

The proposal is to rezone from the R3-2 Zone, Multiple Dwelling District, and the C-1 Zone, Limited Commercial District, to a site-specific zone in order to construct a five-storey assisted living and memory care building with ground floor commercial uses along Fort Street and Richmond Road. The April 11, 2019 Committee of the Whole report, together with the meeting minutes, are attached to this report.

Legal Agreements

The four Statutory Right-of-Ways and the Housing Agreement are in the process of being prepared and executed as per Council's motion on April 11, 2019. Once these agreements are executed, the application will be ready to be advanced to a Public Hearing.

Affordability

As instructed by Council on April 11, 2019, staff have worked with the applicant to explore adding an affordability component to the proposal. As per the applicant's letter dated May 13, 2019 and attached, adding affordability within the facility would be difficult to manage due to the unique and changing care requirements for residents within the facility. However, the applicant recognizes the need for affordable housing in the City and therefore has offered to contribute \$1,000,000 to the Victoria Housing Reserve Fund so that the City can fund affordable units within other developments. Staff have therefore written into the site-specific zone a bonus density provision to account for this contribution.

Medical Facilities

Council further instructed staff to work with the applicant to locate medical facilities within the development or help relocate the facilities in the surrounding neighbourhood. As per the attached letter, the applicant has agreed to restrict the use of the proposed commercial space for medical uses. Staff have written the site-specific zone so that a minimum of 170m² (the proposed commercial floor area) must be dedicated to either a medical office, medical laboratory or pharmacy. In addition, the zone has been written so that the above medical uses require the same number of parking stalls as a retail store in order to encourage a medical use in the commercial space without further altering the parking layout.

Plan Revisions

The applicant has submitted plans, date stamped May 1, 2019 and attached to this report, that revise the grade of the parking ramp to not exceed 15%. In addition, the parking layout has been revised to meet the minimum vehicle parking stalls for a retail store.

The Development Permit motion has been updated with the date of these updated plans.

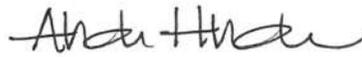
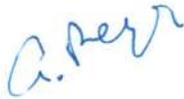
CONCLUSIONS

The bylaws and site-specific zone have been prepared by staff. The necessary conditions that would authorize the approval of the Rezoning Application for the property located at 1900 Richmond Road are in the process of being completed. The recommendation provided for Council's consideration would allow this application to advance to a Public Hearing once the legal agreements are executed.

Respectfully submitted,



Mike Angrove
Planner
Development Services Division

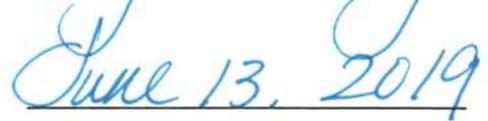


Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:



List of Attachments

- Attachment A: Plans date stamped May 1, 2019
- Attachment B: April 11, 2019 Committee of the Whole Reports
- Attachment C: Minutes from April 11, 2019 Council Meeting
- Attachment D: Letter from applicant dated May 13, 2019
- Attachment E: Proposed site-specific zone
- Attachment F: Correspondence (letters received from residents).