

PART 3.131 – R-97 ZONE, MOUNT ST. ANGELA SENIORS’ HOUSING DISTRICT

3.131.1 Definitions

- a. In this Part, seniors’ housing – assisted living means a facility where regular care or supervision is given by a health care professional as well as assistance with the performance of the personal functions and activities necessary for daily living for persons, such as the aged or chronically ill, who are unable to perform them efficiently for themselves.
- b. In this Part, seniors’ housing – independent living means a residential building containing in any combination, two or more dwelling units, housekeeping units, or sleeping units for the accommodation of elderly persons, including the ancillary common areas and accessory personal service and convenience uses, for the exclusive use of residents and tenants of the building and their guests.

3.131.2 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. seniors’ housing – assisted living
- b. seniors’ housing – independent living
- c. multiple dwelling
- d. home occupation subject to the regulations in Schedule “D”
- e. accessory buildings subject to the regulations in Schedule “F”.

3.131.3 Community Amenities

As a condition of additional density pursuant to Part 3.131.4, all of the following community amenities must be provided:

- a. Registration of a legal agreement, or legal agreements, securing:
 - i. no less than 50% of the total dwelling units as rental (the “Rental Units”) for no less than 60 years;
 - ii. no less than 26 of the Rental Units as seniors’ housing – assisted living for no less than 60 years;
 - iii. no less than 5 of the dwelling units, none of which are Rental Units, as affordable rental units for no less than 60 years; and
 - iv. that no strata corporation can pass bylaws that would prohibit or restrict the rental of dwelling units to non-owners in perpetuity.
- b. Registration of a legal agreement to ensure that any buildings in this Zone achieve Built Green Canada Bronze certification or an equivalent sustainable building certification.
- c. Registration of a covenant providing that none of the buildings will be used or occupied until the existing buildings in the Zone are rehabilitated in accordance with the heritage

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conservation measures stated in Heritage Alteration Permit with Variance Application No. 00214.

3.131.4 Lot Area, Floor Space Ratio

- a. Lot area (minimum) 5425m²
- b. Floor space ratio where the amenities have not been provided pursuant to Part 3.131.3 (maximum) 0.6:1
- c. Floor space ratio where the amenities have been provided pursuant to Part 3.131.3 (maximum) 1.96:1

3.131.5 Height

- a. Principal building height (maximum) 16.5m

3.131.6 Setbacks, Projections

- a. Front yard setback (minimum) 10.6m
- b. Rear yard setback (minimum) 5.4m
- c. Side yard setback from interior lot lines (minimum) 3.6m
- d. Stairs may project into a setback (maximum) 2.0m

3.131.7 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 50%
- b. Open site space (minimum) 38%

3.131.8 Vehicle and Bicycle Parking

- a. Vehicle parking for seniors’ housing – independent living and seniors’ housing – assisted living (minimum) Subject to the regulations in Schedule “C” for Assisted Living Facilities
- b. Vehicle parking for all other uses (minimum) Subject to the regulations in Schedule “C”
- c. Bicycle parking (minimum) Subject to the regulations in Schedule “C”

Bylaw 20-022 adopted July 23, 2020

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw