

DISTRICT OF WEST VANCOUVER

750 17th STREET, WEST VANCOUVER, BC V7V 3T3

COUNCIL REPORT

9

Attachments for item 9
provided under separate cover

Date: January 8, 2014 File: 1010-20-12-084

From: Lisa Berg, Senior Community Planner

Subject: Official Community Plan Amendment, Rezoning and Development Permit
No. 12-084 for 825 Taylor Way and 707 Keith Road (Maison Seniors' Living)

RECOMMENDED THAT:

1. Official Community Plan Amendment, Rezoning and Development Permit application No. 1010-20-12-084 for 825 Taylor Way and 707 Keith Road known as the Maison Seniors' Living project advance in the application review process;
2. Staff bring forward proposed bylaws to amend the Official Community Plan and Zoning Bylaws, and a proposed Development Permit for 825 Taylor Way and 707 Keith Road for Council consideration; and
3. Staff bring forward draft covenants for window blind operations and tree protection as part of the development package.

Purpose

This report deals with an application for an Official Community Plan (OCP) amendment, Rezoning and a Development Permit for 825 Taylor Way and 707 Keith Road (see Appendix A – Context Map). The development proposal is for a seniors' assisted living and memory care residence consisting of 103 beds. On October 7, 2013 Council directed staff to hold a second Community Consultation Meeting on the development proposal and that it be referred to the Design Review Committee (DRC) for further consideration. The purpose of this report is to advise Council on:

- the recommendations of the Design Review Committee meetings held on October 17, 2013 and November 21, 2013 and the applicant's responses;
- the outcome of the Community Consultation Meeting held on December 5, 2013; and
- the suitability of the development proposal for further consideration.

Executive Summary

Maison Seniors' Living is a proposal for a private-pay (i.e. not publicly funded) seniors' assisted living and memory care residential facility with 103 beds in 91 bedrooms. The 1.6 acre site is located at the northwest corner of Keith Road and Taylor Way, across the street from the Evelyn by Onni development. The proposal differs from other senior housing projects in West Vancouver, as it would provide a housing option for people who require help with certain daily activities (i.e. taking medications, personal hygiene, etc.) There would also be a specialized service for those people with memory care needs (i.e. dementia or Alzheimer patients, etc.)

Milliken Developments has applied for an Official Community Plan amendment, a rezoning and a development permit. The proposal is to rezone the site from single family residential to allow for the proposed seniors' residential use with a Floor Area Ratio (FAR) of 0.98. The proposed building consists of a two-storey resident amenity wing and an attached three-storey residence wing and 40 parking spaces.

On October 7, 2013, Council directed that a second Community Consultation Meeting be held and that the proposal be referred back to the Design Review Committee (DRC). The applicant revised the proposal by reducing the FAR from 1.01 to 0.98 through design changes and by refining the useable outdoor spaces based upon earlier DRC comments. The DRC considered the proposal at their October 17, 2013 meeting where they acknowledged that this is an appropriate site for the proposed use and requested that the proposal be resubmitted for further consideration with recommended changes. The applicant further revised the plans by maximizing the amount of outdoor seating space, modifying the building materials, committing to signing covenants to draw blinds in the north-facing bedrooms at night and for tree protection with the District. The DRC considered these revisions at their November 21, 2013 meeting, where they recommended support of the project, subject to staff review of perimeter fencing and minor architectural refinements.

On December 5, 2013, the District hosted a second Community Consultation Meeting. The meeting was held in an Open House format, where the public were able to drop-in, review the plans and fill out a comment sheet. Residents representing the Sentinel Hill Neighbourhood Committee displayed information boards and also distributed information handouts and asked people to sign a petition. The meeting was attended by approximately 75 residents. After the end of the Open House, the applicant invited a group of Eden Place residents to meet to further discuss their concerns.

Correspondence from the Open House reveals that there is general support for the application; however the surrounding neighbours remain opposed to any development beyond that of single family residential.

Should Council support the staff recommendation outlined in this report, staff would prepare bylaws to amend the OCP and zoning bylaw and prepare a development permit and draft covenants for Council consideration. An analysis on a Community Amenity Contribution (CAC) would also be presented. When the draft bylaws are returned to Council, Council may consider giving readings to the proposed bylaws and set a date for a public hearing.

1.0 Background

1.1 Prior Resolutions

October 7, 2013: Council directed that further community consultation on the application take the form of Design Review Committee consideration and a public meeting; and that staff report back on the findings of this consultation, and provide a complete review of the development proposal and recommended next steps.

April 8, 2013: Council directed that community consultation on the application take the form of Design Review Committee consideration and a public meeting in May 2013; and that staff report back on the findings of this consultation, and provided a complete review of the development proposal and recommended next steps.

1.2 History – Not applicable.

2.0 Policy

2.1 Official Community Plan

Redevelopment of this site is guided by OCP Policy H3 and H10.

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 policy 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; namely that 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.

Policy H10 provides further direction for the review of this development application; specifically where a proposal is for seniors' housing.

2.2 Zoning Bylaw

The site is currently zoned RS3 (Single Family Residential Zone 3), which establishes a minimum lot size of 1,115 square metres (12,000 square feet). The subject site could be developed with five single family lots under existing zoning.

3.0 Analysis

3.1 Discussion

The Site

The site consists of two properties: 707 Keith Road and 825 Taylor Way, and has a combined area of 6,434.5 square metres. It is bounded by Taylor Way to the east, Keith Road to the south with the Evelyn by Onni development across the street, and single family residential to the north and west. It 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.

A single family house currently occupies each property that makes up the site. Neither of the two houses are considered to have architectural merit or heritage value.

The Proposal

The proposal is for a private-pay seniors' assisted living and memory care residence of 103 beds. No independent living units are proposed. Key features of the proposal include:

- A Floor Area Ratio (FAR) of 0.98.
- A single building consisting of: a two-storey resident amenity and dining wing, and a three-storey attached residence wing consisting of 103 beds within 91 bedrooms.
- 40 parking spaces (32 enclosed spaces within an underground parkade and 8 surface spaces).

Proposed resident amenities are to include: common and private dining rooms, a theatre, a lounge and living room each with fireplaces, library, games space and meeting area and a bistro. Significant design features of the building are generous south-facing outdoor seating areas, a grand winding staircase within the amenity building, and secure outdoor access for memory care residents. Support areas are contained within the amenity building, including a primary kitchen, food service areas, staff offices and laundry.

The residence building features three levels of living, with secure memory bedrooms on the first level. This specialized living area contains 37 beds (within 31 bedrooms), a separate dining and activity area and an internal courtyard. Other features include: unique memory care therapy rooms, a wellness centre, bathing room, and access to a secure outdoor space to prevent resident wandering.

Levels two and three of the residence building contain 66 beds (34 beds within 31 bedrooms on the second floor and 32 beds within 29 bedrooms on the third floor). Each floor has activity and library areas, lounge space, a wellness centre and bathing room, and access to large south facing decks. Seniors on these floors will dine in the bistro or common dining room, use the private dining room for family gatherings, watch a movie, sit by one of two fireplaces and generally interact with other residents on these levels.

See Appendix B for the complete Project Profile. Appendix C sets out the application review process for this development proposal.

Design Review Committee

The DRC considered the proposal at its October 17, 2013 and November 21, 2013 meetings.

October 17, 2013: The DRC passed the following resolution:

THAT the Committee acknowledges that this is an appropriate use for this site; AND THAT the Design Review Committee recommends RESUBMISSION of the Maison Senior Living Residence at 825 Taylor Way and 707 Keith Road that addresses the following concerns:

- there is not adequate outdoor space, further understanding of outdoor space, consider using south side green roof as possible useable space for walking loop and outdoor area;
- provide full sections for the buildings through the site and through the neighbouring buildings;
- consider the use of wood composites, apart from the heavy timber elements, for long term performance and less maintenance;
- provide a material sample board for review; and
- implement an operational regime that addresses light pollution to neighbouring properties and a tree plan covenant for future owners.

The applicant revised the proposal to respond to the Committee's recommendations, namely by:

- increasing the amount of outdoor useable space through adding a roof-top terrace on a portion of the amenity building, expanding the main courtyard seating area and enhancing a walking loop and pathway seating areas. The total number of outdoor seats is 123 with a combined total area of 829 square metres (8,920 square feet);
- providing full cross sections through the site and the neighbouring buildings;

- revising the building materials and providing a sample material board; and
- committed to signing covenants to draw the blinds within the north facing windows in the evening and for tree protection with the District.

November 21, 2013: The DRC passed the following resolution on the revised proposal:

THAT the Design Review Committee recommends SUPPORT of the Maison Seniors Living Residence at 825 Taylor Way and 707 Keith Road; SUBJECT TO further review by staff of the following items:

- review the fencing around the perimeter; and
- to unify the building expression through material use and window composition.

Staff has subsequently met with the applicant to revise the architecture of the building and the fencing consistent with the DRC Resolution as follows:

- **Materials:** the contrasting colours of the fibre cement siding and panel may contribute to the fragmentation of the building facade, resulting in a less than cohesive architectural expression. The applicant revised the colour palette so that both the panel and siding match, to achieve a more cohesive look while maintaining the textural variation. For the window materials, the frames will be anodized capped throughout the building for a consistent expression, rather than having both wood clad and clear anodized aluminum frames in different parts of the building. The aluminum will also provide a more durable and long lasting finish to the exterior of all the windows.
- **Window Composition:** the window sizes and placements are based on the function of the rooms; specifically large amounts of glazing in the amenity pavilion to create lofty interior spaces, and appropriate window sizes for the rooms to provide reasonable use and accommodate furniture requirements. While the design is generally appropriate, the vertical full-height windows in some of the rooms were replaced with window styles used throughout the residential wing, which will create a larger top floor window paired with a smaller window for the two floors below. This pattern is what the majority of the rooms have throughout the building.

The applicant has offered to work with the adjacent neighbours to the north to replace fences, if desired. Should the application advance in the application review process, staff will facilitate agreements regarding the fencing between the neighbours and the applicant.

Community Consultation Meeting

On **December 5, 2013**, the District hosted a Community Consultation Meeting to obtain community comment and feedback on the revised proposal. A notice of the meeting was mailed to owners and residents within the defined notification area previously approved by Council. Notice of the meeting was also posted to the District website and on the Community Calendar.

The Community Consultation Meeting was held in an Open House format where people were invited to drop-in, review the revised plans and leave comments. While 59 people signed in, approximately 75 people attended the meeting. The Sentinel Hill Neighbourhood Committee¹ displayed materials and handed out information sheets at the meeting and asked people to sign a petition in opposition to the project. The Open House was held for four and one-half hours.

Following the Open House, a small group of local residents were invited by the applicant to attend a separate meeting. Six residents attended, along with staff and three members of Council. This one and a half hour long discussion focused on concerns raised by adjacent neighbours. The development team, Councillors and staff responded to questions. Staff notes of this discussion are posted to the website.

Meeting Analysis

When reviewing correspondence received at public meetings it is customary to look for common trends and themes that emerge, as summarizing comments is not an exact science. A summary of the meeting and the correspondence received are attached as Appendix E². Full copies of the correspondence in their entirety are available on file and have been posted to the District website. In conclusion, the proposal draws both supporters and opponents to the project.

The main themes in **opposition** to the project are:

- negative impact to neighbourhood character;
- concerns with spot zoning;
- increased traffic and parking issues; and
- neighbourhood disruptions.

¹ The Sentinel Hill Neighbourhood Committee is a community group, which describes itself as a group that focuses on the preservation of existing land uses within the Sentinel Hill Neighbourhood.

² The Appendix E summary includes comment sheets, petitions and other correspondence received up to the time of writing this report (January 8, 2014).

Opponents of the development feel that the project is too large (density and massing) to be located in a single family neighbourhood and will thus negatively impact neighbourhood character. Traffic and parking is seen as a hurdle to the project; that Taylor Way is already too busy and that with other projects occurring in the vicinity (i.e. Evelyn Drive and Park Royal), congestion will cause safety concerns and further delays, coupled with a lack of on-street parking. There were concerns raised over spot zoning a site; that it could signal the acceptance of further land use changes within the neighbourhood and along Taylor Way. The neighbourhood is also concerned with continued disruptions from what would be more construction on Keith Road.

The main themes in **support** of the application are:

- community need of such a development;
- the proposal addresses the concerns of the surrounding neighbourhood;
- the location is appropriate; and
- traffic impacts will be negligible.

Supporters of the development feel that the project fills a seniors' housing gap in West Vancouver as there are not comparable facilities that offer private-pay assisted living and memory care. As the population continues to age, the proposal would give people an option to stay within their community.

Supporters feel that the revised proposal addresses neighbourhood concerns through design, landscaping and screening and that the site is within a central location, close to amenities and public transit in that one does not have to drive through a single family neighbourhood to access the facility. Supporters also believe that the use will have minimal, if any, impacts to traffic.

Evaluation – Community Consultation, The Proposal & Zoning

Community consultation on the project confirms that the surrounding neighbours object to the proposed land use and continue to feel strongly that any development beyond single family homes on the site is inappropriate. However, there is broader community support for the proposal. The project also addresses some long term community housing needs.

The applicant has revised the proposal in an attempt to respond to issues raised by the adjacent neighbours, including reducing the density from 1.01 to 0.98 FAR, committing to an operational regime of lowering window shades in the evening for lighting and privacy, sinking the building into the slope to reduce the amount of visible massing, revising the overall architecture, materials and window composition, and committing to heavily plant the perimeter of the site to visually screen the building and reduce acoustics from the site and from Taylor Way.

Rezoning the site to allow for the seniors' housing residence does not necessitate an influx of redevelopment applications along Taylor Way (Highway 99). There is limited access to Taylor Way and land assemblies would be involved.

Spot zoning is not a unique occurrence in West Vancouver: there are 50 uniquely zoned sites (CD - Comprehensive Development zones) throughout the municipality that allow a wide variety of land uses including other seniors' care centres, mixed use developments and a variety of residential uses. CD zones enable the District to diversify land uses within the municipality while controlling specifics of a development so that they respond to site conditions and neighbourhood context.

Although the project has received mixed reviews and is opposed by the surrounding neighbours, there is community support as revealed through community consultation. Redevelopment of the site would fulfil broader alternative housing objectives identified within the OCP, and would help to meet the housing needs of the elderly with special needs.

3.2 Consultation/Communications

As described in this report, this application has been presented at two Community Consultation Meetings, and has been considered by the Design Review Committee. Project updates have been posted to the District website and a redevelopment sign is posted on the property.

If Council approves the staff recommendations, staff would bring forward amending bylaws, a draft development permit and covenants for Council consideration (Appendix C). An analysis on a Community Amenity Contribution (CAC) would be presented. Council may choose to give readings to the proposed bylaws and set a date for a public hearing. The public hearing would be held in accordance with the *Local Government Act*. Additionally, a Public Information Meeting would be held prior to the public hearing.

3.3 Conclusion

Staff recommends that Council advance the application in the review process given that:

- the project is consistent with the Official Community Plan (OCP) objective of creating alternative housing for seniors and would fill a housing gap within the community for seniors with special needs;
- the project has been refined to minimize its impact on adjacent properties; and
- impacts to traffic are minimal.

4.0 **Options**

(as recommended by staff)

- A. The proposed development application advance in the application review process and that staff prepare amending bylaws, and a draft development permit and covenants for Council consideration.

(or, alternatively)

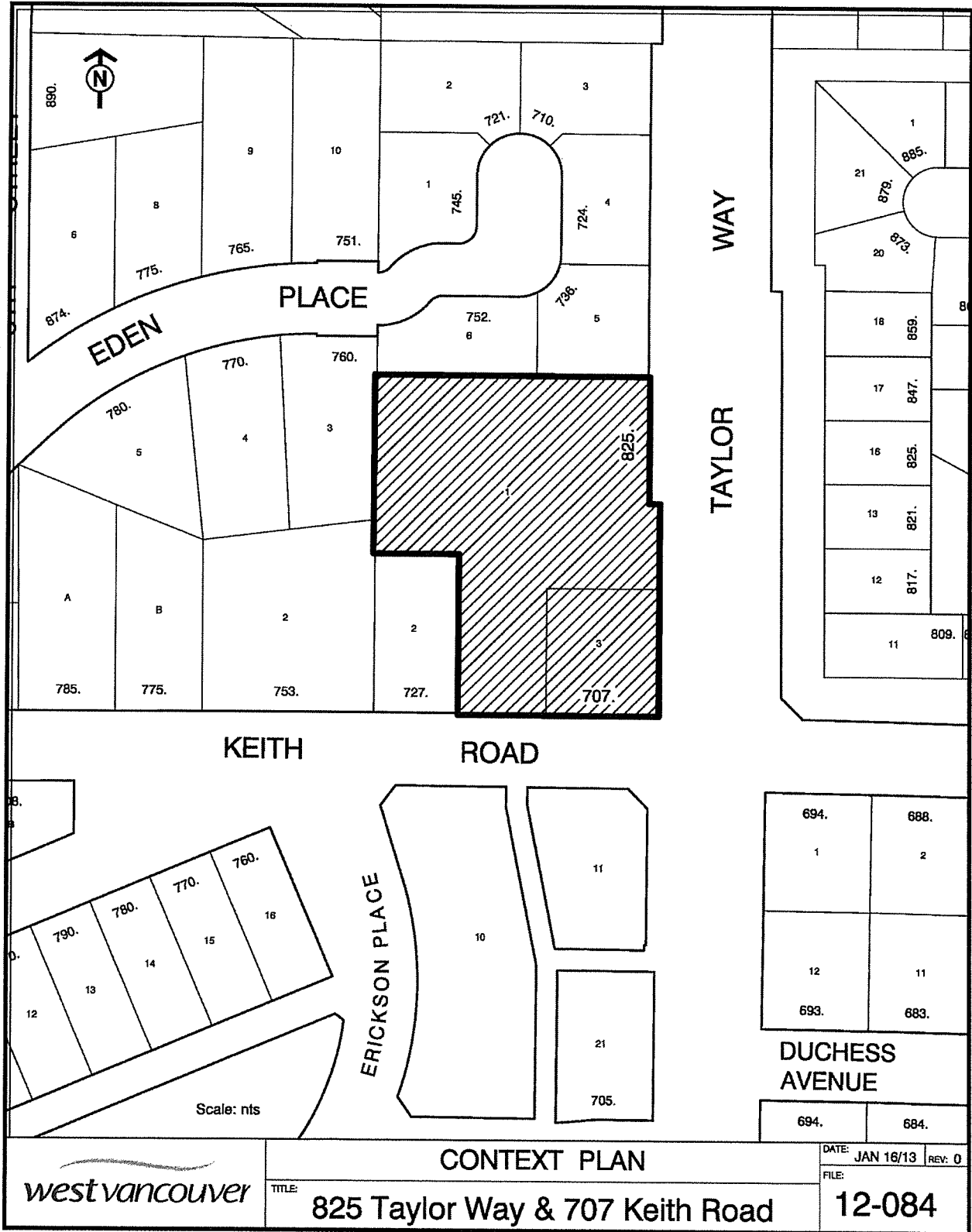
- B. Same as Option A, but with further direction on modifications to the project (to be specified); or
- C. Reject the application.

Author: _____
Lisa Berg, Senior Community Planner

Appendices:

- A – Context Map
- B – Project Profile
- C – Application Review Process
- D – Design Review Committee Consideration, October 17, 2013
- E – Design Review Committee Consideration, November 21, 2013
- F – Community Consultation Meeting, December 5, 2013
- G – Revised Development Proposal Booklet, January 2014 edition

Appendix A – Context Map



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Appendix B – Project Profile

PROJECT PROFILE

at November 21, 2013

Application:	OCP/RZ/DP No. 12-084
Project:	Maison Senior Living Residence
Applicant:	Milliken Development Corporation (for the owners)
Address:	825 Taylor Way and 707 Keith Road
Previously Before Council:	October 7, 2013 (direction on Community Consultation)
Other Comments:	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 103 beds (in 91 bedrooms).

	EXISTING ZONE: RS3	PROPOSED ³ CD ZONE:
1. Gross Site Area:	1,115 m ² (minimum)	6,434.5 m ²
2. Floor Area Ratio:	0.35	0.98
3. Building Area:	n/a	
<i>Total area</i>		9,115 m ²
<i>FAR exempt area</i>		2,197 m ²
<i>Net area</i>		6,918 m ²
4. Site Coverage:	30%	40.2%
5. Setbacks:		
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
6. Building Height:	7.62 m	16 m
7. No. of Storeys:	2 plus basement	5 (includes parkade)
8. Parking:	1 per unit	1 per 3.3 beds = 40
		Parkade:
		• 28 visitor/staff
		• 3 accessible
		• 1 shuttle bus
		Surface:
		• 8 visitor

³ Source: Information provided by applicant

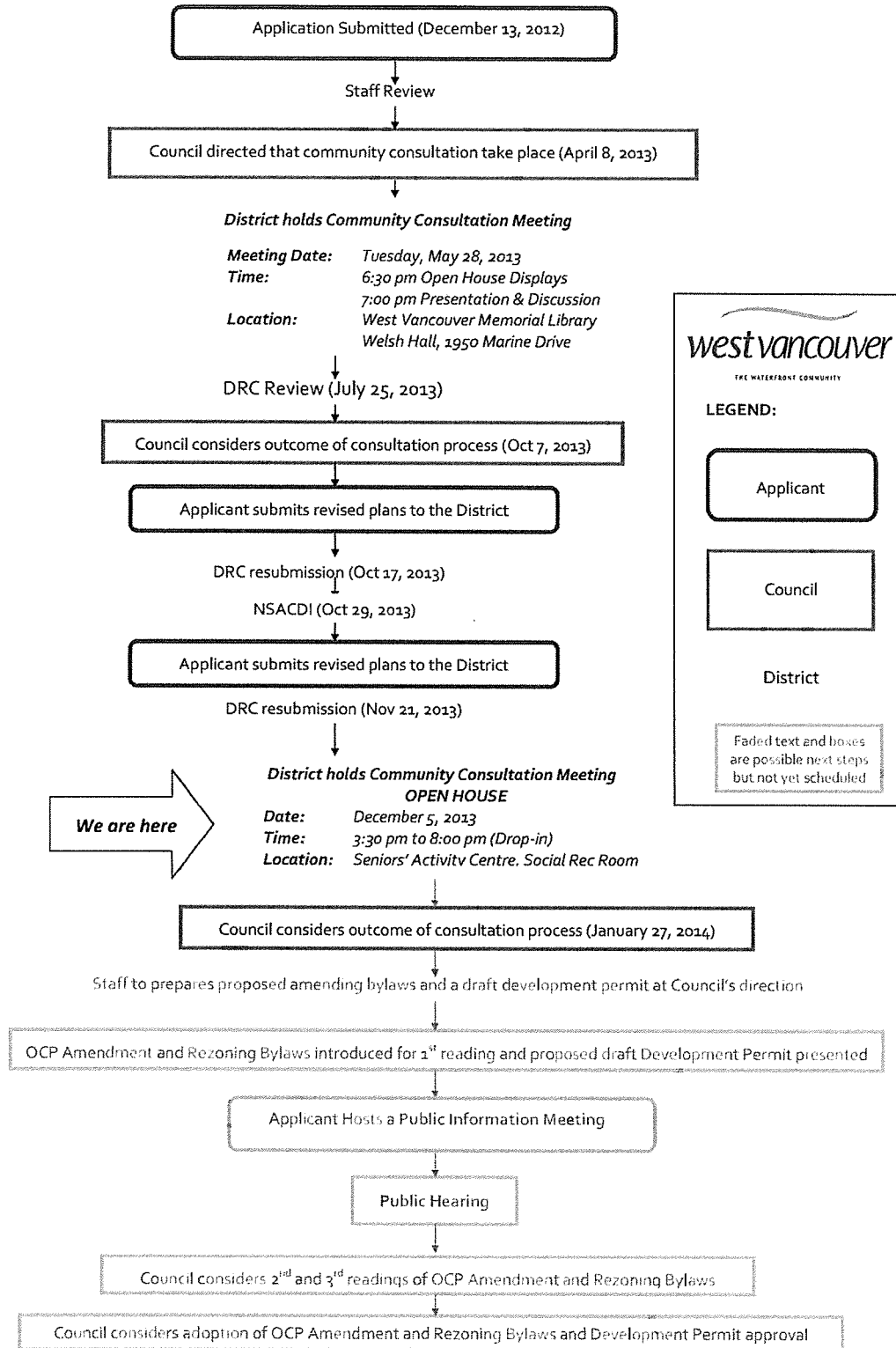
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Appendix C – Application Review Process

Updated: January 8, 2014

MAISON SENIORS' LIVING – OFFICIAL COMMUNITY PLAN AMENDMENT, REZONING & DEVELOPMENT PERMIT NO. 12-084 PROCESS FOR CONSIDERATION



Document # 639688v1

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Appendix D – Design Review Committee

October 17, 2013

825 TAYLOR WAY AND 707 KEITH ROAD, MAISON SENIOR LIVING RESIDENCE
FILE: 1010-20-12-084

Background:

Lisa Berg advised that the resubmission addresses the 8 items raised in the July 25, 2013 motion. Proposal recently considered by Council who recommended that the applicant come back to the Design Review Committee for feedback and consideration on their responses to the design following which they seek further community consultation.

Project Presentation:

Using Power Point presentation the Landscape Architect Gerry Eckford opened the presentation:

Landscape resubmission addressed the issues raised in the motion:

- Tree retention and invasive species – conducted in depth review with arborist to identify trees that can be saved and have added additional trees in north east corner where grade is raised. Made sure trees introduced can be planted without impacting root zones of existing trees. Reviewed invasive species list but felt the existing English Laurel hedge should be retained as provides year round screening. Introducing significant trees that will provide immediate impact and screening.
- Screening along north property line - went onto neighbouring properties and took photographs to look at existing condition, fences are currently in place and feel best solution to retain fences along property line or replace with variation in fence configurations if owner prefers. Believe the 6 ft. high fences in combination with new plantings will provide adequate screening to the site.
- Increase amount of useable open space - south edge of building introduced a community garden on 2 terraces, upper terrace for memory care residents which will be a visual garden. Lower terrace for assisted living component where can actively garden in raised beds. Shade will be provided to both terraces.
- On Keith Road upgrade frontage with a layering of planting between street frontage and building, including feature trees, and proposing to clean up the corner of Keith Road and Taylor Way with addition planting and lower hedge so residents can look out onto street activity.

Architect Ron Poon addressed changes to design in relation to the motion:

- Blending the buildings to cohesive architecture – introducing architecture of amenity centre and materials, including glazing and stone, into the other buildings.
- Responsive to context and materials - looked at buildings in West Vancouver for contextual and material inspiration and picked up heavy timber expression, natural wood siding, glazing patterns, architectural detailing and stone bases. Broke up massing of west wing with major amenity lounge, step back 3rd floor, south facing terraced community gardens and large decks with filtered light. Throughout building introduced heavy timber at base with major timber features,

- wood detailing to face of building, stained wood siding, stone base, play with fenestration patterning variation for visual interest. Push building back at side and increased setback and appointed windows away from north elevation to face Taylor Way.
- Screening and light pollution – went onto properties of the 5 adjacent neighbours to get contextual information, took photographs with neighbours input to isolate areas that will have most impact and identified how each property will be treated for screening. Think very little light from the building will impact the neighbours as the existing trees will mitigate light spillage plus use of blinds or curtains in evenings and night.
- Sustainability of project – hoping to achieve LEED Silver level and Built Green Gold level based on counts currently have in check list. Feel social and human sustainability is also important, as housing for assisted living and memory care allows West Vancouver residents to stay in area.

Committee Questions:

The Committee provided questions, with the applicant's response in *italics*, including the following:

- Is there an accessible link to the community garden? *Access to top terrace from main floor lounge, but not a direct connection from top terrace to the lower terrace. Lower terrace connected by stairs from below.*
- 3D rendering shows post system that holds up decks and trellises and on plans no post shown? *Oversight, the rendering is correct.* Materials board, what is siding? *Stained natural wood siding on bottom part of building.* What material are windows? *Wood windows throughout.*
- Retaining walls how are they treated? *Architecturally poured in place concrete. These are required to retain the trees and not affect root structure of existing trees.*
- Superimposed pictures showing trees, can you indicate where they are located on your site? *All trees to be introduced are shown on landscape plan, committed to work with neighbours to locate trees in right place.*
- Light pollution concerns, should this not be dealt with by design rather than trees? *Locate windows positioning away from homes and outdoor and security lighting will be solved with selection of light fixtures.* Windows operable? *Yes.*
- Memory care aspect, is outdoor walkway on memory care floor secure at both end? *This is handled by significant grade change.*
- Some elderly people like to go circular walks do you have one here? *Outside path plus interior is circular. The circuit uses both interior and exterior paths.*
- Walkway is quite dark, wonder if opportunity for putting a skylight on 3rd floor assisted living to provide a more sunny space? *Organize floor plans to show activity spaces facing south but have to be careful with glare, outdoor terraces and patios are south facing.*
- Maintenance of stained wood, would it make sense to use a stain that grays with age? *Proponent will be owner and operator of facility and feel it will be well maintained.*
- Have you done everything to mitigate impact on adjacent neighbours, i.e further lowering of building or reduce mass? *Currently building sits as low as can be without creating an onerous situation at back of site and need to maintain a reasonable aspect of open space.*

- Do you have Idea of how adjacent neighbourhood feels about this development? *Have a summary of different meetings and interactions with neighbours. We have dropped building into the ground so height on the neighbour adjacent sides is no more than a 2 storey house would be. Have volunteered a lot of things to mitigate neighbours to west and north. Continue to have workshops with neighbours and open to suggestions.*
- What is rationale around parking, have you done studies if adequate parking for visitors and staff? *Done detailed parking analysis report, which included in package. From review feel that even at peak times parking will be more than adequate.*
- Community garden and outdoor space looks small, do you think there is adequate seating for visitors? *Challenge is the balance from what is garden and what is social space, look at other areas for additional outdoor seating space. Community garden an active area, do have good sized decks and large outdoor dining and patio space for outside seating with visitors. Consider a count of how much outdoor seating is possible? We will do that.*
- Have you considered converting green roofs to seating areas? *We will look at that.*
- Has the height or square footage of building changed? *No change in height, but have increased setback from north portion of site by 3.3 m and west side 3rd level increased setback from west boundary, building reduced in size by 280 sq.m.*
- Light will still filter through vegetation to neighbours, is there some kind of guarantee you can give in operation to neighbours have say in reasonable way for light control? *From operations point of view we could have program to ensure all blinds are down at a certain time. Are there sound issues from a facility like yours? Anything that emits sound is facing Keith Road or Taylor Way, away from residential.*

Committee Comments:

Members' comments on the application included:

- The 7 ft. space between the wall is noted on plan as shrubs and ferns but on plant list it does not show, would encourage layered planting with colour and texture. Like to see community garden accessible by wheelchair. Building elevations by square window something proportionally not resolved on plan.
- Community garden is very deep and feel will get a lot of shade from west, it seems too small for multi level and the drawings do not demonstrate why it is this way. The visual continuity between wood and panels don't see in renderings. Architectural drawing set lacking in detail. Durability a big concern as a lot of exposed wood in terms of trim, guardrail details and window frames, don't know how will stand up in this environment. Issue with representation of roof lines and how thin they are shown, not sure how can achieve with all the build-up that's necessary for a roof structure and insulation.
- Community garden is a very tiny confined space, don't know when sun comes in there, question if it will be successful and why it is a strong feature of design. You have not provided sections to allow us to understand roof heights. Think the green roof is a wonderful place to provide walking loops, why not explore activity there. Should be using it.

- Glad to see kitchen far away from residential areas. Consider solar control on parts of dining room and stair area as will get a lot of sun. Like idea of having automated shades and might want to carry through to the south elevation. Same concern with small confined garden area.
- All about proportion of indoor outdoor space; need to flesh out what seating areas are outside as need places to visit. Proportion of indoor-outdoor is off, building might be too big or site needs to be more intelligently used. Green roof is opportunity begging to be used. Find terraces very tiny and should be more significantly sized. If building could push up a small amount the whole grading area in rear is dramatically improved and could eliminate retaining walls and create a much more natural interface between existing and built. Still more work to do and needs one more iteration. On materiality would rather see hardi board as cedar will weather badly. On massing like small gesture by stepping 3rd floor but still feel building a little too chunky for the site.
- Parking seems reasonable and can utilize side streets for overflow at peak times. Wonder about introducing more sunny spaces that are secure for memory care, consider the treed entry area where cars go into parkade as a spot for people to sit as need something at grade where residents can see visitors coming and going. Green roof should be used for outdoor space for residents, not left to plants.
- Feel massing is still just a bit too large within the neighbourhood context, after visiting neighbourhood feel that massing is an issue and wonder if this is the proper type of development for this site. Indications that if built the development could impact value of properties, not sure if this is of importance to the Committee, but feel there should be no negative impact on community. Don't see the parking as an issue.
- Think it is great to have these types of facilities in neighbourhoods and think this is a good location but understand a scary proposition from neighbours' perspective. Wonder if could put a covenant or have in Development Permit stipulation that there is a period of time that light is controlled to neighbours. Question the cedar siding particularly on north side and recommend that go with a more durable material.

Resolution:

It was Moved and Seconded:

THAT the Committee acknowledges that this is an appropriate use for this site; AND THAT the Design Review Committee recommends RESUBMISSION of the Maison Senior Living Residence at 825 Taylor Way and 707 Keith Road that addresses the following concerns:

- there is not adequate outdoor space, further understanding of outdoor space, consider using south side green roof as possible useable space for walking loop and outdoor area
- provide full sections for the buildings through the site and through the neighbouring buildings;
- consider the use of wood composites, apart from the heavy timber elements, for long term performance and less maintenance;

- provide a material sample board for review;
- implement an operational regime that addresses light pollution to neighbouring properties and a tree plan covenant for future owners.

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Appendix E – Design Review Committee

November 21, 2013

825 TAYLOR WAY AND 707 KEITH ROAD, MAISON SENIOR LIVING
RESIDENCE, SENIORS ASSISTED LIVING
FILE: 1010-20-12-084

Project Presentation:

Developer, Don Milliken, opened the presentation. He explained that the some of the residents may have physical or mental challenges, Alzheimer's or dementia, this may make them uncomfortable with open spaces and more comfortable with a certain amount of confinement, as well patterns in flooring or bright lighting can make them feel uncomfortable. In spite of this they have responded to the Committee's request to provide more outdoor seating areas. They are providing 16 outdoor seating areas with 123 seats, more than 1 outdoor seat per resident, with half seating at grade and remainder in balconies which will be large, deep and very useable.

Architect, Ron Poon, went over inventory of outdoor seating areas. Important to create generous spaces for mobility issues as well as providing intimate outdoor spaces throughout site. 3 large seating areas to provide at entrance level on Keith Road; terrace on roof of amenity building, utilizing green roof; and sizeable level outdoor seating area (formerly community garden) accessible from common room as well as terrace on main level. He went over building sections, which include sections showing neighbouring properties and addressed grades of residential properties in relation to building. The architect provided a material board and advised has replaced wood siding with fiber cement siding, and materials to include hybrid curtain wall with clear glazing and heavy timber elements. The owner/operator is willing to work with Council to formalize covenants that require all window coverings on north and west face of building to be drawn by 8 p.m. and that in future no trees to be removed on site unless deemed hazardous. Don Milliken reinforced that as the owner he would be happy to ensure a covenants remains on title.

Committee Questions:

The Committee provided questions, with the applicant response in *italics*, including the following:

- Roof top outdoor space why was the rectangular area not included in the outdoor space? *A lot of the clients will have fears with heights and definition of spaces, the rectangular area is too close to the edge. The existing area is a comfortable space with strong edge conditions that they will feel comfortable in.*
- Roof terrace space parapet wall, where does it show in elevations? *Building structure is dropped behind the glass, glazing to be opaque but will attempt to match colour of existing glazing.*
- What are the setbacks on west side? *10.5m lower portion of building and additional 3.6m on 3rd level, at rear of building it is variable with closest setback 12.8m and typical 13.4 m.*
- What is the size of trees proposing along north border? *On average 25 ft. mature trees, mainly conifers.*

Committee Comments:

Members' comments on the application included:

- After visiting the neighbouring sites feel developer has made reasonable moves to mitigate concerns. Observed that one property's view lines will be closer in whilst another will have fantastic views because of the trees being removed along Taylor Way but may also get a lot of traffic noise. Other sites would have improved views after trees removed but more views of building itself. Feel introduction of green roofs and having blinds on a timer is a positive move to neighbors and retention of fences will minimize views to the building from ground floor of residential properties. Feel positive response to the outdoor spaces and terrace on one level will be a much more useable space. Rectangular roof area, why not have treatments similar to other side? Efforts made are positive and come a long way.
- The building still needs to go further with the architectural detailing as it seems unresolved and the way details are treated is extremely important. There are too many material elements involved, if simplified and tidied up would be a lot calmer. It looks like two different buildings pushed together; the back building does not relate to front building and read. Need to look the same and read as one building rather than a hybrid.
- The Taylor Way elevation also needs to be addressed as hate to see the elevation shown in the previous submission along Taylor Way if landscape should disappear in future.
- Feel face on Keith Road works well, but building behind looks like a less expensive building.
- Understand the concern of homeowners, but think with the generous setbacks and after looking at sections that they should not be impacted as much as they are perceived, done a good job working with that. There is a significant laurel which creates quite a screen and might be something to work with homeowners to ask what their preference in landscape would be.

Comments submitted by Keith Fenton:

1. Traffic and parking issues are not of concern.
2. The developer should go all out to create a maximum buffer between the development and the adjoining residents along Eden Place and Keith Road to minimize the impacts upon these residents.
3. Without such buffering, I'm concerned about the potential negative impact of the development upon not only the lifestyles of these residents but also their property values. The developer should work closely with the residents to achieve mutually satisfactory mitigation strategies."

Resolution:

It was Moved and Seconded:

THAT the Design Review Committee recommends SUPPORT of the Maison Seniors Living Residence at 825 Taylor Way and 707 Keith Road; SUBJECT TO further review by staff of the following items:

- review of the fencing around the perimeter;
- to unify the building expression through material use and window composition

CARRIED

Appendix F – Community Consultation Meeting December 5, 2013

The Meeting

The meeting was hosted by the District and attended by an estimated 75 people (although only 59 people signed in). The format of the meeting was an Open House style, where presentation boards by the applicant and by the Sentinel Hill Neighbourhood Committee were on display for the public to review. People were invited to fill out comment sheets provided by the District. Representatives by the Sentinel Hill Neighbourhood Committee distributed handouts and invited people to sign a petition in opposition to the proposal. The meeting was held at the Seniors' Activity Centre from 3:30 p.m. to 8:00 p.m.

Meeting Notification

Invitations were mailed to property owners and occupants within a defined area previously approved by Council (214 properties), and the meeting was publicly advertised on the District website and the Community Calendar. An email was sent to the Eden Place residents (edenpl@telus.net) on November 14, 2013 to advise of the DRC meeting on November 21, 2013 and on the Open House. A link to the District website was provided to the project webpage, which contains information on the application including materials from the May 28, 2013 Community Consultation Meeting.

Resident's Meeting

After the conclusion of the Open House, a small group of Eden Place residents (six people) attended a meeting at the invitation of the applicant. The applicant, the project consultants, staff and three members of Council attended. A round-seat discussion was held from 8:00 p.m. to 9:30 p.m. Staff took notes of the discussion, which are posted on the website. The discussion focused on concerns raised by the immediate property owners. The applicant provided the majority of the responses and comments, while Council addressed some concerns and staff responded to technical and procedural questions. The key discussion points were:

- Operational related items including monthly rates and staffing levels.
- The proposed FAR.
- Siting of the building and perimeter landscaping and screening.
- Traffic, neighbourhood character, and property values.
- Zoning.
- Next steps.

Conclusion

The Open House and the resident's meeting spanned a total of six hours. Many people viewed the display materials by the applicant and the Sentinel Hill Neighbourhood Committee, had discussions, and filled out comment sheets. The Consultation Meeting revealed that there is support for the project, however the surrounding neighbours remain opposed to the project.

Comment Sheet Summary

At the time of writing this report, 102 comment sheets have been received. There are 24 comments sheets expressing opposition to the project and 78 in support. Scanned copies of the comment sheets are posted on the website and are available on file.

In general terms, the themes that emerged from the forms were:

Opposed:

- Neighbourhood character & location
 - Loss/change in single family neighbourhood character
 - Mass/scale/density too large
 - Wrong location/busy intersection
- Spot Zoning
 - Precedence for future rezoning along Taylor Way
 - OCP should protect neighbourhoods
- Traffic & Parking
 - Congested area, will contribute to congestion
 - Keith Road round-a-bout is undersized
 - Evelyn build-out will add to congestion
 - Vehicle/pedestrian conflicts
- Neighbourhood Disruptions
 - Construction timelines/impacts
 - Evelyn Drive construction
- Other
 - Unenforceable intent statements
 - Tree loss
 - Unproved need
 - Staffing levels

Support:

- Community need
 - Provides housing option/additional housing choice within West Vancouver
 - Ageing population
 - Betters standard of life for seniors
- Addresses neighbourhood concerns
 - Through design, materials and landscaping
 - Good green space and visual screening for the neighbours
 - Fits well within West Vancouver
- Appropriate location
 - At edge of Sentinel Hill
 - Central area with public transit, close to Park Royal
 - Don't have to drive through a neighbourhood to get to it
 - Area already in transition
- Low traffic impacts
 - Residents won't drive or park cars
 - Low traffic use
 - Easy access to Keith Road and Taylor Way

Petition Summary

In opposition:

The Sentinel Hill Neighbourhood Committee provided copies of 23 petitions (with 40 signatures in total) opposing the development proposal. The petition references the "Statement of Neighbourhood Character Sentinel Hill SE Quadrant" and uses the Council-approved notification map⁴ for the Consultation Meeting as the defined neighbourhood boundary. The statement of neighbourhood character⁵ is: "*The neighbourhood is characterized by large treed lots with abundant green space and homes that view onto other similarly-scaled residential properties. The neighbourhood is composed of homogeneously sized single-family homes that do not exceed 35 percent of the lot size. This is a mature, established neighbourhood where older homes are occasionally renewed in like character. The neighbourhood is quiet, a safe place for children to play; pedestrian friendly, and unencumbered by traffic or on-street parking. The neighbourhood does not include commercial properties. The neighbourhood does not include lanes and is not keen on carriage homes.*" The signatures on this petition signed in favour of the neighbourhood statement.

In support:

A petition in favour of proposal with 21 signatures has been received. Those that signed the form letter supported the proposal for the seniors' facility as it would specialize in assisted living and dementia care, that the location is convenient and that traffic or parking will not be further impacted.

Both petitions are posted on the website.

Other Correspondence

Letters and emails, both in support (5) and opposition (12) to the proposal, have also been received. The letters cover the majority of "themes" identified in the comment sheets and both petitions. These letters are included within the correspondence posted on the website.

⁴ Generally: Anderson Crescent to the north, Evelyn Drive to the South, Braeside Street to the west and Taylor Way to the east).

⁵ The 'Statement of Neighbourhood Character' is provided by the Sentinel Hill Neighbourhood Committee.
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