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# CEDAR LIVING | 530 Inglewood West Vancouver



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Introduction

Executive Summary

Planning Context

OCP Alignment

# Summary and Overview

# Introduction

This document describes the proposal for rezoning the 530 Inglewood Avenue site and developing local housing alternatives for local West Vancouver seniors and employees. The proposed retirement complex consists of 307 Seniors independent living units and 186 employee housing units. The development also propose a range of community amenity contributions, including rooftop restaurant, cafe, library, and Cedardale Center. The project will be a community amenity to increase community value. Employee housing will meet the demands of West Vancouver employees.



Cedar Living is founded on a deep respect for family values and elderly citizens. They upholds best practices to ensure that they are continually delivering the highest standard in senior care and independent living. Cedar Living is committed to fostering an active, comfortable, and enriched environment to redefine retirement living.

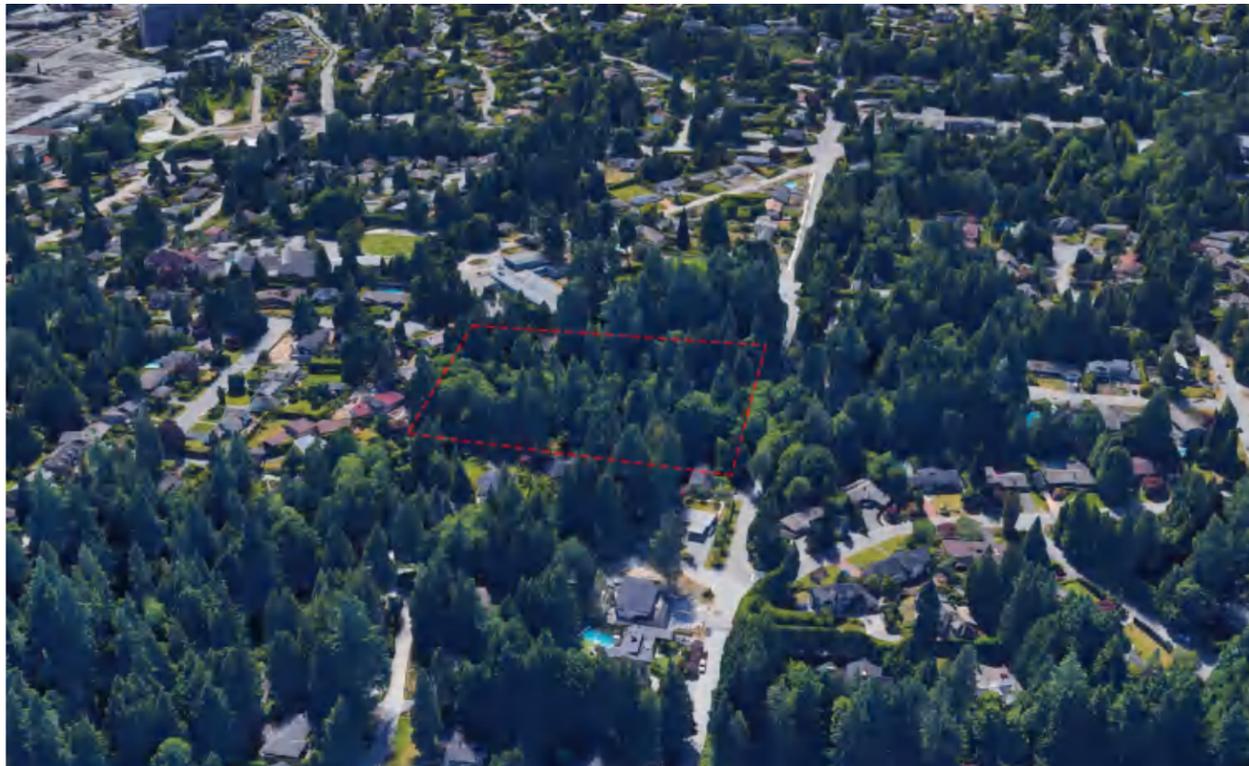


## Planning Context

### Regional Context

The site is located approximately half way between the Park Royal Shopping Centre and the Upper Levels Highway in East of West Vancouver. This site is adjacent to Ecole Cedardale School, within walking distance to Christ the Redeemer Catholic Church and St. Anthoy School.

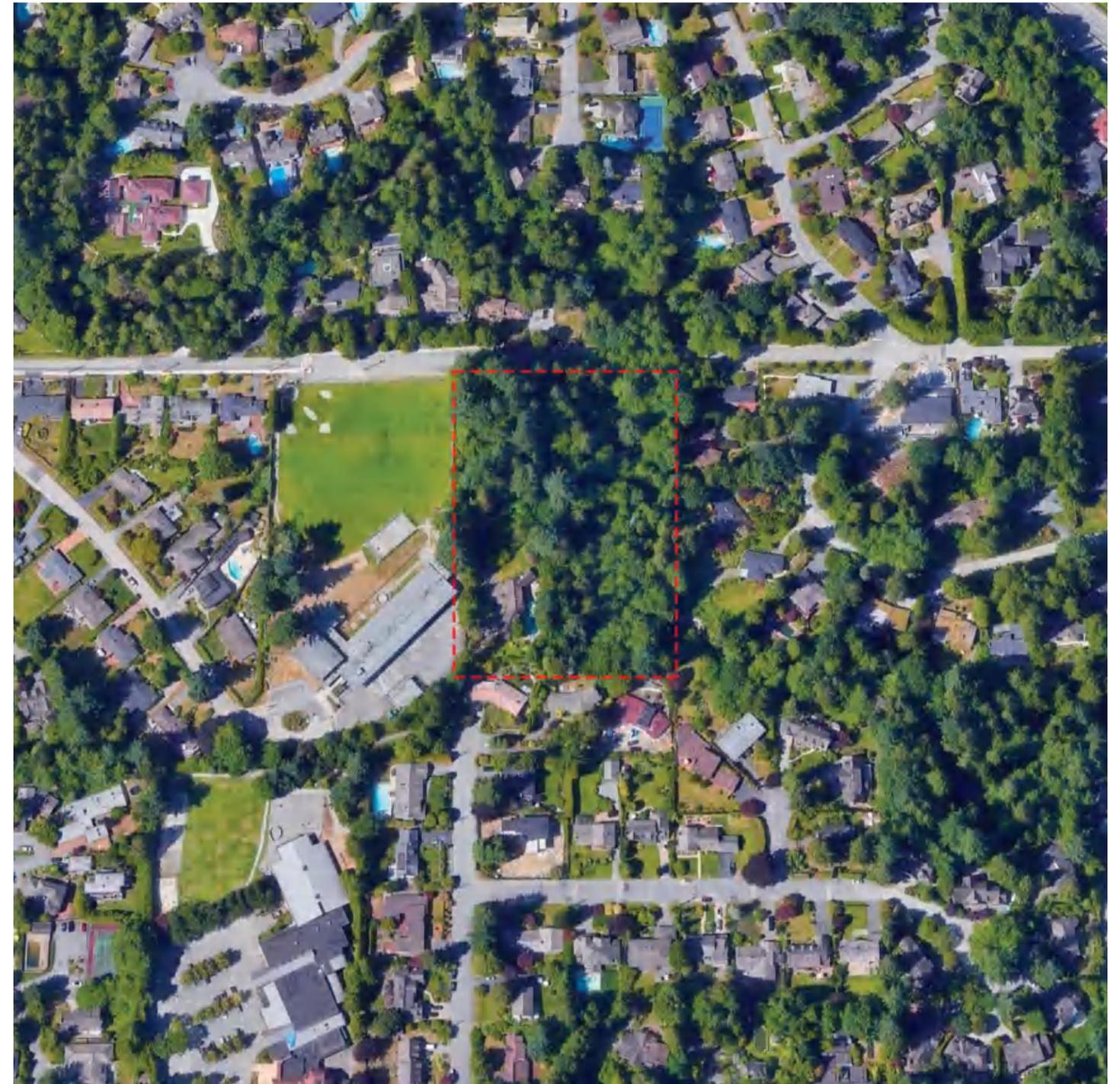
# Site Context



Aerial View (EAST)



Aerial View (Southwest)



Plan View

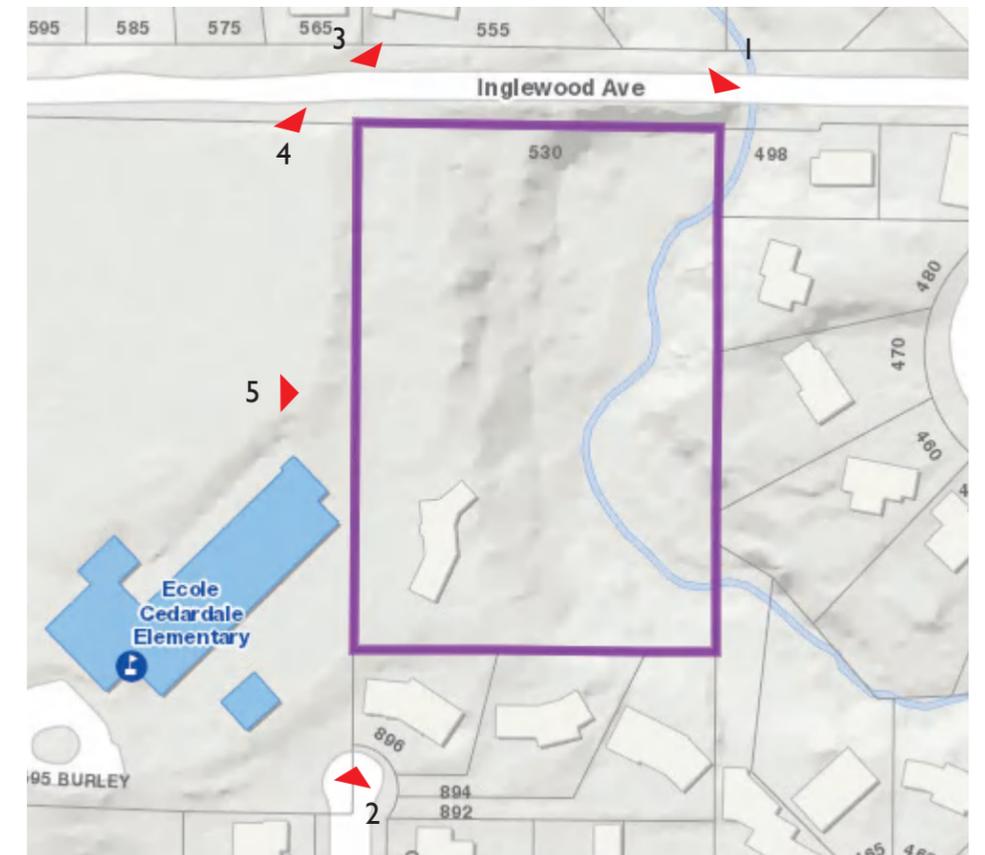
# Site Context



1. Northeast



2. Southwest



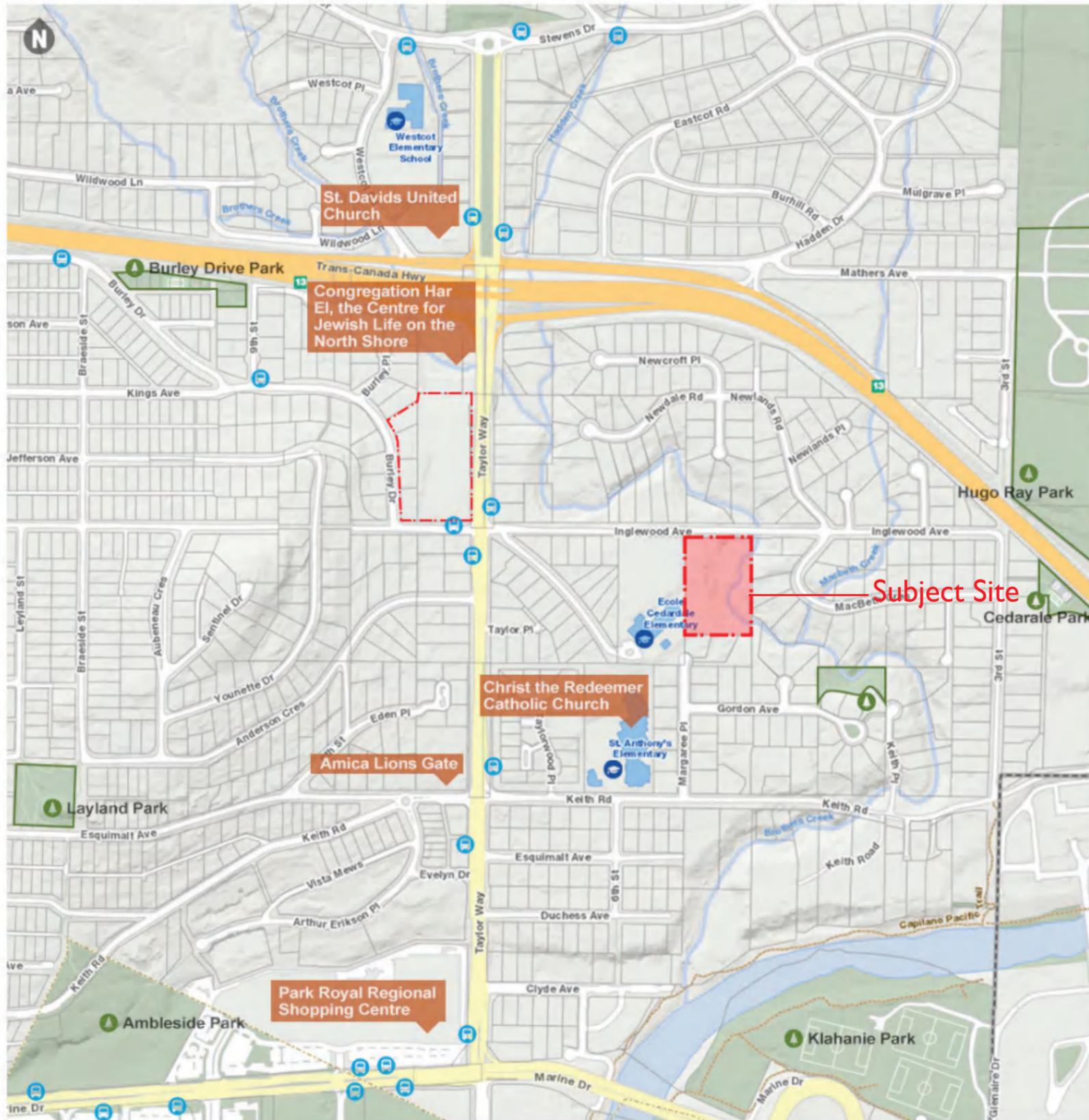
3. Northwest



4. NorthWest



5. West



## Community Context

The project site is along main streets of the District. Bus stops on Inglewood Ave. provide access to any hot spots like Park Royal, community center, ambleside Park, Memorial Library as well as many fine foods restaurant. Bus stop on Talyor Way provide connectivity to any major destination like Stanley Park, Downtown Vancouver, Lion's Gate Hospital, Lonsdale Quay Seabus Terminal, Horeshoe Bay Ferry Terminal, etc.

### Legend

- Site
- Creek
-  Bus Stop
-  School
-  Park

# OCP ALIGNMENT

This project aims to provide significant social, economic, and environmental benefits, which aligns with DWV's visions outlined in the West Vancouver Official Community Plan.

## West Vancouver OCP Principles

*1.2 Within two generations, West Vancouver's demographic profile has shifted from a population of younger families with children, to a more distributed demographic, to the community of today that is primarily older residents. By 2041, half of our population will be over 55 years old, and one in three residents will be over the age of 65.*

*2.1.17 Secure new purpose-built market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities by: a. Incentivizing new rental units through bonus density, increased height, and available zoning tools. e. Securing market and non-market rental housing units in perpetuity through Housing Agreements and available zoning tools.*

*2.1.14 Prepare local area plans by:  
b. Determining densities, heights and building forms that respond to neighbourhood context and character*

*2.1.15 Prior to the adoption of a local area plan, consider proposals within the local area plan boundary by:  
b. Requiring the proposal's contribution to rental, non-market or supportive housing, or its ability to advance the public interest or provide other community benefits as determined by Council.*

## Design Response

The project will not only contribute to meet the community's core housing need, and offer additional options to those with fixed or moderate incomes, but also adhere to the housing policies supporting the provision of non-market and rental housing laid out in the OCP. In particular, this proposal incorporates the following principles:

- supplying a range of housing types for seniors rental housing stock;
- offering easy access to in-house services, retail, recreation, and leisure opportunities, as well as senior-specific activities;
- promotes a healthy community by offering safe, accessible, and barrier-free housing, with units that are fully adaptable and close at hand to healthy activity options.

Density is carefully considered in terms of meeting the growing senior needs in the district, contributing to affordability of rental units, as well the existing conditions of the site.

The project align with the District-wide policies to create affordable housing, improve energy efficiency, protect natural systems, and enhance social well-being. In order to offer seniors safe, comfortable, and interesting lifestyle, this project provides a range of amenities, services and programs.

## West Vancouver OCP Principles

*2.1.17 Secure new purpose-built market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities by:  
a. Incentivizing new rental units through bonus density, increased height, and available zoning tools.  
e. Securing market and non-market rental housing units in perpetuity through Housing Agreements and available zoning tools.*

*2.1.20 Ensure that new multi-family and mixed-use housing development meets the community's needs by:  
a. Requiring a range of unit sizes (from studio, one-bedroom to three-bedroom units);  
b. Supporting a variety of housing forms, including lockoff units, that allow housing to adapt to suit different life stages of residents;  
d. Establishing the minimum provision of accessible and adaptable units and associated facilities*

*2.1.23 Advance community energy efficiency and reduce GHG emissions by:  
a. Supporting transportation alternatives through housing location, design and facility provisions, and parking requirements;  
b. Increasing the percentage of efficient building forms;  
c. Requiring leading energy efficiency standards and considering site design and orientation*

## Design Response

The project proposes additional density and height with the consideration of the increasing needs of senior housing units, services, and care. The project site has close proximity to transit and local community resources.

Seniors will live in a safe community that allows them to live independently but close to each other. It also provides opportunities for residents to be actively engaged as volunteers within the Inglewood community. Living units will be a mix of 1 bedroom, 2 bedrooms, and 3 bedroom homes. The floor and unit layouts consider provisions required for accessible and adaptable units. The site will be designed to address a range of abilities for visual, mobile, mental and aural.

a. The project site is located within a 5-minute walk from bus stations along Taylor Way, offering connections to regional destinations such as downtown Vancouver and Horseshoe Bay Ferry Terminal will encourage use of transportation alternatives.  
b. The building forms aim to be more efficient and achieve articulation through the addition of thermally isolated balconies.  
c. This project will meet LEED Silver Standard



# OCP ALIGNMENT

## West Vancouver OCP Principles

*2.3.6 Expand commercial and mixed-use zones to broaden economic opportunities and stimulate employment growth.*

*2.3.16 Support emerging economic opportunities that complement our natural and cultural assets, such as (but not limited to):*

*a. Expansion of the healthcare sector, including independent and assisted living and residential care uses;*

*2.3.17 Foster partnerships and collaboration with the business community, academic institutions, non-profit organizations, neighbouring municipalities, other governments and the First Nations to achieve mutual economic development objectives.*

*2.4.1 Address identified gaps and complete the pedestrian and cycling network with integration to transit, town and village centres, community facilities, schools, parks and trails system.*

*2.5.15 Employ low-impact storm and rain water management techniques such as infiltration, absorbent landscaping and natural environment conservation to mimic natural conditions and preserve pre-development conditions*

## Design Response

Provide a range of retail and service opportunities in the amenity area.

The site is along the major bike route that connects Burley Drive and Keith Road. The project will facilitate walking and biking infrastructure that provide safe and comfortable connection to Inglewood Avenue, therefore contributes to the non-motorized travel modes of the District.

Moving the parking lot to below grade provide more space for landscape, which allow more infiltration and ecological features to be integrated into site design.

## West Vancouver OCP Principles

*2.6.22 Expand the use of green infrastructure through public and private development to enhance long-term ecosystem services that support multiple benefits (e.g., storm water management, air quality, carbon sequestration, water quality, and biodiversity).*

*2.6.8 Provide opportunities to vary development form and density to maximize the permanent protection of watercourse and riparian corridors while accommodating reasonable development potential.*

*2.6.20 Employ land use regulations, non-structural enhancements and structural flood protection measures to reduce potential impacts on public safety and property from sea level rise and storm surge.*

## Design Response

Stormwater management strategies that incorporate green infrastructure will be incorporated across the site, as feasible. Carbon sequestration, air and water quality, and biodiversity strategies are priorities and are being explored.

Existing creek and vegetations will be preserved. Building locations and forms are carefully examined with respects to the condition of the existing watercourse and riparian corridors.

River bank protection will be applied to minimize potential impacts on residents.

# OCP ALIGNMENT

## West Vancouver OCP Principles

*2.6.22 Expand the use of green infrastructure through public and private development to enhance long-term ecosystem services that support multiple benefits (e.g., storm water management, air quality, carbon sequestration, water quality, and biodiversity).*

*2.8.1 Anticipate and meet community needs as demographic changes occur, through short and long-term strategies for the delivery of services.*

*2.8.3 Improve access to services and resources for youth, seniors and persons with disabilities, including considerations for improved walking, cycling and transit connections and shuttle services.*

*2.8.4 Provide services, programs and facilities that are inclusive of and encourage seniors and people with disabilities to function and belong in a barrier-free environment, with consideration for physical and mental disabilities and cognitive challenges.*

*2.8.8 Collaborate with North Shore municipalities, Vancouver Coastal Health, key seniors' service organizations, and other community partners to develop tailored plans, programs and services for aging adults with dementia and other cognitive challenges.*

## Design Response

Stormwater management strategies that incorporate green infrastructure will be incorporated across the site, as feasible. Carbon sequestration, air and water quality, and biodiversity strategies are priorities and are being explored.

Inglewood provides additional seniors care and housing and institutional services to the rapidly growing seniors demographic of West Vancouver. The suites are designed to universal standards and thus adaptable to the changing needs of the seniors over time.

The project will provide weekly tour service by shuttle for all residents.

The Inglewood site will provide facilities and programs for seniors at all levels of ability, including those with mobility, visual, aural needs and cognitive impairment.

This project will integrate funding from Vancouver Coastal Health and BC Housing to provide a wide variety of housing options across the site, including long term care for seniors with cognitive challenges.

## West Vancouver OCP Principles

*2.9.3 Encourage the on-site inclusion of active open space and play opportunities and provision of privately owned public spaces with new multi-family and mixed-use development as appropriate.*

*2.9.5 Provide accessible recreational programs and services to encourage physical and mental wellness for all ages, abilities and income.*

*2.9.1 | Explore opportunities with community partners including Vancouver Coastal Health, senior levels of government, schools, community organizations, and non-profit service providers to provide a full continuum of support services to address needs related to physical, mental and social health, addictions, health services, emergency response, housing, homelessness, employment and food security.*

*2.9.14 Incorporate design principles in private and public spaces to support community health and public safety, such as crime prevention and health-enhancing design considerations.*

## Design Response

Inglewood includes a diverse array of amenity, green roof, and private patios. These spaces are intended to foster social connection and reflect the vibrance of the community through their flexibility.

The project is committed to providing recreational programming and services to residents at all levels of their ability. The building will include significant amenity space that provides access to scheduled programs, while the rooftop patio will provide access to exterior space that can be used by all.

CEDAR LIVING is partnering with BC Housing, Vancouver Coastal Health, and other community service providers to enhance a continuum of care for seniors that addresses a wide range of needs including physical, mental and social well-being, housing and employment interwoven throughout the project.

Inglewood is an evidence-based design project that embodies analyses and recommendations from multiple discipline.

Crime Prevention through Environmental Design strategies will be used throughout the shared outdoor areas to create a safe and welcoming space for all residents, team members and visitors.



Amenity

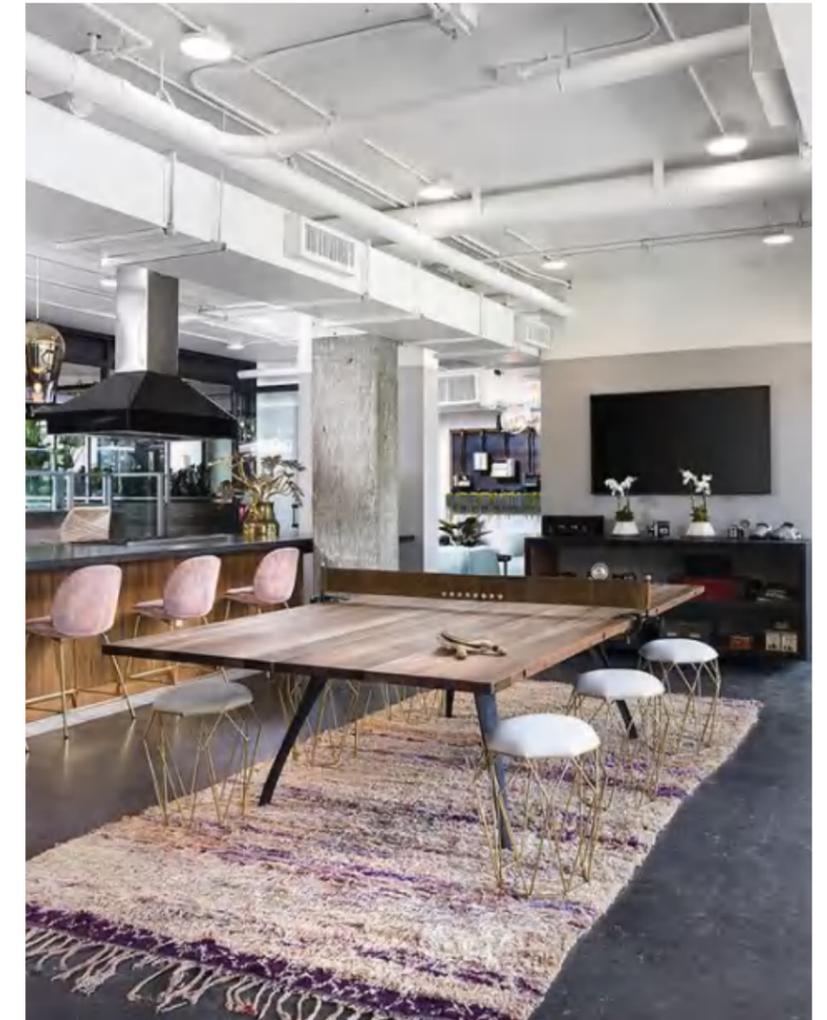
Community Amenity Contribution

# Amenity and Public Benefit

## On Site Amenity



In order to offer seniors safe, comfortable, and interesting lifestyle, this project attempt to supply a range of services and programs based on all types of amenity spaces. Most amenity spaces could open to neighbourhood residents to enhance social connection.



## Community Amenity Contribution



Cedarliving community is a community facility that provides 307 Seniors Independent Living and 186 Employee Housing units;

Provide 3 month free-rent promotion toward the Neighbor First Program for Independent Living;

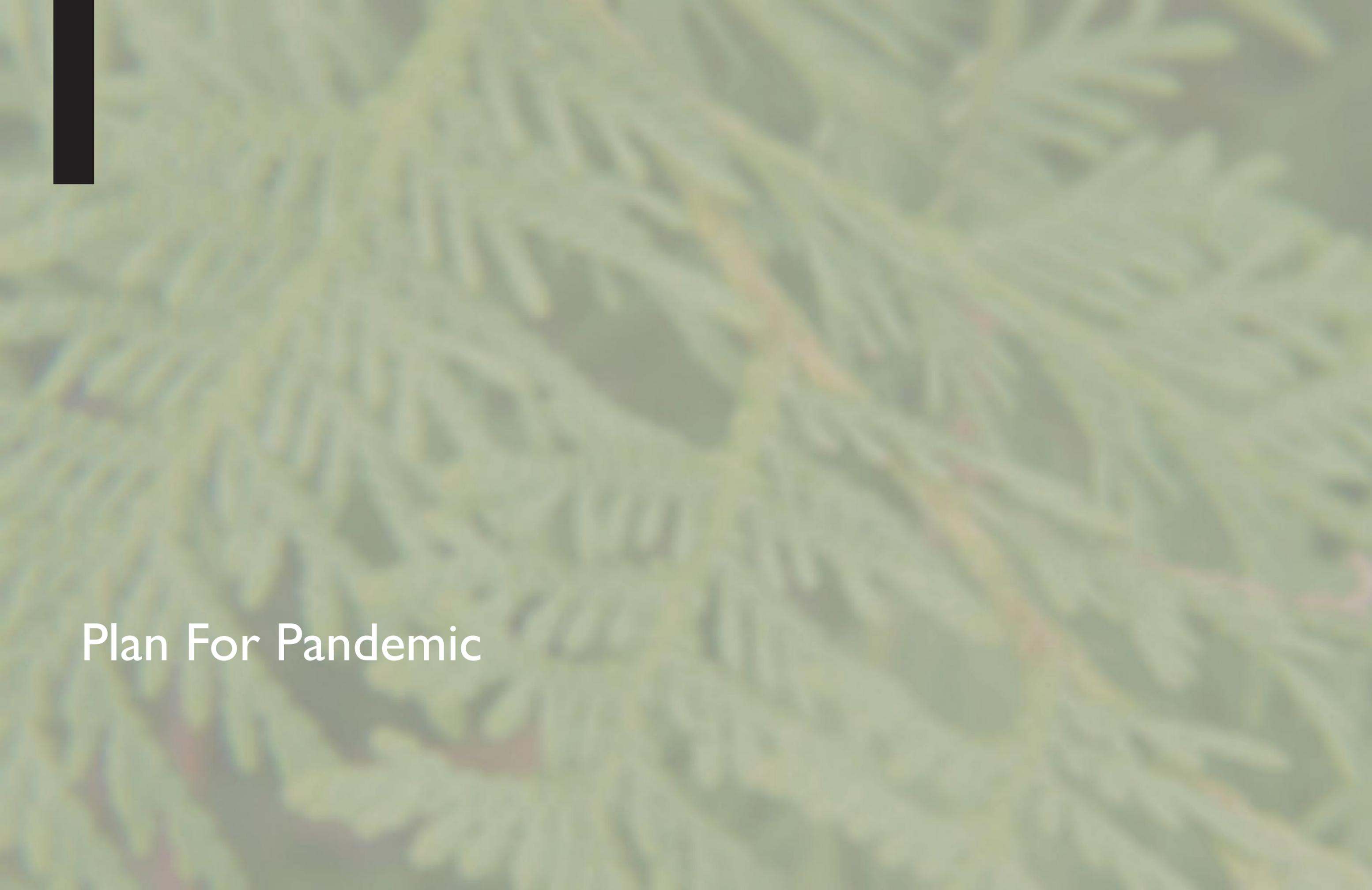
Provide 10% rent discount to West Van Employee for Employee Housing

Propose 5,400sqft Cedardale Centre space free for community recreation or other public usage;

Propose 65 parking lots to mitigate local traffic, including 4 EV charger;

Follow energy step code to build a overall sustainabal community.

More detail will be updated.



# Plan For Pandemic

# Plan For Pandemic

Prior to COVID-19 pandemic, senior living care providers were focused on upgrading the resident experience, targeting hospitality-based design and amenities. Although most senior living providers are well into their response, the disease's unique pressures and uncertain duration may change the array of resident amenities and methods of social engagement and activities for years to come. This project will consider a range of general and specific design principles that respond to potential pandemic like COVID-19 as follows.

## Creating Small Group

Socialization is important for seniors housing, but is restricted since the onset of the pandemic. This project considers the idea of forming small group 'pods' of residents for independent living. Each tower has 15 - 20 units and individual amenity spaces. Within each level, residents can still dine together but avoid mixing with the entire community. Residents can decide to not go to higher risk multi-purpose rooms or large shared dining spaces. This strategy helps maintain a degree of the community lifestyle but decrease frequency of gathering.

## Improve Air Flow Through Spaces

As COVID-19 can be transmitted through airborne particles, proper quantities of fresh air must be delivered to residents. HVAC systems play a large part in creating well ventilated spaces and should undergo frequent maintenance. Operable openings can supplement air dilution. Special care should be taken in high risk scenarios where population density is high or residents may be ill. UV disinfection lights and air filters can also be used, and fans can help create negative air pressure environments. In addition, each unit has private balcony space, which allows residents access to fresh air and a space to interact with others from a safe distance.

## Sequence Flows Through Buildings to Reduce Pressure on High Traffic Areas

Strong way-finding will help visitors and service providers navigate semi-public and semi-private spaces and limit unnecessary mixing. A clear threshold of sanitary protocols for both people and goods will additionally reinforce the inside of the building as a clean zone. This building considers adding queue spaces and seats between hallway, elevator, and stairs to that residents can pass each other while maintaining social distance.

## Increase cleaning protocols for high-touch surfaces.

Clear cleaning protocols will not only improve the safety of a space, they will also increase trust and comfort levels. This project will think about making high-touch surfaces obvious with brightly colored non-porous materials such as paint, tape, or signage. Provide cleansing methods such as an open sink or hand sanitizer adjacent to high-touch surfaces.



Below are tactics specific to different spaces that will be addressed in Cedar living project.

Tactics to mitigate risk

Entryways, lobbies, circulation spaces, and restrooms:

- Decrease quantity of staff working at multiple sites, buildings, and wings.
- Add hand hygiene stations at all entrances.
- Conduct temperature checks, using non-touch body temperature detection through Infrared Fever Screening System (IFSS) and symptom screening, for staff and visitors at outdoor campus entry or at other entrances separated from residents.
- Maintain a log of visitors, staff, and delivery people with their time of entry to support contact tracing.
- Allow visitors to remotely check in by phone/video without coming to front desk/reception. Place socially distanced markers on the floor at reception.
- Designate a separate entrance and holding area for deliveries.

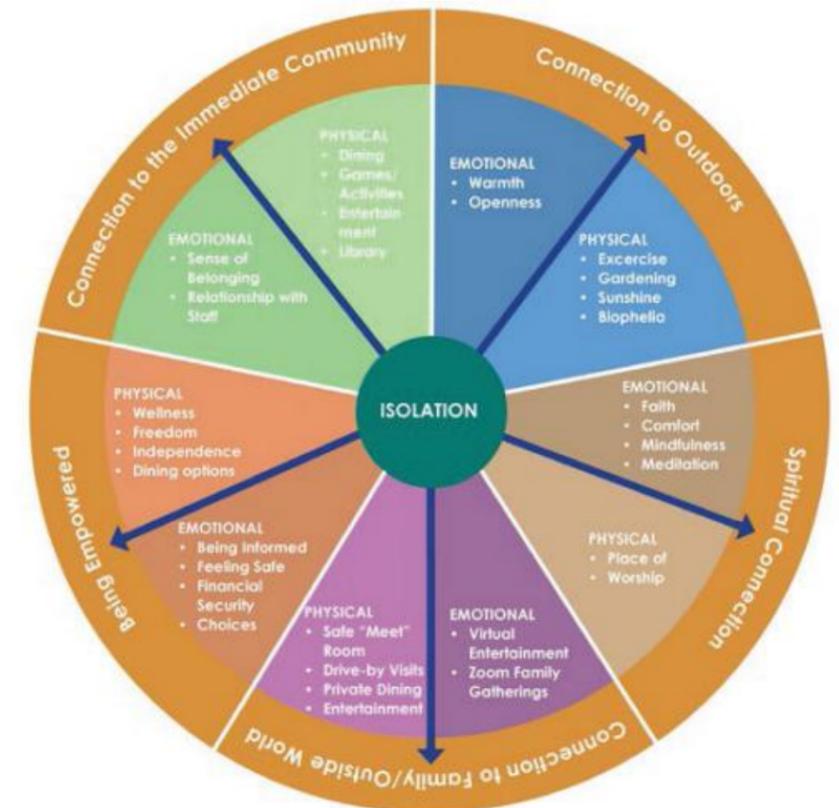
Provide signage and floor markings throughout the building to encourage physical separation of residents, staff, and visitors. Separate seating and other work surfaces a minimum of six feet or further, depending on the activity.

- Install transparent sneeze guards in the reception area. Provide accommodations for those who are hearing impaired, such as passive talk ports or intercoms.

• use water fountains with touchless water dispensers

Dining and food service

- Place groups of diners and staff into cohorts based on apartment location and use of adjacent spaces for temporary dining to reduce the number of people dining together while still providing social engagement.
- Eliminate cafeteria-style dining and remove buffets, salad bars, and self-serve beverage options.
- Provide full wait service in dining rooms or in-room meals.
- Ensure all tables and chairs are separated a minimum of six feet. Create multiple, smaller seating groups by combining tables to allow a minimum six foot distancing.



- Reduce occupancy in dining rooms by staggering meal seatings.
- Institute a reservation system to manage the number of diners and eliminate queuing at entry.
- Utilize one-way circulation and entry/exit for diners and servers.
- Place floor markings to indicate physical distancing and signage for one-way directional movement.
- Increase sanitation and PPE in dining rooms.
- Encourage outdoor dining by adding portable heating and/or cooling for longer use; outdoor seating can be in addition to the indoor dining area.
- Provide grab-and-go items for additional food options.
- Utilize touchless payment systems.

#### Amenity spaces

- Create smaller assembly rooms. Limit the number of people allowed in at any one time.
- Provide opportunities for family and friends to visit using in designated spaces with adequate physical separation measures.
  - Designate rooms for family visits that are large enough to accommodate social distancing and have ample fresh air.
- Create outdoor spaces for family visits that are large enough to accommodate physical distancing and space furniture accordingly. Provide ground markings for physical distancing and signage with rules.
- Eliminate or reduce shared exercise equipment.
  - Commission the HVAC system to provide the recommended air filtration and air changes.
- Provide handwashing and hand sanitation station(s).
- Reduce class sizes to accommodate physical distancing appropriate for the activity level.
- Utilize a reservation system for equipment or space use.
- Hold group classes outside when weather and air quality permits.
- Consider providing or partnering with a gym to provide fitness equipment, such as a stationary bike, in resident units or outdoors.

#### Outdoor spaces and activities

Provide heating or shading to improve opportunity for comfort.

- Encourage outdoor dining when possible.
- Utilize one-way circulation and entry/exit for diners and servers.
- Reconfigure tables and seating to allow for physical distancing.
- Institute a reservation system to manage the number of outdoor diners and eliminate queueing at entry.
- Include small-scale farming as an on-site activity and for consumption.

### SOLVING FOR ISOLATION

### REDUCING INFECTIONS

Areas of assembly				Family visitation		Pets	Multiple occupancy units		Non residents								
<b>1.</b> Open assembly areas with restricted occupant loads.	<b>2.</b> Provide more exterior activities in limited groups. 	<b>3.</b> Control access to areas to limited small groups assigned to each area.	<b>4.</b> Limit areas of public visitation.	<b>5.</b> Add handwashing stations. 	<b>6.</b> Provide exterior entrance to some units to limit public access to all residents. 	<b>7.</b> Provide in-room dining area for family visitation.	<b>8.</b> Open up wing entrances to limit location of outside visitors.	<b>9.</b> Increase building pets. 	<b>10.</b> Add in-room dividers in cleanable and antimicrobial finishes. Consider level transparency for daylighting.	<b>11.</b> Replace shared finishes with antimicrobial finishes.	<b>12.</b> Increase cleaning protocols, use antimicrobial continual cleaners. 	<b>13.</b> Decrease staff working at multiple sites, buildings, and wings.	<b>14.</b> Increase temperature checks with infrared scanners. 	<b>15.</b> Provide handwashing stations—temporary, until permanent retrofits can be installed. 	<b>16.</b> Increase cleaning protocols for high touch staff areas. 	<b>17.</b> Add decontamination/PPE changing and disposal locations near resident rooms and entrances for staff. 	<b>18.</b> Partition off long wings into smaller households, with separate dining and activity areas. 



Accessibility Statement

Design Principle

Building Sitting

Building Massing and Form

Landscaping Design

Color and Material

# Architectural Design

# Accessibility Statement

West Vancouver is comprised of people of varied abilities - 15% of residents experience some difficulty that reduces the kind or amount of activity that they can do at home, school, work or other activities. These figures are expected to increase as the proportion of older residents in the community increases. With these in mind, we consider following factors and features in unit design.

## Suite Entry Features

- 5' turning radius.
- Handrails full length of corridors.
- 2' clearance adjacent to door latch.
- Additional wheelchair height peep hole.
- Recessed suite entry doorways with task light above a parcel shelf.

## Bedroom Features

- View of toilet from bed.
- 3' manoeuvring room around bed.
- Accessible heights for wall switches and plugs.
- Direct glue down high density low pile carpeting.
- Additional overhead light switch adjacent to bed.
- Heavy duty double guided track space saving pocket doors.

## Bathroom Features

- 5' turning radius.
- Accessible storage.
- D-pull door handles.
- Slip resistant flooring.
- Adjustable shower head.
- Double height towel bars.
- 3' clearance full length of tub.
- Removable vanities with offset plumbing.
- Accessible controls for shower at seat height.
- Future provision for wheel in shower c/w floor drains.
- Wall reinforcement for grab bars around shower and toilet.

## Kitchen Features

- 5' turning radius.
- Pull out work boards.
- Slip resistant flooring.
- Pony wall for wall walking.
- Wheelchair height accessible storage.
- Continuous counter between sink and stove.
- Considering fully adaptable lazy Susans for storage.
- Considering adjustable height kitchen counter and cabinets for wheelchair standards c/w removable base cabinets.



# Design Principles

## General

- Respond to the demographic trends of District of West Vancouver
- Maximizing density while optimizing residential unit numbers and combination
- Providing accommodation for aging residents of the District
- Creating a model of advancing community care through architecture
- Build density and aesthetics while protect and restore environmental assets
- Respond to the complexity of existing site conditions, opportunities, and constraints
- Apply solutions for BC Energy Step Code compliance
- The “small group” model facilitates isolation strategies during current and future viral outbreaks.

## Site

- Open space, natural environment, and green roof to a sense of nature, social interaction, circulation, and livability
- Safe and effective accessibility
- Living comfort
- New street connectivity for the community
- Individual building identification
- Covered walkways, garden seating, landscaped terraces, and resident garden areas
- Slight lines, node points in open areas, “eyes on the street” mentality – front porches, balconies and windows overlooking the central court / driveway.

## Vehicular, access, and parking

- New street for vehicular access, including proper areas for ambulance, fire truck and emergency response manoeuvring
- Loading space at the end of the new street
- Sufficient parking underground
- Encourage traffic calming through changes in paving materials

## Pedestrian

- Potential future pedestrian connection to Inglewood Avenue.
- Continued pedestrian connections to natural environment.

## Building Design principles

- Affordability
- Unit distribution in each building maximizing density while maintaining a scale suited to the topography of the site, the broader community’s interests

## Accessibility

- Accessible design of all units

- Comfort
- Elevators at central location within each building, halving the distance residents in the most remote units must travel
- Private patio or balcony for every unit
- Large area of green and amenity on rooftop
- Placement of units to take advantage of views towards the mountains, the ocean, the street life
- Security
- Central amenity area encouraging resident interaction and social participation
- Flexibility in space programming
- Indoor and outdoor gathering pavilions, gazebos, and patios
- Sensitivity to unit placement with regard to livability
- Low building profile
- Farthest possible building setbacks to accommodate driveway access and natural area
- Program to accommodate the needs of the residents

# Architecture Feature

## Massing and form

The form and massing responds to the steep topography combined with the spectacular North Shore environment. The development provides 4 levels of underground parking. The parking fits into the topography to reduce additional slope retention. The long and narrow building footprint, positioned along the south edge of the site, conforms to the existing topography, minimizing excavation and environmental disruption. This development is sited for outstanding views of the city, ocean and distant Vancouver Island on the upper levels. The building is orientated for optimal sun exposure, with roof top areas of green roofs and restaurant. The development is comprised of three distinct forms: The 3-storey base, and the 8-storey and 10-storey residential components above the podium.

## Sitting

This proposal focuses on balancing minimal excavation and site disturbance with the development of livable units. The proposal is massed to sit within the existing tree lines and is stepped to reduce the building's overall massing. Views to the site will be masked by the existing mature trees are retained.

## Color and material

The architectural aesthetic of the building is contemporary coastal style and has been thoughtfully designed to appropriately integrate into the local community and context. The horizontal roof planes of the building allow for a lower building profile to reduce visual impact and overshadowing. Elements of the façade with generous use of wood and glazing give a cadence to the building walls, and together with the various decks and courts, the building generates a unique character. The use of stone at the building base, cement board siding and panel systems for the upper floors and use of timber structure and detailing give the building a classic West Coast expression. A natural colour palette will also be used to ensure the building blends into the natural surroundings.

## Mitigating Light Pollution

This building creates suites that are accessible, barrier free, and have access to natural ventilation and daylight on all sides, while still presenting in an apartment building form. The building aims to minimize glare and light spill to surrounding properties through reasonable design, the glass curtain wall and the curtain wall of metal, alloy and other materials are combined. Together, it not only makes the high-rise buildings more beautiful, but also reduces the light pollution caused by the reflection of the curtain wall more effectively. In addition, exterior lighting will be designed to reduce light pollution as well. Important outdoor lights will use motion sensors, LED lights, or other low-glare alternatives, their luminance will be carefully controlled.



## Services and Programs

### Building Features include

- spaces designed with consideration to minimize echo and ambient noise
- 24-hour emergency response connected to nurses, care aides and concierge with location detection
- Suite-to-suite and suite-to-concierge telephone system
- Wifi
- Point-of-sale system for food and beverage program
- Full set of appliances
- Patio and balconies
- Full utilities
- In-suite storages and washer & dryer
- Mass secure underground storage
- Rooftop gardens
- Secure entrances with video surveillance and personally screened visitor access

### Services & Programs to be Considered

- Daily safety check
- Weekly private bus trip and adventures
- 7x24 front desk reception
- On-site handyman services
- Weekly housekeeping
- Afternoon coffee and snacks
- Recreation and social activities program coordinator
- Laundry

### Amenity Layout

- Dining room
- Kitchen
- Lounge and Cafe
- Library
- Game room
- Art + Craft room
- Convenience Store
- Gym
- Theatre
- Hair Salon
- SPA room
- Healthcare



# Site Landscape Design

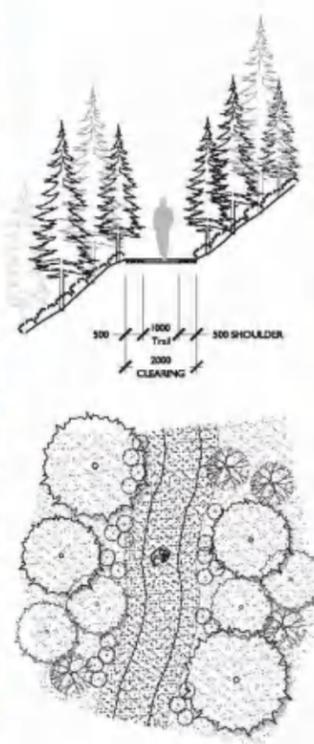
Accessible open space is limited on the site due to the steep topography and self-organized vegetation. With this regards, rooftops are designed with areas of green roof and amenity spaces. These functional green spaces will allow residents to enjoy social gathering, relaxing, and events. This proposal also encourages walking by providing a variety of trails and natural assets through the site. A continuous path starts from the site entry along Inglewood Avenue, going straight along the north side of the building, meandering in the natural area, connecting into the south side of the building, and then ends at the southwest corner of the site. The trail system mixes with rich natural features provide opportunities for residents to interact with green, species, and ecosystem they shared together. The proposed landscape design will support the community's vision for "green connections" which are, pleasant, comfortable, safe, and enhance the walking routes through the provision of a through-site "active link".



# Landscape Design Principles



Natural trail with minor disturbance



CIP concrete



Basalt pavers



Wood deck



Asphalt with brick crosswalk

## DESIGN PRINCIPLES

1. Ensure all areas are accessible by people in wheelchairs.
2. Provide safe and attractive connections between all buildings and public spaces.
3. Welcome existing buildings and tie them together through landscape elements.
4. Provide looped pedestrian routes to ensure both connectivity and recreation options for seniors.
5. Provide a variety of types and sizes of seating, gathering and garden spaces.
6. Maximize south facing garden spaces.
7. Maximize usability of spaces. For example, use terraces instead of sloped areas to create more usable space.
8. Buffer vehicular areas from pedestrian use areas.
9. Provide a safe environment through sensitive siting and planting design.
10. Incorporate sustainability in design through elements such as stormwater management features and the use of long term and durable materials.

## RETAINING WALL IDEAS



Gabion wall



Granite retaining wall



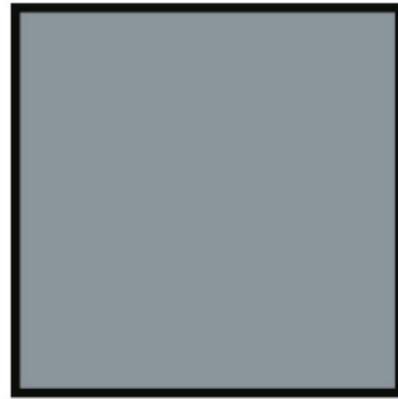
Modern style



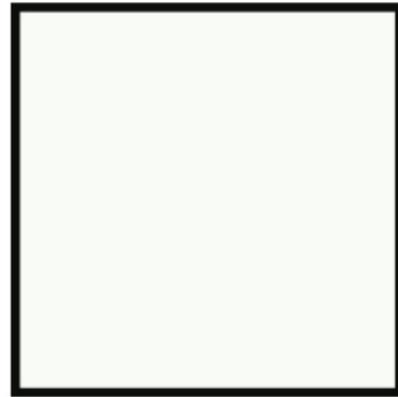
# Material Board



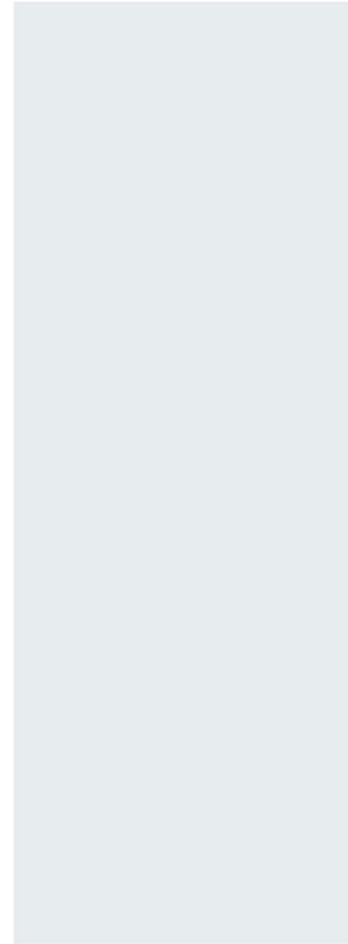
Hightlight Panel



Charcoal Mullions



Clear Glass



White Metal Panel



Grey Metal Panel



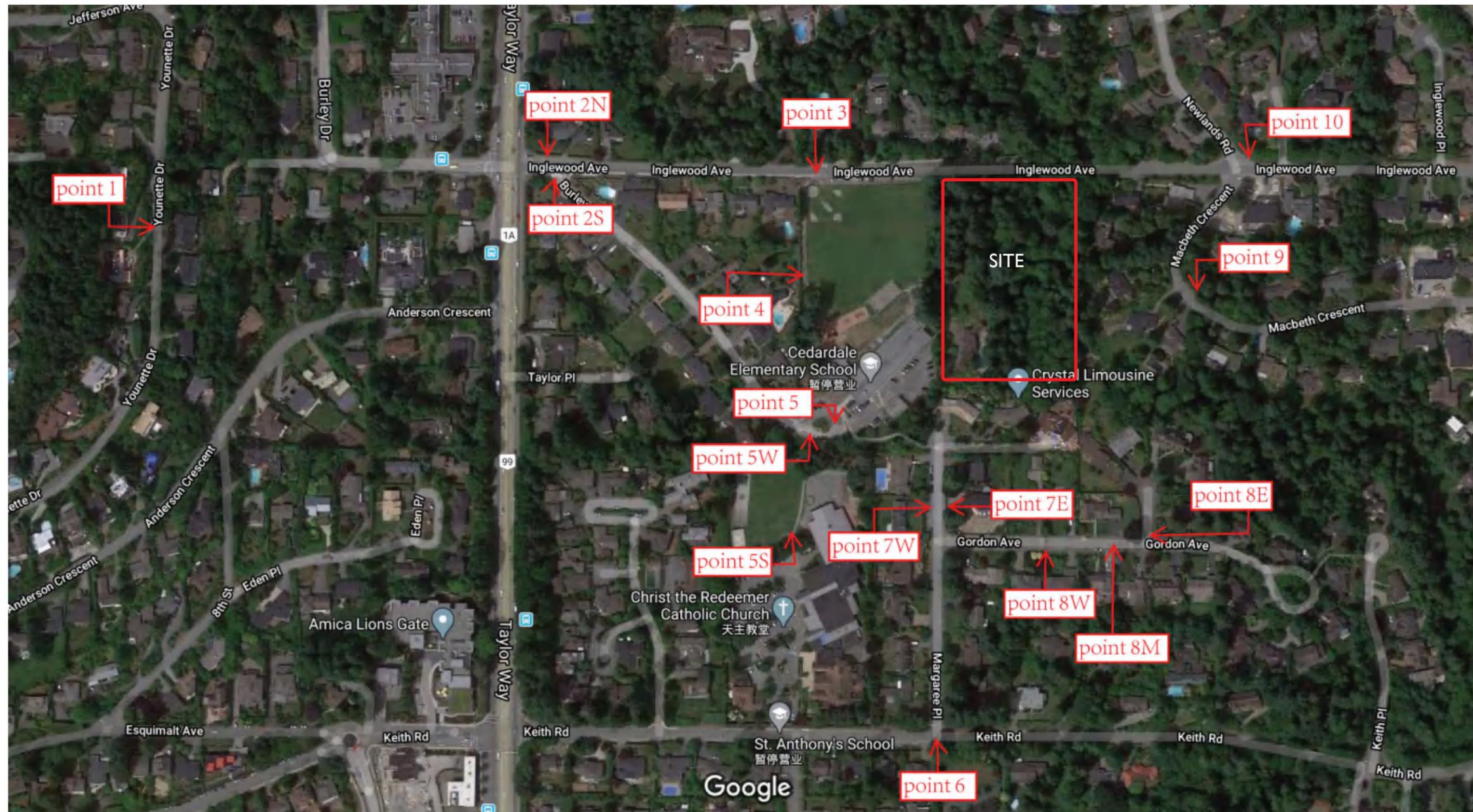
Architectural Concrete

An aerial photograph of a dense forest with a light-colored path or road winding through it. The trees are mostly green, with some brownish patches. The path is a light tan color, contrasting with the surrounding greenery. The overall scene is a top-down view of a natural landscape.

View and Impact Study

### Impact to the neighbor

The project tries to maintain a lower building profile to reduce visual impact and overshadowing to its neighbor. Our team completes sets of view and shadowing impact analyses as part of this development review.



Point#1



Existing



Proposed

Point#2



Existing



Proposed

Point#3



Existing



Proposed

Point#4



Existing



Proposed



Existing



Proposed

Point#5S



Existing



Proposed



Existing



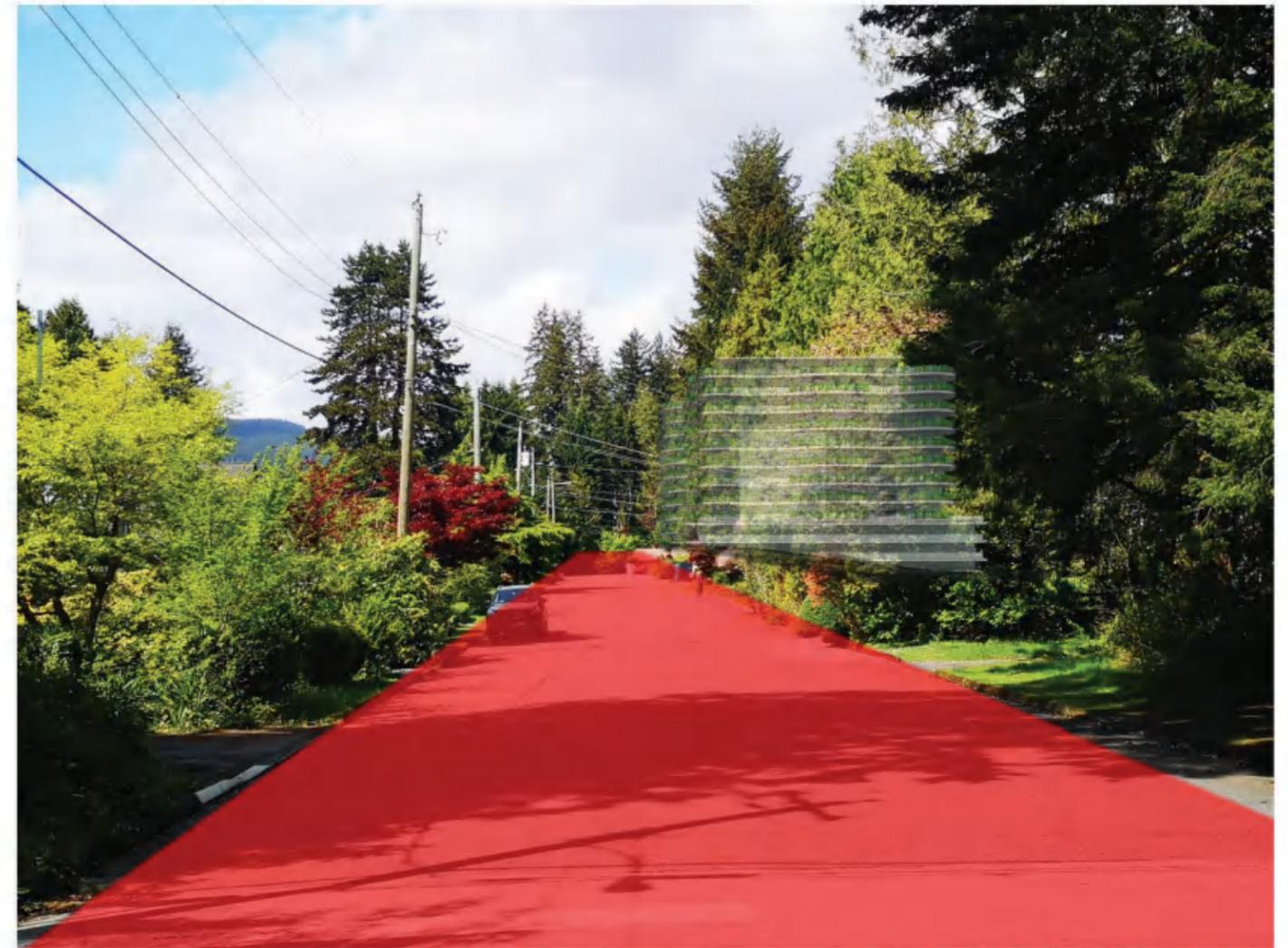
Proposed

Point#6

According to modelling, the proposed building will likely be invisible from this point of view.



Existing



Proposed

Point#7W



Existing



Proposed

Point#7E



Existing



Proposed

Point#8M



Existing

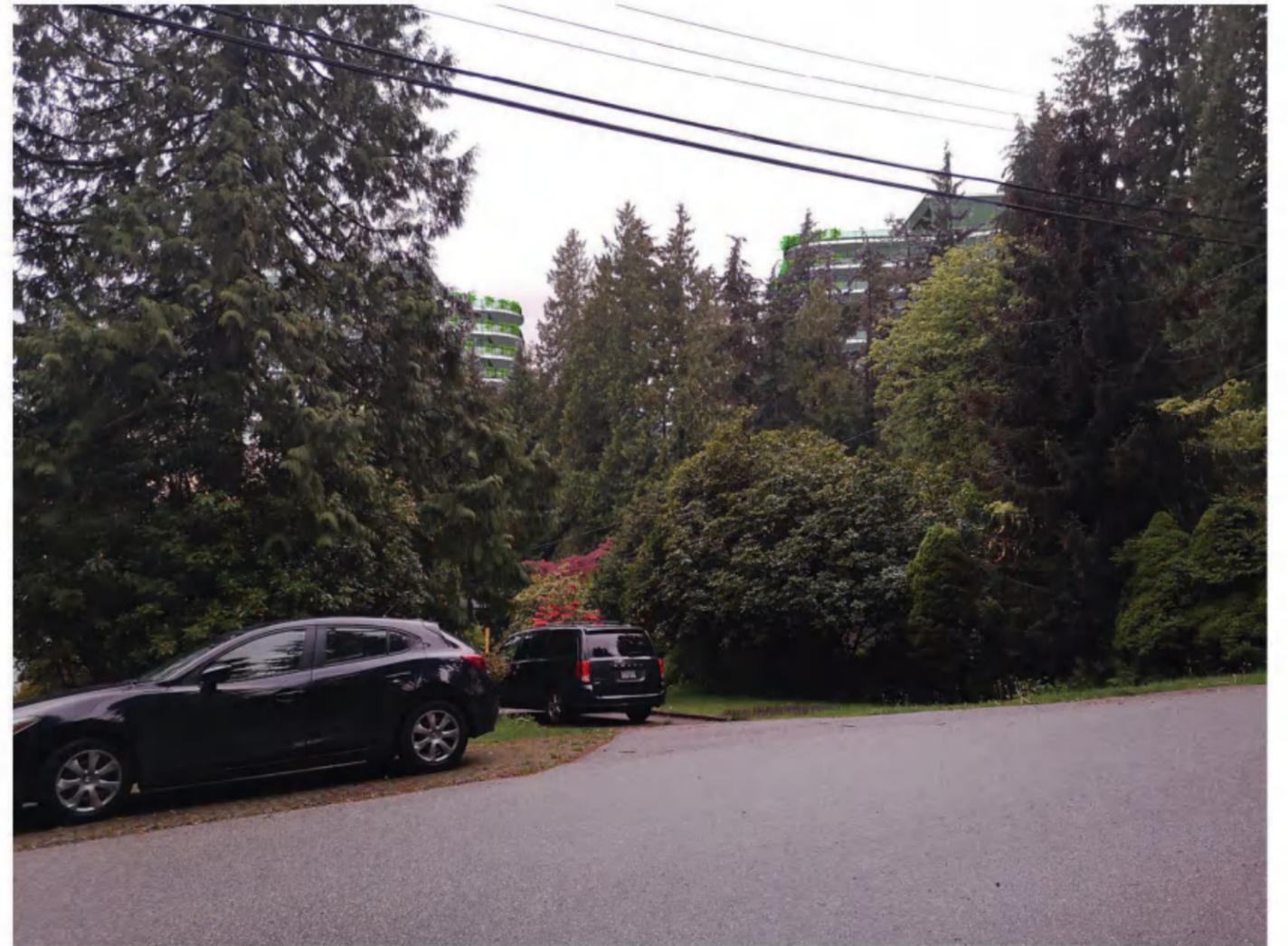


Proposed

Point#9



Existing



Proposed

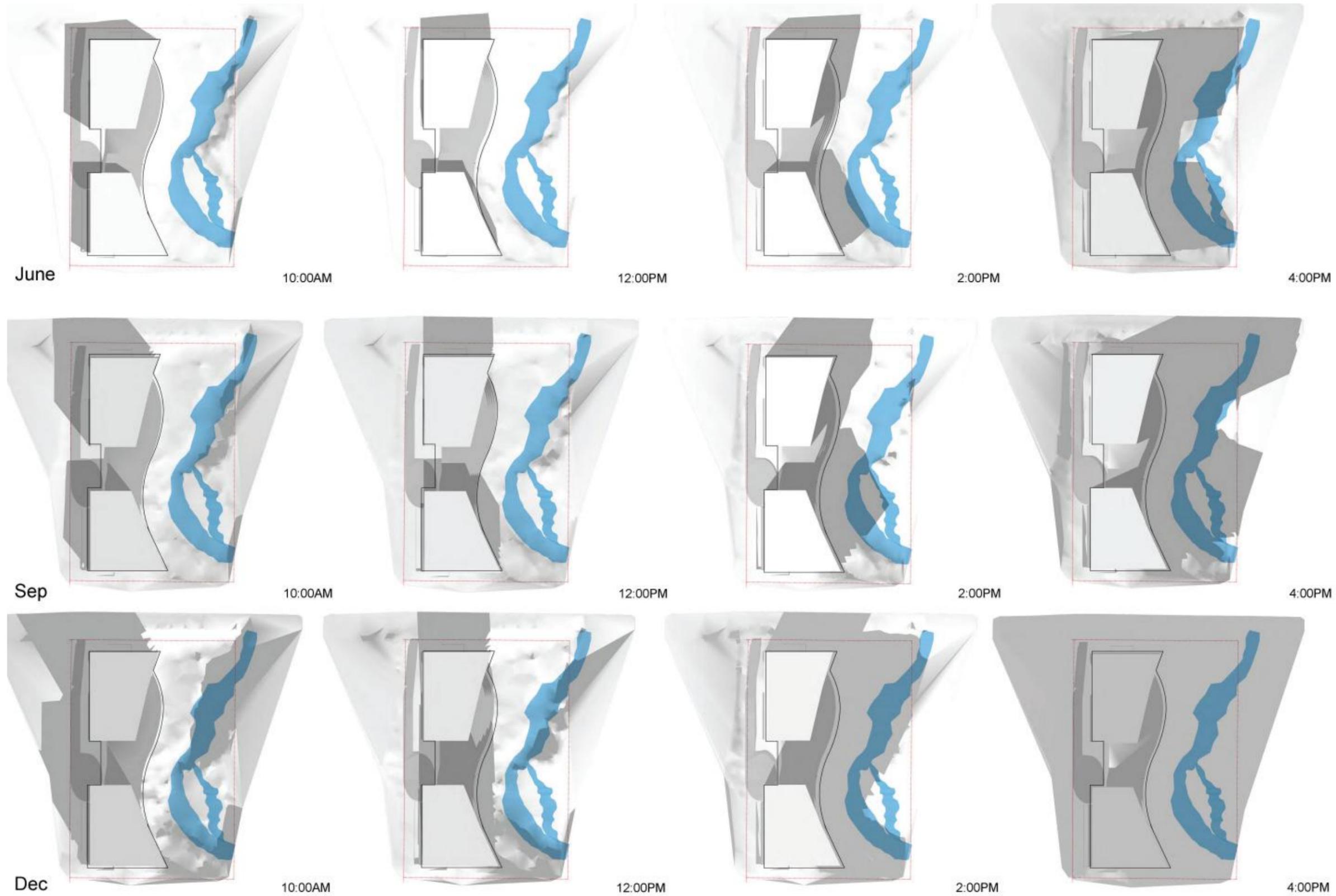
Point#10



Existing



Proposed



SHADOW ANALYSIS

530 Inglewood Development - West Vancouver





Conclusion



We are confident that that the 530 project will be a significant benefit to the housing diversity of West Vancouver given the community demographic trends and local assisted living statistics. The proposed location for the 530 project is ideal for a high quality assisted living and memory care community as the site offers very convenient access to family members and staff taking transit and provides for beautiful views for residents from a number of terraces and balconies. Our project team has invested a great each of thoughtfulness, working with the existing site topography and features, to create a building and landscape design that integration sensibly into the natural surroundings. Numerous sustainable features are also incorporated to enhance the living experience for residents and lessen the impact on our environment. We are proud that this application meets the very high standards set for the 530 project and we look forward to taking the next steps toward realizing the vision for this important residence to West Vancouver.