



ZGF

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Revisions

**INGLEWOOD -
SITE**

725 Inglewood Ave
West Vancouver, BC

Drawing Title

**SITE - COVER
PAGE**



**INGLEWOOD
CARE CENTRE**

A BAPTIST HOUSING COMMUNITY

Date: 20210909
Job No: [V24689]
Drawn By: WW, AM
Checked By: YS, AT

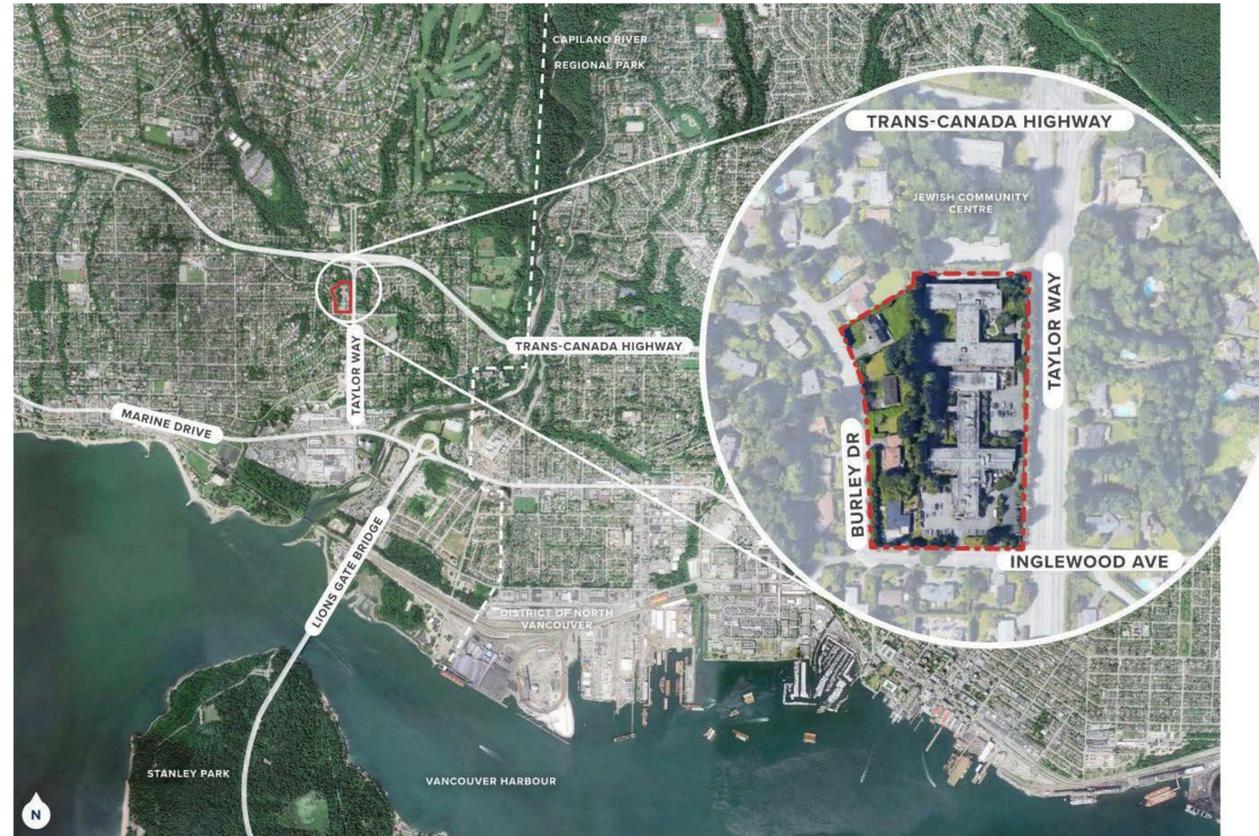
Drawing No.

**INGLEWOOD CAMPUS OF CARE - SITE
SEPTEMBER 23, 2021**

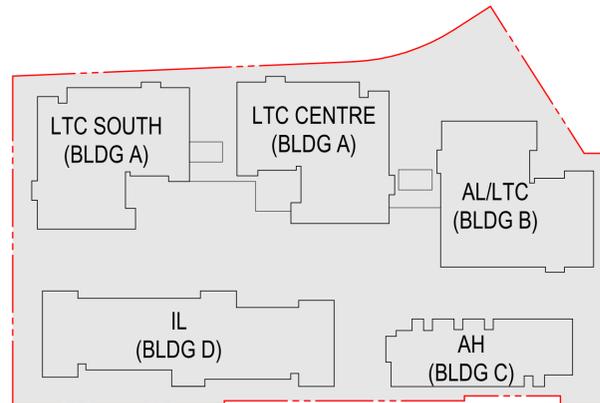
A0.00

ARCHITECTURAL DRAWING LIST

A0.00	SITE - COVER PAGE
A0.01	SITE - PROJECT DATA
A0.02	DEVELOPMENT DATA
A0.03	SITE - SURVEY
A0.04	EXISTING ZONING & SITE SERVICING
A1.00a	SITE - PLAN - PHASE 1
A1.00b	SITE - PLAN - ALL PHASES
A1.03	SITE COVERAGE PLAN
A2.01	SITE - OVERALL PLAN - 64.5 M
A2.02	SITE - OVERALL PLAN - 67.5M
A2.03	SITE - OVERALL PLAN - 71.5M
A2.04	SITE - OVERALL PLAN - 77.3
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A2.06	SITE - OVERALL PLAN - 83.9
A2.07	SITE - OVERALL PLAN - 87.2
A2.08	SITE - OVERALL PLAN - 90.5
A2.09	SITE - OVERALL PLAN - 93.8
A2.10	SITE - OVERALL PLAN - 97.1
A2.11	SITE - OVERALL PLAN - 100.4
A2.12	SITE - OVERALL PLAN - 103.7
A2.13	SITE - OVERALL PLAN - 107.0 M
A3.01	SITE - FULL SITE ELEVATIONS
A3.02	SITE - FULL SITE ELEVATIONS
A3.03	SITE - SECTIONS - EAST WEST
A3.04	SITE - SECTIONS - EAST/WEST
A3.05	SITE - SECTIONS - NORTH SOUTH
A3.06	SITE - SECTIONS - NORTH/SOUTH



PROJECT LOCATION



KEY PLAN 1 TO 2000

CIVIC ADDRESS

721 BURLEY DRIVE
 725 BURLEY DRIVE
 733 BURLEY DRIVE
 735 BURLEY DRIVE
 725 INGLEWOOD AVE, WEST VANCOUVER

LEGAL DESCRIPTION

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 FIRSTLY: THE E 67 FEET, NOW ROAD, SECONDLY: PT PLAN 29



KEY ELEVATION



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SITE - PROJECT DATA



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 CARE CENTRE

A BAPTIST HOUSING COMMUNITY

Date: 20210909
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Drawing No.

A0.01

INGLEWOOD - SITE

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DEVELOPMENT DATA



INGLEWOOD CARE CENTRE

A BAPTIST HOUSING COMMUNITY

Date: 20210909
Job No: [V24689]
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Drawing No.

A0.02

Permitted Uses:

Building 1 – Long Term Care

- Long term Care
- Memory Care
- Personal Services?
- Offices
- Commercial Kitchen

Accessory uses that support seniors care including town hall, salon, café, gift shop, dining, gym.

Building 2 – Assisted Living/ Long Term Care

- Long term Care
- Assisted Living
- Memory Care
- Personal Services?
- Community flex space
- Daycare
- Offices

Accessory uses that support seniors care including salon, café, gift shop, dining, gym

Building 3 – Affordable Housing

- Apartments
- Offices
- Accessory Uses for residential

Building 4 – Independent Living for Seniors

- Rental Accommodation for Seniors
- Independent Living
- Life Lease
- Offices
- Commercial Kitchen

Accessory uses that support seniors care including restaurant, bistro, salon, café, gift shop, dining, gym.

Site Area (existing)	(m2)	(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
TOTAL with 5 sites	20,181.1	217,230

	PHASE 1		PHASE 2 & 3		
	Long Term Care		Assisted Living/ Long...	Affordable Housing	Independent Living
	South	Central	North		
Number of storeys:	5	7	7	10	10
Geodetic elevation:					
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
Building Height:					
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
Offstreet Loading	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	
Trash Room size:	55 m2	Shared with LTC		60 m2	80m2

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					
	(m2)	(SF)	(m2)	(SF)	(m2)	(SF)	(m2)	(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	180	1 per 3.3 IL per 3...	362	stalls
Bike Parking	40	stalls	17	stalls	40	stalls	162	stalls	259	stalls

FAR calculations	Site Area (proposed)		Gross Buildable Area & Outdoor Area		FAR exclusions		Net Area for FAR		FAR
	(m2)	(SF)	(m2)	(SF)	(m2)	(SF)	(m2)	(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
Total (Lots 1-4 & Common Land)	16,369.0	176,196	56,456.6	607,698	16,069.6	172,973	40,387.0	434,725	2.47
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
Total (all sites)	20,181.0	217,228	85,246.0	917,588	26,315.1	283,256	58,930.9	634,330	2.92 site area/net area for FAR

Vehicle Parking	Long Term Care	Assisted Living & Long Term Care (Private Pay)	ASH: Affordable Seniors Housing	ATMH: Affordable Team Member Housing	Independent Living
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 CU3 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/9.5m2 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
Residential Parking Required:					
Number of Units	240	104	48	107	200
Base bylaw parking requirement (stalls)	240/3.3 = 73	104/3.3 = 32 95 m2 /9.5 = 10	2424m2 / 93 = 26 stalls	6962m2/ 84 = 83 stalls	200
Total required parking (stalls)	73	42	26	83	200
Bylaw Vehicle Parking Supply Reductions					
DoWV Reference Zoning Bylaw			305.12 (2)	305.12 (1)	305.12 (1)
Reduction for Bike Parking				143.1 (3)	143.1 (3)
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
Reduction for care share				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
Total required parking (stalls) with...	73	42		62	175
of which Max small car... 30% of total:	22	13		19	60
Residential Parking Provided:					
Level 64.5	Resident Staff Visitor	25	60	5	71
Level 67.5	Resident Staff Assembly & Visitor	58			95
Level 71.5 (Courtyard)	Resident Staff Visitor	14	17		7
		3			4
Total parking provided	75	42		65	178
Above/Below requirement	2	0		3	3
of which Accessible Spaces:	6	4		2	3
of which Small Car Spaces:	13	2		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...	Secure Guest	143.01 (3) 143.02 (2)	143.01 (3) 143.02 (2)	143.01 (3) 143.02 (2)	143.01 (3) 143.02 (2)
Bylaw rates for bike parking:			1.5 spaces/dwelling (not seniors specific) 0.2 spaces/ dwelling	1.5 spaces/ dwelling 0.2 spaces/ dwelling	1.5 spaces/ dwelling 0.2 spaces/ dwelling
Secure Guest	0.3 spaces/100m2 of area 0.4 spaces/100m2 of area	0.3 spaces/100m2 of area 0.4 spaces/100m2 of area			
Building Area, m2	20,902	10,816	10,909		22,742
Number of Residential Units	240	104	48	107	200
Bike Parking Stalls Required at bylaw rate:			ASH	ATMH	
Total Secure Bicycle Stalls required	63	32	72	161	300
Total Guest Bicycle Stalls required	84	43		31	40
Bike Parking Stalls Proposed rate:					
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
Bike Parking Stalls Proposed:					
Level 64.5	Secure Guest		36 2	214 11	
Level 67.5	Secure Guest	26 8	10 7		150 2
Level 71.5 (Courtyard)	Secure Guest	6			10
Total Resident, Visitor and Staff Bicycle Stalls provided	40	17	40	235	162
Above/Below requirement	2	0		1	0

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

Existing Zoning

The project site is currently zoned PH1 – Private Hospital Zone and RS3 – Single Family Dwelling Zone. The restrictions of each zone are set out in the Zoning Bylaw No. 4662, 2010 and provided in the table below.

It is located within the Taylor Way Corridor Area Plan boundaries. As indicated by the OCP, this plan will incorporate 500-600 new units.

	PH 1 Zone	RS3 Zone
Permitted uses	Hospitals as defined in the Hospital Act Assisted living Community care Accessory buildings and uses	Single family dwellings Secondary suites Detached secondary suite Home based business Accessory buildings and uses Community care Child care
Max height	7.6m / 2 storeys	7.62m / 2 storeys + basement
Max site coverage	25%	30%
Max Floor Area	0.5 (derived from height and site coverage)	0.35 of site area = 1,340m ²
Minimum setbacks	Front yard: 9.1m Rear yard: 9.1m Side yard: 7.6m	Front yard: 9.1m Rear yard: 9.1m Side yard: 1.52m
Off-street parking	minimum 1 parking space per 3.3 beds	At least 1 parking space.

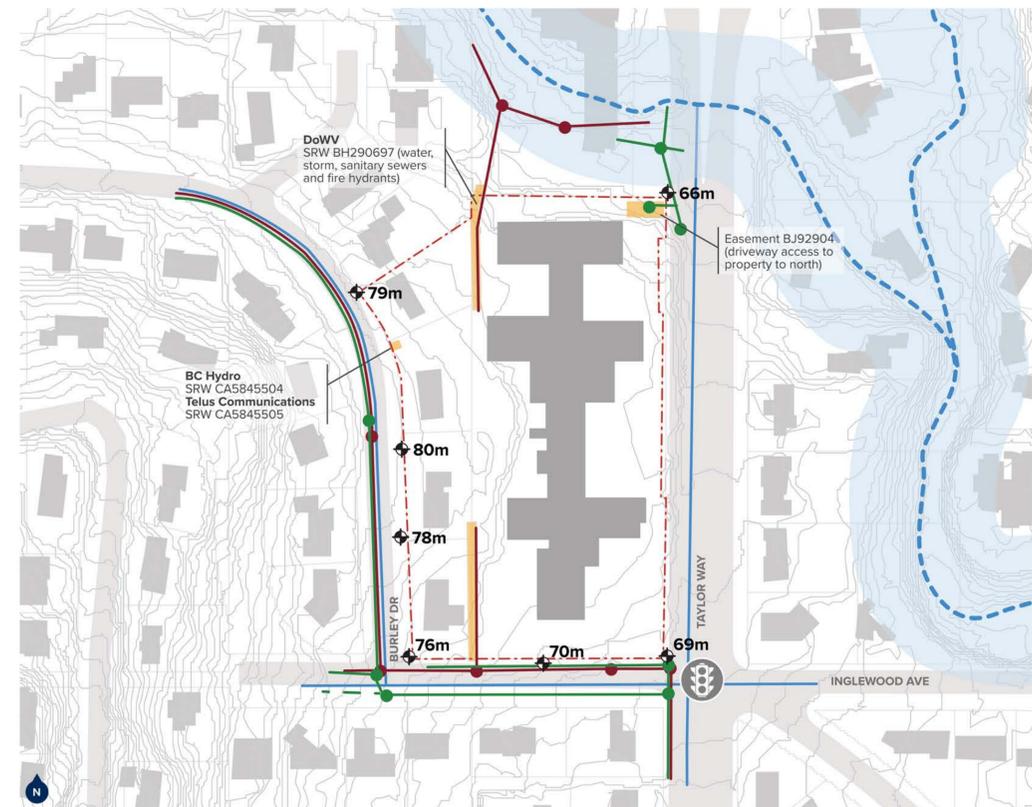


Existing Site Statistics

Site Area
20,181.1m² (217,230 SF)

Existing Building Area
13,338 m² (143,569 SF)

Bed Count
230 long term care beds



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West Vancouver, BC

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EXISTING ZONING & SITE SERVICING



INGLEWOOD CARE CENTRE

A BAPTIST HOUSING COMMUNITY

Date: 20210909

Job No: [V24689]

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Checked By: AT

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A0.04

Revisions



**INGLEWOOD -
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Drawing Title

**SITE - PLAN -
PHASE 1**



**INGLEWOOD
CARE CENTRE**

A BAPTIST HOUSING COMMUNITY

Date:	20210909
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9/20/2021 3:47:02 PM

PHASE 1 - ILLUSTRATIVE SITE PLAN
NOT TO SCALE



A1.00a



**INGLEWOOD -
SITE**

725 Inglewood Ave
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Drawing Title

**SITE - PLAN - ALL
PHASES**



**INGLEWOOD
CARE CENTRE**

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