

# 4 Design Response

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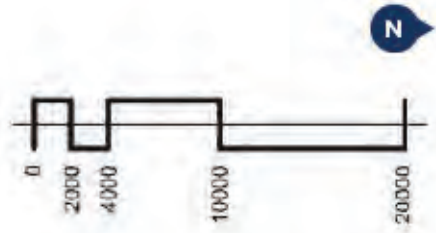
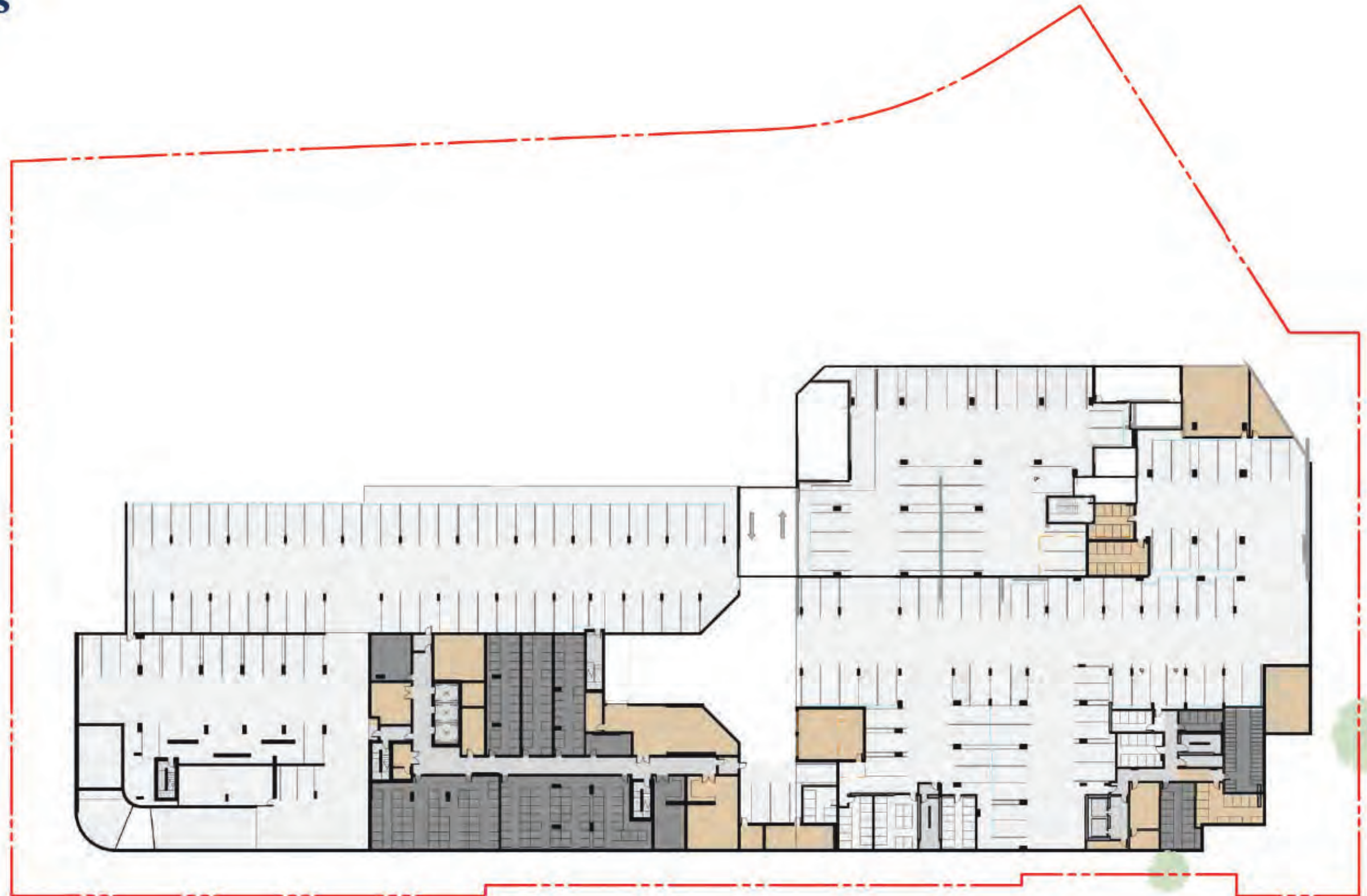
# Site Wide Plans

## P2 Parking - 64.5m

### Legend

- Unit Rooms - 1 Bed
- Unit Rooms - 1 Bed + Den
- Unit Rooms - 2 Bed + Den
- Administration / Support
- Amenity
- Outdoor
- Circulation
- Service
- Parking
- Service below grade

- LTC Long Term Care
- AL Assisted Living/Long Term Care
- AH Affordable Seniors & Team Member Housing
- IL Independent Living



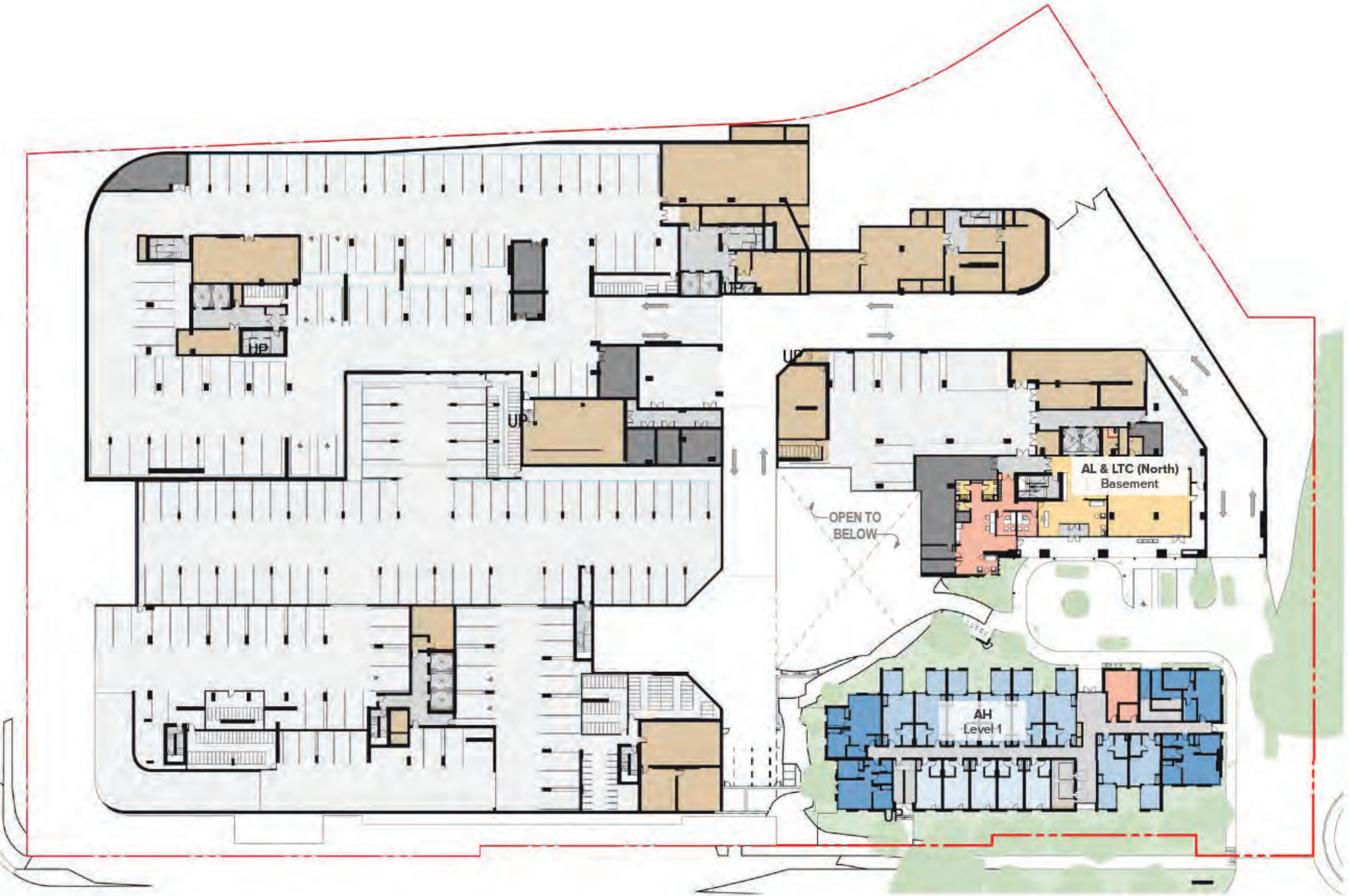
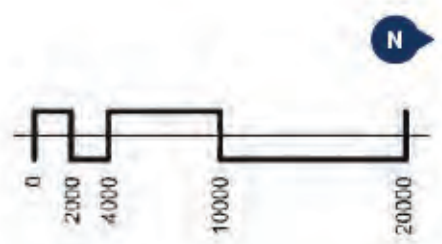


### P1 Parking - 67.5m

#### Legend

- Unit Rooms - 1 Bed
- Unit Rooms - 1 Bed + Den
- Unit Rooms - 2 Bed + Den
- Administration / Support
- Amenity
- Outdoor
- Circulation
- Service
- Parking
- Service below grade

- LTC Long Term Care
- AL Assisted Living/Long Term Care
- AH Affordable Seniors & Team Member Housing
- IL Independent Living



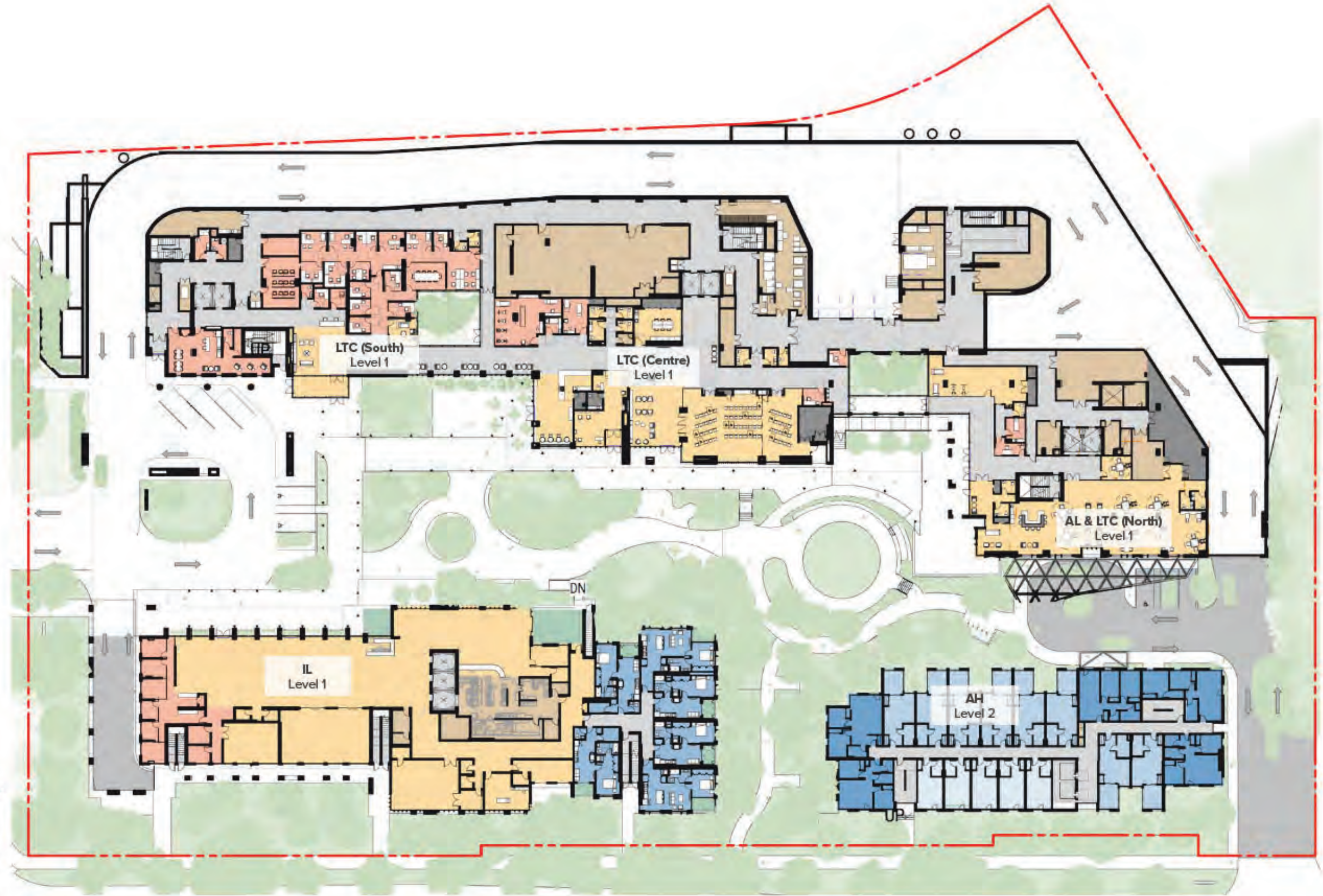


### LTC Level 1 - 71.5m

**Legend**

- Unit Rooms - 1 Bed
- Unit Rooms - 1 Bed + Den
- Unit Rooms - 2 Bed + Den
- Administration / Support
- Amenity
- Outdoor
- Circulation
- Service
- Parking
- Service below grade

- LTC Long Term Care
- AL Assisted Living/Long Term Care
- AH Affordable Seniors & Team Member Housing
- IL Independent Living



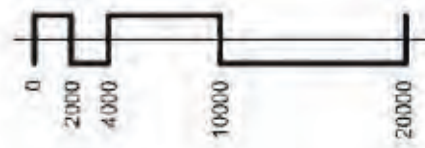


### LTC Level 2 - 77.3m

#### Legend

- Unit Rooms - 1 Bed
- Unit Rooms - 1 Bed + Den
- Unit Rooms - 2 Bed + Den
- Administration / Support
- Amenity
- Outdoor
- Circulation
- Service
- Parking
- Service below grade

- LTC Long Term Care
- AL Assisted Living/Long Term Care
- AH Affordable Seniors & Team Member Housing
- IL Independent Living



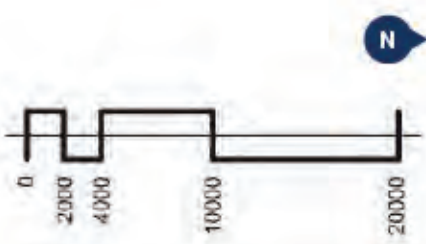


LTC Level 3 - 80.6m

Legend

- Unit Rooms - 1 Bed
- Unit Rooms - 1 Bed + Den
- Unit Rooms - 2 Bed + Den
- Administration / Support
- Amenity
- Outdoor
- Circulation
- Service
- Parking
- Service below grade

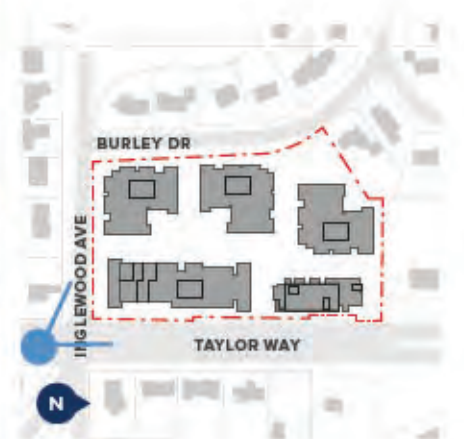
- LTC Long Term Care
- AL Assisted Living/Long Term Care
- AH Affordable Seniors & Team Member Housing
- IL Independent Living





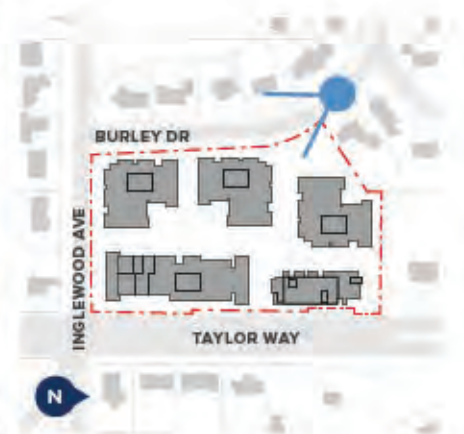
# Renderings

View from Southeast



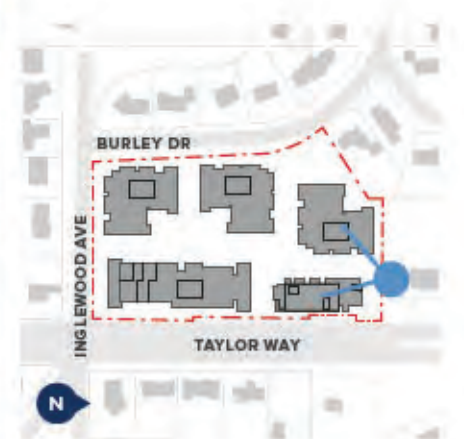


### View from Northwest





### View of North Entrance





### View of Courtyard



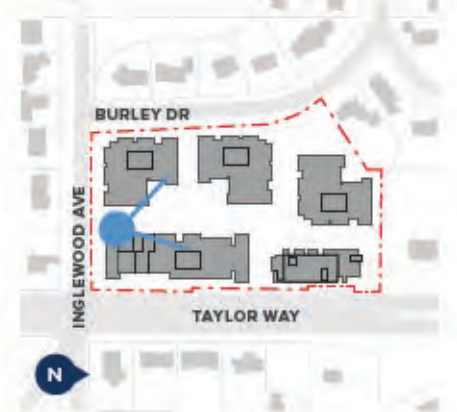


### View of Courtyard





### View of Courtyard





View from IL Sunset Lounge



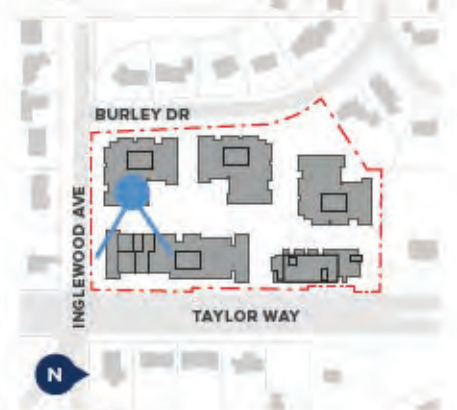


### View of Courtyard





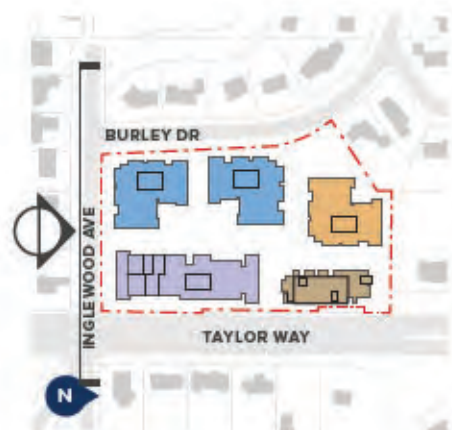
View from LTC Entrance towards Butterfly Canopy





# Elevations

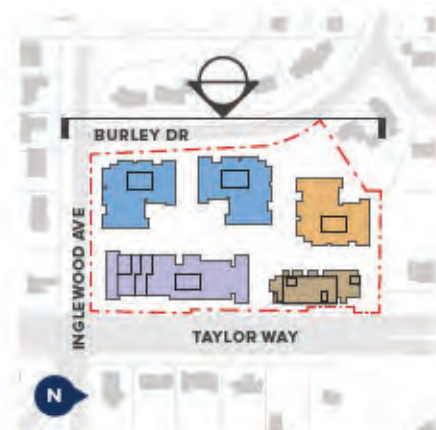
## South Elevation – Along Inglewood Ave



- LTC Long Term Care
- AL Assisted Living/Long Term Care
- AH Affordable Seniors & Team Member Housing
- IL Independent Living



### West Elevation - Along Burley Drive



- LTC Long Term Care
- AL Assisted Living/Long Term Care
- AH Affordable Seniors & Team Member Housing
- IL Independent Living



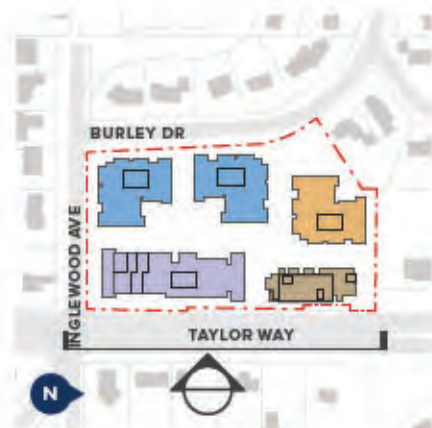
### North Elevation



- LTC Long Term Care
- AL Assisted Living/Long Term Care
- AH Affordable Seniors & Team Member Housing
- IL Independent Living



### East Elevation - Along Taylor Way



- LTC Long Term Care
- AL Assisted Living/Long Term Care
- AH Affordable Seniors & Team Member Housing
- IL Independent Living



### Courtyard Elevation – Looking West



Ingelwood Avenue

LTC South

LTC Central

AL/LTC

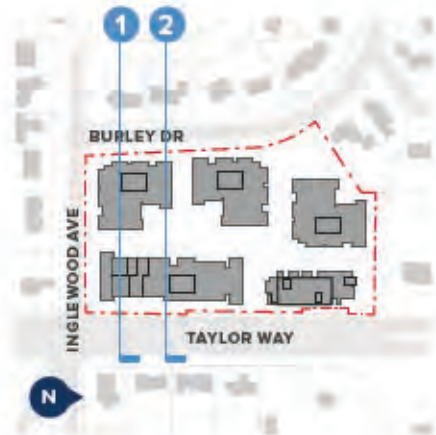
Hadden Creek



- LTC Long Term Care
- AL Assisted Living/Long Term Care
- AH Affordable Seniors & Team Member Housing
- IL Independent Living



# Sections

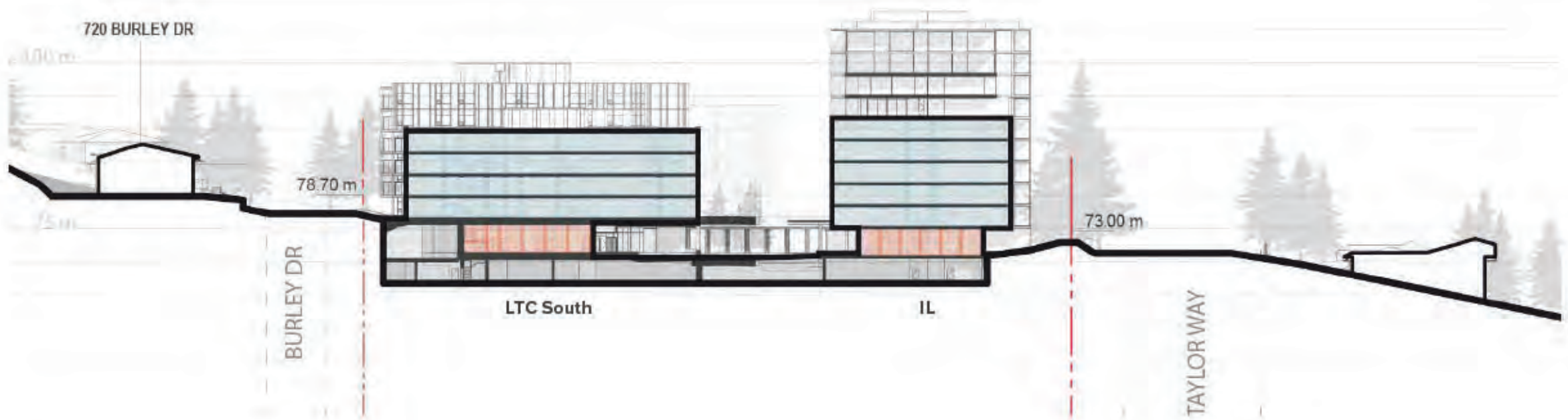


**Legend**

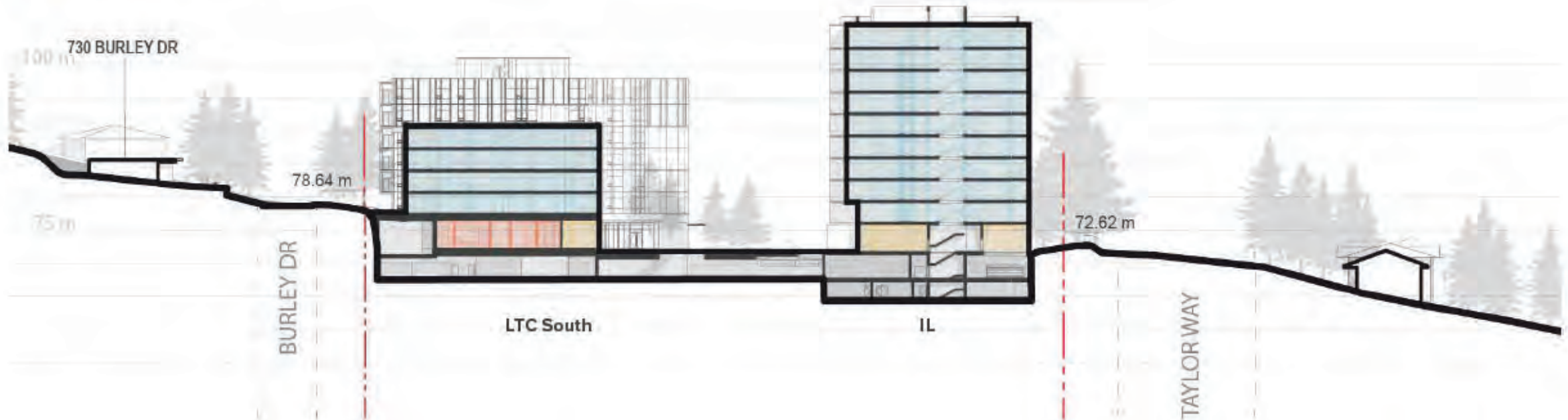
- Unit Rooms
- Administration / Support
- Amenity
- Outdoor
- Circulation
- Service
- Parking
- Service below grade

- LTC Long Term Care
- AL Assisted Living/Long Term Care
- AH Affordable Seniors & Team Member Housing
- IL Independent Living

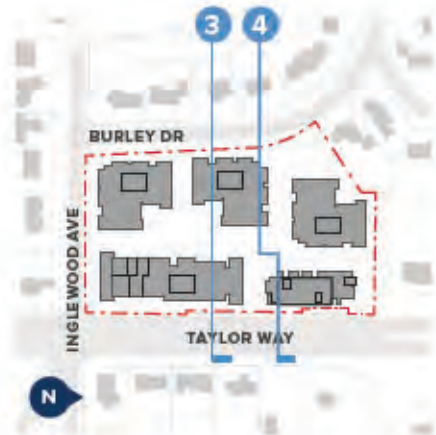
**1** Section - 720 Burley Drive



**2** Section - 730 Burley Drive





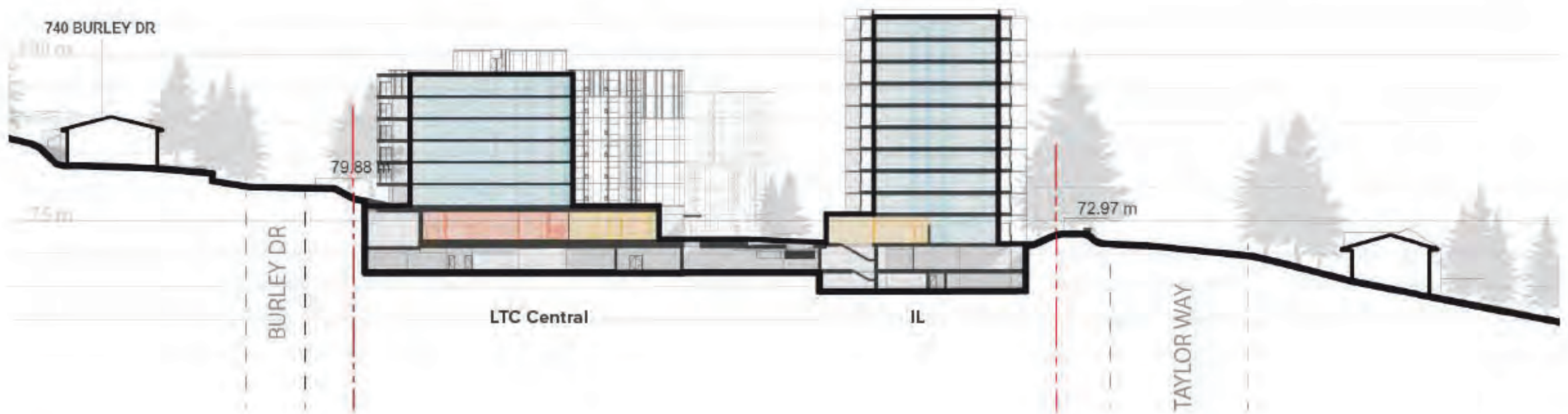


**Legend**

- Unit Rooms
- Administration / Support
- Amenity
- Outdoor
- Circulation
- Service
- Parking
- Service below grade

- LTC** Long Term Care
- AL** Assisted Living/Long Term Care
- AH** Affordable Seniors & Team Member Housing
- IL** Independent Living

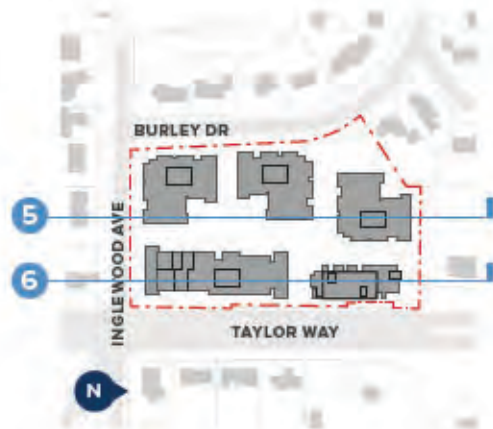
**3** Section - 740 Burley Drive



**4** Section - 750 Burley Drive







**Legend**

- Unit Rooms
- Administration / Support
- Amenity
- Outdoor
- Circulation
- Service
- Parking
- Service below grade

- LTC** Long Term Care
- AL** Assisted Living/Long Term Care
- AH** Affordable Seniors & Team Member Housing
- IL** Independent Living

**5** Section - Through 740 Inglewood Ave



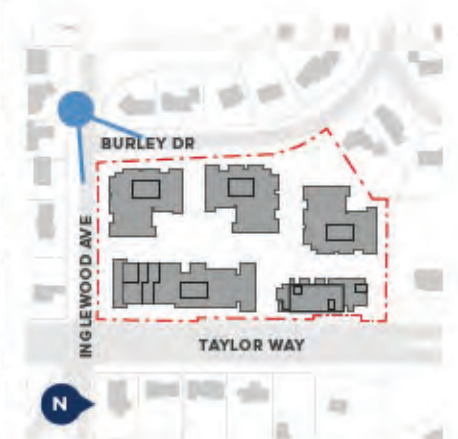
**6** Section - Through 1075 Taylor Way





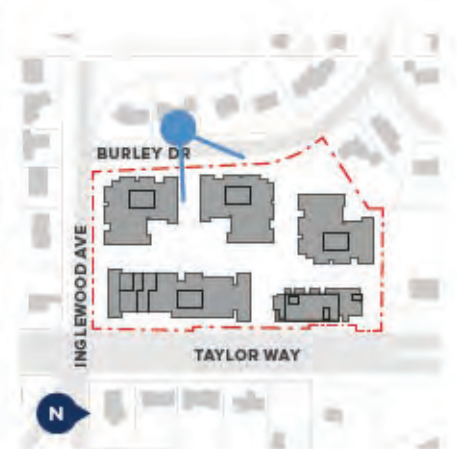
# Perspectives Views

Southwest view looking at Long Term Care





### View from Burley Drive



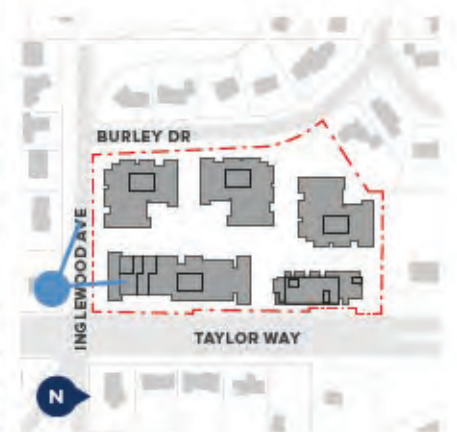


Northeast view from Taylor Way



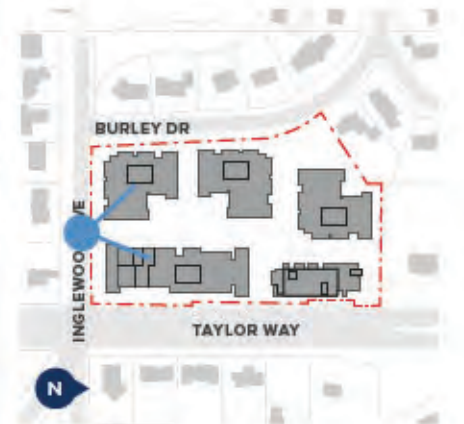


### Inglewood Ave



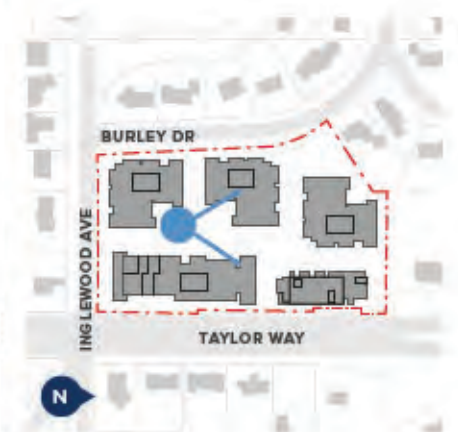


### Inglewood Ave Entrance



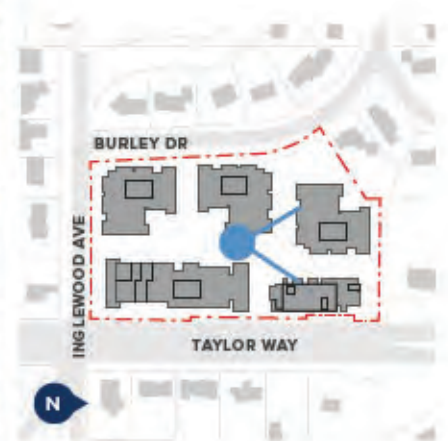


Courtyard looking North



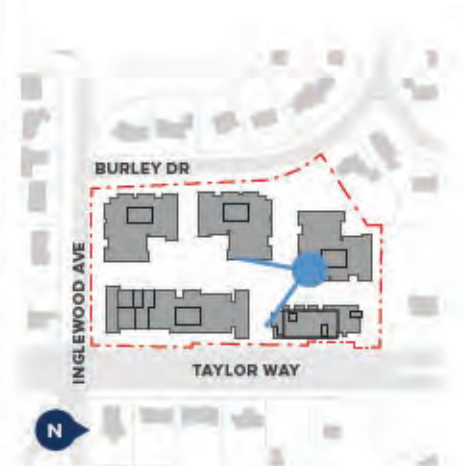


### Courtyard Amphitheatre





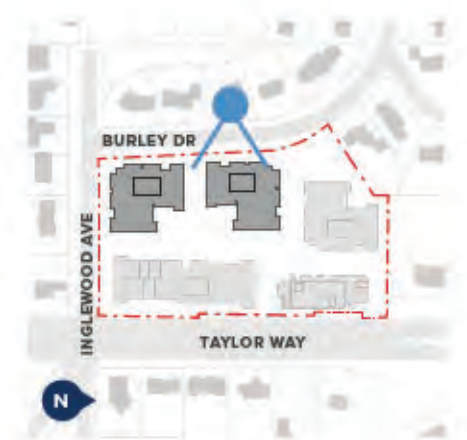
### Courtyard Amphitheatre





# Materials

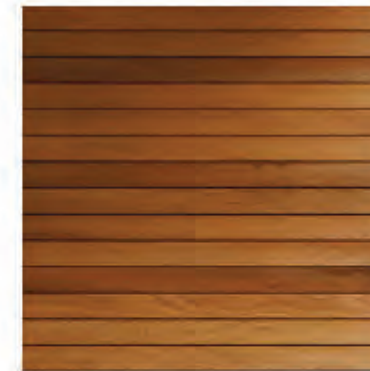
## Long Term Care



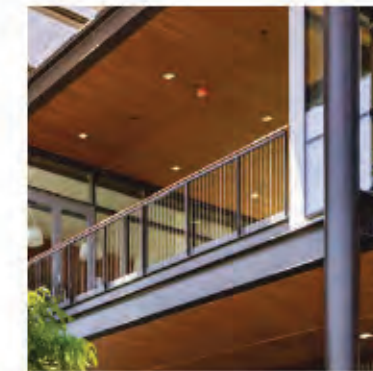
Reflective Aluminium Panels



Metal Fins



Wood Look Metal Panels



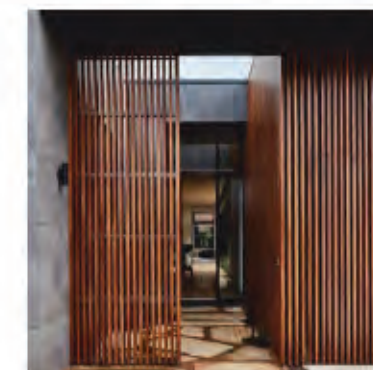
Metal Channel



Micro-Corrugated  
Textured Metal Panel



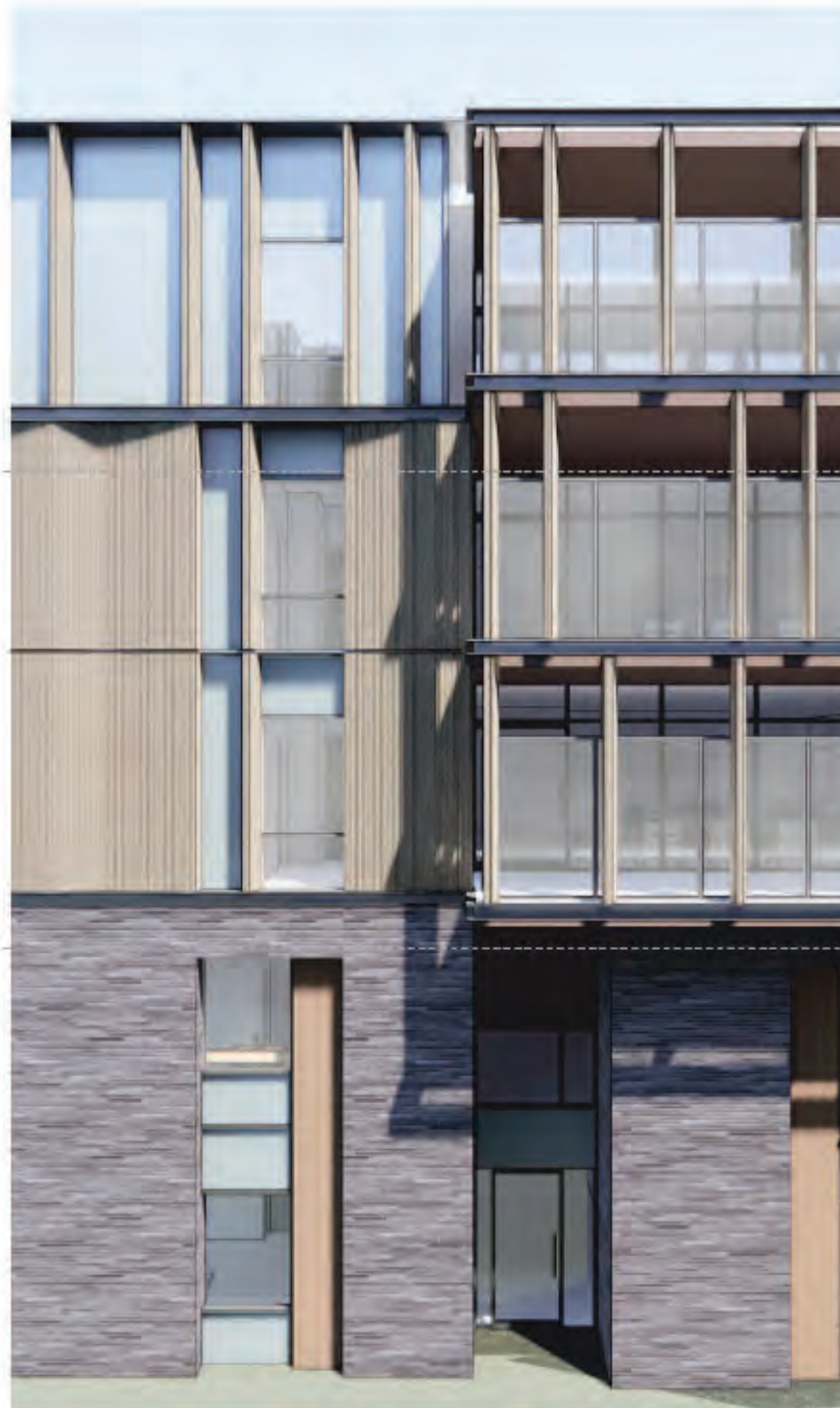
Dark Ironspot Smooth  
Norman Brick



Stained Wood Slats



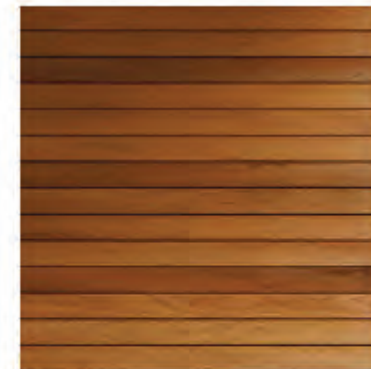
### Assisted Living/Long Term Care



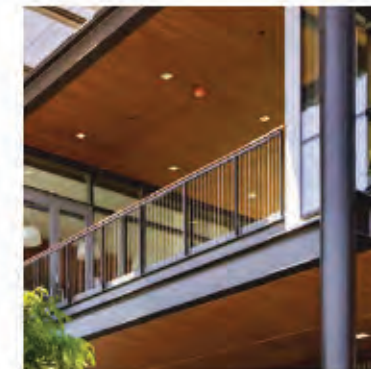
Reflective Aluminium Panels



Metal Fins



Wood Look Metal Panels



Metal Channel



Micro-Corrugated  
Textured Metal Panel



Dark Ironspot Smooth  
Norman Brick



Stained Wood Slats



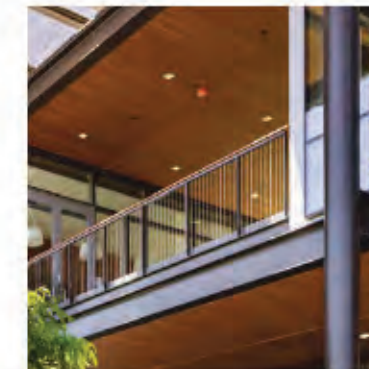
### Affordable Housing



Reflective Aluminium Panels



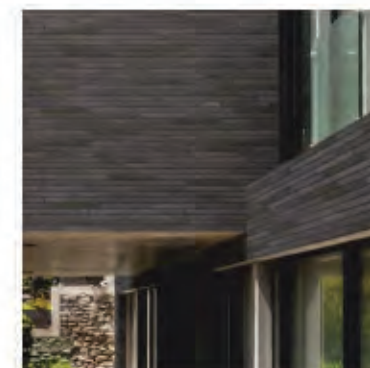
Wood Look Metal Panels



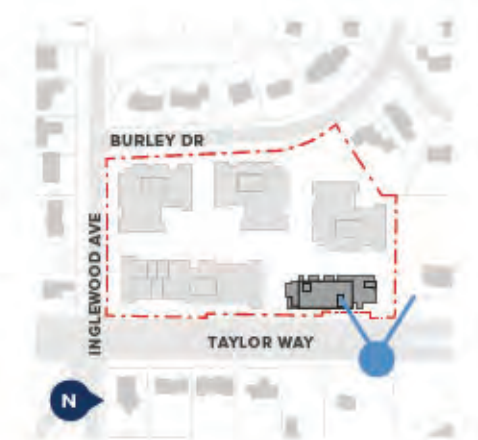
Metal Channel



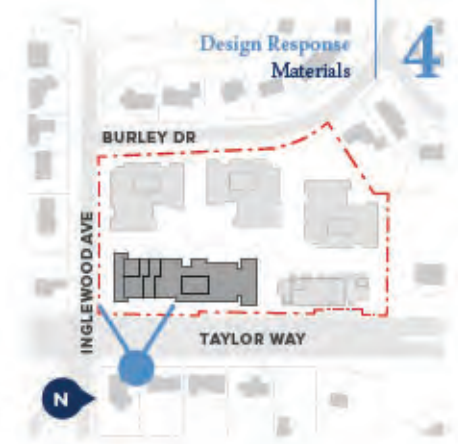
Micro-Corrugated  
Textured Metal Panel



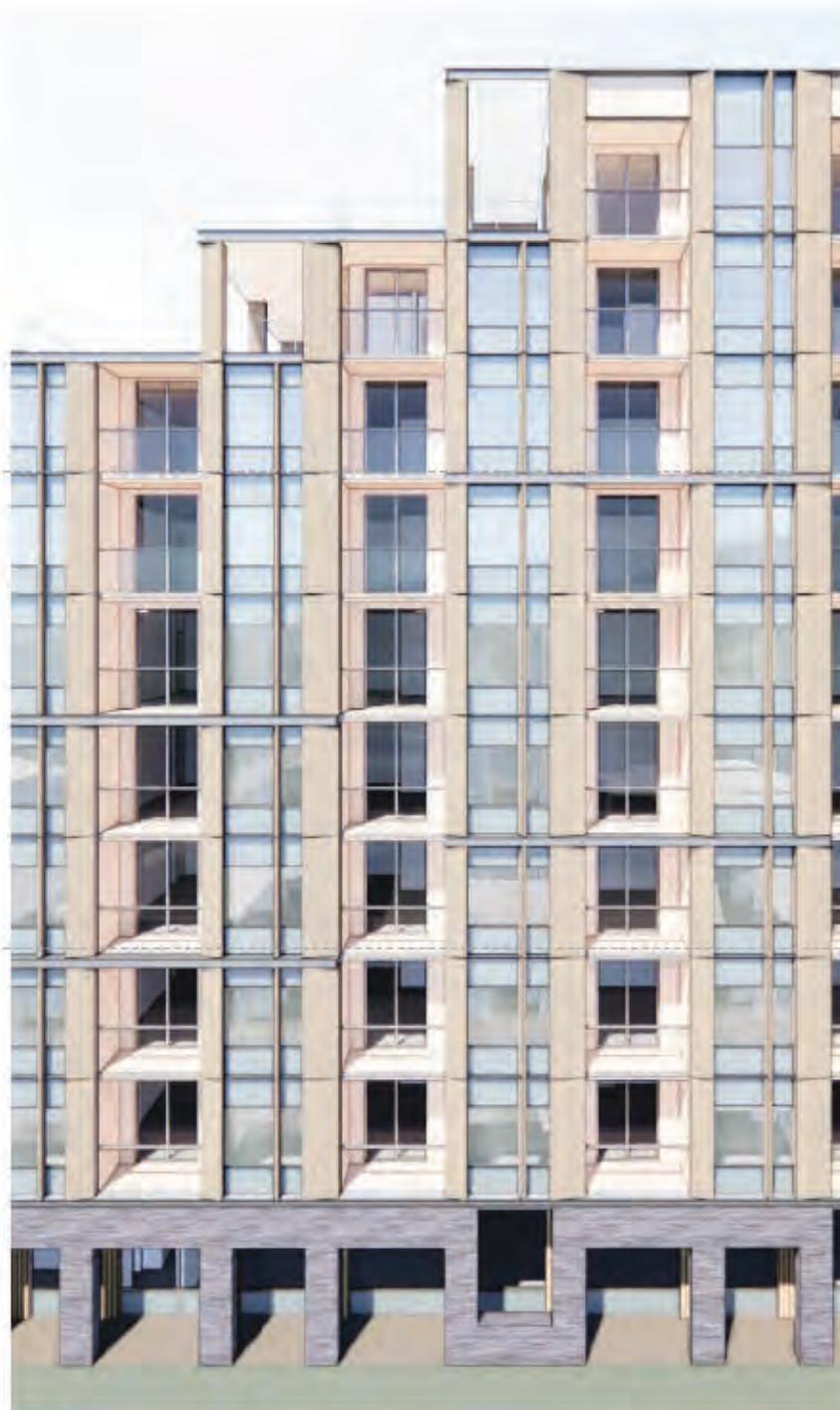
Dark Ironspot Smooth  
Norman Brick







**Independent Living**



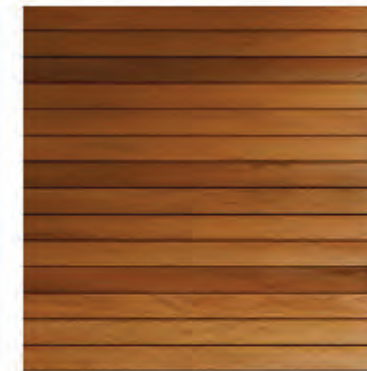
Reflective Aluminium Panels



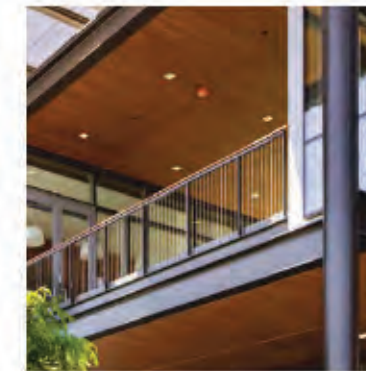
Metal Fins



Retractable Glass Wall



Wood Look Metal Panels



Metal Channel



Micro-Corrugated  
Textured Metal Panel



Maganese Ironspot Smooth  
Norman Brick



Stained Wood Slats



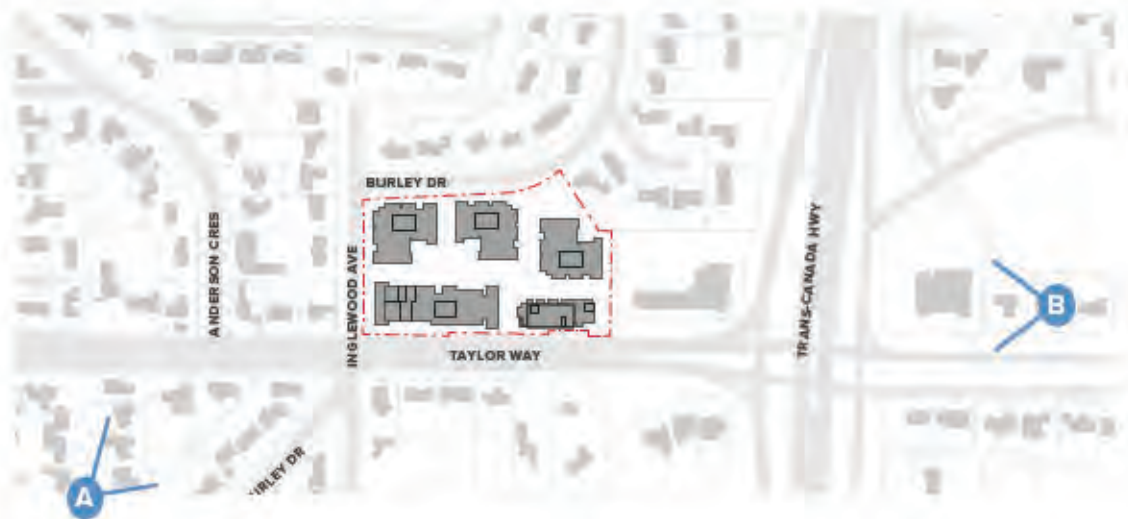
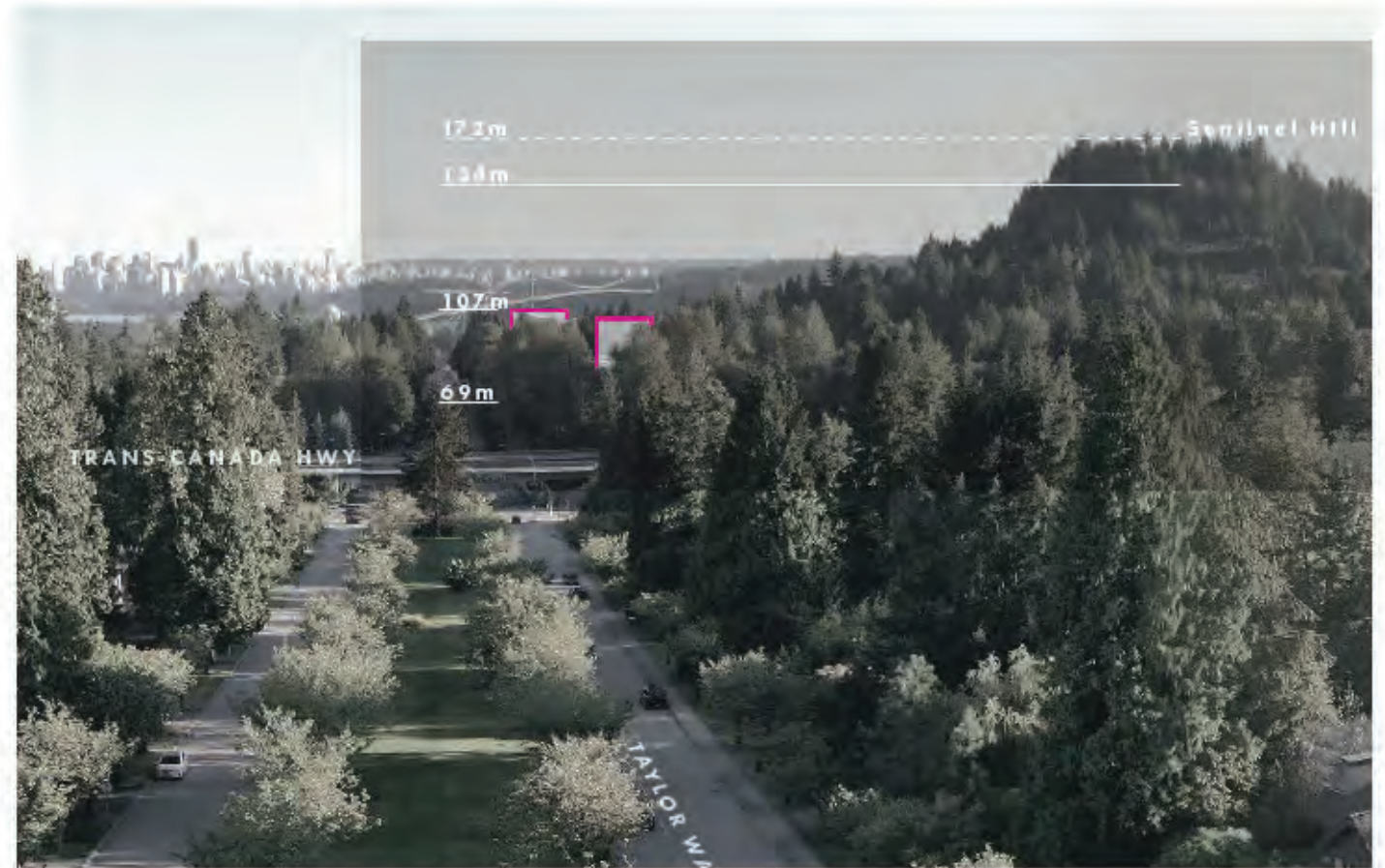
# Context Analysis

## View Impact

**A** Aerial view looking North West



**B** Aerial view looking South along Taylor Way



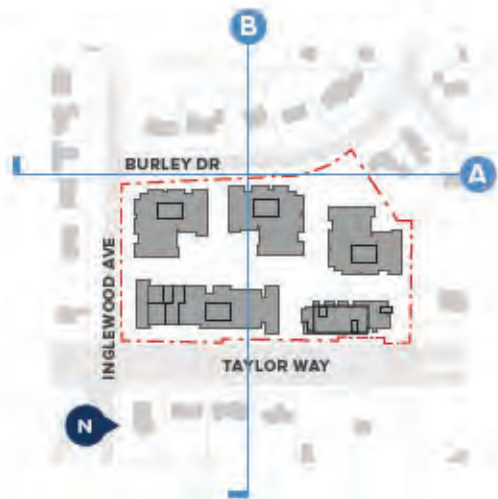


### Fit in Context

**A** Section along Taylor Way Looking West



**B** Section through Site Looking South





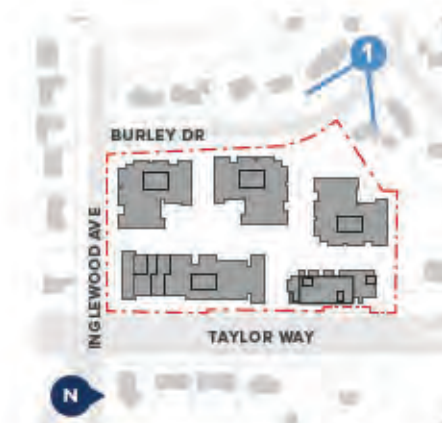
### View Analysis

1 North West view looking down Burley Drive

Before



After



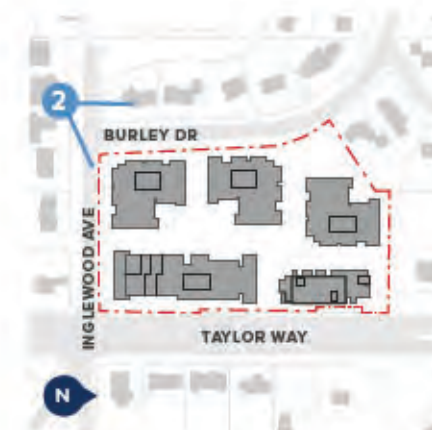


2 South West view looking at Long Term Care Building

Before



After





3 South East view looking at Long Term Care & Independent Living



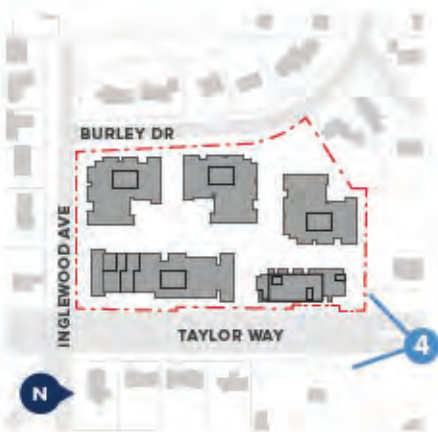


4 North East view looking at Taylor Way

Before



After





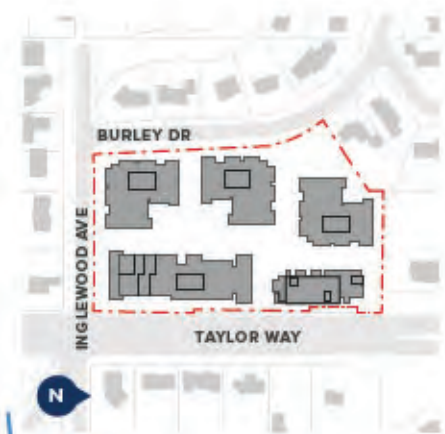
### Aerial Views in Context

Aerial View from Southeast



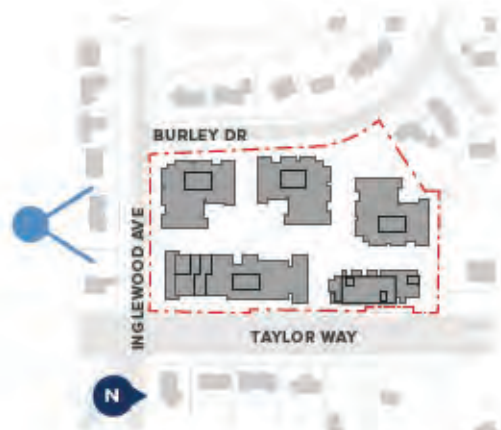


Aerial View from Southeast



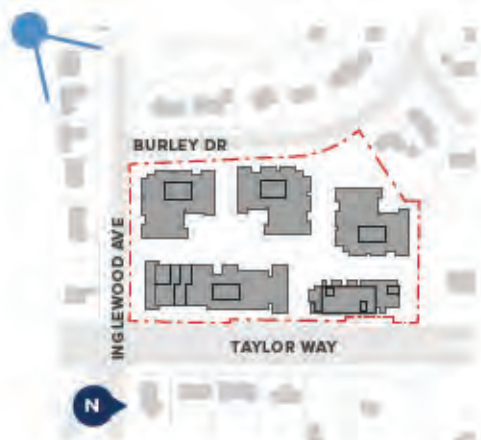


Aerial View from South





Aerial View from Southwest





Aerial View from Northwest





Aerial View from Northeast





# Development Data Summary

Site Area (existing)	(m <sup>2</sup> )	(SF)
Inglewood Campus existing	15,070.0	162,213
721 Burley Drive	1,253.3	13,490
725 Burley Drive	1,203.1	12,950
733 Burley Drive	1,387.0	14,929
735 Burley Drive	1,267.8	13,647
<b>TOTAL with 5 sites</b>	<b>20,181.1</b>	<b>217,230</b>



## Development Data

	PHASE 1		PHASE 2 & 3				Site Totals			
	Long Term Care		Assisted Living/ Long Term Care		Affordable Housing				Independent Living	
	South & Central 230 - funded beds 10 - private pay beds		North 72 - private pay beds 34 - private pay suites		48 suites - Seniors Rental 107 suites - Team Housing				124 - Life Lease suites 76 - Independent Living	
	(m <sup>2</sup> )	(SF)	(m <sup>2</sup> )	(SF)	(m <sup>2</sup> )	(SF)	(m <sup>2</sup> )	(SF)		
Total Area (Rooms/Residential)	6,987	75,205	3,899	41,967	7,864	84,650	14,184	152,680	32,934	354,502
Amenity Area	2,986	32,142	1,699	18,289	187	2,014	1,323	14,241	6,195	66,686
Admin / Support	1,185	12,751	790	8,501	41	440	154	1,660	2,169	23,352
Circulation	7,594	81,745	3,103	33,398	2,065	22,231	3,278	35,279	16,040	172,653
Storage	3,369	36,265	759	8,168	227	2,442	782	8,419	5,137	55,293
Service Rooms	621	6,688	567	6,104	525	5,647	1,181	12,708	2,894	31,147
Shared Roadway, Loading Bays	3,238	34,851	0	0	216	2,325	375	4,035	3,829	41,211
Parkade	3,155	33,956	2,076	22,348	2,597	27,951	7,513	80,866	15,340	165,121
Gross Buildable Area (Total)	29,135	313,603	12,893	138,775	13,722	147,700	28,789	309,888	84,538	909,966
Outdoor	496	5,340	211	2,276	577	6,208	n/a	n/a	1,284	13,824
Vehicle Parking	75	1 per 3.3 rooms	42	1 per 3.3 rooms	65	1 per unit	189	1 per 3.3 IL per 3 LL	371	stalls
Bike Parking	38	stalls	15	stalls	40	stalls	162	stalls	255	stalls



FAR calculations	PHASE 1		PHASE 2 & 3				Site Totals		
	Long Term Care		Assisted Living/ Long Term Care		Affordable Housing				Independent Living
	South & Central	North	Gross Buildable Area & Outdoor Area		FAR exclusions		Net Area for FAR		FAR
	Site Area (proposed)								
	(m <sup>2</sup> )	(SF)	(m <sup>2</sup> )	(SF)	(m <sup>2</sup> )	(SF)	(m <sup>2</sup> )	(SF)	
Common Property (Inglewood Avenue)	290	3,122							
Common Property (Courtyard)	2309	24,854							
Common Property (Taylor Way)	497	5,350							
Common Property	3,096.0	33,325							
Strata Lot 1+ 2 (Long Term Care)	7,368.0	79,309	29,630.7	318,943	8,865.9	95,433	20,764.8	223,510	2.82
Strata Lot 3 (Assisted Living)	2,877.0	30,968	13,104.0	141,051	2,611.8	28,113	10,492.3	112,939	3.65
Strata Lot 4 (Affordable Housing)	3,028.0	32,593	13,721.8	147,701	4,591.9	49,427	9,129.9	98,274	3.02
<b>Total (Lots 1-4 &amp; Common Land)</b>	<b>16,369.0</b>	<b>176,196</b>	<b>56,456.6</b>	<b>607,698</b>	<b>16,069.6</b>	<b>172,973</b>	<b>40,387.0</b>	<b>434,725</b>	<b>2.47</b>
Strata Lot 5 (Independent Living I for Seniors)	3,812.0	41,032	28,789.4	309,888	10,245.5	110,283	18,543.9	199,607	4.86
<b>Total (all sites)</b>	<b>20,181.0</b>	<b>217,228</b>	<b>85,246.0</b>	<b>917,588</b>	<b>26,315.1</b>	<b>283,256</b>	<b>58,930.9</b>	<b>634,330</b>	<b>2.92</b> site area/net area for FAR



	PHASE 1		PHASE 2 & 3					
	Long Term Care		Assisted Living/ Long Term Care		Affordable Housing		Independent Living	
	South	Central	North					
<b>Number of storeys:</b>	5	7	7		10		10	
<b>Geodetic elevation:</b>								
Roof parapet (elevator/ mech penthouse)	96.70	101.90	96.37		102.25	elevator overrun	109.25	
Roof parapet (top floor roof)	93.40	98.60	94.40		100.45		106.80	
Main entry level	72.00	72.00	68.00		68.00		71.50	
Average Finished Grade	75.02	75.02	72.67		68.00		71.50	
<b>Building Height:</b>								
measured from level of average finished grade to top of elevator/ mech penthouse parapet (m)	21.68	26.88	23.70		34.25		37.75	
(ft)	71.1	88.2	77.7		112.4		123.9	
<b>Offstreet Loading</b>	2 Offstreet loading spaces are provided each with a minimum length of 12m, a minimum width of 5 m and a minimum clear height of 5m				2 Offstreet loading spaces are provided each with a minimum length of 12m, a minimum width of 5 m and a minimum clear height of 5m			
<b>Trash Room size:</b>	55 m2		Shared with LTC		60 m2		80m2	



Long Term Care	Total Units	Total Residential Area (sf)	Amenity (sf)	Admin/ Support (sf)	Circulation (sf)	Storage (sf)	Service (sf)	GFA (exclude outdoor)	Parkade (sf)	Roadway (sf)	Outdoor (sf)
P1	0	0	0	0	3,414	2,638	13,060	19,112	33,956	6,562	
1	0	0	7,685	5,627	15,565	803	7,700	37,380		28,289	
2	48	15,152	4,912	1,423	12,386	668	2,537	37,078			1,087
3	48	15,080	4,897	1,423	12,389	668	2,537	36,994			1,073
4	48	15,079	4,897	1,423	12,389	668	2,537	36,993			1,073
5	48	15,024	4,897	1,423	12,388	668	2,537	36,937			1,081
6	24	7,472	2,431	716	6,422	288	1,365	18,694			514
7	24	7,398	2,423	716	6,160	287	1,365	18,349			512
R	0				632		2,627	3,259			
<b>Total</b>	<b>240</b>	<b>75,205</b>	<b>32,142</b>	<b>12,751</b>	<b>81,745</b>	<b>6,688</b>	<b>36,265</b>	<b>244,796</b>	<b>33,956</b>	<b>34,851</b>	<b>5,340</b>



OCCUPANT CALCULATION

Residents/Suite	1	Total
Residents	240	240
Team Members		87
<b>Total</b>		<b>327</b>

Day Shift (peak): 48 household, 20 admin, 25 ancillary.

Assisted Living/Long Term Care	Community Space	Studio Assisted Living	1 Bed Assisted Living	LTC	Total Units	AL Total Residential Area	LTC Total Residential Area	Amenity (sf)	Admin/ Support (sf)	Circulation (sf)	Storage (sf)	Service (sf)	Support (sf)	GFA (exclude outdoor) (sf)	Parkade (sf)	Roadway (sf)	Outdoor (sf)
P1						0	0	0		866	2,088			2,953	13,383		
B1						0	0	2,743	1,292	1,343	2,838	2,146	0	10,361	8,965		
1						0	0	5,142	229	3,123	1,056	1,973	0	11,524			
2			2	14	16	9,672		1,942	385	4,919	683	676	50	18,328			233
3			2	14	16	9,467		2,170	385	4,829	676	676	50	18,253			507
4				24	24		7,611	2,097	1,022	6,106	276	211	1,014	18,338			512
5				24	24		7,606	2,097	1,022	6,106	276	211	1,014	18,332			512
6				24	24		7,611	2,097	1,022	6,106	276	211	1,014	18,338			512
R													0	0			
<b>Assisted Living Totals (excludes below grade)</b>	0	4	28		32	19,139		11,997	2,291	14,214	5,252	5,472	100	58,466			
<b>Long Term Care Totals (excludes below grade)</b>					72	72	22,828	6,292	3,067	18,318	828	632	3,043	55,008			
<b>AL + LTC (includes below grade + roof)</b>					104	19,139	22,828	18,289	5,358	33,398	8,168	6,104	3,143	116,427	22,348	0	2,276

OCCUPANT CALCULATION

Residents/ Suite	1	1	1	Total
Residents	4	28	72	104
Team Members				28
<b>Total</b>				<b>132</b>

Day Shift (peak): AL: 6 household, 1 admin. LTC: 13 household, 8 admin.



Affordable Housing, Seniors Rental	Studio	1 Bed	2 Bed	1 Bed	Total Units	Total Residential Area	Amenity (sf)*	Admin/Support (sf)*	Circulation (sf)*	Storage (sf)*	Service (sf)*	GFA (exclude outdoor + parkade)	Parkade (sf)	Roadway (sf)	Outdoor (sf)	
P1										1,528	1,576	5,176	8,280	27,951	2,325	
1	5	9	3		17	9,205		440	2,294	0	84	12,022				
2	5	8	5		18	9,870			2,088	0	46	12,005				
3	5	8	5		18	9,870			2,088	0	46	12,005				
4	5	8	5		18	9,870			2,088	0	46	12,005				
5	5	8	5		18	9,870			2,088	0	46	12,005				
6	5	8	5		18	9,870			2,088	0	46	12,005				
7					16	8,698			2,078	0	37	10,813				
8					16	8,698			2,078	0	37	10,813				
9					16	8,698			2,078	0	37	10,813				
10					0	0	2,014		1,736	866	43	4,659				6,208
ASH Total (excludes below grade)					48	26,095	1,007	220	7,101	0	134	34,557				
ATMH Total (excludes below grade)	30	49	28	0	107	58,555	1,007	220	13,602	866	337	74,587				
ASH/ATMH + Below Grade Total	30	49	28	48	155	84,650	2,014	440	22,231	2,442	5,647	117,424	27,951	2,325		6,208

\*shared areas split 50%-50% between Team Members and Seniors

OCCUPANT CALCULATION

Residents/ Suite	1.2	1.5	3	1.5	Total
Residents	36	73.5	84	72	265.5
Team Members					2 admin
Total					267.5



Independent Living	1 Bed	1 Bed+PR	1 Bed+Flex	1 Bed+Flex & PR	2 Bed+2Bth+ Flex	2 Bed + 2Bth	2 Bed + flex + Pwd	2 Bed + pwd	Total Units	Residential Area 1 Bed Options (sf)	Residential Area 2 Bed + den (sf)	Total Residential Area (sf)	Amenity (sf)	Admin/Support (sf)	Circulation (sf)	Service (sf)	Storage (sf)	GFA (exclude outdoor & parkade) (sf)	Parkade (sf)	Roadway (sf)	Outdoor (Terrace)	Outdoor (Balcony)
P2										0	0	0	0	0	3,373	4,414	8,419	16,206	23,548	2,435	0	0
P1										0	0	0	0	0	1,987	2,510		4,498	47,318		0	0
1	4	0	0	2	0	0	0	0	6	4,267	0	4,267	11,865	1,660	1,669	1,939		21,400		1,600	591	403
2	5	2	4	5	1	2	0	1	20	11,110	4,339	15,449	880	0	3,480	329		20,138			0	1,745
3	5	3	6	7	1	2	1	0	25	14,593	4,430	19,023	0	0	3,353	329		22,704			0	2,084
4	5	3	6	7	1	2	0	1	25	14,593	4,339	18,932	91	0	3,353	329		22,704			0	2,084
5	5	3	6	7	1	2	1	0	25	14,593	4,430	19,023	0	0	3,353	329		22,704			0	2,084
6	5	3	6	7	1	2	1	0	25	14,593	4,430	19,023	0	0	3,353	329		22,704			0	2,084
7	4	3	6	6	1	0	1	0	21	13,232	2,219	15,450	775	0	3,192	329		19,746			2,313	1,739
8	4	3	6	6	1	0	1	0	21	13,232	2,219	15,450	631	0	3,195	329		19,604			1,092	1,739
9	4	1	3	4	2	2	1	0	17	8,411	5,401	13,812	0	0	2,420	299		16,530			1,703	1,550
10	4	1	3	3	3	0	1	0	15	7,686	4,565	12,250	0	0	2,350	297		14,897			1,598	1,409
R															204	946		1,152				
Total	45	22	46	54	12	12	7	2	200	116,310	36,370	152,680	14,241	1,660	35,279	12,708	8,419	224,987	80,866	4,035	7,298	16,919

OCCUPANT CALCULATION

Residents/Suite	1	1	1	1	2	2	2	2	Total
Residents	45	22	46	54	24	24	14	4	233
Team Members									25 Day Shift (peak) 25 admin
Total									258



Parking Summary	Long Term Care	Assisted Living & Long Term Care (Private Pay)	ASH: Affordable Seniors Housing	ATMH: Affordable Team Member Housing	Independent Living
<b>Vehicle Parking</b>					
Bylaw classification	Institutional - Private Hospital Zone 1	Institutional - Private Hospital Zone 1 Community Assembly Space	Senior citizens' low rental apartment buildings	Apartment Buildings	Apartment Buildings
DoWV Reference Zoning Bylaw	551.09	551.09 503.10 CLU3 zone	305.12 (2)	305.12 (1)	305.12 (1)
Bylaw rate	1 parking space for every 3.3 beds, minimum	1 parking space for every 3.3 beds, minimum 1 stall/9.5m <sup>2</sup> of assembly area	A minimum of the greater of: (a) 1 parking space shall be provided for every multiple of 3 dwellings, or (b) 1 parking space for every 93 square metres of dwelling floor space	A minimum of the lesser of: (a) 1 parking space for each dwelling, or (b) 1 parking space for every 84 square metres of gross floor area	A minimum of the lesser of: (a) 1 parking space for each dwelling, or (b) 1 parking space for every 84 square metres of gross floor area
<b>Residential Parking Required:</b>					
Number of Units	240	104	48	107	200
Base bylaw parking requirement (stalls)	240/3.3 = 73	104/3.3 = 32	2424m <sup>2</sup> / 93 = 26 stalls	8962m <sup>2</sup> / 84 = 83 stalls	200
Base bylaw parking for Assembly (stalls)		95 m <sup>2</sup> / 9.5 = 10			
<b>Total required parking (stalls)</b>	<b>73</b>	<b>42</b>	<b>26</b>	<b>83</b>	<b>200</b>
<b>Bylaw Vehicle Parking Supply Reductions</b>					
DoWV Reference Zoning Bylaw			305.12 (2)	305.12 (1)	305.12 (1)
<b>Reduction for Bike Parking</b>				143.1 (3)	143.1 (2)
Bylaw rate				A vehicle parking space reduction of 0.17 space for each secure bicycle parking space required is permitted.	A vehicle parking space reduction of 0.17 space for each secure bicycle parking space required is permitted.
Bike parking total			36 bike stalls	214 bike stalls	150 bike stalls
Bike parking reduction (stalls)			36 * 0.17 = -6 stall	214 * 0.17 = -36 vehicle stalls	150 * 0.17 = -25 vehicle stalls
<b>Reduction for care share</b>				1 car share = 6 vehicle stalls (ref. City of Surrey) -5 stalls	
Revised parking (stalls) with reductions			26 - 6 = 20 stalls	83 - 36 - 5 = 42 stalls	200 - 25 = 175 stalls
<b>Total required parking (stalls) with reduction of which Max small car parkin 30% of total:</b>	<b>73</b>	<b>42</b>		<b>62</b>	<b>60</b>
<b>Residential Parking Provided:</b>					
<b>Level 64.5</b>	Resident Staff Visitor	25		60	71
<b>Level 67.5</b>	Resident Staff Assembly & Visitor	58		5	95
<b>Level 71.5 (Courtyard)</b>	Resident Staff Visitor	14			7
<b>Total parking provided</b>		<b>75</b>		<b>65</b>	<b>180</b>
Above/Below requirement		2		3	5
of which Accessible Spaces:		6		2	3
of which Small Car Spaces:		13		16	8

Bike Parking	Long Term Care	Assisted Living & Long Term Care (Private Pay)	ASH: Affordable Seniors Housing	ATMH: Affordable Team Member Housing	Independent Living
Bylaw classification	Commercial and Institutional	Commercial and Institutional Community Assembly Space	Townhouse or Apartment	Townhouse or Apartment	Townhouse or Apartment
DoWV Reference Zoning Bylaw Secure	143.01 (2)	143.01 (2)	143.01 (2)	143.01 (2)	143.01 (2)
Guest	143.02 (2)	143.02 (2)	143.02 (2)	143.02 (2)	143.02 (2)
<b>Bylaw rates for bike parking:</b>					
Secure	0.3 spaces/100m <sup>2</sup> of area	0.3 spaces/100m <sup>2</sup> of area	1.5 spaces/dwelling (not seniors specific)	1.5 spaces/ dwelling	1.5 spaces/ dwelling
Guest	0.4 spaces/100m <sup>2</sup> of area	0.4 spaces/100m <sup>2</sup> of area	0.2 spaces/ dwelling	0.2 spaces/ dwelling	0.2 spaces/ dwelling
Building Area, m <sup>2</sup>	20,902	10,816		10,909	22,742
Number of Residential Units	240	104	48	107	200
<b>Bike Parking Stalls Required at bylaw rates:</b>					
Total Secure Bicycle Stalls required	63	32	72	161	300
Total Guest Bicycle Stalls required	84	43		31	40
<b>Bike Parking Stalls Proposed rates:</b>					
Referenced bylaw	As Per CoV 6.2.1.5	As Per CoV 6.2.1.5	As Per CoV 6.2.1.3	Exceeding DoWV bylaw requirement	As Per CoV 6.2.1.3
Secure bike stalls proposed	0.1 spaces/unit	0.1 spaces/unit	0.75 spaces/ dwelling	2.0 spaces/ dwelling	0.75 spaces/unit
Guest bike stalls proposed	2 + 0.05 spaces/unit	2 + 0.05 spaces/unit	2 + 0.05 spaces/unit	0.2 spaces dwelling	2 + 0.05 spaces/unit
Total Secure Bicycle Stalls proposed	24	10	36	214	150
Total Guest Bicycle Stalls proposed	14	7	4	21	12
<b>Bike Parking Stalls Proposed:</b>					
<b>Level 64.5</b>	Secure Guest		36	214	
<b>Level 67.5</b>	Secure Guest	25 8	10 7	2 10	150 2
<b>Level 71.5 (Courtyard)</b>	Secure Guest	6			10
<b>Total Resident, Visitor and Staff Bicycle Stalls provided</b>		<b>40</b>	<b>17</b>	<b>40</b>	<b>235</b>
Above/Below requirement		2	0	1	0

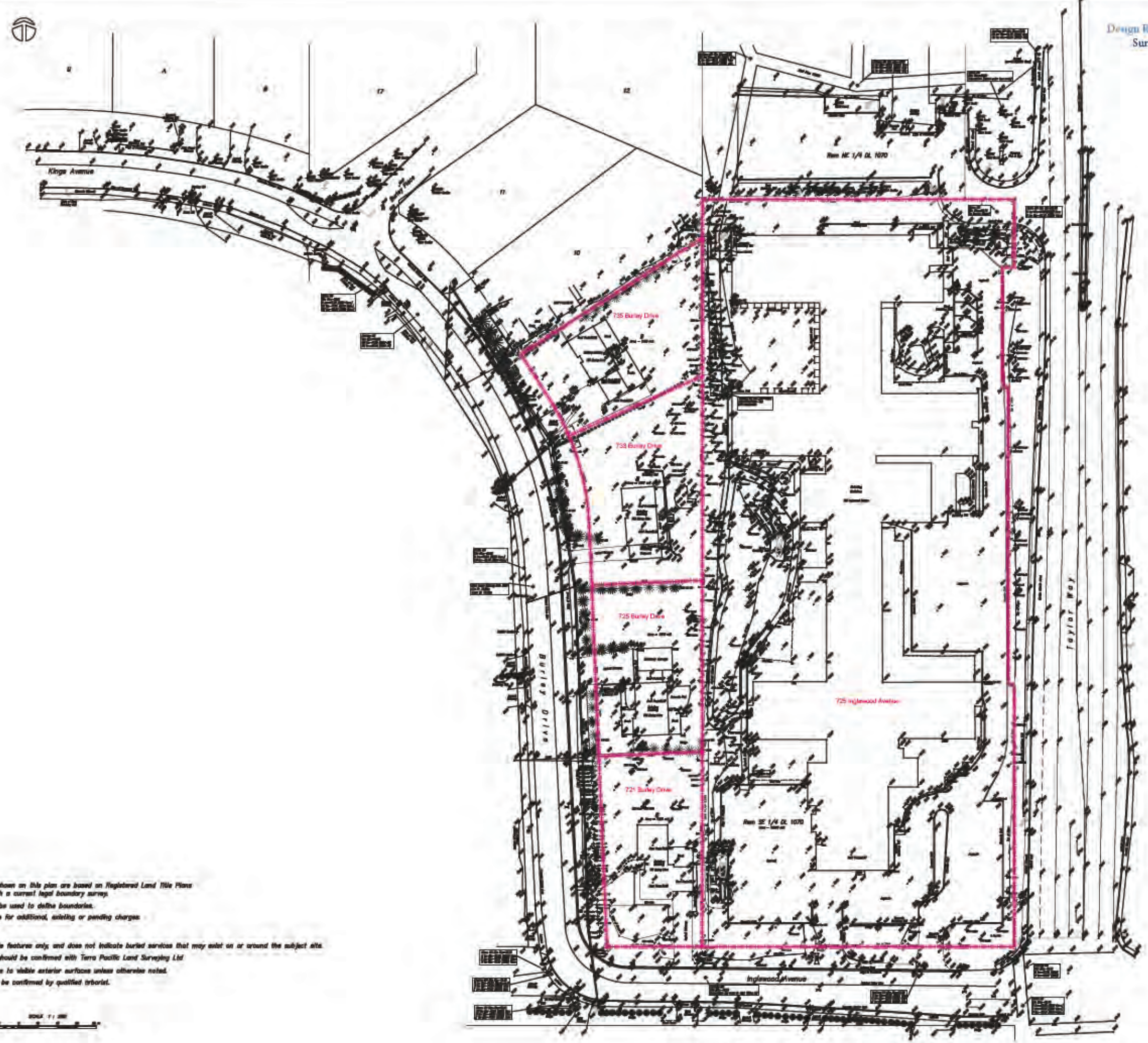
Scooter Parking Summary	Long Term Care	Assisted Living & Long Term Care (Private Pay)	ASH: Affordable Seniors Housing	ATMH: Affordable Team Member Housing	Independent Living
<b>Electric Scooter Parking</b>					
Number of scooter parking stalls	0	12		0	22





# Survey Plan

 <p><b>Terra Pacific</b> Land Surveying Ltd 2031 W. Ave. Ave., Suite 101, BC Phone: 604-682-2000 Fax: 604-682-1000</p>	
<p><b>Client:</b> Baptist Housing</p>	
<p><b>Project:</b> 735 Burley Drive 733 Burley Drive 725 Burley Drive 721 Burley Drive 725 Inglewood Ave, West Vancouver</p>	
<p><b>Drawing Title:</b> Topographic Survey Plan Of Lot 6 DL 1070 NWD Plan 8815 Lot 7 DL 1070 NWD Plan 8815 Lot 8 DL 1070 NWD Plan 8815 Lot 9 DL 1070 NWD Plan 8815 The SE 1/4 DL 1070 Gp 1 NWD Except the E 67 Feet and Pt Plan 29</p>	
<p><b>Notes:</b> All dimensions are in meters.</p>	
<p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>+ True (Not All Points At Every Station, See Remarks)</li> <li>○ Survey Station</li> <li>— Chain Mark</li> <li>— (with cross-ticks) Utility (Electric)</li> <li>— (with cross-ticks) Fire Hydrant</li> <li>— (with cross-ticks) Gas Main</li> <li>— (with cross-ticks) Sewerage/Storm</li> <li>— (with cross-ticks) Water Main</li> <li>— (with cross-ticks) Large Water</li> <li>— (with cross-ticks) Street</li> <li>— (with cross-ticks) Power Pole</li> <li>— (with cross-ticks) Power Pole With Light</li> <li>— (with cross-ticks) Water Valve</li> <li>— (with cross-ticks) Sign</li> <li>— (with cross-ticks) Fire Hydrant</li> <li>— (with cross-ticks) Fire Alarm</li> <li>— (with cross-ticks) Fire Alarm</li> </ul>	
<p><b>Benchmark Notes:</b> Elevations Are Geodetic Datum and are derived from the start invert of the Sanitary Main No. 2554 on Burley Drive Invert elevation = 76.35</p>	
<p>Scale: 1:250</p>	<p>Control: Control Set 200, May 27, 2010</p>
<p>Date: September 24, 2019 &amp; December 13, 2020 Rev: June 10, 2021</p>	<p>File: MR19-304Top08 Site: Inglewood, BC</p>



**Property:**  
Lot dimensions and Lot boundaries shown on this plan are based on Registered Land Title Plans and field survey and may change with a current legal boundary survey.  
Offsets to property lines are not to be used to define boundaries.  
Refer to current certificate(s) of title for additional, existing or pending charges.

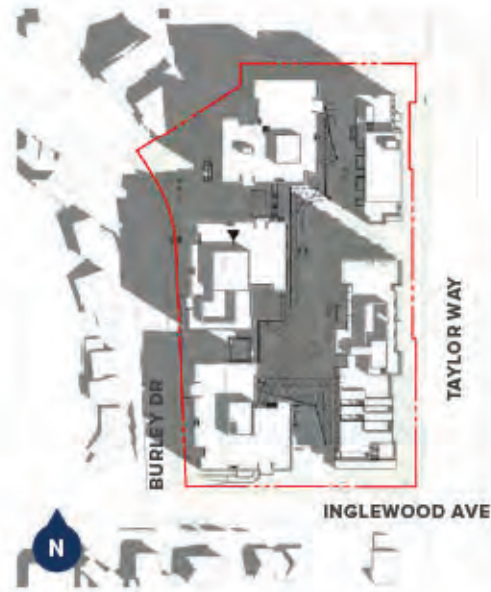
**General:**  
This plan shows the location of visible features only, and does not indicate buried services that may exist on or around the subject site.  
Features shown without dimensions should be confirmed with Terra Pacific Land Surveying Ltd.  
Building location based on survey ties to visible exterior surfaces unless otherwise noted.  
Tree species and dimensions should be confirmed by qualified arborist.



# Shadow Studies

## Spring Equinox - March 21

10.00am



12.00pm



2.00pm



4.00pm



## Summer Solstice - June 21

10.00am



12.00pm



2.00pm



4.00pm





### Fall Equinox - September 21

10.00am



12.00pm



2.00pm



4.00pm



### Winter Solstice - December 21

10.00am



12.00pm



2.00pm



4.00pm





# Team Overview

## Baptist Housing

Baptist Housing provides quality senior housing and care in British Columbia. Our desire is that our residents experience life to the fullest. In each of our communities, our teams offer wellness programs that encourage positive lifestyles and the health of the whole person.

As a registered non-profit organization, Baptist Housing invests all its resources into improving the lives and well-being of our Residents. Our communities are established on a foundation of values so that the mission of Baptist Housing is experienced by those we serve and those who serve.

### Mission

Compelled by the values of Jesus Christ, we provide exceptional holistic care as we assist seniors to experience life well in supportive communities.

### Values

As Servant Leaders, we focus on serving others in humility and grace, demonstrating the character and values of:

- **Compassion** - Showing care, love and sensitivity in consideration of the unique needs of fellow Team Members, Residents, families and others.
- **Honesty** - Exemplifying fairness, integrity and ethical behaviour.
- **Respect** - Treating people with dignity at all times to elevate personhood and person-directed wellness.
- **Innovation** - Exercising ingenuity in all endeavors and exemplifying creative courage.
- **Stewardship** - Recognizing God's ownership by using resources wisely to preserve the future viability and longevity of our mission.
- **Teamwork** - Working collaboratively to achieve our mission in a culture of safety, continuous learning and work-life balance.
- **Fun** - Reminding us that we must take our work seriously, but not ourselves!

## Locations

### Independent Living

Hallmark on the Lake, Abbotsford  
Shannon Oaks, Vancouver  
Mill Creek Village, Kelowna  
Sun Pointe Village, Kelowna  
Smith Creek Village, Kelowna  
Shannon Oaks, Victoria

### Assisted Living

Hallmark on the Park, Abbotsford  
Clarendon Court, Vancouver  
Evergreen Heights, White Rock  
Mill Creek Village, Kelowna  
Smith Creek Village, Kelowna  
Sun Pointe Village, Kelowna  
Marrion Village, Victoria

### Affordable Housing

Maple Tower, Maple Ridge  
Grandview Towers, Vancouver  
Evergreen Manor, White Rock  
Green Valley Estates, Armstrong  
Sun Ridge Estates, Salmon Arm  
Carey Place, Victoria  
Elgin Gardens, Victoria  
Linwood Court, Victoria  
Marrion Village, Victoria

### Long Term Care

Inglewood Care Centre, West Vancouver  
Evergreen Care, White Rock  
Mill Creek Village, Kelowna  
Sun Pointe Village, Kelowna  
Smith Creek Village, Kelowna  
The Heights at Mt. View, Victoria



Shannon Oaks



The Heights at Mt. View



The Heights at Mt. View



## ZGF Architects

ZGF Architects LLP is an award-winning architecture, urban design and interior design firm with partner offices in Seattle, Portland, Los Angeles, Washington DC, New York and Vancouver. Founded over 50 years ago in Portland, Oregon, with a mission to strive for design, excellence, stewardship of our natural and built environment, and exceptional client service, today ZGF has grown to include over 590 employees.

ZGF's vision and design vocabulary emerge from the specifics of program, climate and site, along with the congruence of the client's and ZGF's values. Their ideas are founded on consensus and they create communities that resonate with users through effective and meaningful stakeholder engagement.

ZGF's design philosophy is centered on the premise that excellence should be reflected in every aspect of the project - its fit with the community, its function, relationship to its users, and its cost. ZGF's ability to provide creative design solutions while striving for excellence in each endeavour, is best shown by accolades they have received from clients and industry peers. They have been honoured with more than 860 national, regional and local awards, including the American Institute of Architect's highest honour, the Architecture Firm Award, recognized for creatively transforming client needs and aspirations into elegant, inventive architectural form, and establishing a standard of "excellence and expectation of quality to which other firms aspire".



The Heights at Mt. View



The Mark



Twelve West



The Emery



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# ZGF

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