

# **“Maison Seniors’ Living”**

**825 Taylor Way & 707 Keith Rd**

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

January 27, 2013

# Purpose:

## *Report on Community Consultation*

On October 7, 2013 Council directed staff to consult with the community on the development proposal for 825 Taylor Way and 707 Keith Road in the form of:

- *A Neighbourhood Meeting*
- *Design Review Committee Consideration*



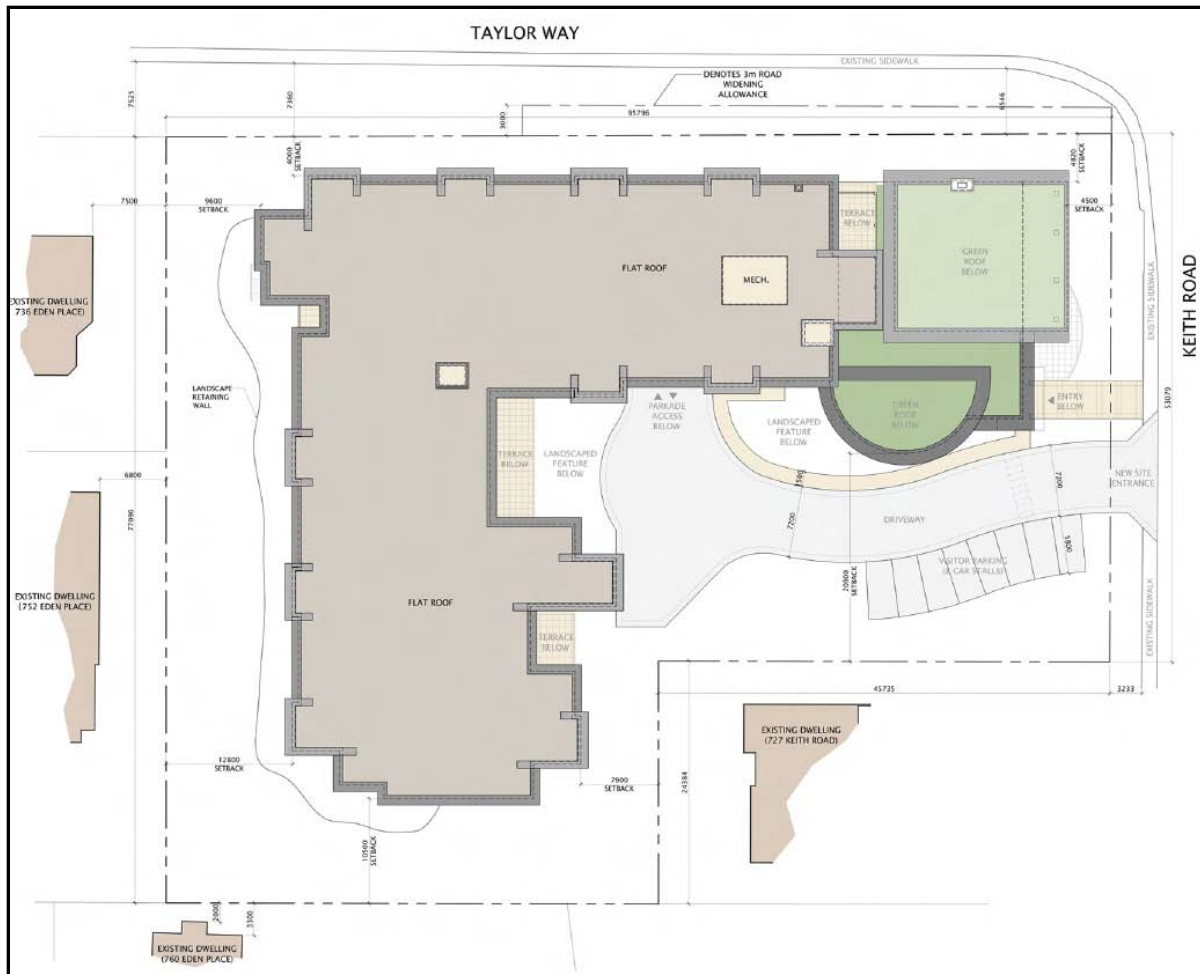
# 825 Taylor Way & 707 Keith Road



- OCP Amendment
- Rezoning
- Development Permit



# Site Plan



***FAR = 0.98***

- Single building:*
- 2-storey resident amenity & dining wing;*
  - 3-storey attached residence wing*
  - 40 parking spaces*

*Access from Keith Road*

Seniors' assisted living and memory care residence consisting of 103 beds

# Consultation Process

## ***Purpose:***

- to address issues identified by the DRC
- to discuss issues related to the application with the public

## ***Consultations:***

- Design Review Committee Meetings held October 17 and November 21, 2013
- Community Consultation Meeting held December 5, 2013
- North Shore Accessibility Committee on Disability (ACDI) Issues October 29, 2013



# Design Review Committee

*October 17 & November 21, 2013*

**DRC recommended support for the proposal after the applicant responded to:**

- *Increasing the outdoor useable space*
- *Providing better contextual information*
- *Revising the architecture & materials*
- *Implementing a regime for drawing the blinds at night*
- *Fencing details (to be resolved with neighbours should the application advance)*



# Community Consultation Meeting

*December 5, 2013*

## ***Notification:***

- Mailed notices (to homes within the defined notification area previously approved by Council)
- Website
- Community Calendar

## ***Attendees:***

59 people signed in; approximately 75 people attended

## ***Displays & Materials:***

- Comment sheets distributed by staff
- The applicant displayed boards about the project
- Representatives of the Sentinel Hill Neighbourhood Committee displayed boards & asked people to sign a petition



# Consultation Meeting

## ***Evaluation: Themes***

### In opposition:

- Negative impact to neighbourhood character
- Concerns with spot zoning
- Increased traffic and parking issues
- Neighbourhood disruptions

### In Support:

- Community need
- Surrounding neighbourhood concerns addressed
- Appropriate location
- Negligible traffic impacts

### ***Summary:***

1. Surrounding neighbours remain opposed.
2. There is broader community support.





## Suitability for further Consideration

Staff recommends that the proposal **advance** in the application review process as:

- Redevelopment of the site is consistent with the OCP objective of creating alternative housing for seniors and fulfils a housing gap for seniors with special needs.
- Comprehensive Development Zoning and a Development Permit controls site planning, architecture, context and tree removal.
- The project has been refined to minimize impact on adjacent properties as identified through Community Consultation.
- General support for the proposal in the community.
- Impacts to traffic are minimal.

