

PUBLIC HEARING

ZONING AMENDMENT BYLAW NO. 2554, 2021

DATE and TIME: Tuesday, May 25, 2021 at 6 pm

LOCATION: City Hall, 10631 100 Street



The City is proposing to amend Zoning Bylaw No. 2470, 2019 in the following manner:

Section 3.0 Definition, be amended by adding the following:

Independent Living, Senior means a building dedicated for seniors aged 55 and older, containing a combination of residences, amenities and provision of access to health services, for residents who are functionally independent and require minimal or no assistance with daily living.

Section 5.8 – Off-Street Parking Requirements Table 4: Off-Street Parking Requirements be amended by adding the following in alphabetical order:

COLUMN 1	COLUMN 2
USE OF A BUILDING OR PARCEL	MINIMUM NUMBER OF REQUIRED SPACES
Residential Uses	
Independent Living, Senior on Lot 1 Section 5 Township 84 Range 18 West of the 6th Meridian Peace River District Plan PGP38300	0.7 stalls per dwelling unit plus 1 per 7 stalls for visitor parking plus 20 stalls for staff and clubhouse Minimum 14% of total stalls are accessible parking stalls

Section 32.0 – Comprehensive Development Zone CD-03 Zone be amended as follows:

Section 32.2 Location of Lands Table 38: CD-03 Site Plan Area be repealed and replaced as follows:

Sub-area	Description	Total Area (ha)
A	Seniors Lifestyles	~1.21 ha
B	Independent Living, Seniors	~1.01 ha
C	Affordable Housing	~0.93 ha
Road	20m Road Dedication	~0.85 ha
Total		~4 ha

The title of Section 32.7 be repealed and replaced as follows: **Section 32.7 AREA B – Independent Living, Seniors**

Section 32.7.1 Purpose be repealed and replaced as follows:

32.7.1 Purpose

To provide a development that offers multiple levels of residential care for seniors aged 55 and older, from independent living to assisted to supportive living, and in close proximity to the Fort St. John Hospital.

Section 32.7.2 Permitted Uses be repealed and replaced as follows:

.1 Principal Uses

- a. Independent Living, Senior

Section 32.7.3 Development Regulations Table 40: CD-03 Zone Regulations Numbers 2, 3 and 5, be repealed and replaced as follows:

COLUMN 1	COLUMN 2
.2 Minimum parcel width	135.0 m
.3 Minimum setback of principal building from: d. Rear parcel line	6.0 m
.5 Maximum building height	17 m and a maximum of 4 storeys above ground

A copy of the proposed bylaw and related documents may be inspected at City Hall – 10631 – 100 Street, Fort St. John, BC between the hours of 8:30 am to 4:30 pm from May 11 to 21, 2021.

Due to COVID-19, the public is prohibited from physically attending the Council meeting at this time to provide verbal comments to Council. Your comments are important and residents who wish to make comments on this proposed application, can submit them in one of the following ways, by 4:30 pm on Friday, May 21, 2021:

- Mailing or hand delivering a letter to City Hall:
10631 – 100 Street, Fort St. John, BC V1J 3Z5
Attention: Janet Prestley, Director of Legislative and Administrative Services
- by email to legislativeservices@fortstjohn.ca

Written comments received will be distributed to Council for their consideration at the meeting.

Residents can watch the Public Hearing live or as a recording on the City's website (www.fortstjohn.ca), Facebook Page (www.facebook.com/fortstjohn) or Youtube channel (www.youtube.com/cityfsj).

For more information about this bylaw amendment, please contact the Planning Technologist at cjackson@fortstjohn.ca or by telephone at (250) 787-8188.

www.fortstjohn.ca