

Proposed Addition
to the
INGLEWOOD CARE CENTRE
725 Inglewood Avenue, West Vancouver, BC.

This revised design set is submitted pursuant to OCP Amendment, Rezoning, and Development Permit Applications that were originally submitted April 2 2015.

Inglewood Care Centre has served the West Vancouver community since 1963 and presently provides funded Complex Care to 230 residents. Inglewood Care Centre is particularly well situated and uniquely well qualified to provide an addition to the present facility that will add 74 new beds to West Vancouver.



DESIGN RATIONALE

1. BROAD OVERVIEW OF THE PROJECT:

a. The Project is a proposed addition, to the existing 230-bed Inglewood Care Centre, comprising 76 new licensed residential care beds. Included in these 76 beds will be a self-contained 12-bed Special Care Unit. Two beds will be lost in the existing building due to the new build, so the net increase will be 74 beds.

b. The Project comprises three storeys of residential care over an underground parking structure providing 55 parking spaces, in addition to storage, maintenance, mechanical, electrical and other service functions.

c. The Project will be separated from the existing structure by a firewall, with suitable closures with hold-open devices, which will permit uninterrupted flow of residents and staff, as well as sharing of facilities and amenities between the existing and new structures.

d. For purposes of the BC Building Code, the Project will be classified as a Group B-3 Residential Care Occupancy, which permits the construction of three storeys, plus basement, in wood-frame construction; it also permits a roof-level amenity mezzanine, of up to 10% of the area of the third floor.

e. The Project will conform in every respect to all of the applicable codes, bylaws, standards, Community Care and Assisted Living Act, the 2007 Vancouver Coastal Health (VCH) Design Guidelines, and other Licensing requirements.

2. PROJECT FEATURES:

conforming to VCH Design Guidelines, and providing state-of-the-art features and preferred attributes:

a. Homelike environment created with residential design cues and fixtures, clear spatial organization, and with various way-finding cues;

b. Every bedroom with private washroom with integral shower, built-in furniture, residential fixtures, bay windows for panoramic views, entry "porch and porch light", memory box, way-finding features, ceiling lifts, etc.;

c. Resident rooms arranged back-to-back to share entry "porch", share plumbing stacks, etc.

d. Small affinity groupings of resident rooms, typically two or four, many with furnished open "living rooms" as part of the corridors, to encourage resident interaction;

e. Affinity groupings of resident rooms organized into "House" units of 12-20 rooms, each stand-alone "House" with its own integral dining, lounges, activity spaces, with fireplaces, and HC washroom; each "House" with its own spa, utilities, and support functions; each "House" to have its own "destinations", walking loops, and outdoor space(s);

f. Two "House" units on floors two and three, which are organized into a "Neighbourhood", sharing a nurses' station with its associated med room, staff conference room, washroom and support and service functions, a shared servery and

kitchenette for resident use, personal laundry, etc.;

g. Provide centralized administrative and multi-purpose spaces for the use of all the "Neighbourhoods"; roof level lounges, activity spaces, two-level solarium, and decks; rationalize and integrate the centralized amenities with the already existing amenities in the existing facility;

h. Site planning to provide visitor parking (incl. handicap) close to the entrance, with underground parking easily accessible to the elevator lobby;

i. Outdoor landscaped areas with gardens, planters, walking areas and loops, and with appropriate covered outdoor spaces.

3. LOCATION:

a. The existing Inglewood Care Centre is located at 725 Inglewood Avenue, at Taylor Way; the contiguous residential property is located at 721 Burley Drive, at Inglewood Avenue.

b. The current zoning of the present facility is PH1—Private Hospital Zone 1, and the current zoning of the contiguous residential property is RS3—Single Family Dwelling Zone 3.

c. These two properties must be consolidated and rezoned to an appropriate CD Zone, in order to accommodate the proposed development profile.



4. SITE ADVANTAGES:

this site is ideal for this Project, and is one of the most advantageous sites in all of West Vancouver; following are some of the winning conditions and exceptional circumstances that will contribute to the support of the community and the success of the Project:

a. we are already providing care in a residential area;

b. we already have the zoning that supports care; the neighbours are already used to us being there;

c. the site has excellent transportation access, for visitors, staff, and service vehicles;

d. the property is screened by dense landscaping on all sides that can be further enhanced by collaborating with the immediate neighbours;

e. the proposed Project can be added in a way which will be virtually invisible to the neighbours and will not materially impact anyone's views; the Project will be nestled into the sloping site below the hedges at the corner of Inglewood and Burley, which will screen it from view;

f. the sloping site will provide a grade transition from the main building up to Burley Drive; the grade change between the main site and Burley Ave makes our addition virtually invisible from the west;

g. the main site is virtually level, which provides a much better walking environment for seniors for accessing their

gardens and exterior walking loops;

h. there is public transit at the front door, and we are close to many community amenities including Park Royal Shopping Centre.

i. we have incorporated residential design cues, such as gables, dormers, bay windows, and our massing into two separate "Residential Buildings" that would enhance any residential neighbourhood;

j. our design presents a new, much more attractive residential face to the community, instead of the existing service end of the building;

k. there will be a new, formal entry, which faces Inglewood Avenue, with a drop-off zone, handicap parking, and a 5-minute courier parking space;

l. the design conforms to the latest VCH Design Guidelines;

m. the existing surface parking is moved underground and is hidden from the neighbourhood;

n. we have provided advantageous views for our residents, patios on each level, exterior walking loops, and roof-top lounges, activity spaces, solarium, and roof-decks, which are set back from the edge of the roof to prevent overlook into the neighbourhood.

5. NEIGHBOURHOOD CONSULTATION:

a. We sponsored a drop-in presentation to the immediate neighbourhood at the recommendation of Planning staff, to engage our neighbours, present the conceptual design drawings, and receive comments and advice; the location was the North Shore Jewish Community Centre held on February 3 2015.

b. Planning staff supplied us with a map and address list; the invitation was prepared and personally addressed to 23 immediate neighbours, and hand delivered to each front door.

c. We set up 18 full-size, full-colour presentation boards in the main lounge; senior Inglewood Care Centre staff and the architect were on hand to informally present the information and answer questions.

d. Over the course of the evening, neighbours from only four addresses responded from the 23 that were invited; we received written comments from these four addresses; three were opposed to our proposed addition, and one was supportive (see copies attached).

e. We made comprehensive adjustments to our development profile, to address the neighbours' comments, and submitted our OCP, Rezoning, and DP Applications on April 2 2015.

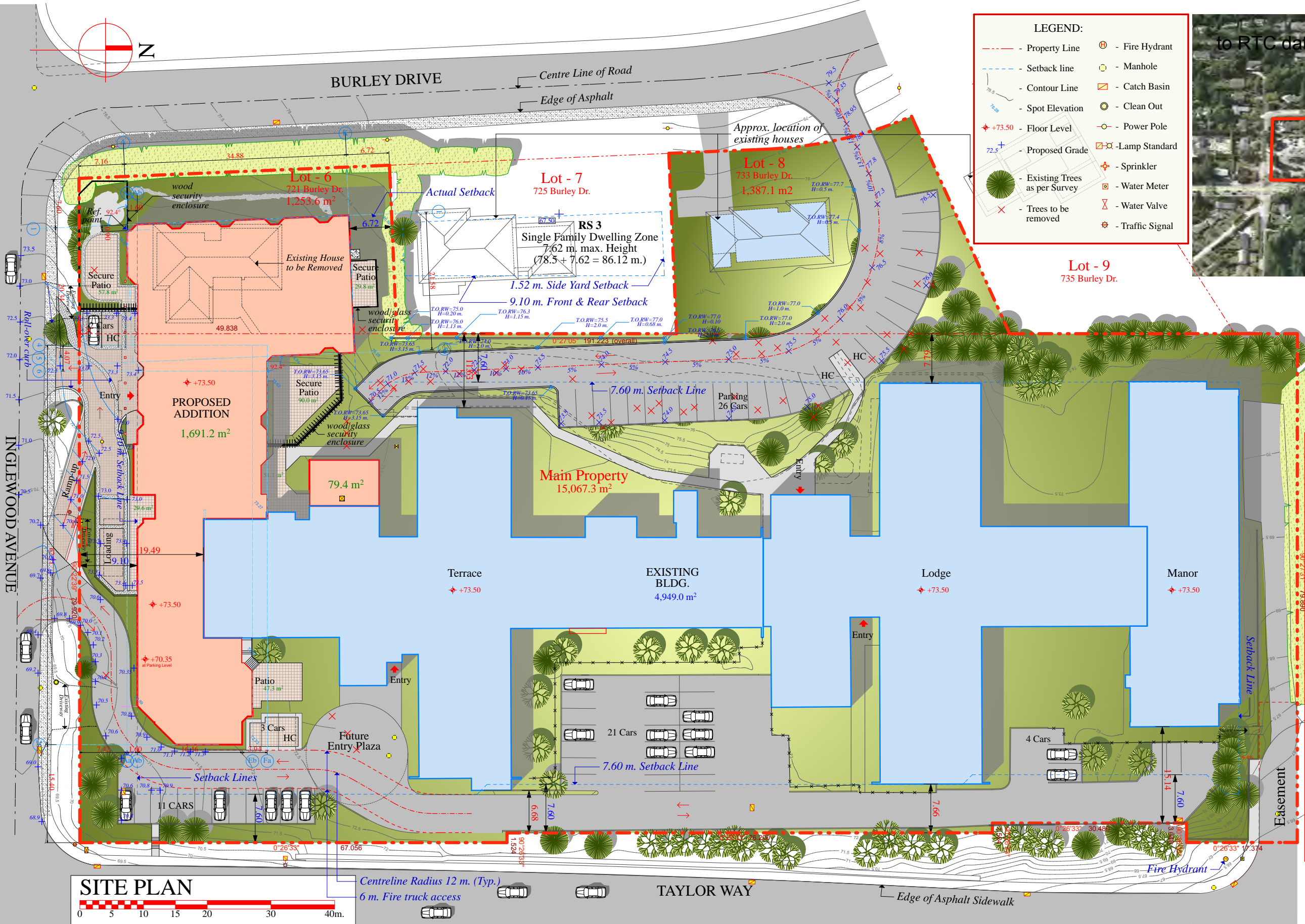
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LOCATION MAP

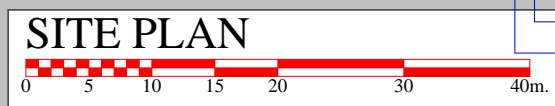
LEGEND:

- - - Property Line
- - - Setback line
- - - Contour Line
- - - Spot Elevation
- +73.50 - Floor Level
- 72.5+ - Proposed Grade
- Existing Trees as per Survey
- Trees to be removed
- Fire Hydrant
- Manhole
- Catch Basin
- Clean Out
- Power Pole
- Lamp Standard
- Sprinkler
- Water Meter
- Water Valve
- Traffic Signal



PROJECT DATA
15 November 2016

	Existing +	Addition =	Totals
Site Area:	15,067m ² +	2,641m ² =	17,708m ²
Site Coverage:	4949.0 +	1,770.9 =	6,719.9
	27.95% +	10.00% =	37.95%
Building Areas included in FAR:			
Main Floor:	4,949.0m ² +	843.7m ² =	5,792.7m ²
Second Floor:	4,196.3m ² +	1,686.5m ² =	5,882.8m ²
Third Floor:		1,663.1m ² =	1,663.1m ²
Totals:	9,145.3m ² +	4,193.3m ² =	13,338.6m ²
Floor Area Ratio:	0.516 +	0.237 =	0.753
Setbacks:			
Front (Inglewood):	19.49m	9.10m (7.5m SW corner)	
Rear (725 Burley):	8.95m	6.72m	
Side (Burley):	7.48m	7.60m	
Side (Taylor):	6.68m	15.39m	
Licensed Units:	228+	76=	304
On-site Parking:			
Req'd @ 3.3:	69.1 cars +	23.0 cars =	92.1 cars
Proposed:			
Surface:	62 +	1 +	4 =
Underground:	42 +	12 +	1 =
Totals:	104 +	13 +	5 =
			122 cars



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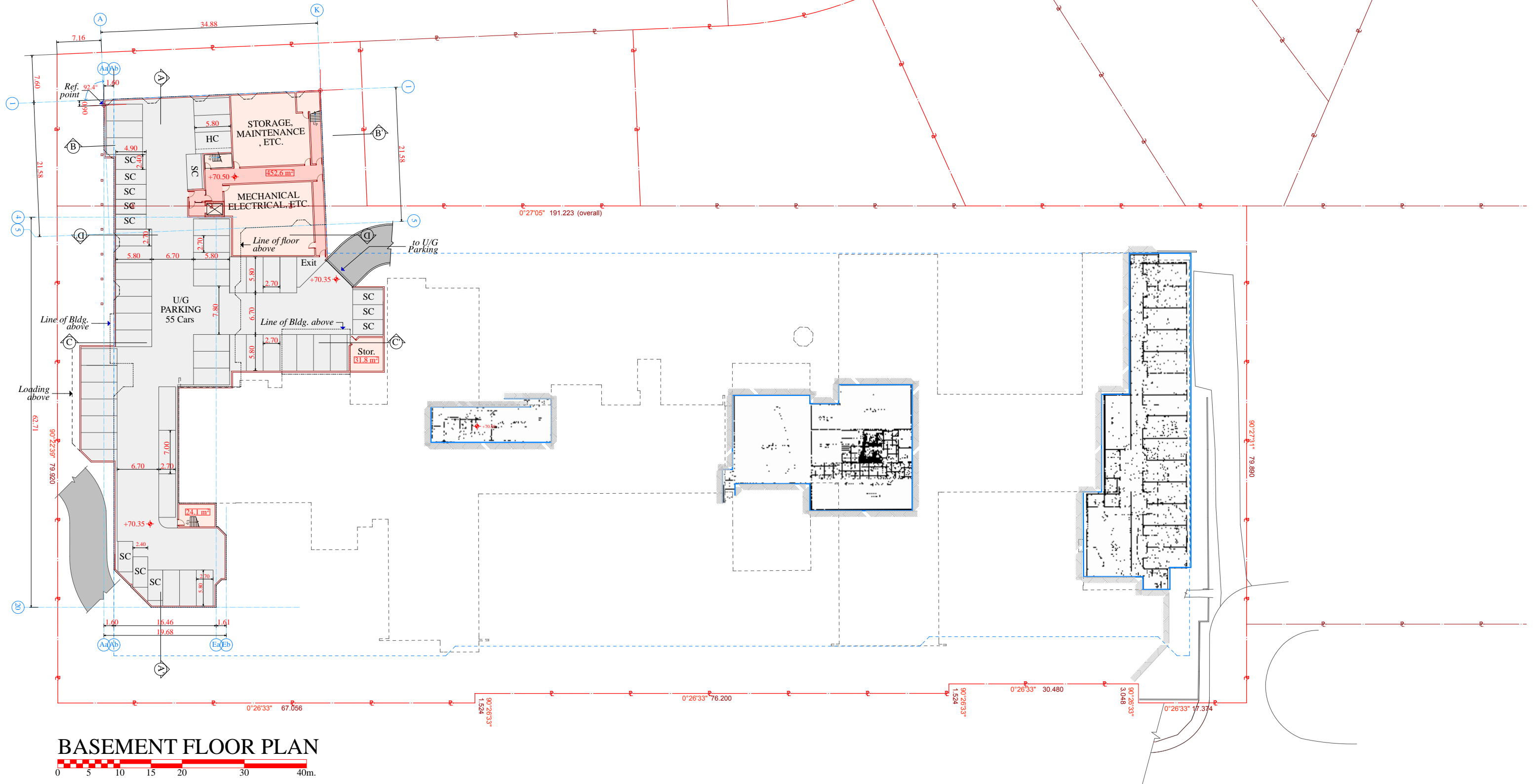
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Sheet Title
SITE PLAN / DATA

NOTE: The landscape drawings govern for hard and soft landscaping features.

Scale:	Date:	Job.No.
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BASEMENT FLOOR PLAN



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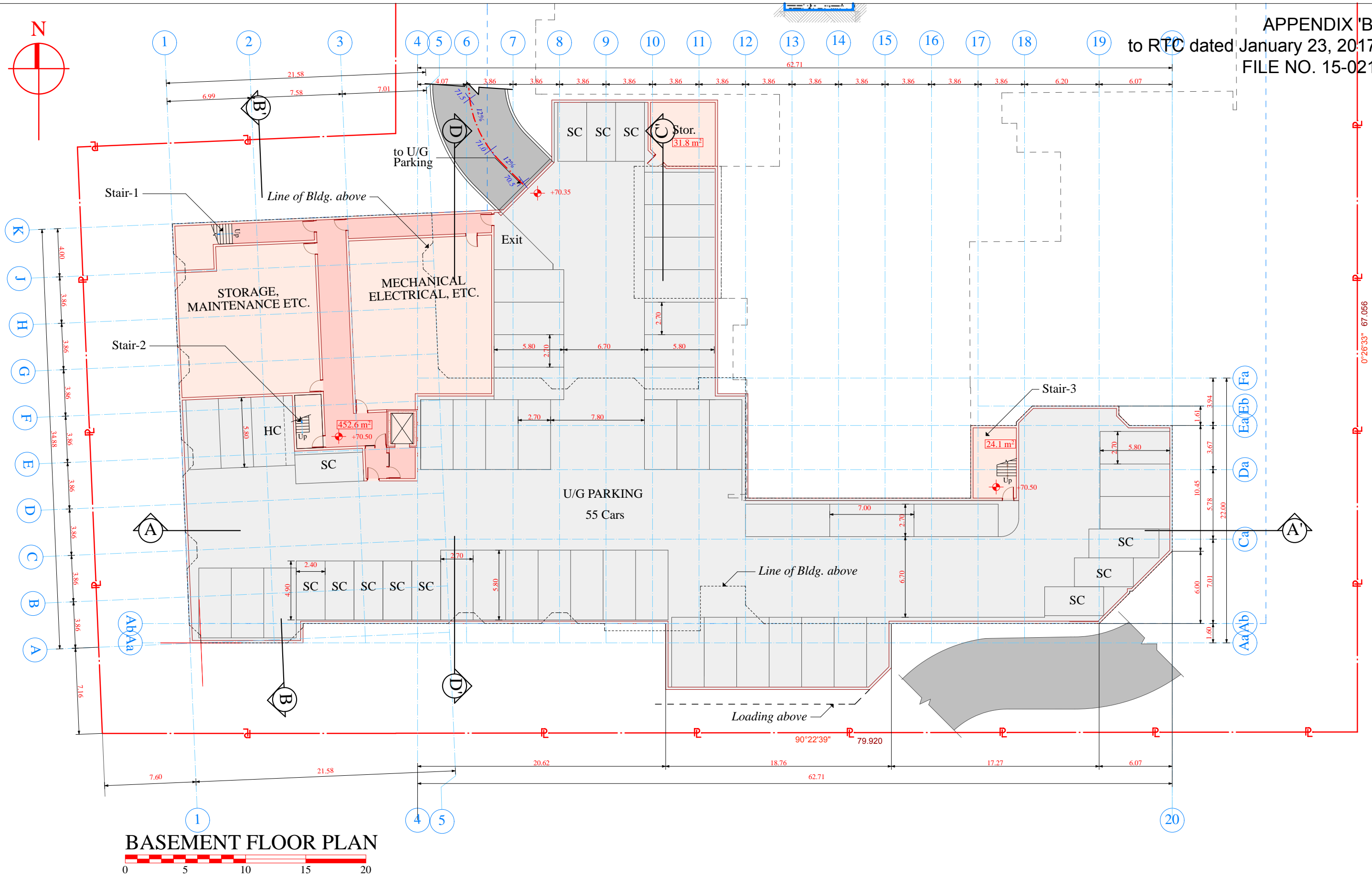
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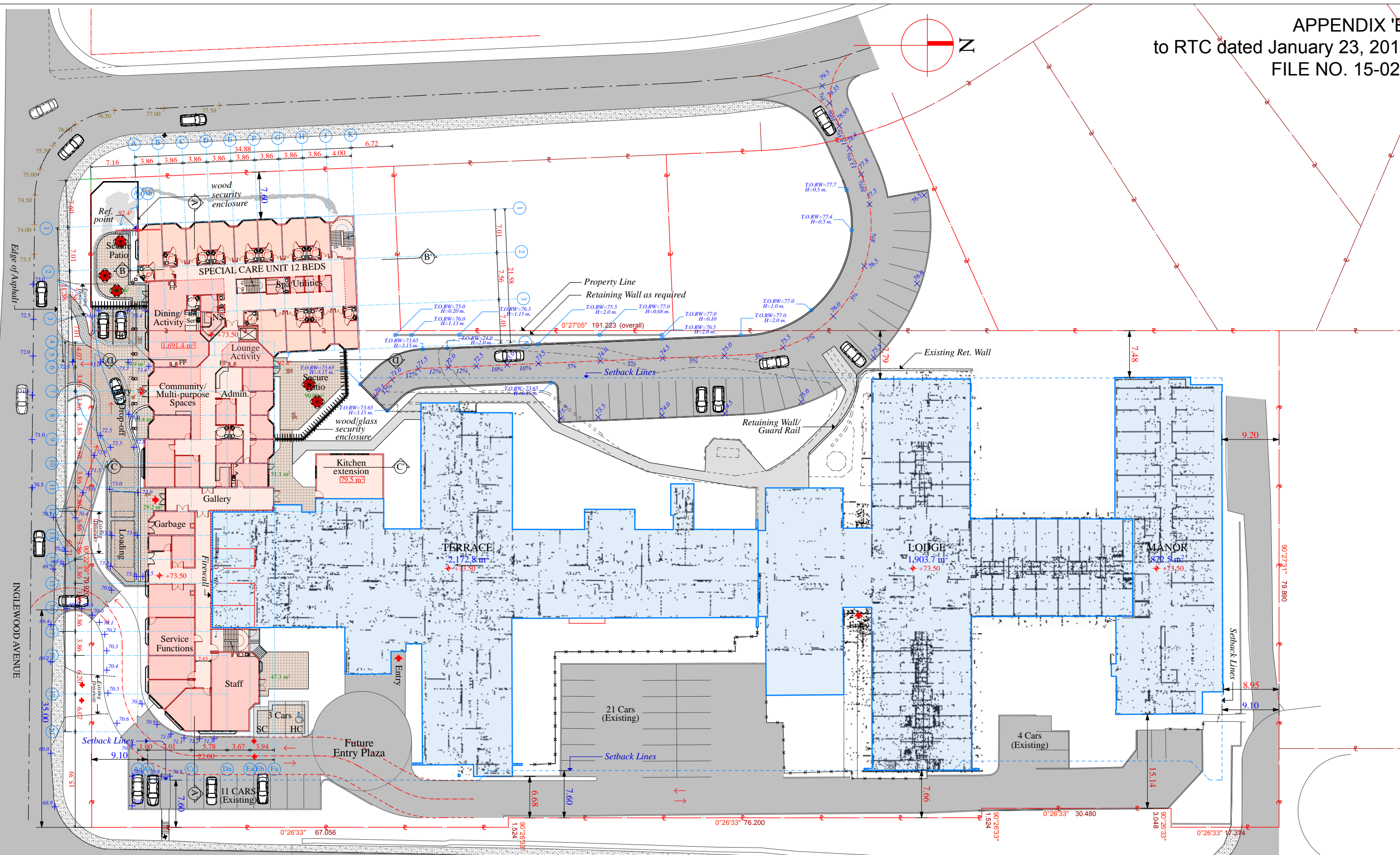
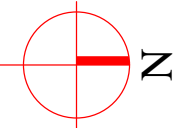
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MAIN FLOOR PLAN
0 5 10 15 20 30 40m.

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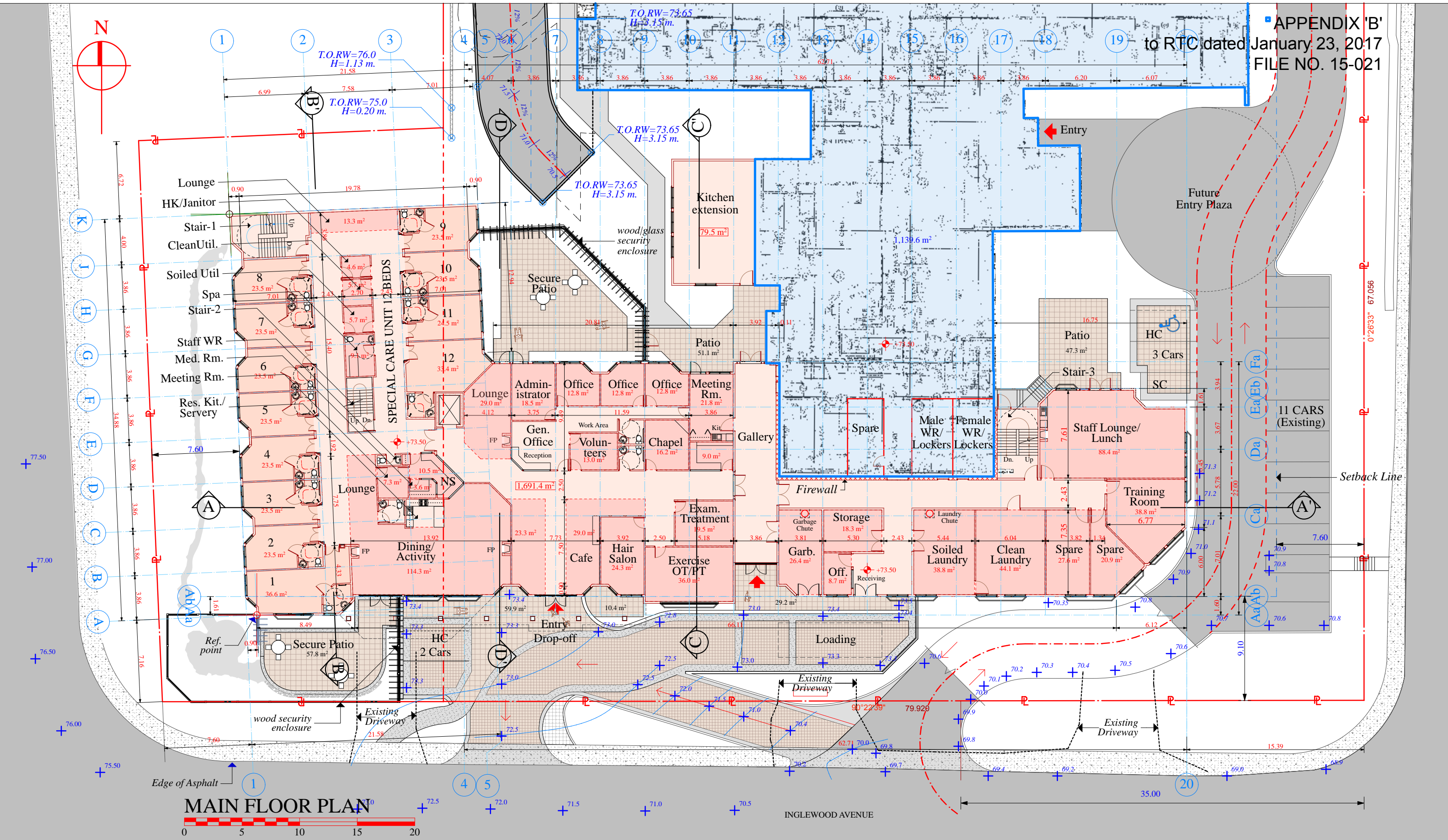
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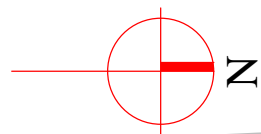
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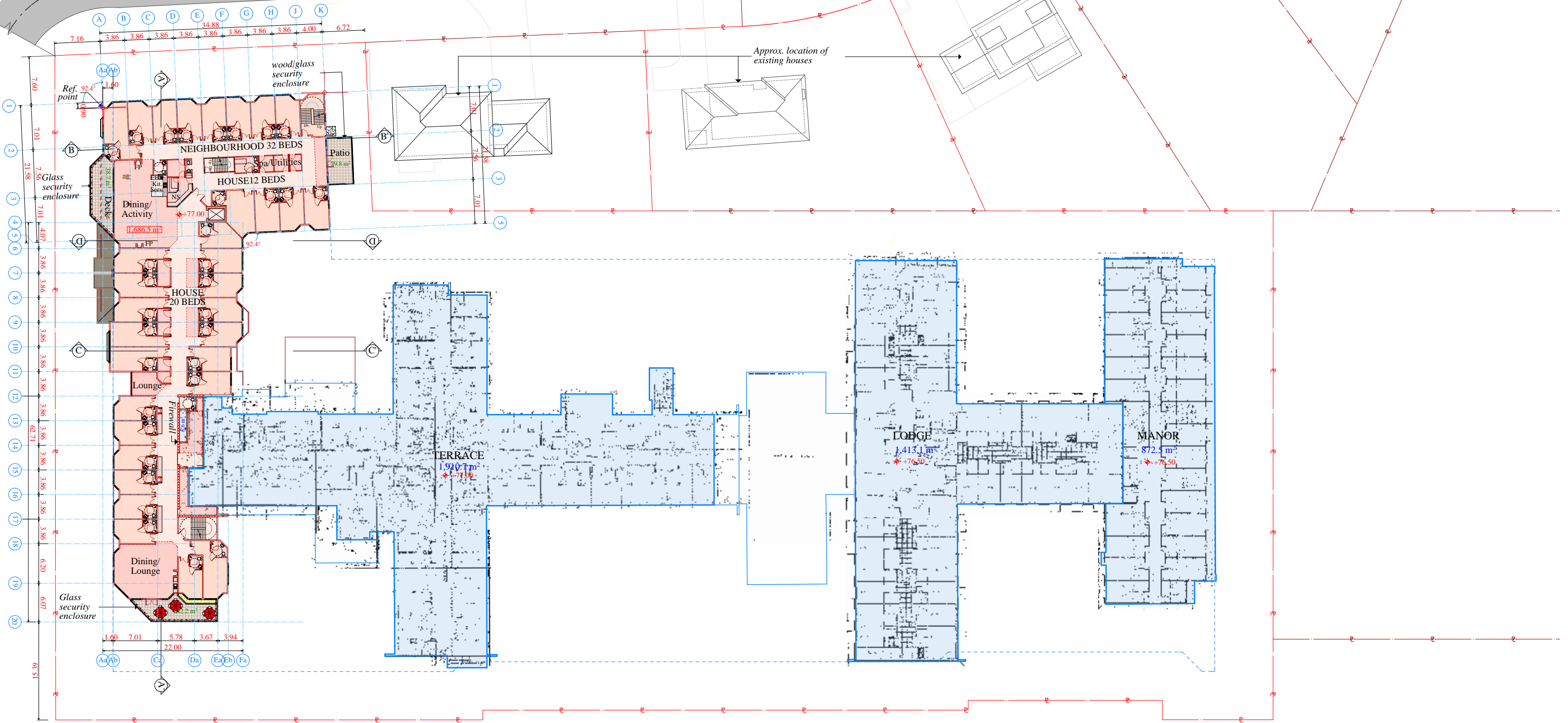
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BURLEY DRIVE

Centre Line of Road
Edge of Asphalt



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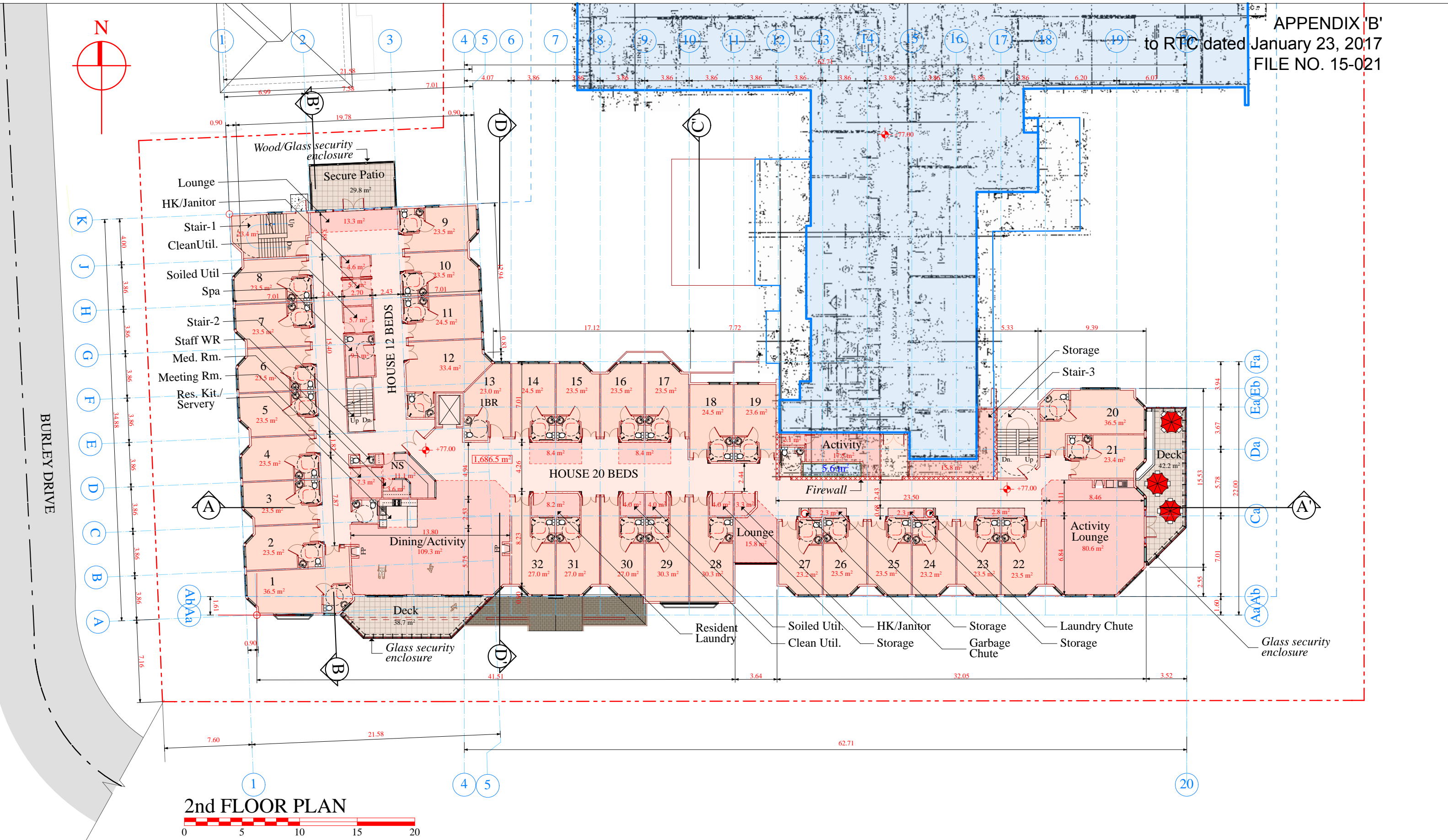
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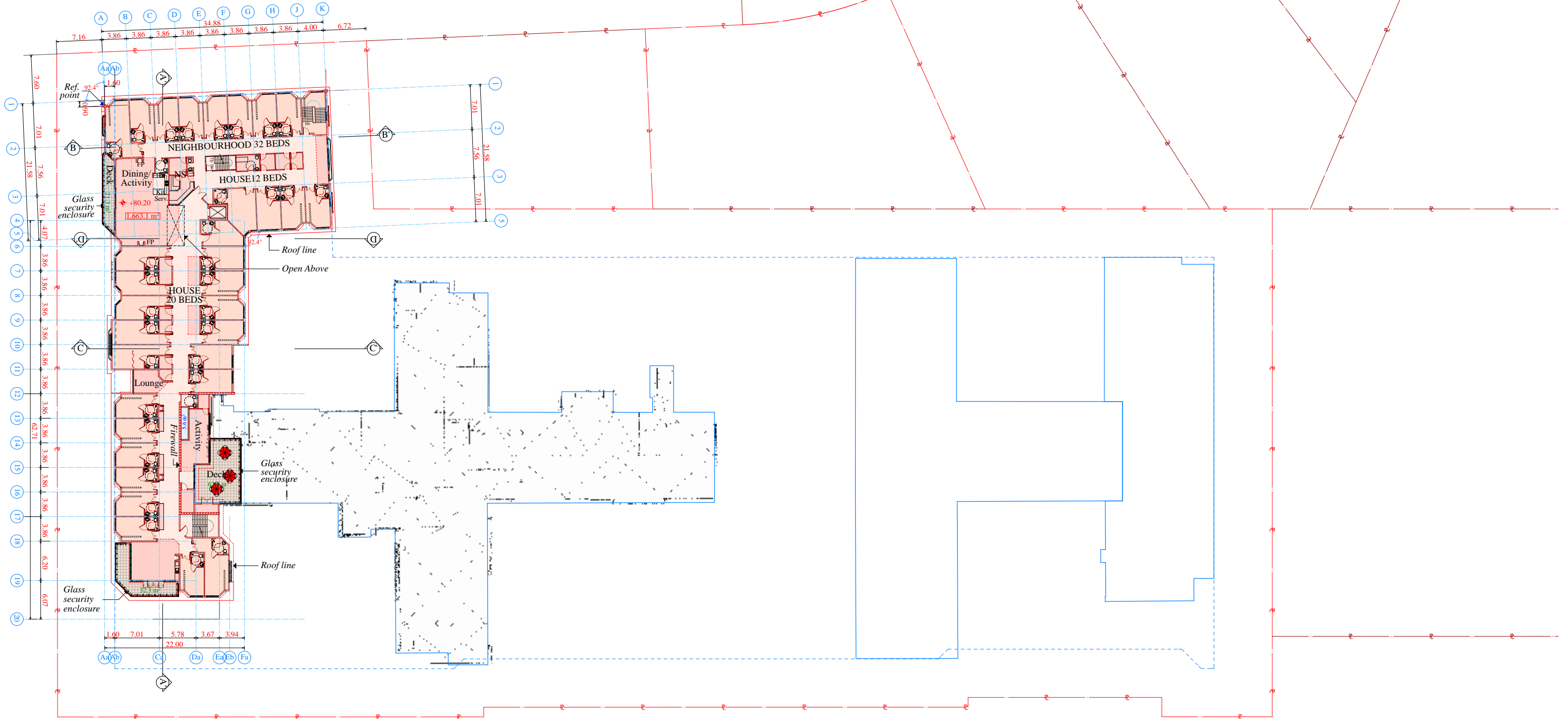
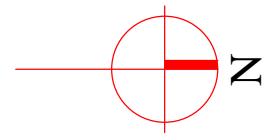
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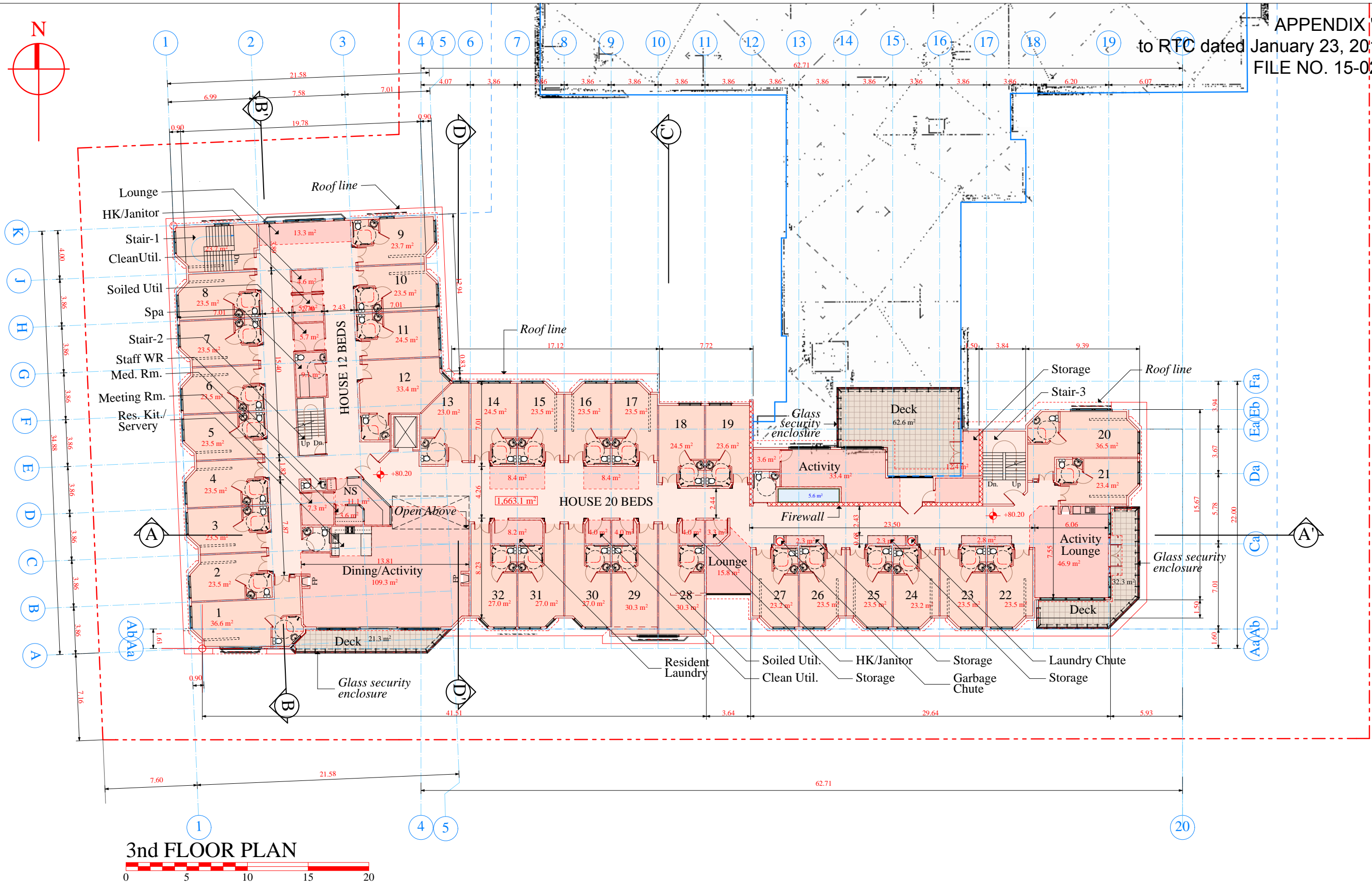
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