 bedrooms on each floor)
  - activity and library areas, lounge space
  - wellness centre and bathing room
  - access to large south-facing outdoor decks
  - seniors on these floors will dine (in the bistro or dining room), use the private dining room for family gatherings, watch a movie, sit by one of two fireplaces and generally gather and interact with other residents on these levels.

See Appendix B for the complete project profile.

### Site Context and Features

The site consists of two properties, each developed with a single family home. It is 6,434.5 square metres (1.6 acres) in area with access from Keith Road and Taylor Way and has a north to south slope of approximately 15%. Stands of mature coniferous trees are located throughout the site and the southeast property line facing Taylor Way features a large boulevard evergreen hedge.

Adjacent land uses are:

North	Two single family lots upslope from the site
South	Keith Road with the Evelyn residential development beyond
East	Taylor Way with five single family lots beyond
West	Three single family lots

### Staff Review

#### Land Use

The proposed seniors' assisted living and memory care residence is consistent with broader community goals that are identified in the OCP. It helps to fill the gap for specialized housing and service needs for the elderly in the community.

The intent of the H3 policy is to meet community housing needs in a way that does not compromise existing neighbourhoods and in a manner that is consistent with the principles of the OCP. To do so effectively, it is necessary to ensure that new developments minimally impact existing neighbourhoods, that they be within close proximity to community services and amenities, and are environmentally sustainable.

### *Access, Traffic and Parking*

It is proposed that vehicular access to the site would be from Keith Road. The driveway would lead to the onsite parking and would terminate in a vehicular turn around sufficient to accommodate delivery vehicles and fire trucks.

Parking is provided for visitors and staff; residents will not be permitted to own or park cars on the site. A total of 40 parking spaces have been planned: 32 underground parking spaces including 3 accessibility spaces and 1 shuttle bus space, and 8 surface visitor parking spaces. Visitors will have access to the parkade by buzzing through to reception. The parking ratio used was the required amount of parking for institutional uses in the Zoning Bylaw, Section 551 (PH1 – Private Hospital Zone) of 1 space per 3.3 beds.

The applicant has supplied a traffic study with the application. The study details the findings of a traffic count at an assisted living facility in North Vancouver and a traffic count of the existing conditions at the site, coupled with anticipated traffic generation from the Evelyn development to the south. The conclusion of the study was that the Keith Road and Taylor Way intersection level of operation will not be worsened by this proposed development and that the proposed amount of parking is sufficient for the anticipated traffic volumes that will be generated by the project.

As the site is located next to Taylor Way, the rezoning will need to be approved by the Ministry of Transportation and Infrastructure (MoTI). Consequently, MoTI will also need to review and accept the traffic study. The development plans also anticipate a 10-foot wide road dedication along the portion of the site adjacent to Taylor Way.

### *Separation*

The site is bound by Taylor Way to the east. This major arterial street defines the edge of the property and serves as a physical barrier between the site and the Cedardale neighbourhood to the east. There is also a large mature boulevard evergreen hedge at the corner of Keith Road and Taylor Way which extends approximately a third of the way up the site along Taylor Way that adds to the visual screening.

Keith Road is an arterial road that defines the south edge of the property and separates it from the Evelyn development across the street.



The residential properties to the north and the west have the greatest potential visual impacts resulting from the development. The applicant has provided elevation plans with the trees planned for retention and newly planted trees to visually demonstrate how the development will look from the surrounding neighbourhood. The building has also been sunk low into the ground and uses the natural slope from the north to the south to reduce visual building bulk and height. While the building presents as five storeys from the south, from the north it presents as a two-storey structure.

The site presents a unique opportunity to explore the introduction of a specialized seniors' housing need within the community without compromising the quality of life of the surrounding neighbourhood. Through tree and vegetation retention and enhancement, building placement and design, and traffic management, separation from the site to the surrounding area can be achieved.

#### *Built Form*

The proposal consists of one building with the "residential" portion of the building in an "L" shape sited along the north and east property lines, and the "common" area of the building sited near the corner of Keith Road and Taylor Way. In order to make sure that the development is considerate to the surrounding neighbourhood, the following strategy has been brought forth:

- Use contemporary architectural language that is in keeping with West Coast design.
- Maintain and enhance the existing treed and vegetated buffer that surrounds the site.
- Design the building with a flat roof to minimize impact views from surrounding properties.
- Push the building into the ground while also using the natural topography of the site so that the building presents as two storeys from the north property line.

See Appendix D for the complete project proposal.

#### *Community Amenity Contribution*

The District amenity contribution policy takes into consideration the 'uplift' in land value resulting from a change in land use and an increase in density. Uplift is the value of the site at the base land use and density subtracted from the value of the site, ready for construction, at the higher density. The District targets 75% of the uplift value for negotiating community benefit contributions as part of OCP amendments and rezoning proposals.

Should the proposal advance beyond the initial community engagement proposed in this report, the District would commission a report on the analysis of uplift from rezoning in order to determine an applicable amenity contribution.

#### 4.2 Sustainability

The applicant has supplied a sustainability statement as part of their development proposal, which incorporates sustainable and green building targets. Key sustainability features are:

##### *Environmental Indicators*

- The landscape strategy calls for the retention of mature trees, creating a useable open landscape space and maintaining pre-existing site contours. The overall strategy is to provide a calming natural environment for the use and enjoyment for the residents.
- Incorporation of vegetated swales and pervious paving materials, the use of a native drought tolerant plant palette and storm water management strategies including rain gardens to detain flows.
- Vegetated/green roof over the common amenity area and a reflective roof over the remainder of the building.
- Energy reduction strategies as targeted by policies in the OCP including low flow plumbing fixtures, strict insulation and glazing measures, and the optimization of mechanical systems.
- Locally and regionally sourced building materials and systems whenever possible, including the use of wood accents and exterior deck elements.

##### *Social Indicators*

- Supporting a specific need of housing for an ageing population.
- Architectural design that is south facing for provision of access to natural daylight and views from key gathering areas in the residence.

##### *Economic Indicators*

- Employment benefits in the short and long term, from construction through to ongoing management and staffing.
- Diversification of the District's tax base and other economic spin-offs for local businesses.
- Utilization of existing infrastructure where possible and improvement of infrastructure where needed.



#### 4.3 Consultation/Communications Process

As discussed, an OCP amendment, rezoning and development permit are required for this proposal.

The *Local Government Act*, Section 879(1), requires that during an OCP amendment dealing with land use, opportunities that are considered appropriate by Council are to be provided for consultation with the community. Further, OCP Policy H3 requires that the public be provided with an initial opportunity for input on suitability for consideration. Following the community consultation on the development proposal, staff will report back to Council on the results of the consultation, and provide a complete review of the development proposal and recommended next steps. Further, Council will be asked to consider whether the consultation that has taken place is appropriate.

Staff recommends that community consultation take place on the current proposal in the form of Design Review Committee consideration and a public meeting. Further, staff recommends that notification of the application be given to all owners and occupants within the defined neighbourhood area, as shown on the map attached as Appendix C. Notice will also be sent to the Cedardale and Ambleside and Dundarave Ratepayers Associations.

#### 5.0 Options

*(as recommended by staff)*

A. District staff consult with the community on the development proposal for 825 Taylor Way and 707 Keith Road;

*(or, alternatively)*

B. Request additional information (to be specified); or

C. Reject the application.

Author:

  
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Lisa Berg, Senior Community  
Planner

Concurrence

  
\_\_\_\_\_  
Geri Boyle, Manager of  
Community Planning

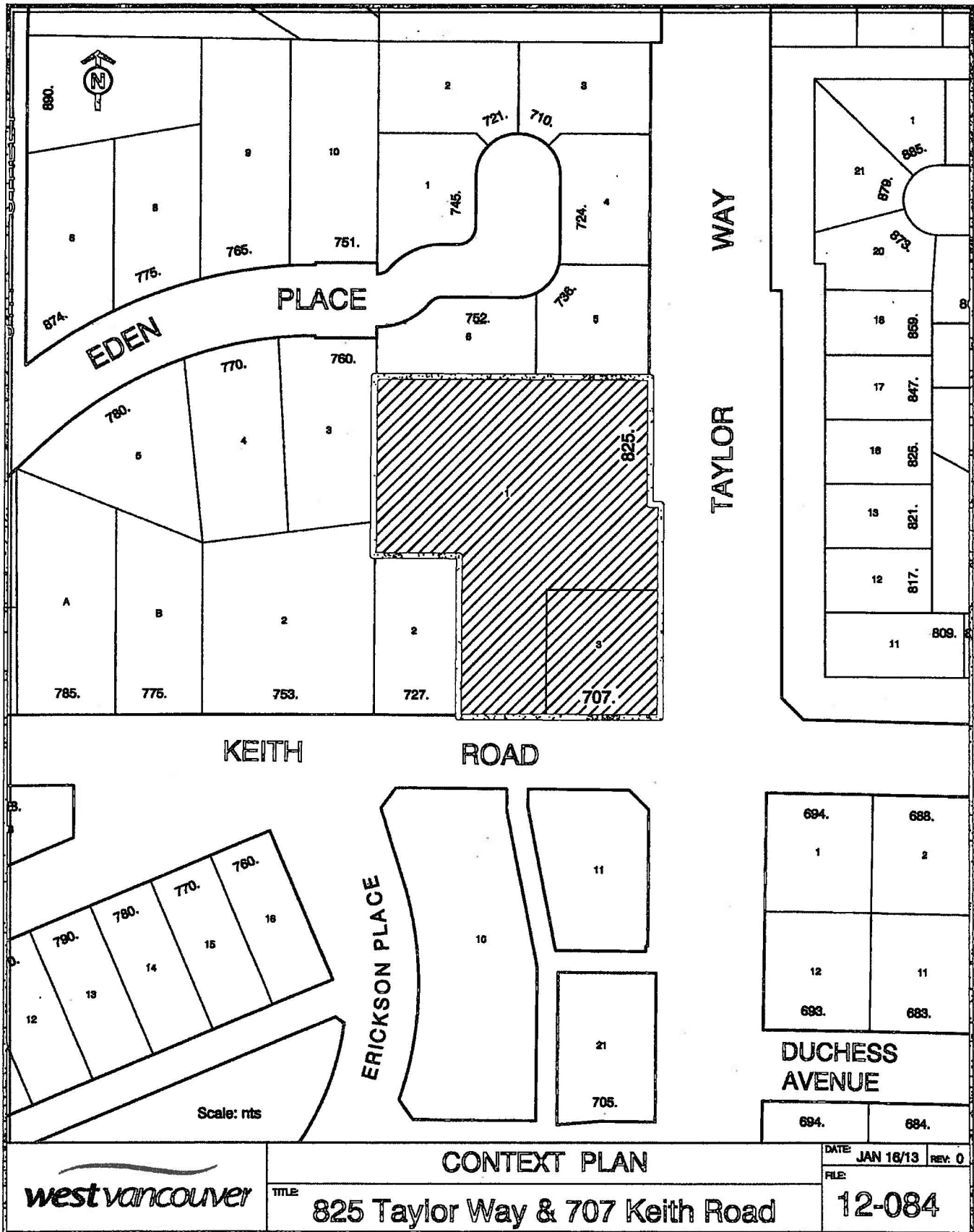
#### Appendices:

- A – Context Map
- B – Project Profile
- C – Proposed Neighbourhood Notification Area
- D – Development Proposal

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# Appendix A



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## Appendix B

### PROJECT PROFILE

at February 27, 2013

<b>Application:</b>	<b>OCP/RZ/DP No. 12-084</b>
<b>Project:</b>	<b>Maison Senior Living Residence</b>
<b>Applicant:</b>	<b>Milliken Development Corporation (for the owners)</b>
<b>Address:</b>	<b>825 Taylor Way and 707 Keith Road</b>
<b>Previously Before Council:</b>	<b>Not previously before Council</b>
<b>Other Comments:</b>	<b>An Official Community Plan (OCP) Amendment, Rezoning and Development Permit to a Comprehensive Development (CD) zone for a seniors' assisted living and memory care facility consisting of 110 beds (in 92 suites).</b>

	<b>EXISTING ZONE: RS3</b>	<b>PROPOSED<sup>5</sup> CD ZONE:</b>
<b>1. Gross Site Area:</b>	1,115 m <sup>2</sup> (minimum)	6,434.5 m <sup>2</sup>
<b>2. Floor Area Ratio:</b>	0.35	1.1
<b>3. Building Area:</b>	n/a	
<i>Total area</i>		9,381 m <sup>2</sup>
<i>FAR exempt area</i>		2,805 m <sup>2</sup>
<i>Net area</i>		6,576 m <sup>2</sup>
<b>4. Site Coverage:</b>	30%	35%
<b>5. Setbacks:</b>		
Front Yard (south, Keith Road):	9.1 m	8.9 m
Rear Yard (north):	9.1 m	9.6 m
Side Yard (west):	1.52 m	10.5 m
Side Yard (east, Taylor Way)	1.52 m	4.0 m
Side Yard-Combined:	1.9 to 12.1 m	14.5 m
<b>6. Building Height:</b>	7.62 m	16 m
<b>7. No. of Storeys:</b>	2 plus basement	5 (includes parkade)
<b>8. Parking:</b>	1 per unit	1 per 3.3 beds = 40
		<b>Parkade:</b>
		• 28 resident/staff
		• 3 accessible
		• 1 shuttle bus
		<b>Surface:</b>
		• 8 visitor

<sup>5</sup>

Source: Information provided by applicant

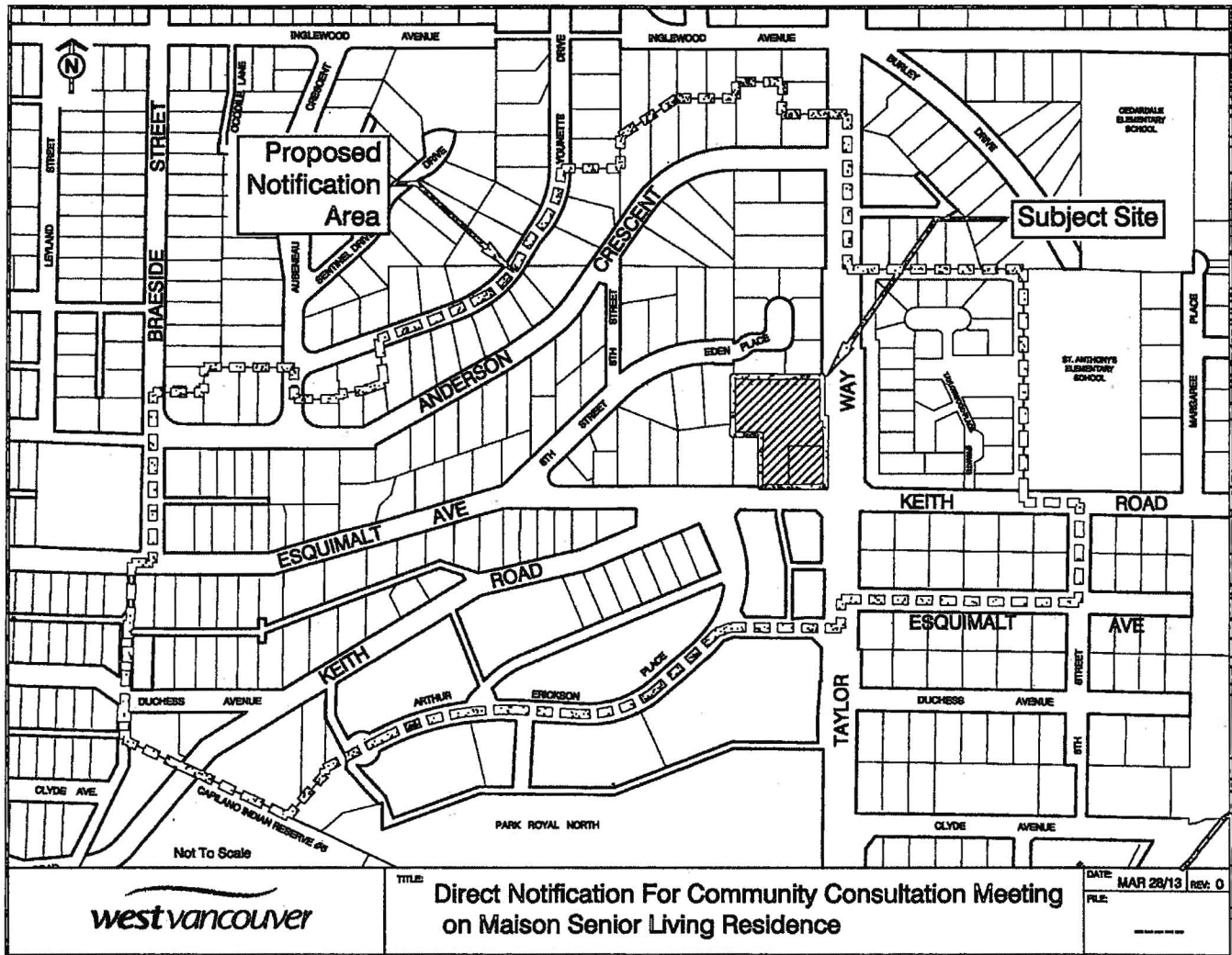
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# Appendix C



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