

“Maison Seniors’ Living”

825 Taylor Way & 707 Keith Rd

***OCP Amendment, Rezoning &
Development Permit No. 12-084***

PUBLIC HEARING
April 16, 2014

Proposed Location

North West Corner: Taylor Way & Keith Road



Project Overview:

Seniors' Assisted Living & Memory Care

- *Two storey resident amenity and dining wing, and a three storey attached residence wing*
- *103 beds:*
 - *37 memory care beds*
 - *66 assisted living beds*
- *0.98 Floor Area Ratio*
- *42% Site Coverage*
- *40 parking spaces:*
 - *32 enclosed*
 - *8 surface spaces*



OCP Amendment

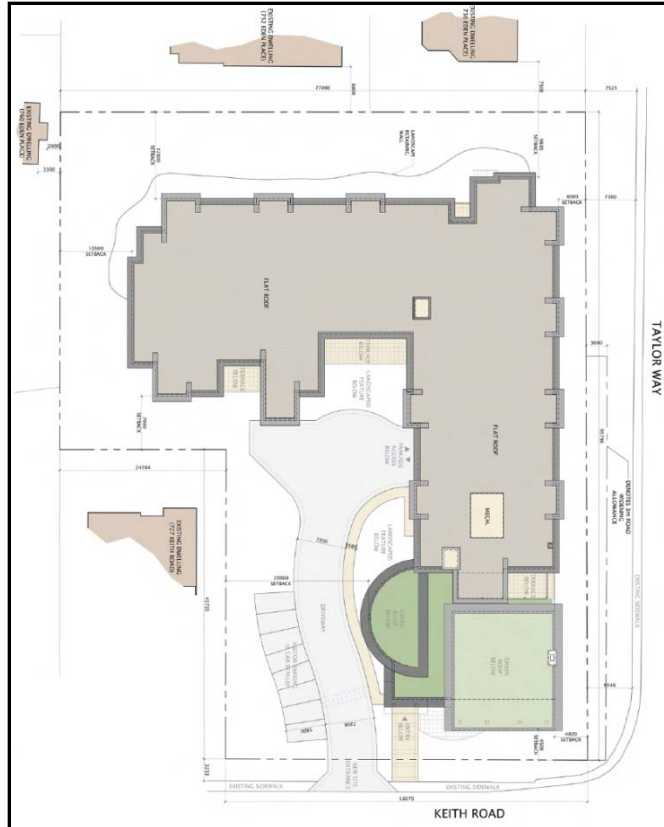
The proposed bylaw would:

- *Designate the site for seniors' assisted living and memory care*
- *Maximum density of **0.98 FAR** Floor Area Ratio*
- *Establish the site within a **Development Permit Area***



Rezoning to CD 51

Required to implement:



- *Seniors' assisted living & memory care*
- *FAR 0.98*
- *91 bedrooms*
- *Regulates:*
 - *setbacks*
 - *building height & storeys*
 - *site coverage*
 - *minimum parking requirements*



Project Impacts

Traffic:

- Traffic study: minimal impacts
- Residents do not drive
- Parking provided for staff and visitors (80% underground)
- Vehicle access from Keith Road

Neighbouring Properties:

- Building sunk into the ground (1 ½ storey's)
- 12.8 m to 13.4 m rear setback (42 to 44 feet)
- Heavy landscaping and retention of mature trees
- Loading & garbage interior to the site and underground

Demolition of house at 825 Taylor Way:

- Odlum House: noted as a 'secondary' building on the District's heritage inventory
- Not on the District's heritage register



Community Benefits

Responds to OCP & Housing Objectives

- Creates alternative housing for seniors
- Fills a housing gap in the community for seniors with special needs
- Designed to integrate with the surrounding area
- Tree retention and building restriction covenants

Sustainability / Smart Growth

- Proximity of site to services, amenities and transit
- 'Green' building and landscape features



Community Benefits

Physical Works

- Concrete sidewalk and boulevard landscaping
- Storm water management
- Driveway access from Keith (driveway onto Taylor Way eliminated)

Financial Contributions

- \$490,000 Development Cost Charges (DCC)
- \$1.78 million Community Amenity Contribution (CAC)

