

Bylaw 36-2017 Map and Text Amendment to Land Use Bylaw 6-2015 (Ward 2)

Applicant: Al-Terra Engineering Ltd.
Owner: The Park Pentecostal Church
Legal Description: Lot G, Plan 2736RS
Location: North of Baseline Road, east of Brower Drive
From: DC 7 Direct Control District and PS Services
To: DC 7 Direct Control District and PS Services

Report Purpose

To give three readings to a bylaw that proposes to update the text of DC 7 Direct Control District and rezone approximately 0.21 hectares (0.52 acres) of land in Lot G, Plan 2736 RS from DC 7 Direct Control District and PS Public Services to DC 7 Direct Control District and PS Public Services in support of the updated Durham Town Square Area Structure Plan.

Recommendations

1. THAT Bylaw 36-2017, a bylaw that proposes to update the text of DC 7 Direct Control District and rezone approximately 0.21 hectares (0.52 acres) of land in Lot G, Plan 2736 RS from DC 7 Direct Control District and PS Services to DC 7 Direct Control District and PS Services, be given first reading.
2. THAT Bylaw 36-2017 be given second reading.
3. THAT Bylaw 36-2017 be considered for third reading.
4. THAT Bylaw 36-2017 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 Area Structure Plan (ASP) Bylaw 27-2006.

January 10, 2006 – Council adopted the Consolidated Durham Town Square ASP 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: Redistricting (Map Amendment) Bylaws Policy SER-008-022.

Legislative/Legal: The *Municipal Government Act* provides that Council may, by bylaw, amend the Land Use Bylaw.

Interdepartmental: The proposed amendment has been circulated to internal departments and external agencies. No objections were received.

Summary

The proposed text and map amendment was submitted in support of an increase to the density and height regulations within the current DC 7 Direct Control District as a result of a proposed seniors' congregate care housing development. This amendment is in accordance with the proposed updated Durham Town Square Area Structure Plan.

The following is a brief summary of the proposed text amendment which would result in the current DC 7 Direct Control District being replaced by an updated DC 7:

- Increase in density from 24 to 165 units;
- Increase in height from four storeys to six storeys;
- Change in the intended use of apartment to congregate care and/or assisted living including seniors' citizen housing;
- Reduction of the front-yard setback from 40.0 m. to 6.0 m to provide consistency with the established street and existing neighbouring land uses;
- Revised parking regulations; and
- Enhanced architectural and site design guidelines.

The proposed map amendment is a result of an adjustment to the existing DC 7 Direct Control District boundaries in order to encompass the proposed facility.

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 36-2017
- 2 Urban Location Map
- 3 Location Map
- 4 Air Photo
- 5 Notification Map