

## Attachment A: Policy Tables

Table 1: Enabling Policy P-39

| P-39<br>Within the Residential Designation, it shall be the intention of Council to consider permitting senior citizen housing by development agreement and according to the provisions of the Municipal Government Act. In considering a development agreement, Council shall have regard to the following: |  |
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| Policy Criteria  | Applicant Response:  |
| (a) that the architectural design, including the scale of any building(s) and its exterior finish are compatible with adjacent land uses;  | The proposed architectural design within the development is intended to be compatible with the established commercial and residential architectural design in the immediate area. The building design will seek to include variation within the building facades, pitched roofs, high quality materials and at-grade entrances.  |
| (b) that adequate separation distances are maintained from low density residential developments and that landscaping measures are carried out to reduce visual effects;  | <p>The site is buffered by undeveloped properties from low rise residential units in the area along the North, East, and South sides. Properties to the West of the development primarily contain commercial uses. The building is also proposed to be 3-storeys, which is consistent with the established height framework in the area.</p> <p>A generous landscape buffer is also proposed along the North, East, and South property boundaries to further reduce the visual impact of the development and impact upon any future low rise development adjacent to the site.</p> |
| (c) that open space and parking areas are adequate to meet the needs of  | A generous outdoor amenity space is proposed. Common outdoor amenities will be considered within open spaces   |



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| <p>senior citizens and that they are attractively landscaped;</p>                            | <p>such as a community garden or recreation space.</p> <p>Parking areas are proposed to be separated from the access driveway and are surrounded by landscaping.</p>   |
| <p>(d) preference for a site which has access to commercial and community facility uses;</p> | <p>The subject site is in close proximity (within 350m) to a large commercial node where there are a number of services available that would be of interest to a senior population. These include a public library, grocery store, pharmacy, restaurants, etc.</p> <p>The site is also located close to St. Margaret's Centre, a community centre and recreation facility containing arenas, a gymnasium, a fitness centre, and a pool.</p>  |
| <p>(e) general maintenance of the development;</p>   | <p>Indoor or outdoor common areas of the development will be regularly maintained by the developer or their property management company. Maintenance equipment will be stored indoors within the building.</p>   |
| <p>(f) preference for a development which serves a local community need; and</p>             | <p>CMHC data for the Hammonds Plains community shows that 20.2% of the population is 55 years or older. That equates to 3,550 residents within the community being 55 years or older, 1,465 of these residents being 65 years or older and 1,090 of that population being within the age of 65- to 74 years.</p> <p>Currently, the surrounding area offers very limited options for older adults looking to 'downsize' and stay within their community. Although there are other applications for seniors housing in the area, the statistics noted above outline an obvious gap between potential demand and supply. The high demand is</p> |



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|                                     | <p>reflected in the number of applications for seniors housing in the area</p> <p>By providing seniors housing options in an area where there is a current lack of supply, more residents have an option to stay in the community they are familiar with, close to their friends, family, and existing social support systems. This will help to maintain those residents' social participation and inclusion in their communities. Furthermore, retaining older adults who might otherwise leave a community can be an important part of the overall economic success of a region.</p> |
| (g) the provisions of Policy P-137. | See Table 2   |

Table 2: Additional Applicable Policy P-137

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| <p><b>P-137</b><br/>         In considering development agreements and amendments to the land use by-law, in addition to all other criteria as set out in various policies of this Plan, Council shall have appropriate regard to the following matters:</p> |   |
| <p><b>Policy Criteria</b></p>  | <p><b>Applicant Response:</b></p>   |
| <p>(a) that the proposal is in conformity with the intent of this Plan and with the requirements of all other municipal by-laws and regulations;</p>   | <p>The MPS recognizes the need for senior citizen housing and allows for development of this use as-of-right within the MU-1 (Mixed Use 1) zone, MU-2 (Mixed Use 2) zone, and the GU-1 (General Use) zone as well as by development agreement within the Residential Designation by Policy P-39. The proposed site is within the Residential Designation and is therefore eligible for Policy P-39.</p> |
| <p>(b) that the proposal is not premature or inappropriate by reason of:</p>   |   |



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| <p>(i) the financial capability of the Municipality to absorb any costs relating to the development;</p> | <p>All costs associated with the development within the site will be the developers responsibility.</p>   |
| <p>(ii) the adequacy of central or on-site sewerage and water services;</p>                              | <p>Although the MPS discourages the construction of privately operated water and sewerage collection and treatment systems (Policy P-82) it is evident from reviewing the preamble that "under certain circumstances ... new private central services may have an important positive role to play in serving new development in the Municipality. In the case of developments located on one lot ... the owner maintains responsibility for the on-going maintenance of the system"</p> <p>The proposed development will be consolidated into one lot and the developer will be responsible for the ongoing maintenance of the sewage treatment system.</p> |
| <p>(iii) the adequacy or proximity of school, recreation or other community facilities;</p>              | <p>It is not anticipated that the proposed seniors citizen housing development would have a significant impact on schools or other community facilities in the area from a user demand perspective.</p> <p>The site is also located close to St. Margaret's Centre. No significant impact to the community center's operations, or existing users, from the proposed development is anticipated.</p>  |
| <p>(iv) the adequacy of road networks leading or adjacent to or within the development; and</p>          | <p>Please refer to Attachment D for additional details on the traffic impact analysis.</p> <p>The building includes a drop off area at the main building entrance to enable pick-up/ drop-off via personal</p>  |



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|   | automobile (for medical procedure appointments etc.) and enhance emergency access.   |
| (v) the potential for damage to or for destruction of designated historic buildings and sites.  | N/A  |
| (c) that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of: |  |
| (i) type of use;  | Through the mechanism of a development agreement provisions can be included to limit the use of the site for a residential development which is "designed for seniors", and control the residential form, and certain design elements in accordance with the proposed development concept.                           |
| (ii) height, bulk and lot coverage of any proposed building;  | <p>The maximum proposed buildings heights are consistent with the surrounding building height framework (35 ft. / 3 storeys).</p> <p>Overall lot coverage is reduced and a significant amount of open spaces is provided within the development which is consistent with the fabric of the surrounding area.</p>     |
| (iii) traffic generation, access to and egress from the site, and parking;  | <p>Please refer to Attachment D for additional details regarding traffic generation and site access/egress.</p> <p>With regards to parking. Just under one underground parking stall is provided for each dwelling unit (30 total). An additional 26 surface parking stalls are provided for tenants and guests.</p> |
| (iv) open storage;  | On site storage of service and maintenance items will be contained within the main building.   |
| (v) signs, and;   | No signage is being considered at this time.   |



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| (vi) any other relevant matter of planning concern   | N/A  |
| (d) that the proposed site is suitable in terms of the steepness of grades, soil and geological conditions, locations of watercourses, marshes or bogs and susceptibility to flooding;   | <p>The proposed site is not located within proximity to any watercourses, marshes, or bogs to present any flooding concerns. The site has a gradual grade change that is suitable for the proposed development.</p> <p>The provisions of the new Grade Alteration By-law (G-200) will apply.</p> |
| (e) Within any designation, where a holding zone has been established pursuant to "Infrastructure Charges - Policy P-81", Subdivision Approval shall be subject to the provisions of the Subdivision By-law respecting the maximum number of lots created per year, except in accordance with the development agreement provisions of the MGA and the "Infrastructure Charges" Policies of this MPS. (RC-Jul 2/02;E-Aug 17/02) | N/A  |