

**Bylaw 35-2017 Durham Town Square Area Structure Plan (Ward 2)**

**Applicant:** Al-Terra Engineering Ltd.  
**Owner:** The Park Pentecostal Church  
**Legal Description:** Lot G, Plan 2736RS  
**Location:** North of Baseline Road and East of Brower Drive

**Report Purpose**

To give three readings to an updated Durham Town Square Area Structure Plan (ASP) Bylaw for the purpose of a proposed six storey, 165 unit seniors' congregate care housing facility within Lot G, Plan 2736RS. The updated ASP will provide a framework for subsequent subdivision and development within the plan area by describing land uses, population density, sequencing of development and the location of transportation routes and public utilities.

**Recommendations**

1. THAT Bylaw 35-2017, a bylaw that provides a framework for subsequent subdivision and development of the lands within the Durham Town Square ASP by describing land uses, population density, sequencing of development and the location of transportation routes and public utilities, be given first reading.
2. That Bylaw 35-2017 be given second reading.
3. That Bylaw 35-2017 be considered for third reading.
4. That Bylaw 35-2017 be given third reading.

**Council History**

March 10, 2015 – Council adopted Land Use Bylaw 6-2015 with an effective date of May 11, 2015.

May 22, 2007 – Council adopted Municipal Development Plan (MDP) Bylaw 1-2007.

April 11, 2006 - Council amended the Durham Town Square ASP Bylaw 27-2006.

January 10, 2006 – Council adopted the Consolidated Durham Town Square Area Structure Plan Bylaw 99-2005.

**Strategic Plan Priority Areas**

**Economy:** The proposal supports the strategic priority area of effective and efficient municipal infrastructure as the concept proposes to utilize the existing infrastructure capacity.

**Governance:** To meet the strategic goal of public involvement and communicating with the community on issues affecting the County's future, two public information meetings were held on November 21, 2016 and May 29, 2017 for the public to provide input into the plan. Further, the Public Hearing provides Council with the opportunity to receive public input prior to making a decision on the proposed bylaw.

**Social:** The proposal addresses the strategic goal to build strong neighbourhoods/communities to support the diverse needs of the residents by providing the opportunity for livable and inclusive neighbourhoods.

**Culture:** n/a

**Environment:** n/a

### **Other Impacts**

**Policy:** The ASP has been prepared in accordance with ASP Policy SER-008-007.

**Legislative/Legal:** The *Municipal Government Act* provides that Council may, by bylaw, adopt an ASP.

**Interdepartmental:** The proposal has been circulated to internal County departments and external agencies. No objections were received.

### **Summary**

The proposed updated Durham Town Square ASP provides a framework for subdivision and development within the SW 2-53-23-W4. The proposed ASP update has been triggered by a proposed increase to the currently allocated 24 units of seniors' housing to 165 units within Lot G, Plan 2736RS. The proposed updated ASP describes the land uses, population density, sequencing of development and the location of transportation routes and public utilities. A concurrent Land Use Bylaw amendment has been made in support of the proposed ASP amendment.

The proposed ASP would replace the existing Durham Town Square ASP Bylaw 99-2005 and amending Bylaw 27-2006 that are currently in effect for the ASP area.

The main changes proposed by the updated ASP are:

- Revised Map 5 with a proposed density of 165 seniors' housing units for Lot G, Plan 2736RS (Park Pentecostal Church site);
- Section 3.0 reflects the public engagement conducted in association with proposed Bylaw 35-2017;
- Section 5.4 includes updated language and rationale to support the proposed seniors' housing density increase;
- Placing background information from the original 1986 Durham Town Square ASP in Appendix A; and
- Updating the language throughout the document to make it more current.

Feedback from County staff, external agencies, affected landowners and the public helped to form the basis of the proposed change to the seniors' housing density shown on Map 5 of the ASP.

In support of the proposed seniors' housing density increase for the ASP, two engineering studies were submitted with the proposal. The studies were reviewed and accepted by County departments:

- An Engineering Technical Memorandum in support of site servicing including water, sanitary and stormwater management; and
- A Traffic Brief and Parking Brief assessing the current traffic and possible impacts, including on-site parking generated by a seniors' housing facility. The developer has proposed a transportation strategy that includes having dedicated shuttles from the facility to ensure: access, inclusion and transportation choice for onsite residents.

The population of seniors, those aged 65+, in Strathcona County is expected to double by 2031 from the 2015 Census reported population of 11,618. Building new residential facilities for seniors helps to ensure that there is housing choice in the community for all stages of life. The proposed facility will encourage aging in place and will provide a range of care

options for seniors (singles and couples) to support their needs. It will also provide a housing option to help meet the economic and lifestyle needs of seniors, and an option for seniors' housing in a higher density form in an appropriate location in proximity to existing services and amenities.

**Communication Plan**

Newspaper advertisement, letter to landowner, applicant and adjacent landowners.

**Enclosures**

- 1 Bylaw 35-2017
- 2 Urban Location Map
- 3 Location Map
- 4 Air Photo
- 5 Notification Map