

MINUTES OF THE 2001-MAY-17 MEETING  
OF THE PLANNING AND DEVELOPMENT STANDING COMMITTEE,  
HELD IN CONFERENCE ROOM 2, CITY HALL ANNEX, COMMENCING AT 4:00 P.M.

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PRESENT: Councillor L. J. Sherry, Chair

Members: Councillor W. J. Holdom  
Councillor L. D. McNabb

Staff:	B. N. Mehaffey	J. T. Bowden
	E. C. Swabey	D. Bryce
	D. Lindsay	

1. ADOPTION OF MINUTES:

- (a) Minutes of the 2001-MAR-15 Meeting of the Planning and Development Standing Committee held in the Board Room, City Hall at 4:00 p.m.

Moved by Councillor Sherry, seconded by Councillor McNabb that the Minutes be adopted as circulated. The motion carried.

2. CITY MANAGER'S REPORT

DEVELOPMENT SERVICES:

CURRENT PLANNING:

(1) Amendments to Seniors' Congregate Housing Regulations

In response to concerns raised regarding a recently approved seniors' congregate housing development at 6210 Hammond Bay Road (Upland Springs Seniors' Retirement Centre), Council directed Staff to bring forward bylaw amendments in order to reduce the scale of seniors' congregate housing development within the P-2 Zone. In addition to the amendments to the P-2 Zone, Staff have identified and are recommending a number of housekeeping amendments associated with seniors' congregate housing.

At present, the maximum size and scale of a development within the P-2 Zone is limited by yard setbacks, lot coverage (40 percent) and building height (12 metres). The current building height, combined with the fact there is no floor area ratio limitations within the P-2 Zone, often result in large (relative to the surrounding neighbourhoods) four storey, flat-roofed buildings. Large development located in neighbourhoods results in complaints regarding loss of view, loss of sunlight and building mass. The amendments do not wholly address these issues; however, in Staff's opinion they will result in a more suitable scale of development.

The proposed amendments are summarized as follows:

1. Adding a maximum floor area ratio

At present, the P-2 Zone places no limitations on the density of developments within its boundaries. Bylaw 4000.218, if adopted, will limit the density of a seniors' congregate housing development in P-2 to a 1.25 floor area ratio (equivalent to the RM-5 Medium Density Multiple Family Residential Zone).

2. Amend how the height of seniors' congregate housing developed within the P-2 Zone is calculated

At present the height of any building constructed within the P-2 Zone is limited to 12 metres (39.4 feet) from finished grade. In order to encourage seniors' congregate housing which is more in keeping with both the existing grades and the scale of the existing neighbourhoods, Staff recommend the following amendments:

- (a) Pitched roof buildings would continue to be capped at 12 metres (39.4 feet), while the height of flat roof buildings would be limited to 9 metres (29.53 feet). This amendment will restrict flat roofed buildings to a maximum of approximately 3 storeys; and
- (b) Base maximum height on finished or natural grade, whichever is the lower. This method of calculating maximum height is currently used for all residential development within the City. This amendment prevents sites from being filled prior to construction and thereby artificially raising the ultimate height of the seniors' congregate development.

In addition to the amendments to the P-2 Zone, Staff are proposing a number of housekeeping amendments regarding seniors' congregate housing. These amendments are as follows:

3. Amending the definition of seniors' congregate housing

Bylaw 4000.218, if adopted, will amend the definition of seniors' congregate housing contained within Bylaw 4000. The proposed definition requires seniors' congregate housing developments to include a common dining area and housekeeping services for all residents.

4. Removing restrictions on kitchen size and composition within seniors' congregate housing

The existing restrictions on kitchen size (maximum 4.65 square metres [30 square feet]) within seniors' congregate housing units was originally proposed as a method of discouraging conversion of seniors' housing to multiple family (which has a much higher parking requirement). Given the proposed changes to the seniors' congregate housing definition and given the maximum unit size (75 square metres [807.32 square feet]), Staff believe the kitchen restrictions are no longer required.

5. Limiting the size of accessory personal service and convenience stores within seniors' congregate housing

Bylaw 4000.112, if adopted, will limit the total net floor area of accessory personal service and convenience stores to 150 square metres (1,614 square feet) net floor area.

6. Include seniors' congregate housing as a subset of multiple family

In order to simplify the Zoning Bylaw, the Amendment Bylaw will make seniors' congregate housing a subset of multiple family and include it within the "Dwelling, Multiple Family" definition. By amending the definition of "Dwelling, Multiple Family", all zones which currently permit multiple family will now permit seniors' congregate housing. At present, the C-4 (Mixed Use Commercial Zone) and the C-9 (Central Commercial Zone) are the only zones which permit multiple family but not seniors' congregate housing.

As Council is aware, a number of seniors' congregate housing developments have recently been constructed or approved on P-2 zoned land. Bylaw amendments always have the potential of impacting existing development. In this case the potential impacts can be separated into two categories: impacts on existing seniors' congregate housing developments, and impacts on proposed seniors' congregate housing developments.

The amendments, if adopted, will make a number of existing seniors' congregate housing developments legal, but non-conforming. The normal protection of legal, non-conforming uses extended by the *Local Government Act* will apply to these developments.

Developments such as the recently approved Uplands Springs Retirement Centre, which has an approved Development Permit, is considered in-stream. If the development commences within the two years that the Development Permit is active, the development can be constructed to the terms and conditions of the Development Permit. All new seniors' congregate housing developments will be required to conform to the amended Bylaw.

Recommendation: That the Committee receive the report and recommend that Council consider giving first two readings to "ZONING BYLAW AMENDMENT BYLAW 2001 NO. 4000.218" to provide for the changes outlined in the report.

Moved by Councillor McNabb, seconded by Councillor Holdom that the recommendation be adopted. The motion carried.

3. ADJOURNMENT:

Moved by Councillor McNabb, seconded by Councillor Sherry at 5:30 p.m. that the meeting terminate. The motion carried.

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CHAIR

CERTIFIED CORRECT

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CITY CLERK