

September 8 2025 North West Community Council Meeting

LUB Amendment Application:

PLANAPP-2024-01253

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Contents

- Current Status and Amendment Request
- Communication with Staff
 - Staff initial recommendation letter
 - Most up to date drawings sent to Staff
 - Communication Summary
- Traffic Report
- Use and Intent
- Risk to Development and Community
- Conclusion

Current Status and Amendment Request

- **APPENDIX A-1: EXISTING SENIOR CITIZENS HOUSING USES (RC-Sep 12/23;E-Oct 10/23)**
- An Existing Senior Citizen Housing Use that was issued a development permit for Senior Citizens Housing prior to First Reading of this Appendix may only be re-issued for that use until May 23, 2026, and shall only be a permitted use for those properties listed below.
- Any expansion or alteration of an Existing Senior Citizen Housing use may only be considered if the number of dwelling units does not exceed the Total Number of Dwelling Units listed for the property below.

USE	PID	Total Number of Dwelling Units
Senior Citizens Housing	40531329	74
Senior Citizens Housing	41052978	240
Senior Citizens Housing	41515677	74
Senior Citizens Housing	41517525	120

- Requesting a total of 39 units to be added to the table above; 13 units to PID 41517525 and 26 units to PID 41052978. Also Requesting change of PID 41052978 to PID 41535998

Communication: Staff Initial Recommendation Letter and Change in Position

Letter issued by Staff July 15 2022 stating:

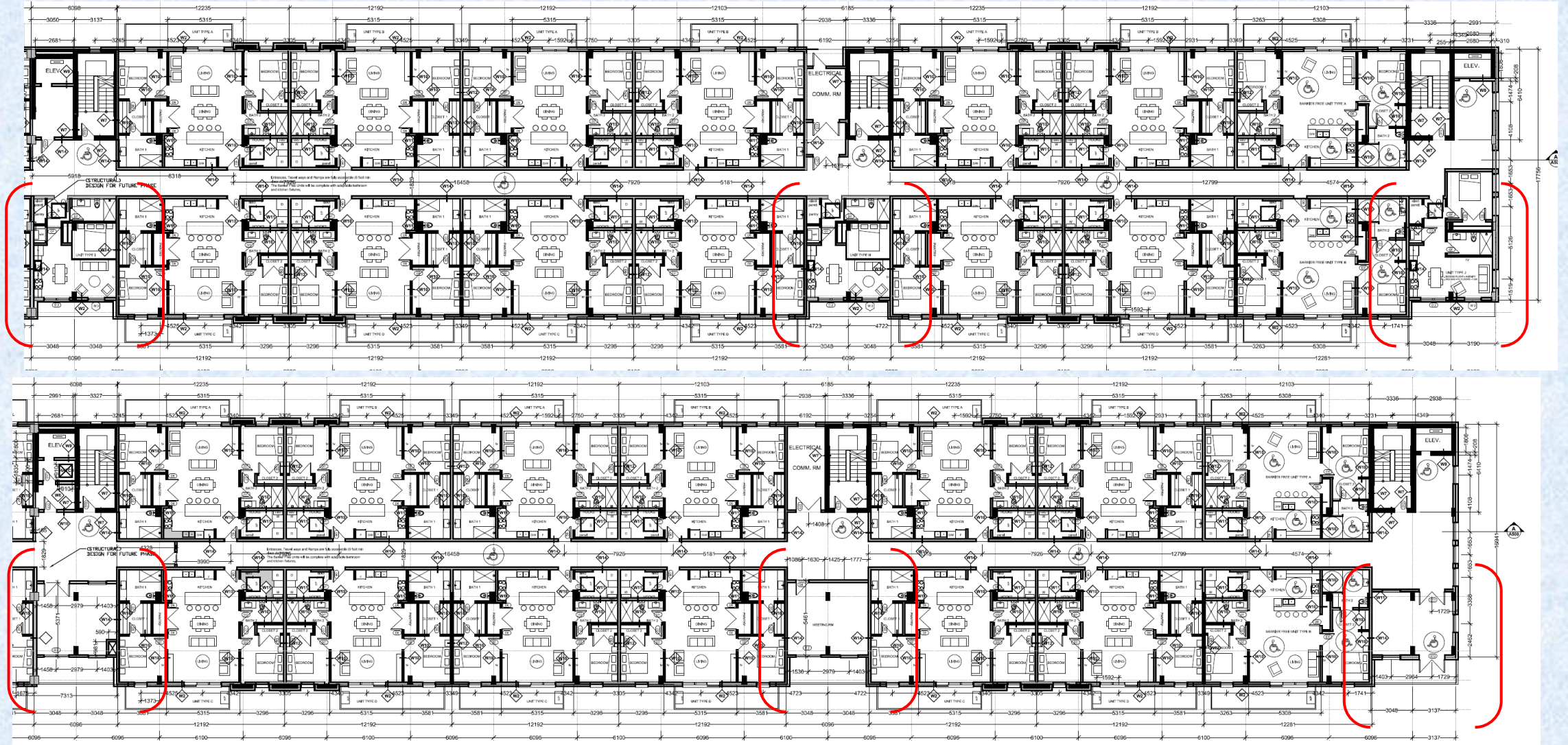
“In order for your proposal to be considered under the current regulations for ‘senior citizens housing’, a development permit must be issued in advance of the first published notice of the public hearing to amend the LUB”

- As of right development will continue to be valid as long as a Development Permit was valid.
- Development Only Permit was renewable on a yearly basis.
- A request for renewal was made November 2023; however, Staff member had changed rolls and Appendix A-1 was implemented **without** the landowner's knowledge.

Communication: Most Up To Date Drawings Sent to Staff

Top - Issued to staff in writing April 11 2023 prior to first reading. No Change in Footprint.

Bottom - Older Drawing submitted for Development Permit May 18 2022



Communication Summary

- The direction given by Staff on July 15 2022 (i.e. the letter issued), became null and void.
 - Landowners assured their development only permits were valid at all times.
 - While other landowners met and discussed the implementation of Appendix A-1, we were not privy to the details and were not present at the meeting with Staff. Staff was not able to provide evidence that the **all** landowners within Appendix A-1 were aware of the change details.
 - This letter and the Landowner's absence during Appendix A-1 discussions may preclude other developers to rely on precedence for future LUB amendments.
- Drawings sent to Staff with additional units April 2023 prior to the first reading.
 - Staff have confirmed the receipt of this email.
 - This email and drawing attachment also makes this LUB Amendment application singular in nature.
- Information used for this particular project such as the PID and unit count was extrapolated from an old set of drawings. This may also preclude other developers to rely on precedence from future LUB amendments.

Traffic Report

- Findings indicated that as it stands, Beaver Bank Road is already over capacity.
- For perspective: Our entire development (399 units) would contribute to just **6%** of the traffic in the morning and **4%** of the traffic in the evening (at peak hours).
- The addition of 39 units would therefore contribute a negligible amount to traffic during peak hours.

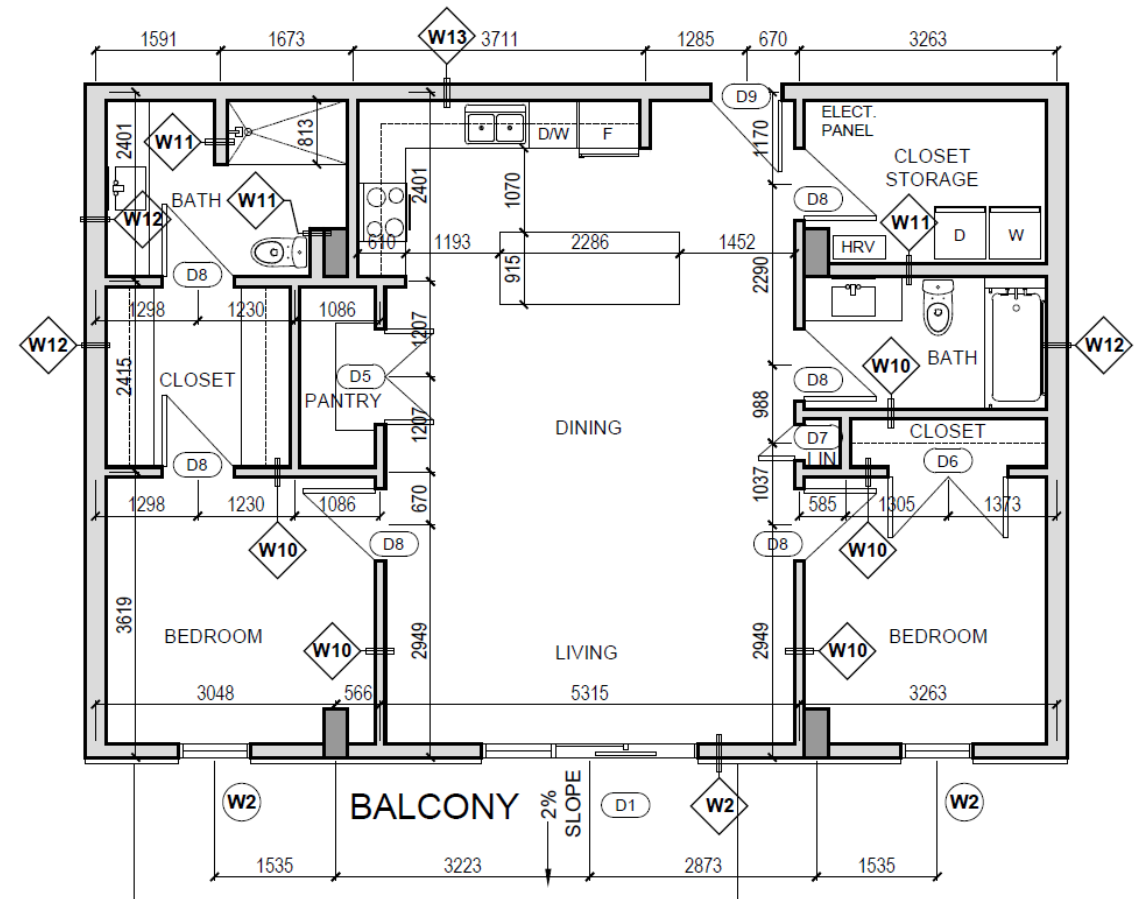
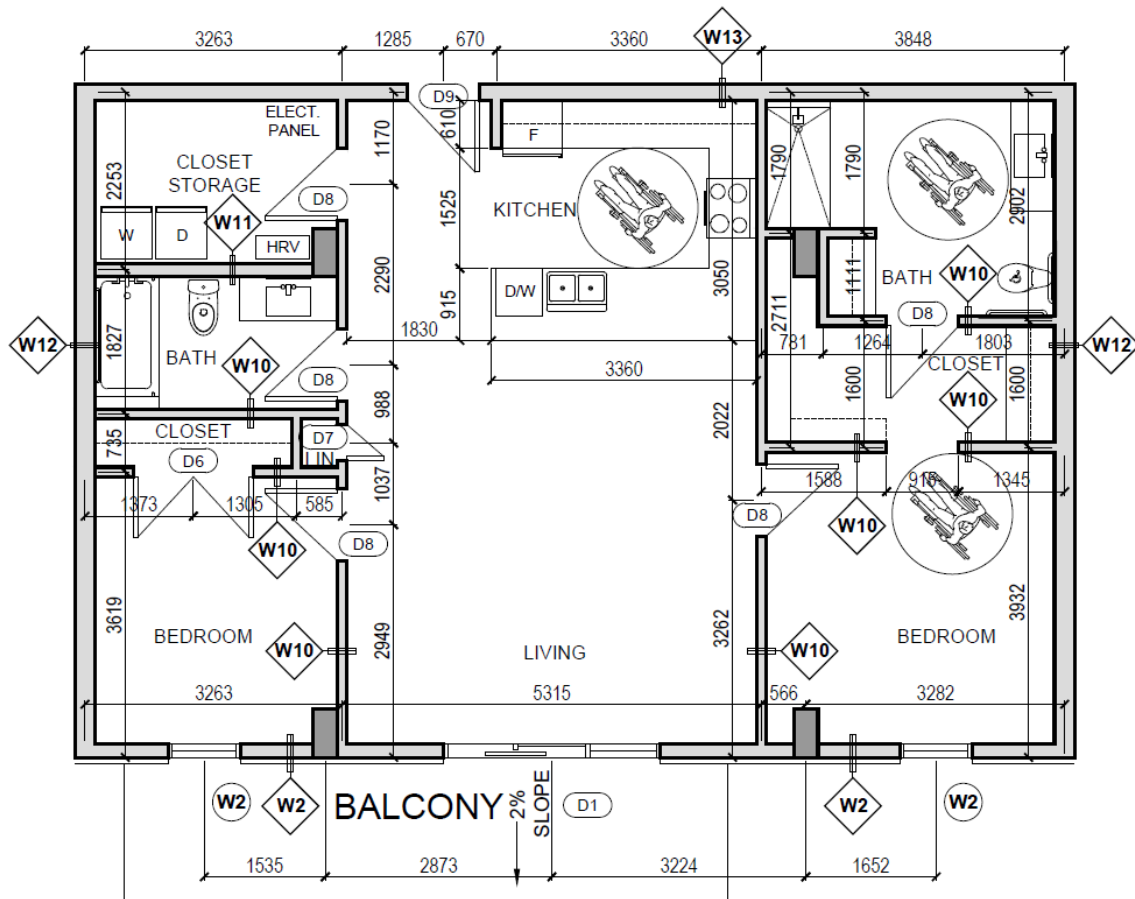


- A turning lane is recommended; however, the details of how the lane is to be implemented have not been confirmed.
 - Scope of work is not 100% clear and landowners can't be responsible for improvements to many residents' culverts.
 - Staff and Landowners continue to work in unison for a fair solution.
- The Traffic report emphasizes that the only true solution for Beaver Bank Road is the “Beaver Bank Connector”. Staff and Council must recognize the true solution for residence and push our government for the Beaver Bank Connector.

Use and Intent

- In 2021, a meeting was set with staff members to discuss the overall project.
- Within this meeting, the need for senior living was highlighted.
- It was also noted, that without a solid definition of “seniors complex” the intent of the by-law was not being practiced.
- Landowners then decided that the projects on 326 and 328 Beaver Bank Road would be built according to the indented use to the best of their ability.
 - All bedroom doors to have accessible width.
 - All bathrooms and utility rooms to have doors with accessible width.
 - At least one toilet in each unit to have grab bars.
 - At least one shower in each unit c/w grab bars.
 - Light switches at lower elevations.
 - This adaptability or accessibility is to be built in addition to the required 1:20 accessible units.

Use and Intent



Risk To Development and Community

- CMHC collaborated with our government and made it necessary to have at least 10% of new developments rented at \$1,247 (CMHC MLI Select Program for 95% financing).
- This is only attainable by implementing our 39 one bedroom units.
 - If we are not able to implement the one bedrooms into the project, we will not be able to attain rents at \$1,247
 - If we are not able to attain rents at \$1,247 we will not be able to finance the project through CMHC.
- This ultimately puts the entire project at risk.
- The community and municipality as a whole is in need of
 - Additional units
 - Affordability
 - Job creation
 - Seniors style units

Conclusion

- Letter issued by Staff was exactly followed; however, landowners were not privy to the details (unit cap/construction deadlines) of the Appendix. Letter and therefore Staff direction became null and void. This is good data making this application singular in nature.
- Drawings were also sent to Staff prior to the first reading making this application singular.
- Traffic generated by the entire development is minute and the traffic generated by the additional 39 units is negligible. Staff, Public, and Council must push for a proper solution in lieu of a turning lane – the Beaver Bank Connector.
- The Community needs housing and in particular affordable housing; the community needs jobs; and lastly the community needs a home for seniors. All of which can be provided but is at great risk without the approval of this amendment.

Questions?