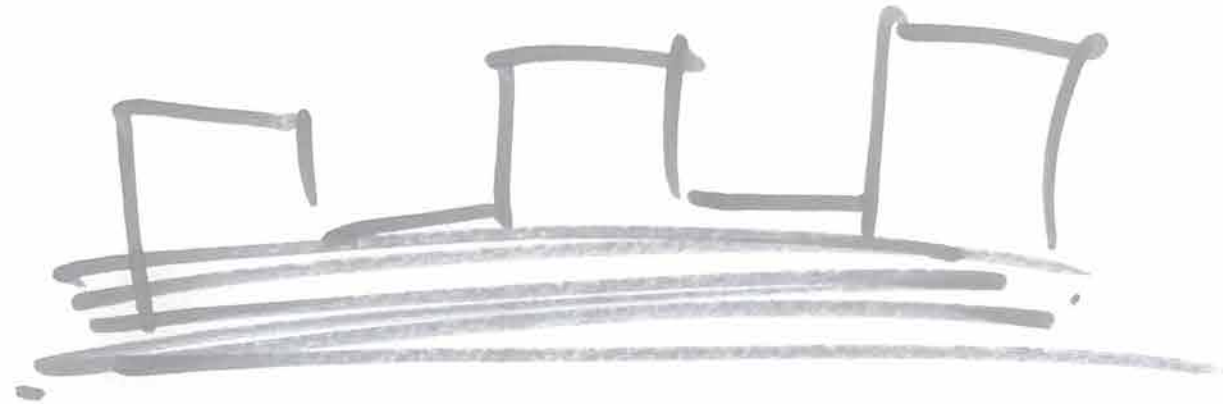


DRAFT
2023-04-11



C E D A R L I V I N G

530 Inglewood Ave West Vancouver, BC

2023-04-12 ISSUED FOR PRE-APPLICATION

DRAFT
2023-04-11



**CEDAR
LIVING**
REDEFINE
RETIREMENT



Planning and Development Services
District of West Vancouver
750 17th Street
West Vancouver, BC
V7V 3T3

Dear Sir or Madam,

Re: Cedar Living Seniors Housing Proposal, 530 Inglewood Avenue, West Vancouver

Avanture Architects and 530 Real Estate Investment Inc, are pleased to present our proposal for a unique residential facility to service the increasing demand for seniors' housing alternatives in the District of West Vancouver.

The anticipated new facility will occupy an underused 3.65-acre property located northeast boundary of the upcoming Taylor Way Local Area Plan (TWLAP). With its location and community-focused concept, Cedar Living is willing to actively participate in and keep up with the progress of TWLAP and provide information and vision for the policy decisions of the upcoming new TWLAP and the future development of the area.

The new residential facility is envisioned to attract middle-aged and young seniors seeking a minimally supported lifestyle who will have a range of options to age into the facility via partially supported independent living to fully supported acute care. As Cedar Living residents represent a broader demographic than typical facilities of this type integration within the existing family-oriented community will be of a transitional nature. Cedar Living is also located where it can anchor the northeast section of the TWLAP with services and amenities available to the local community.

Amongst proposed incorporated services, and as part of community amenity contributions, we are open to both the relocation of the No.255 Ambulance Station and incorporating a child daycare center in the proposed development if they serve the best interest of the District of West Vancouver and the community. Additionally, the retention of a culturally modified tree will honor the history of this ancient site.

We are very excited to explore the possibilities of enhancing an evolving part of West Vancouver by engaging the local community, planning department, and decision-makers with a view to finding synergies that are positive, compatible, and inspirational. We look forward to working with you.

Yours Sincerely,

Avanture Architects
Martin Liew, Principal
Architect-AIBC, LEED AP, BFA, M.Arch

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ARCHITECTURAL PLANS

A001	SITE PLAN	1/64"=1'-0"
A002	SURVEY DWG	1"=40'-0"
A003	BASE PLAN	1"=40'-0"
A004	MASSING DIAGRAM	1"=40'-0"

FLOOR PLANS

A101	B3 & 4 FLOOR PLAN	1"=40'-0"
A102	B2 FLOOR PLAN	1"=40'-0"
A103	B1 FLOOR PLAN	1"=40'-0"
A103A	ENLARGED B1 FLOOR PLAN - GL 1-8	1"=25'-0"
A103B	ENLARGED B1 FLOOR PLAN - GL 7-13	1"=25'-0"
A104	L1 FLOOR PLAN	1"=40'-0"
A104A	ENLARGED L1 FLOOR PLAN - GL 1-8	1"=25'-0"
A104B	ENLARGED L1 FLOOR PLAN - GL 7-13	1"=25'-0"
A105	L2 FLOOR PLAN	1"=40'-0"
A105A	ENLARGED L2 FLOOR PLAN - GL 1-8	1"=25'-0"
A105B	ENLARGED L2 FLOOR PLAN - GL 7-13	1"=25'-0"
A106	L3 FLOOR PLAN	1"=40'-0"
A106A	ENLARGED L3 FLOOR PLAN - GL 1-8	1"=25'-0"
A106B	ENLARGED L3 FLOOR PLAN - GL 7-13	1"=25'-0"
A107	L4 FLOOR PLAN	1"=40'-0"
A107A	ENLARGED L4 FLOOR PLAN - GL 1-8	1"=25'-0"
A107B	ENLARGED L4 FLOOR PLAN - GL 7-13	1"=25'-0"
A108	L5 FLOOR PLAN	1"=40'-0"
A108A	ENLARGED TYPICAL TOWER PLANS LEVEL 5 - GL 1-8	1"=25'-0"
A108B	ENLARGED TYPICAL TOWER PLANS LEVEL 5 - GL 7-13	1"=25'-0"
A109	L6 FLOOR PLAN	1"=40'-0"
A110	L7 FLOOR PLAN	1"=40'-0"
A111	L8 FLOOR PLAN	1"=40'-0"
A111A	ENLARGED TYPICAL TOWER PLANS LEVEL 8 - GL 1-8	1"=25'-0"
A111B	ENLARGED TYPICAL TOWER PLANS LEVEL 8 - GL 7-13	1"=25'-0"
A112	L9 FLOOR PLAN	1"=40'-0"
A113	L10 FLOOR PLAN	1"=40'-0"
A114	ROOF PLAN	1"=40'-0"

BUILDING ELEVATIONS

A201	WEST BUILDING ELEVATION	1"=40'-0"
A202	SOUTH BUILDING ELEVATION	1"=40'-0"
A203	EAST BUILDING ELEVATION	1"=40'-0"
A204	NORTH SOUTH BUILDING ELEVATION	1"=40'-0"
A205	ENLARGED WEST ELEVATION	1/16"=1'-0"
A206	ENLARGED WEST ELEVATION	1/16"=1'-0"
A207	ENLARGED NORTH ELEVATION	1/16"=1'-0"
A208	ENLARGED EAST ELEVATION	1/16"=1'-0"
A209	ENLARGED EAST ELEVATION	1/16"=1'-0"

BUILDING SECTIONS

A301	BUILDING SECTION 1-1	1"=40'-0"
A302	BUILDING SECTION 2-2	1"=40'-0"
A303	BUILDING SECTION 3-3	1"=40'-0"

ENLARGED PLANS

A401	UNIT PLANS	3/32"=1'-0"
A402	UNIT PLANS	3/32"=1'-0"
A403	UNIT PLANS	3/32"=1'-0"
A404	UNIT PLANS	3/32"=1'-0"
A405	UNIT PLANS	3/32"=1'-0"
A406	UNIT PLANS	3/32"=1'-0"

VIEW STUDY

1	VIEW STUDY LOCATION #1	N.T.S
2	VIEW STUDY LOCATION #2	N.T.S
3	VIEW STUDY LOCATION #3	N.T.S
4	VIEW STUDY LOCATION #4	N.T.S
5	VIEW STUDY LOCATION #5	N.T.S
6	VIEW STUDY LOCATION #5W	N.T.S
7	VIEW STUDY LOCATION #5	N.T.S
8	VIEW STUDY LOCATION #6	N.T.S
9	VIEW STUDY LOCATION #7E	N.T.S
10	VIEW STUDY LOCATION #7W	N.T.S
11	VIEW STUDY LOCATION #8	N.T.S
12	VIEW STUDY LOCATION #9	N.T.S
13	VIEW STUDY LOCATION #10	N.T.S

PROJECT SUMMARY

Cedar Living is a proposal for rezoning the 530 Inglewood Avenue site and developing housing alternatives for local West Vancouver seniors. The proposed seniors' complex consists of 67 Serviced Apartments (SA), 160 Seniors Independent Living (IL) and assisted living units, and 147 Long Term Care (LTC) units. To enhance the seniors' lifestyle the development will also include a range of amenities and small businesses some of which will be available to the local community. Similar in size and scope to other nearby seniors' facilities Cedar Living will engage with and encourage synergies amongst them.

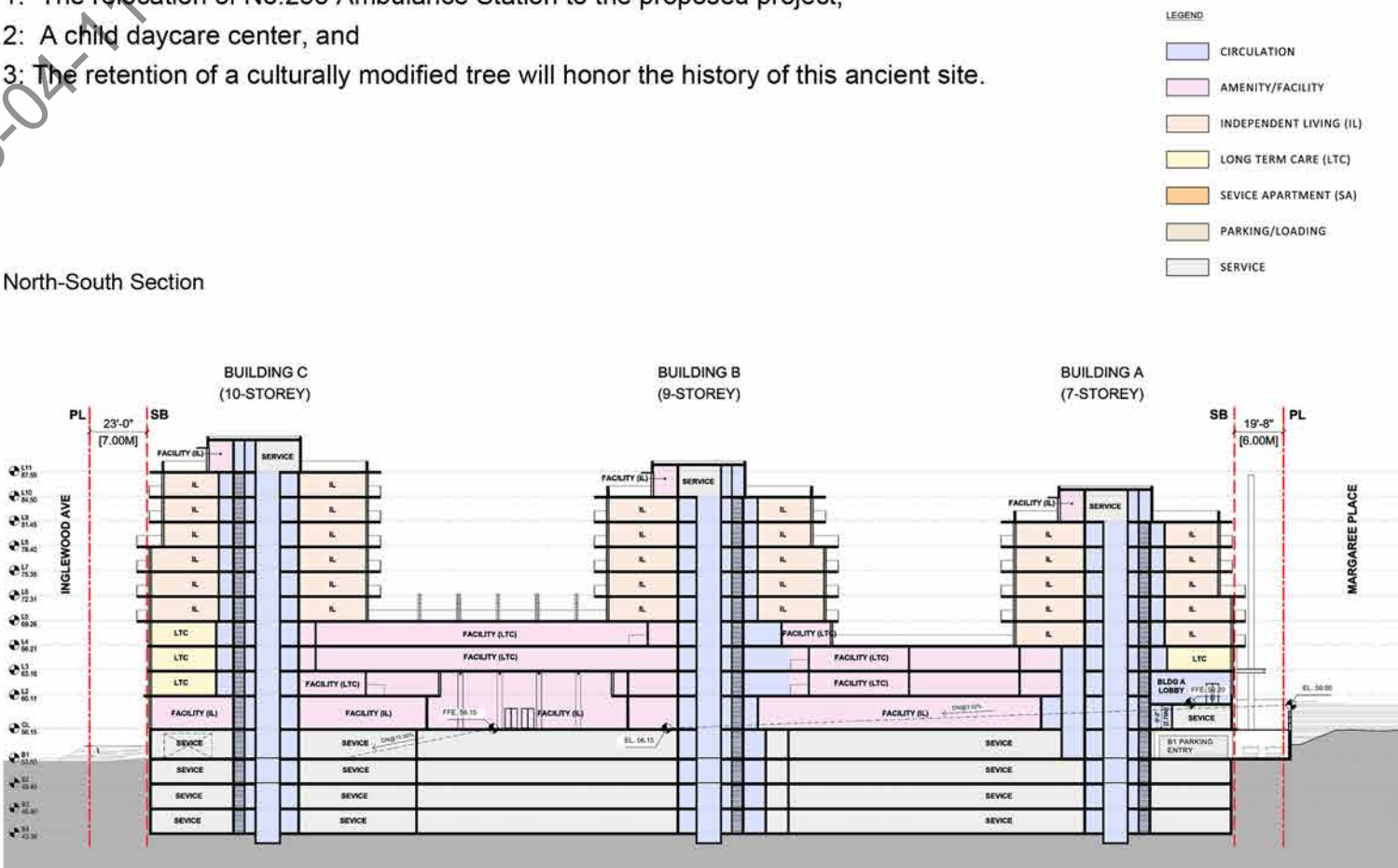
The Cedar Living site is approximately 3.6 acres, or 157,284 square feet. Compared to the nearby Inglewood seniors' redevelopment application Cedar Living is favourable with less density and a total buildable area of 342,207 square feet and a floor area ratio of 2.18 FAR. These statistics are established by concentrating the building to the western portion on 23% of the site area with three mid-rise towers: 7 storeys facing Inglewood, 9 storeys centered and 10 storeys to the south, all integrated into a four storey podium. The remaining site area is dedicated to an auto court access, landscaping, and majority retention of the riparian natural habitat.

LOT AREA	14,612 SM
BUILDABLE AREA (FAR)	31,792 SM
FAR	2.18
BLDG HT. (INC. PODIUM)	
BLDG A	7 STOREY
BLDG B	9 STOREY
BLDG C	10 STOREY
SITE COVERAGE	23%
SUITE COUNT	384 (TOTAL)
LONG TERM CARE (LTC)	147 BEDS
INDEPENDENCE LIVING (LC)	307 SUITES
SERVICE APARTMENT (SA)	77 SUITES
AMENITY SPACE	
INDOOR (FOR SA)	950 SM
OUTDOOR	5546 SM
PARKING	265 SPACES
BIKE	285 SPACES

COMMUNITY AMENITY CONTRIBUTION

The proposed development, amongst proposed incorporated services, bringing the following as part of community amenity contributions (CAC)

- 1: The relocation of No.255 Ambulance Station to the proposed project,
- 2: A child daycare center, and
- 3: The retention of a culturally modified tree will honor the history of this ancient site.



Community Context and Site Analysis

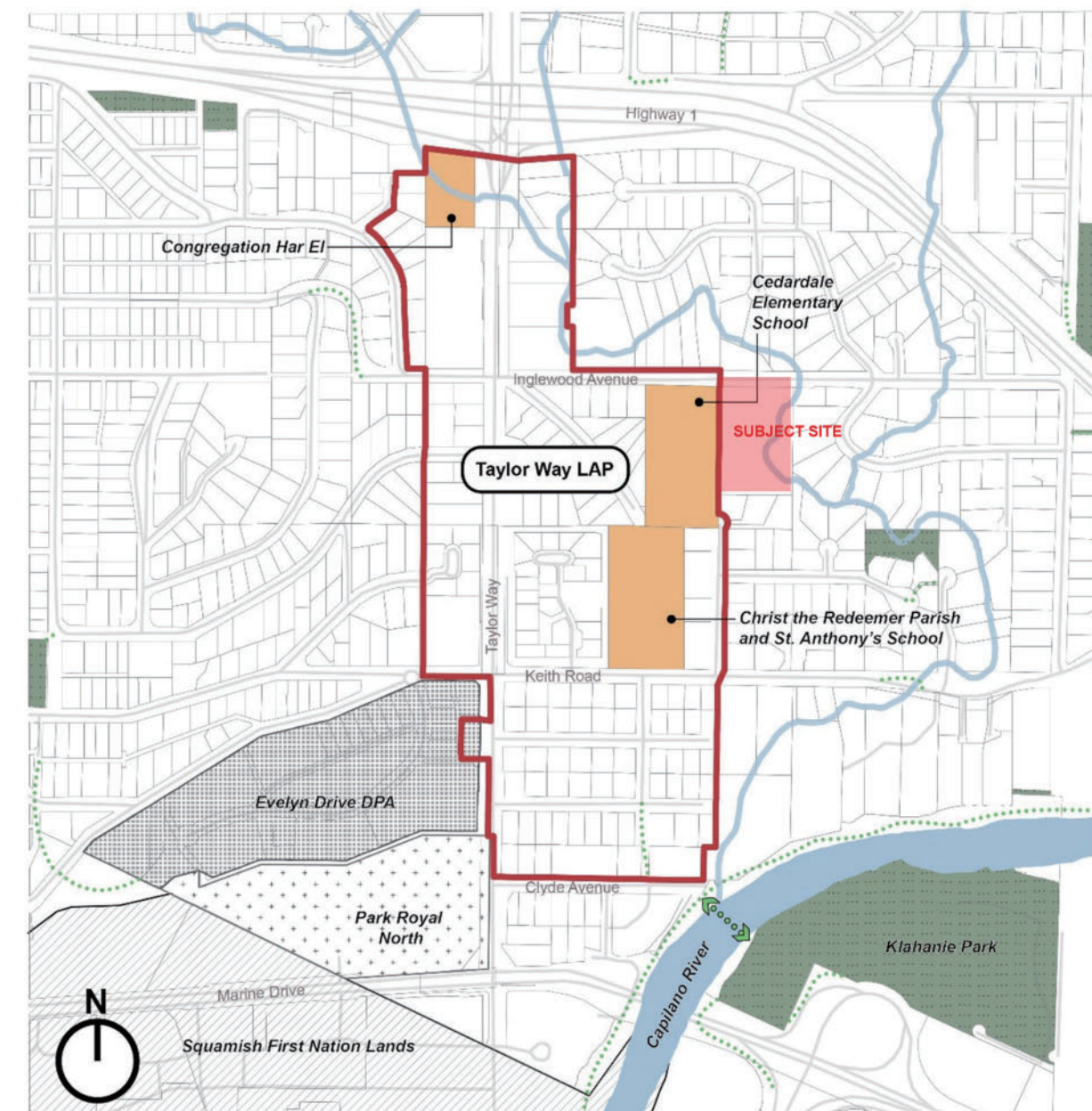
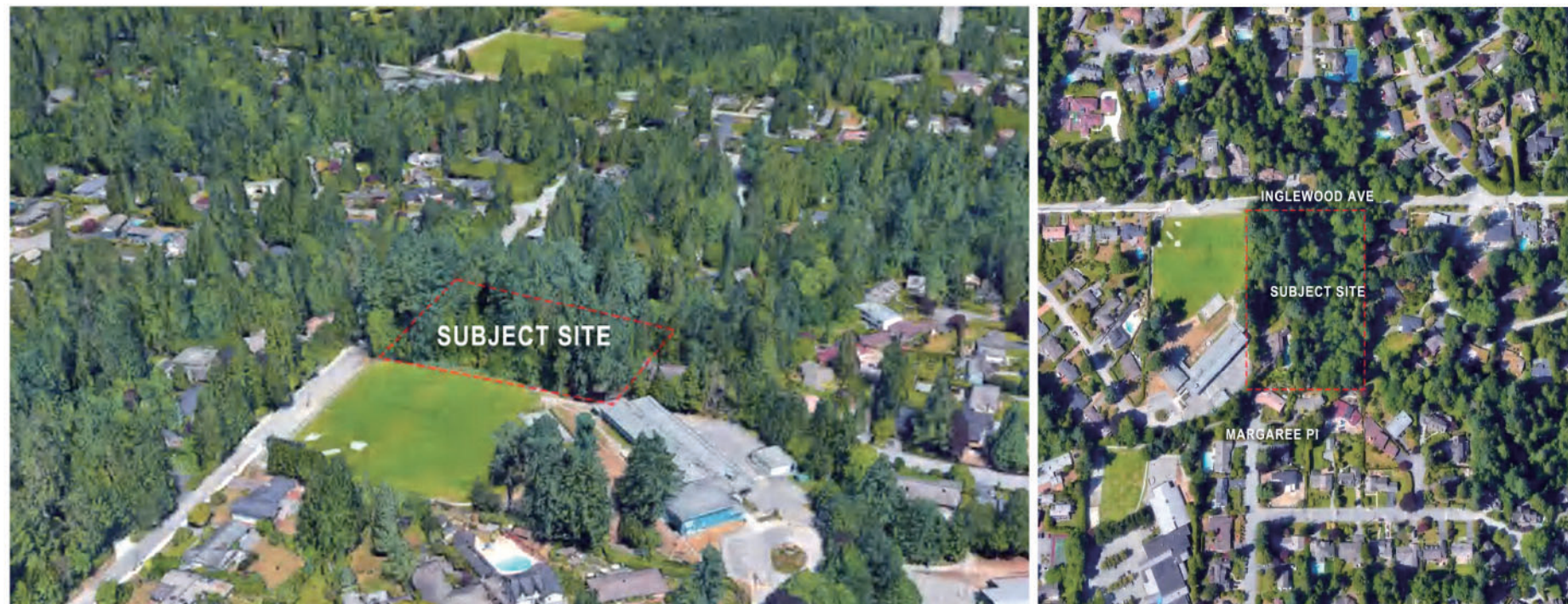
The site is located on Inglewood Avenue to the east of Taylor Way approximately half way between the Park Royal Shopping Centre and the Upper Levels Highway. To the west on Taylor Way are the Inglewood Seniors Care Centre and Amica Lions Gate Seniors Residence. In close proximity are various religious congregations, including Catholic, United, Baptist and Jewish. The E'cole Cedardale Elementary School lies adjacent to the west with extensive landscaped playing fields and frontage to Inglewood Avenue.

To the east across a heavily wooded ravine is a single family housing neighbourhood and to the south a cul-de-sac of single family housing. Beneath the tree canopy an understory of native plants vegetate a deep ravine to Brother's Creek which transects the site from north to south. As much as possible the site's indigenous trees, including a culturally modified tree, will be retained in the landscape planning.

Transportation connectivity is supported by transit stops on Taylor Way and a designated major bike route to Inglewood Avenue. Notably, from a local planning perspective the site sits next to the most eastern border of the Taylor Way Local Area Plan (TWLAP) where it is significantly positioned to help inform the TWLAP, a planning work in process.

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AERIAL PLAN





CONTEXT PLAN

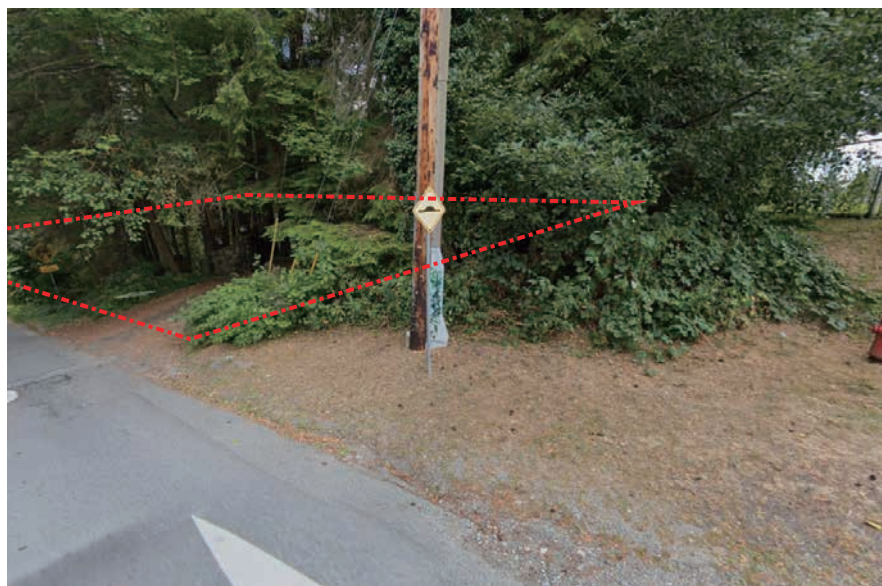
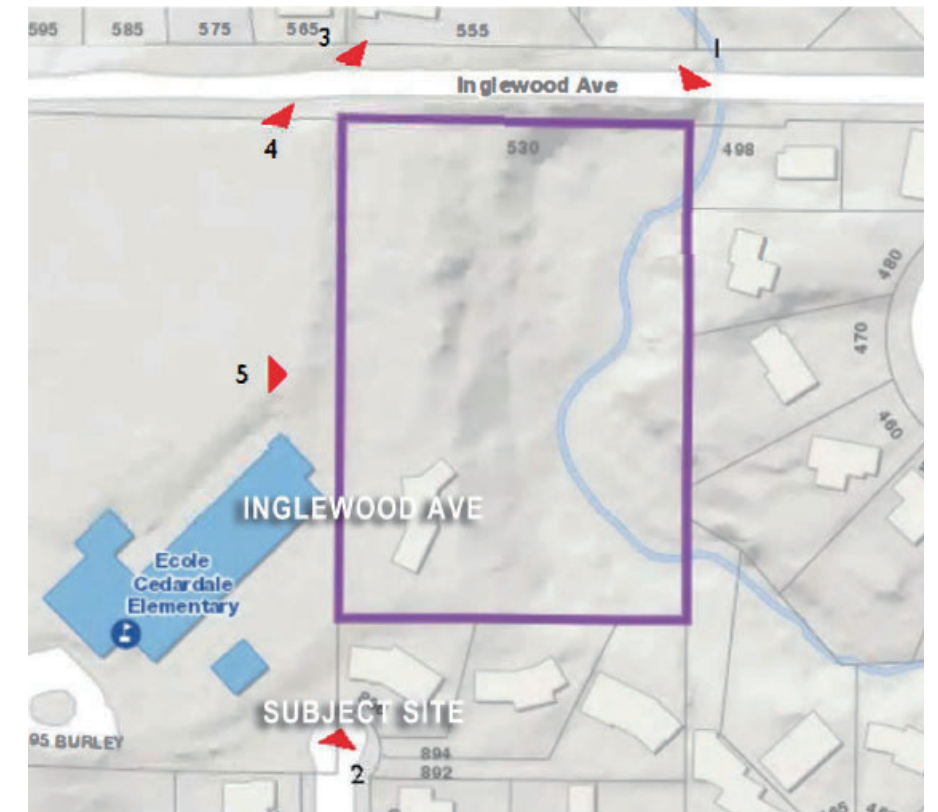
The site is located approximately half way between the Park Royal Shopping Centre and the Trans-Canada Highway in East of West Vancouver.

This site is adjacent to E'cole Ceda  dale School, within walking distance to Christ the Redeemer Catholic Church and St. Anthoy School.





SITE PHOTOS

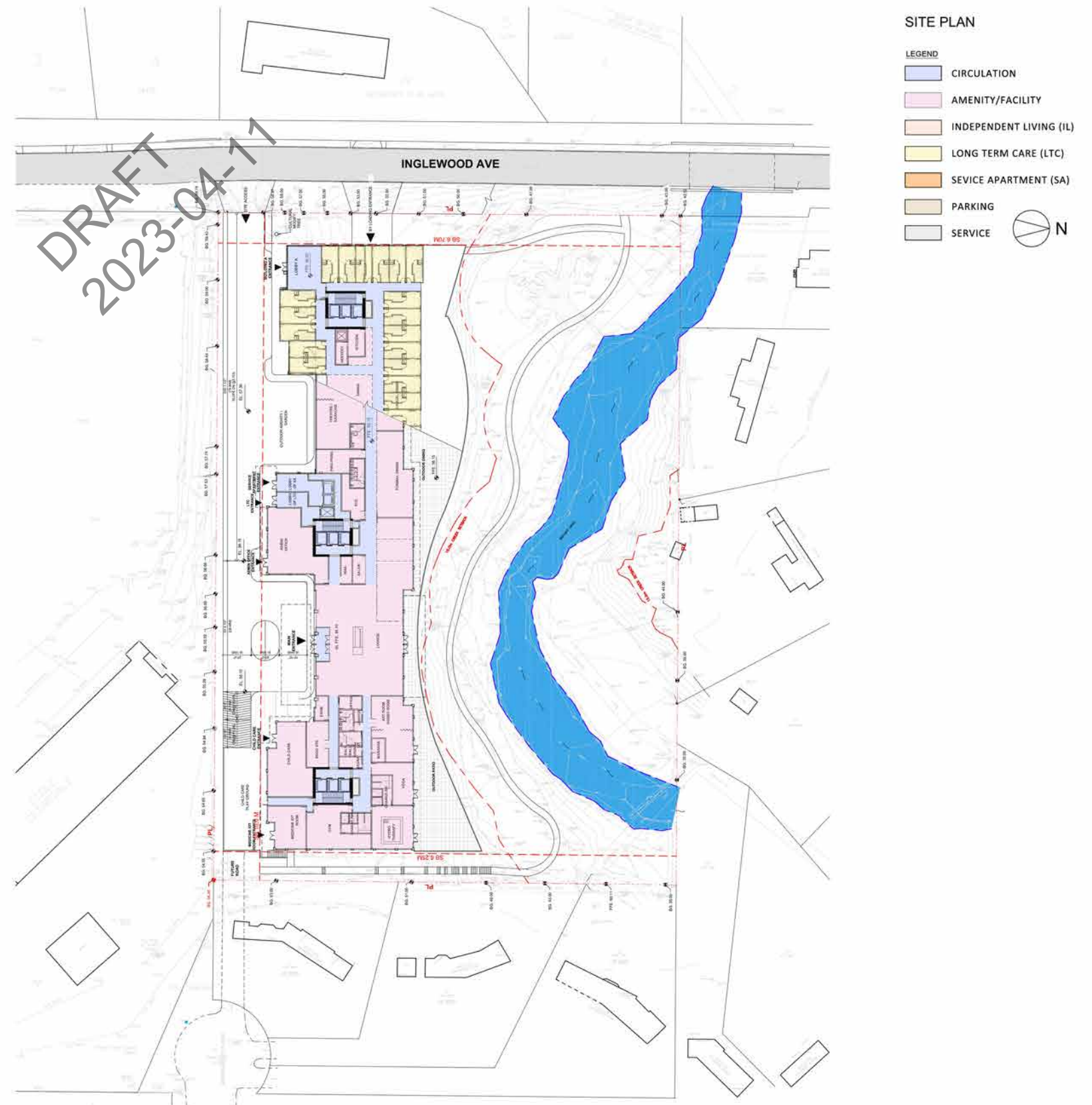
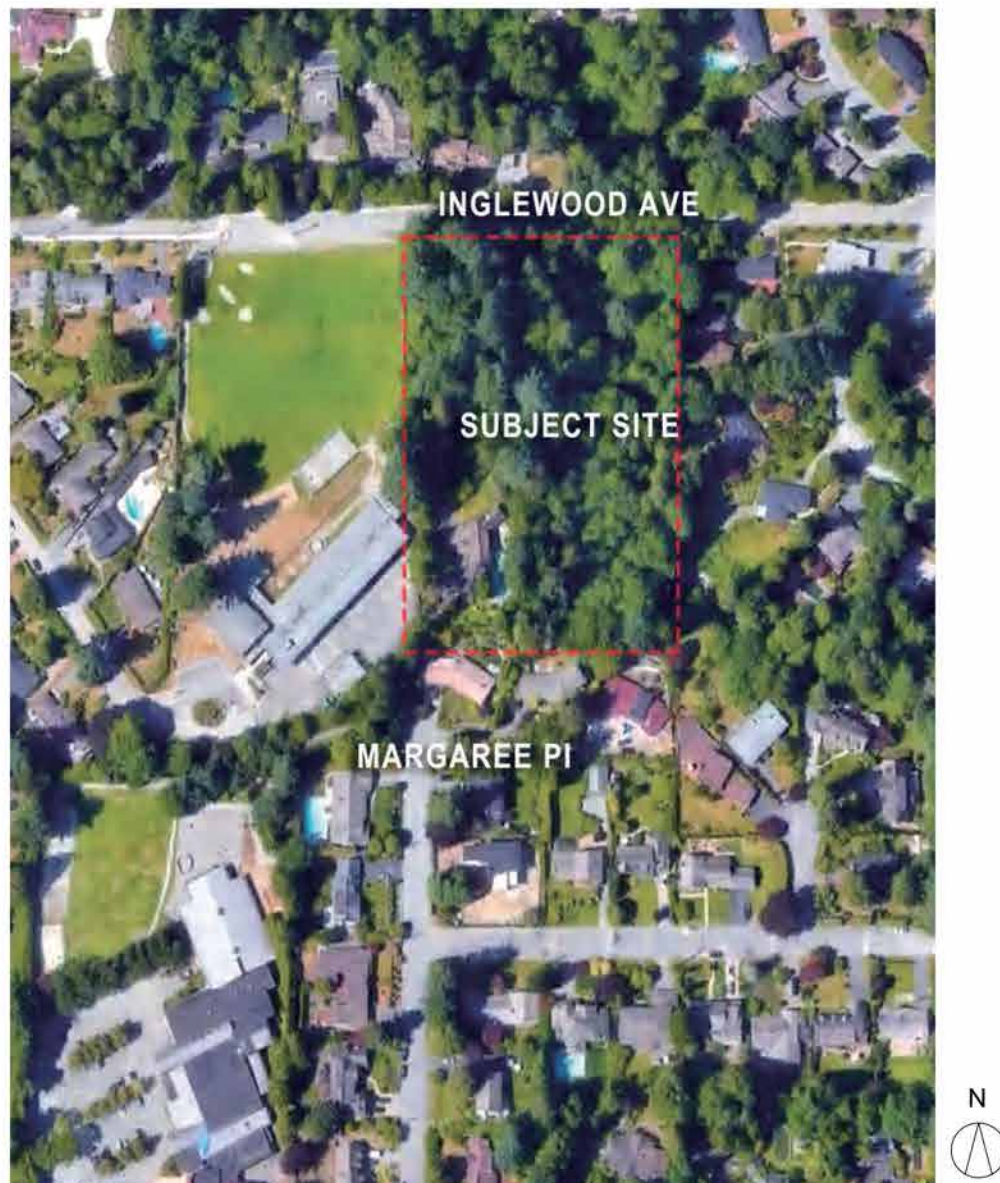




VICINITY PLAN

This project is situated on a north south oriented rectangular site between Trans-Canada Highway and Marine Drive. Bounded by Inglewood Avenue to the north, Ecole Cedardale elementary School to the west, Brother creek is to the east, and Margaree Pl to the south, the overall site area is 14,612 SM. (157,284 SF).

The height difference between the existing grade and river bank is Appox. 15.5M



PROJECT SUMMARY						
PROJECT SUMMARY (PRELIMINARY, ALL FIGURES ARE SUBJECT TO BE REVISED AND CONFIRMED)						
March 28, 2023						
#1	ADDRESS		530 INGLEWOOD AVENUE, WEST VANCOUVER			
	LEGAL DESCRIPTION		THE NORTH EAST 1/4 OF DISTRICT LOT 1045 GROUP 1, NEW WESTMINSTER DISTRICT EXCEPT PART IN PLAN 10884 P.I.D. 015-959-929			
	EXISTING ZONING		SF			
	PROPOSED ZONING		CD (TBD)			
	OCP		TBD			
#2	LOT AREA		SM	SF	REMARKS	
	SITE AREA GROSS (SF)		14,612	157284	3.611	Acre
	ROAD DEDICATION		-	-	1.460	Ha
	NET AREA		14,612	157,284		
#2.1	BUILDABLE AREA		PROPOSED		PERMITTED	
			SM	SF	SM	SF
	FAR		2.11			
	BUILDABLE AREA (FAR)		30,842	331,977	Total Residential Area Including Amenity	
#2.2	AMENITY		PROPOSED		PERMITTED	
			SM	SF	SM	SF
	Outdoor		262	2,817		
	Indoor		950	10,230		
	TOTAL		1,212	13,047		
#3	SUITE COUNT		PROPOSED		PERMITTED	
					REMARKS	
#3.1	LONGTERM CARE					
	SUITE		147			
	Subtotal		147			
#3.2	INDEPENDENT LIVING					
	STUDIO		0			
	1BD		103			
	2BD		49			
	3BD		8			
	Subtotal		160			
#3.3	SERVICE APARTMENT					
	STUDIO		0			
	1BD		56			
	2BD		8			
	3BD		3			
	Subtotal		67			
	TOTAL SUITE TYPE		LTC SUITE		1BD	2BD
	TOTAL SUITES		374	147	159	57
	PERCENTAGE		100%	39.3%	42.5%	15%
#4	BUILDING HEIGHT		PROPOSED		REQUIRED	
			FT	M	REMARKS	
#4.1	BLDG A		7	25	ABOVE AVE HT.	
	BLDG. HEIGHT (STOREY)		83			
	BLDG. HEIGHT (ELEVATION)					
#4.2	BLDG B		9	28.4	ABOVE AVE HT.	
	BLDG. HEIGHT (STOREY)		93			
	BLDG. HEIGHT (ELEVATION)					
#4.3	BLDG C		10	31.5	ABOVE AVE HT.	
	BLDG. HEIGHT (STOREY)		103			
	BLDG. HEIGHT (ELEVATION)					
#5	SITE COVERAGE		PROPOSED		REQUIRED	
			23%		REMARKS	
	SITE COVERAGE				GL BLDG FOOTPRINT (SF) 36940	
#6	SETBACK		PROPOSED		REQUIRED	
					REMARKS	
	NORTH		6.7 M		TO BE CONFIRMED BY WEST VANCOUVER DISTRICT	
	SOUTH		6.25 M		TO BE CONFIRMED BY WEST VANCOUVER DISTRICT	
	EAST		10.0 M			
	WEST		10.0 M			

#7	PARKING COUNT.			
		PROPOSED	REQUIRED	REMARKS
	RESIDENTIAL		258	
	LONGTERM CARE (LTC)	5		
	INDEPENDENT LIVING - SENIOR RENTAL (IL)	129	47	
	SERVICE APARTMENT	89	122	
	VISITOR	25	89	
	STAFF	14		
	DAYCARE	3		
	TOTAL	265	258	
	HC STALL	6		
	REGULAR	259		
	HC VAN/ SHUTTER BUS	1		
	AMBULANCE STATION	2		
				INCLUDED IN TOTAL COUNT
#8	LOADING			
		PROPOSED	REQUIRED	REMARKS
	RESIDENTIAL	1		
	NON-RESIDENTIAL	1		
	TOTAL	2		
#9	BIKE STORAGE			
		PROPOSED	REQUIRED	REMARKS
	Secure Stalls	267		
	Short terms	18		
	TOTAL	285		

#10

AREA BREAKDOWN														
LEVEL	PARKING		SERVICE		AMENITY (INDOOR)		FACILITY (INDOOR)		SERVICE APARTMENT (SA)		LONGTERM CARE SUITES (LTC)		INDEPENDENT LIVING SUITES (IL)	
	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF
B4	2707	29135	1664	17914	248	2665			1421	15294				
B3	2707	29135	1664	17914	248	2665			1421	15294				
B2	2707	29135	1664	17914	248	2665			1421	15294				
B1	2594	27922	1649	17748	208	2235			1377	14820				
L1							3432	36940						
L2							456	4911			2637	28382		
L3							766	8250			2679	28841		
L4							462	4969			1747	18800	826	8886
L5													2456	26431
L6													2382	25638
L7													2382	25638
L8													2223	23928
L9							178	1911					1473	15852
L10							178	1911					750	8076
Roof							178	1911						
TOTAL	10,714	115,327	6,642	71,490	950	10,230	5,649	60,803	5,639	60,702	7,063	76,023	12,491	134,449

#10.1

TOTAL AREA (SQ.FT.)													
TOTAL GROSS AREA (FAR) [RES. AREA + FACILITY]											331,977		

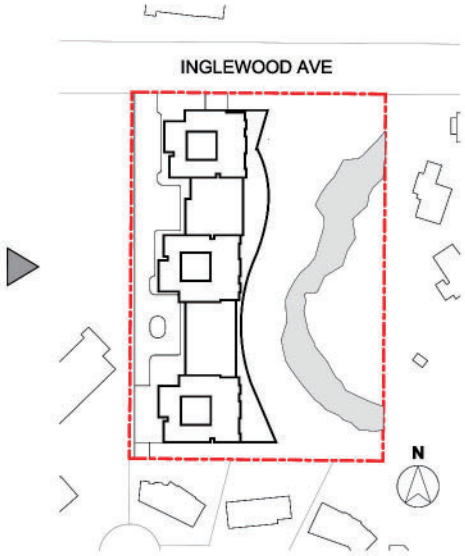
#11

AMENITY BREAKDOWN					
LOCATION	INDOOR		OUTDOOR		REMARKS
	SM	SF	SM	SF	
SERVICE APARTMENT					
B4	248	2,665	44	469	
B3	248	2,665	44	469	
B2	248	2,665	97	1,046	
B1	208	2,235	77	833	
SUBTOTAL	950	10,230	262	2,817	
GRAND TOTAL	13,047				



WEST CONTEXT ELEVATION

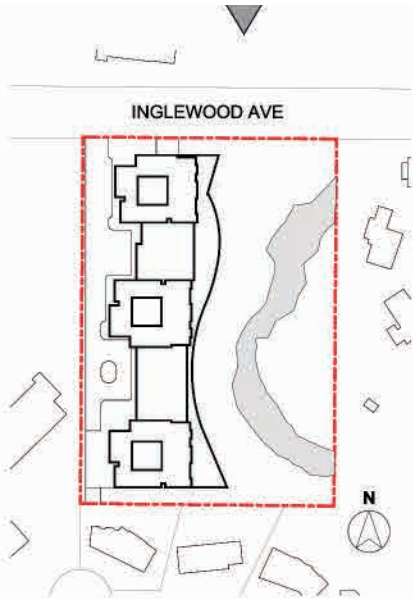
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INGLEWOOD AVE CONTEXT ELEVATION

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2023-04-17



498 INGLEWOOD AVENUE
(DWELLING, 2-STORY)

BROTHER CREEK

BUILDING A

595 BURLEY DR
(CEDARDALE ELEMENTARY SCHOOL, 2-STORY)



WEST ELEVATION PERSPECTIVE VIEW



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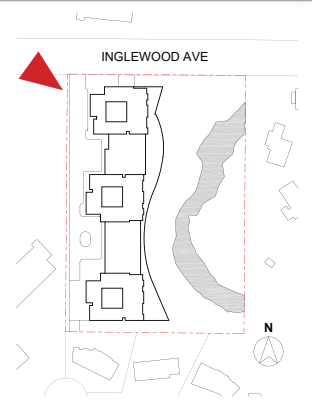
EAST ELEVATION PERSPECTIVE VIEW

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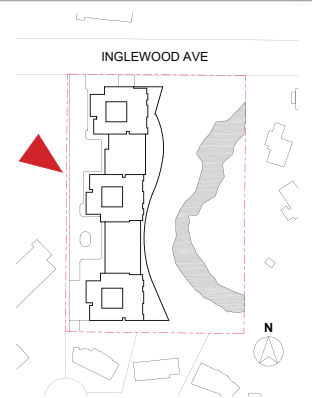


BUILDING A ENTRANCE PERSPECTIVE VIEW





GROUND LEVEL COURTYARD PERSPECTIVE VIEW



MAIN ENTRANCE PERSPECTIVE VIEW



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2023-04-17



Form and Character

Located in a wooded ravine site adjacent to a public elementary school the proposed complex will be thoughtfully integrated into the existing single family residential context. Setbacks reflect this context as does the relatively narrow street frontage. From eyes-on-street residences facing north, the building stretches to the south forming three, seven to ten level mid-rise towers integrated into a three to four level podium.

The architectural character follows the form of other contemporary West Vancouver mid-rise housing developments. Alternating massing addresses the low rise buildings across Inglewood Avenue and forms the building mass next to the school playing fields to the west. This elevation will provide an engaging, sheltering backdrop to the school grounds. Along this aspect of the building will be two entrances, a principal entry for serviced apartments, independent living and facility amenities and a separate Long Term Care entry with enhanced safety and security measures. These entries are accessible from an auto court and pedestrian walkways, which are delineated by the perimeter landscape buffer. To the east the building face integrates into the ravine woodland and existing riparian landscape with landscaped terraces.

The northern most aspect facing the street will comprise a lobby for direct accessibility to the tower above. Next to this, taking advantage of the existing road grades will be a loading and service area with dedicated underground access point. This will form the principal service access point remote from the primary vehicular and pedestrian access areas. To the southern aspect a sloping grade enables entry to underground parking and integration of the lower podium level to the existing topography.

CONCEPT IMAGES : FOREST SILHOUETTE & MOSS



Massing Development

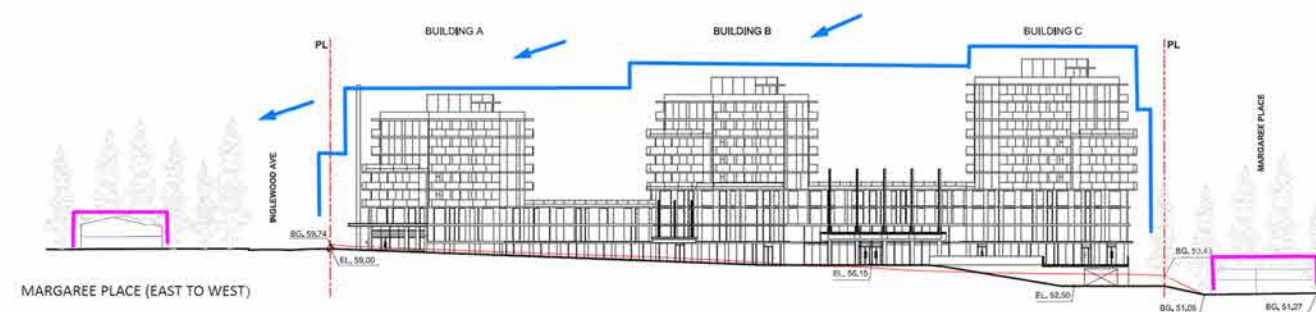
Multiple massing options have been explored to find a balance between programmatic and operational needs, site characteristics, environmental considerations, optimal user outcomes and construction economics. Through the process of arriving at a final form these parameters were tested against each of these options.

A combination of 4 level podium with three midrise towers achieved the best balance of these variables. The podium anchors the facility to the site sheltering the open school grounds to the west and linking the 3 towers together with communal amenities and services. By scaling the upper residential floors into 3 towers the objectives of views, sun and light penetration are most effectively achieved.

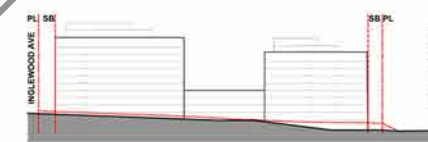
Beneath the podium a multi-level underground car park integrates into the topography as it utilizes the sloping grades for service and vehicular access. To acknowledge sloping topography towards the ravine residential accommodation frames the eastern side of the car park and integrates this aspect into the Brothers Creek riparian environment.

To respect of its neighbours across Inglewood Avenue the 3 towers gradually ascend in height from north to south as they respond to the relatively low-rise single family residential neighbourhood. The most southern tower is bordered on the west by the Cedardale Elementary School where the relative height is moderated by the low-rise academic structure.

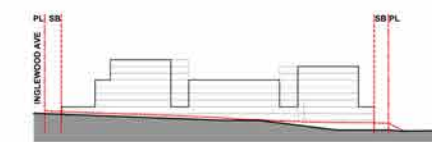
STEPPING MASSING RESPONDING TO THE CONTEXT



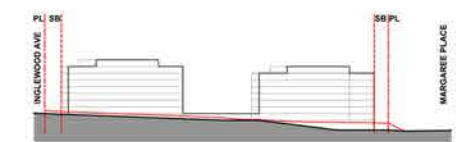
ORIGINAL SCHEME



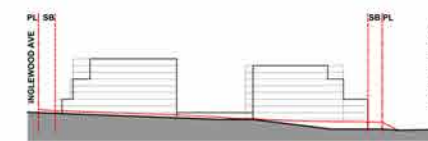
OPTION A



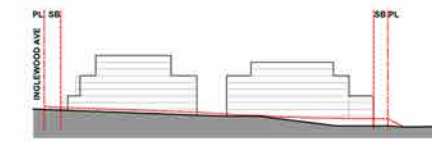
OPTION B



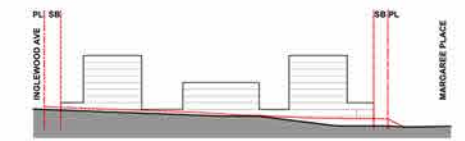
OPTION C



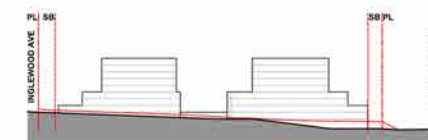
OPTION D



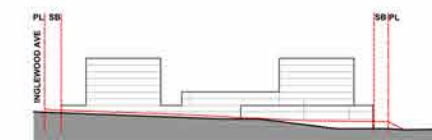
OPTION E



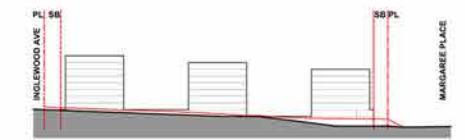
OPTION F



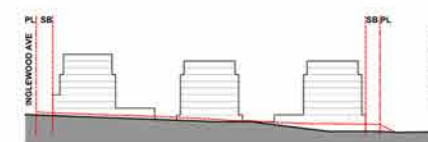
OPTION G



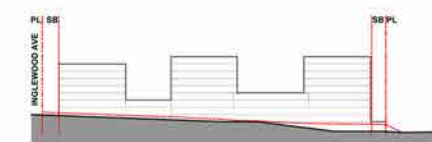
OPTION H



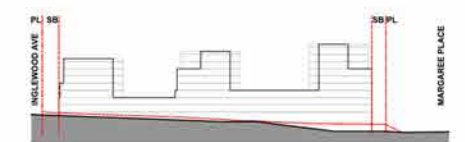
OPTION I



OPTION J



CURRENT SCHEME



Material

Materials will be of a long term durable standard commensurate with sense of permanence that will enhance the neighbourhood character. Complementing durable materials, extensive use of wood will warm the inside-outside connections and relate the building back to the natural environment. This expression will be further augmented by a natural colour palette reflective of the site characteristics.

Exterior detailing will respond to unique climatic site conditions and reflect the nuances of the rain coast environment; balconies on all building aspects providing shelter from the rain and south facing balconies shading the summer sun. With the use of extensive exterior glazing each living unit and amenity areas will have interiors flooded with natural light.

Overall, by providing setbacks, landscape buffers, variably articulated massing and site inspired material and colour choices with careful detailing the building will integrate respectfully into the existing context.

DRAFT
2023-04-17

MATERIAL MAP



06 CURTAIN WALL SYSTYEM - CLEAR GLAZING



07 SPLIT FACE STONE WALL



01 GLUED LAMINATED TIMBLER BEAM



05 CLEAR DOBBLE GLAZED + SPANDREL WINDOW WALL SYSTEM

03 FLUTE PANEL CLADDING



04 COMPOSITE / METAL PANEL



LIGHT- GREY



CHARCOAL GREY



MID-TONE RED



02 SOFFIT MATERIAL - METAL PANEL



08 PAINTED CONCRETE LIGHT GREY

Proposed Facility

Serviced Apartments, Independent Living, and Long Term Care Units

The complex is designed to have a range of aging in place lifestyle opportunities for seniors, from concierge assisted serviced apartments, through assisted independent living and 24 hour long term care. In accordance with market demand Long Term Care units will be single occupancy with private bathroom; Serviced Apartments and Independent Living units will be one, two or three bedrooms. These apartments are designed with kitchens which enable residents to prepare their own meals when not utilizing the food services available in amenity areas. All living units are generously proportioned and fully wheel chair accessible thus addressing changing mobility.

Residents may begin their journey through Cedar Living in a SA with full autonomy, free of commitments to available food and health services. As needs arise, residents may move within the complex and take advantage of options for meal plans and other food services. Eventually they may wish to engage care providers while living in these units to help extend independent living to a partially assisted model. For those with the most advanced needs, situated on podium levels two through four, the LTC units are concentrated to provide efficient and safe care interactions. At these levels additional measures are taken to address mobility and cognitive disabilities, food services, recreation and general health. A private roof top patio ensures that vulnerable LTC residents are able to safely access fresh air and the natural environment.

Ground Floor Amenity Level

The ground floor entry and amenity level straddles the sloping site grades forming an accessible main entry and vertical connections through the length of the complex. Each of the three towers has an elevator core landing at the Amenity Level providing easy access for all residents. This level is the heart of the community with amenities, businesses and social spaces planned to encourage a lively and welcoming environment. The main lobby with central security and concierge services is centred amongst amenity spaces with lounge and seating areas to encourage social interaction. As a flex space this area can be reconfigured for special functions and events accessible to residents, visitors and the nearby community.

Amongst amenities with programs available to residents are an art and hobby room, yoga room, gym, ping pong room and theatre. An important exterior space will be the extensive east facing garden terrace which will facilitate outdoor dining and recreational activities. Food services will be available through meal plans or by reservation in formal, casual and private dining rooms.

Wellness is fundamental to the seniors' lifestyles and Cedar Living's vision. Within the amenities this will be addressed with an available medical examination room, massage, hydro therapy, and sauna facilities. Complimenting the wellness initiatives are a publicly accessible drug store and an ambulance call centre with medical IOT room allowing for remote monitoring of residents' medical concerns.

Local families, staff and visitors will have access to child care services in a dedicated space conveniently accessed from the exterior of the main facility entry. A hair salon will also be available to residents and the neighbouring community therefore completing a range of day to day Cedar Living residents' needs.

Parking Levels

Below grade, four parking levels will provide 265 parking stalls and 285 bicycle storage spaces for residents, visitors and staff. In addition, and reflecting changing transportation trends, these spaces are planned with security and electric charging stations. The entry point for passenger vehicles will be from the south end of the site where grades drop beneath the main floor level.

As the natural grades rise from the Brother's Creek the parking levels that partially appear above ground will be buffered on each level by apartments facing east towards the ravine. These units will have easy vertical access through the vertical cores to the amenity level above. At these levels residents will have a close connection to the natural riparian environment, enhanced by landscaped balconies.



Tower Levels, Independent Living

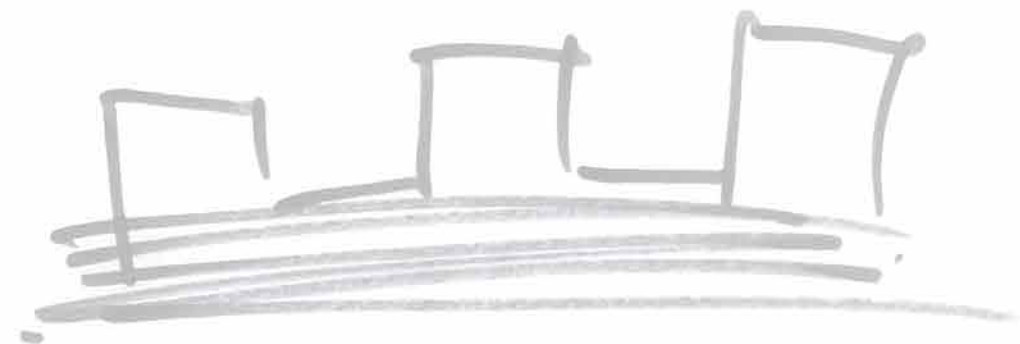
With 11 units per floor forming boutique size pods each Independent Living level of the towers can have a uniquely identifiable character. This relatively small floor plate minimizes acoustic intrusions, anonymous corridors, and maintains privacy while retaining the comfort of having nearby neighbours. In addition to promoting spontaneous social interactions, with the reduced floor plate natural light can penetrate deep into the entire living unit providing another important stimulus for physical and mental health. Views towards the forested surroundings above the podium level will also contribute to a calming sense of place for residents, while maintaining a connection to the exterior ground plane activities. Residents will have a choice of one, two or three bedroom units that are sized with space for a range of personal items to make each unit a unique home. At the top of each tower will be an extensive green roof forming an exterior retreat directly accessible from the main access core.

Podium Levels, Long Term Care

Above the amenity level is a three level Long Term Care facility with separate lobby and entry designated in the ground floor auto court. By separating the entry from the main lobby the primary concerns of security and safety are enhanced. An elevator exclusive to podium levels will further address security concerns. On arrival at each floor is a nurses' station where visitors will check in before circulating in the facility. Autonomy from the main facility includes health and wellness, medical assistance, personal laundry, dining and activity areas, thus ensuring residents are safely remote from the publicly accessible main floor. Additional design details respond to residents physiological and cognitive needs assuring personalized, responsive care. The LTC mandate will be a community within a community forming a continuum of care.



DRAFT
2023-04-11



DISTRICT OF WEST VANCOUVER
OCP COMPLIANCE

Project Objectives

Cedar Living will provide seniors housing options in accordance with demand for an aging population in the north shore municipalities with a focus towards West Vancouver seniors. The proposal envisions multi-generational serviced apartments and seniors' accommodation including independent living, assisted living and long-term care. In providing these homes and related facilities West Vancouver Official Community Plan objectives will be accomplished in the realms of social, economic and environmental benefits.

District of West Vancouver Official Community Plan

The Official Community Plan is a long-term vision for the future of West Vancouver development in the context of the greater regional district. Objectives of the plan aspire to a vibrant economy with amenities to ensure social, cultural and environmental sustainability.

Policy Analysis

Section 1.2 Community Context and Key Trends

Policy:

"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"

"...the preference among many seniors to age in place in the community in which they are familiar suggests a need to ensure that there is appropriate housing and services available. This includes age-friendly, adaptable, single-level living, more supportive transportation options and accessible services that are conveniently located."

"Over the life of this plan, a focus on housing diversity can deliver smaller homes - ranging from coach houses, duplex, triplex, townhomes and apartment units and including seniors, market and non-market rental..."

Design Response:

Cedar Living will help meet the community's core housing need by offering options to those with fixed or moderate incomes. These housing alternatives reflect policies supporting the provision of non-market and rental housing as envisioned in the OCP. Reflecting this need, the 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 ranges of unit types that are adaptable to aging in place.

Section 2.1 Existing Neighbourhoods

Policy:

2.1.14 Prepare local area plans by:

- a. Reviewing and confirming boundaries and new unit estimates through the local area planning processes (see Maps 5-7);*
- b. Determining densities, heights and building forms that respond to neighbourhood context and character (e.g., topography, natural features, site area, transportation and amenities);*

Design Response:

The Cedar Living lands are adjacent to the eastern boundaries of the proposed Taylor Way Local Area Plan situated between a riparian area to the east and elementary school grounds to the west. When completed in accordance with the proposed density, building mass is broken into reduced parts and single family neighbourhoods to the north and south are addressed with compatible setbacks.

Policy:

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.*

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.*

Design Response:

Owing to its location forming a community node next to a park setting the project can inform the long range plan for the Taylor Way Local Area Plan. The housing options will offer seniors safe, comfortable living environments providing a range of amenities, services and programs some of which will be available to Cedar Living residents and non residents alike. These programmatic features will help fulfill and complement the objectives of the Taylor Way LAP.

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 Taylor Way transit and local community resources.

**Policy:**

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:

Taylor Way public bus connections are located within an easy walk providing convenient access for Cedar Living staff and visitors. Services available to residents will include transport shuttles to local amenities and shopping. Underground parking will address the needs of electric vehicles and bicycle storage. The building forms are oriented and sized to maximize solar orientation and natural light while site planning nestles the building within the shelter of existing evergreen trees to the east.

Section 2.3 Local Economy and Employment**Policy:**

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

Design Response:

In addition to providing a range of employment opportunities for Cedar Living care staff, additional retail and service businesses integral to the facility will also require staff. These businesses will be accessible to customers from within and remote from Cedar Living.

Policy:

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;
- b. e. Low-carbon building materials and techniques.

Design Response:

The development of the independent and assisted living and residential care is essential to the continuing evolution of the West Vancouver social fabric. An aging population needs diverse and attractive housing choices designed to entice seniors to vacate their large homes for upcoming generations. As neighbourhood demographics evolve economic opportunities will grow in accordance with these changes.

Advanced construction materials and techniques will address the OCP intent for opportunities in innovation and protection of the environment.

Policy:

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.

Design Response:

Via its centralized location and easy access to all north shore communities Cedar Living will be well positioned to engage and collaborate with the diverse fabric of north shore society and to provide educational, personal service and business opportunities. Facility residents and their invited guests will be positioned to benefit from these associations and contribute to advancing synergies. Cultural and educational activities will be amongst programs available through the facility management.

Section 2.4 Mobility and Circulation**Policy:**

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.

Design Response:

Inglewood Avenue is part in one of West Vancouver's major bike routes that connects Burley Drive, west of Taylor Way to Keith Road and the Capilano Canyon. As the project provides for cycling support, residents, employees and visitors are incentivised to participate in alternative recreational and commuting means of travel.

Section 2.5 Municipal Operations and Infrastructure**Policy:**

2.5.7 Encourage use of development practices, landscape designs and built systems that reduce water demand and consumption.

2.5.11 Facilitate reductions in demolition waste through source separation and diversion, including whole-building demolition or deconstruction.

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:

Storm water management will be fundamental as will native plant species which are less demanding upon and will reduce the need for irrigation systems. Rain water absorption will be facilitated through materials designed to encourage infiltration and additionally, extensive green roof terraces will help moderate rainwater diversion to the ground plane. Existing structures on the property will be deconstructed in accordance with DWV guidelines and maximizing salvage potential.



Section 2.6 Natural Environment

Policy:

2.6.2 Mitigate on-site and off-site environmental impacts through proactive land use, design, construction, and site restoration requirements, and seek no-net loss of riparian habitats and environmental assets.

2.6.3 Facilitate on-site and off-site environmental enhancement on both public and private lands as opportunities arise (e.g., creek day lighting, fish habitat restoration, invasive species management).

2.6.5 Balance tree retention, replacement or compensation for their ecological value with consideration to access to sunlight and significant public views.

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.

2.6.13 Identify ecologically important assets and develop a strategy to protect and manage these features and the associated ecosystem services they provide.

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).

Design Response:

Landscape design will maximize retention and enhancement of the existing natural habitat. The existing tree canopy will be conserved utilizing the sheltering aspects of large conifers while allowing for the benefits of solar exposure. Where necessary invasive species will be neutralized and replaced with native species planting. Culturally Modified trees will be retained and natural habitat loss will be minimized through landscape design strategies.

Section 2.7 Parks and Trails

Policy:

2.7.13 Manage and improve the trails network on public land and work with private landowners to obtain formal access to trail corridors for recreational use where appropriate.

Design Response:

Within the natural ravine a publicly accessible pedestrian footpath will contribute to the public domain and invite residents and park users to engage with the riparian landscape. This new amenity will add to West Vancouver trail networks.

Section 2.8 Access and Inclusion

Policy:

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:

Cedar Living will provide multi-level seniors housing options that will give residents opportunity to age in place from fully independent living rental suites through assisted living and long term care. To complement the varied demographic of seniors, all areas of the building interior proposed for resident use will provide barrier free access for mobility and other physical disabilities. In the independent and assisted living accommodations, generous room sizes will be adaptable for the changing needs of accessibility. The long term care facility will additionally cater to those with cognitive difficulties such as dementia, aural and visual impairments. Where collaborative circumstances are appropriate, government agencies will be integrated into the social and business model of the privately run amenities.



Section 2.9 Community Health and Cohesion

Policy:

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.

Design Response:

In order to support staff and neighbouring residents an independent private childcare centre will be available during regular working hours. This will be complemented by available ground oriented play areas and interior recreational spaces. On building roofs will be group oriented amenities and private spaces for rest and relaxation.

Policy:

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

Design Response:

Recreational programming and services to all residents, irrespective of ability level, will be programmed on a daily basis. Supporting the programming will be amenity spaces tailored for a variety of recreational, learning and social activities. The rooftop patios and ground-oriented patios and gardens will provide access to exterior space designated for a variety of outdoor activities.

Policy:

2.9.11 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.

Design Response:

To enhance care for residents, Cedar Living will explore opportunities for partnering with government agencies and other community service providers. Outside agencies have the ability to create synergies in physical, mental and social well being that will complement facility core functions.

Policy:

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 consideration.

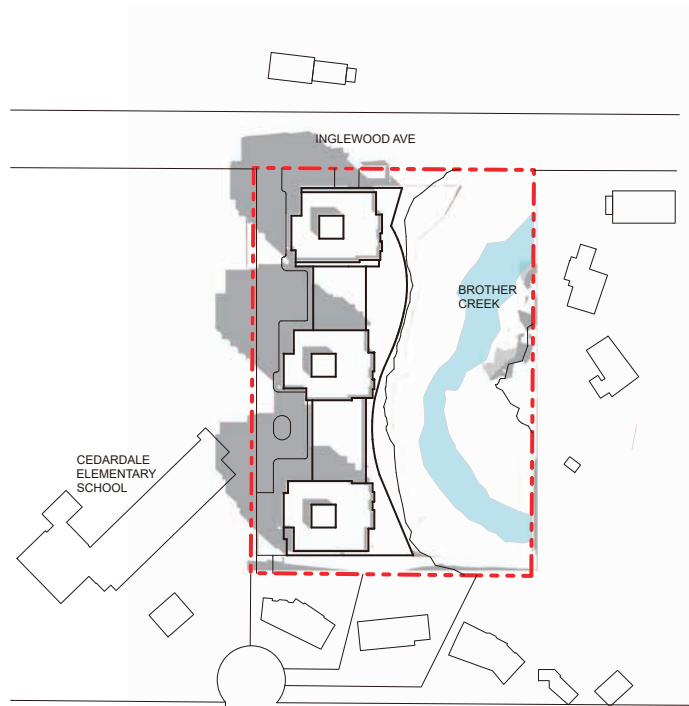
Design Response:

Environmental design, CPTED and security considerations are integral to the design concept of this facility; public and resident safety will be a guiding principle. Throughout the accessible indoor and outdoor areas through design and staff engagement, measures will be taken to ensure a safe and welcoming environment.

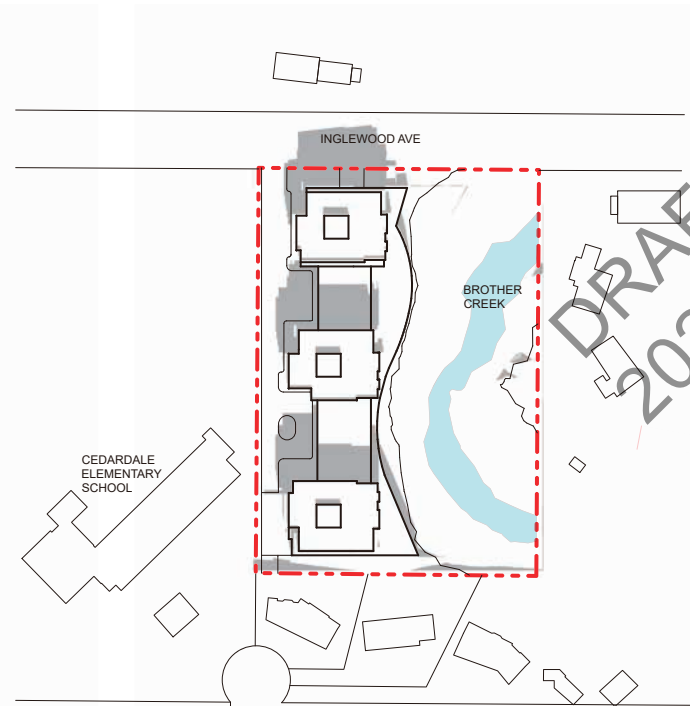
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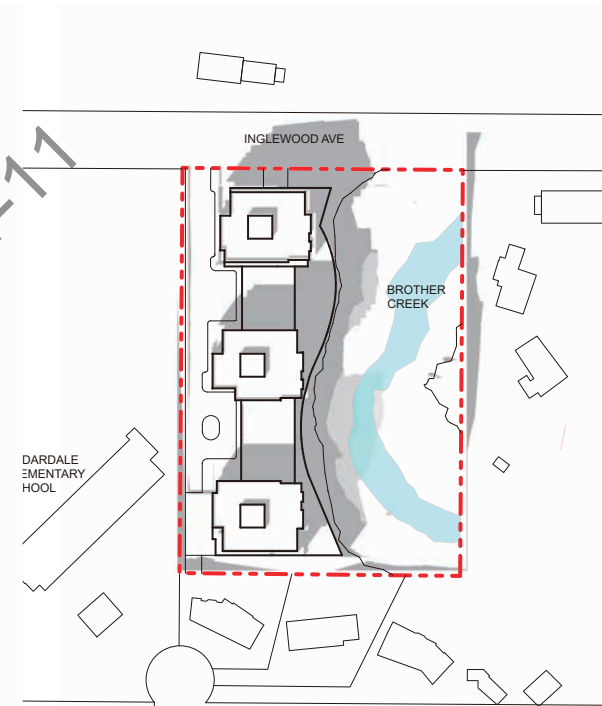
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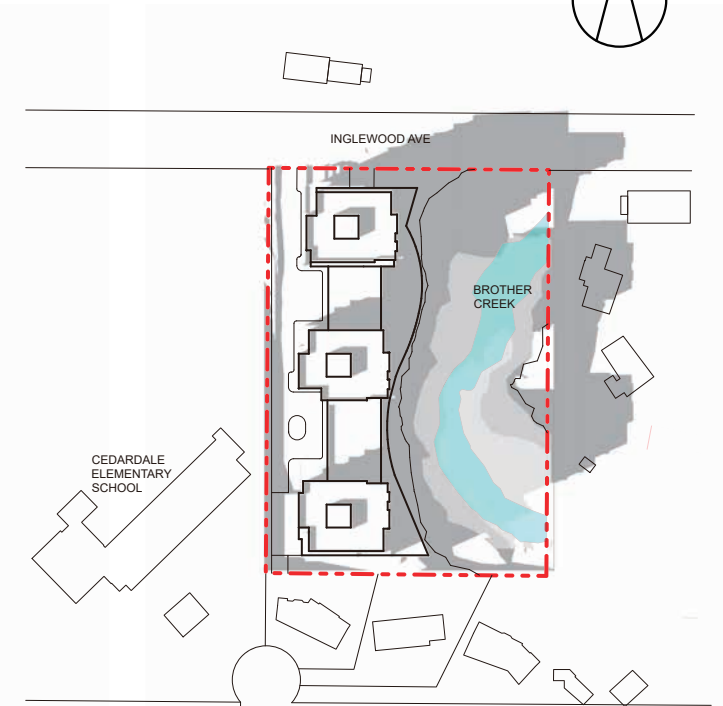
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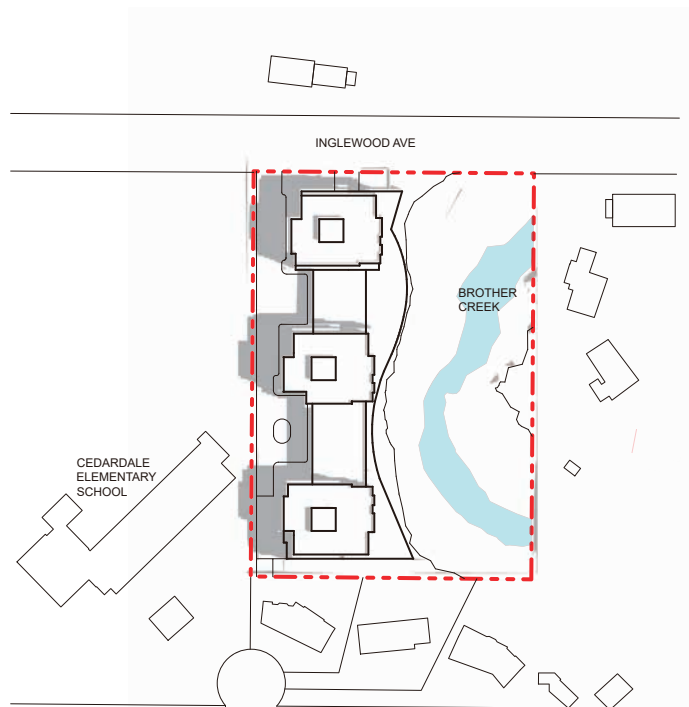
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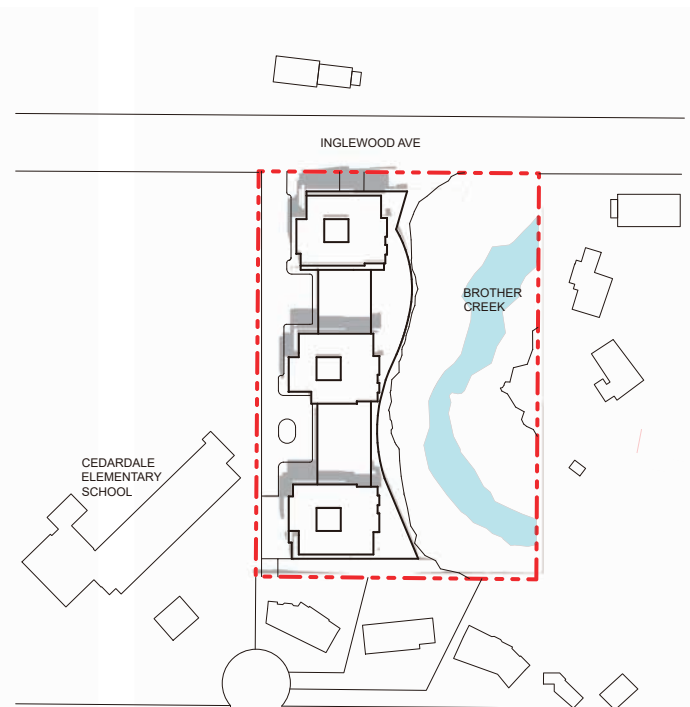
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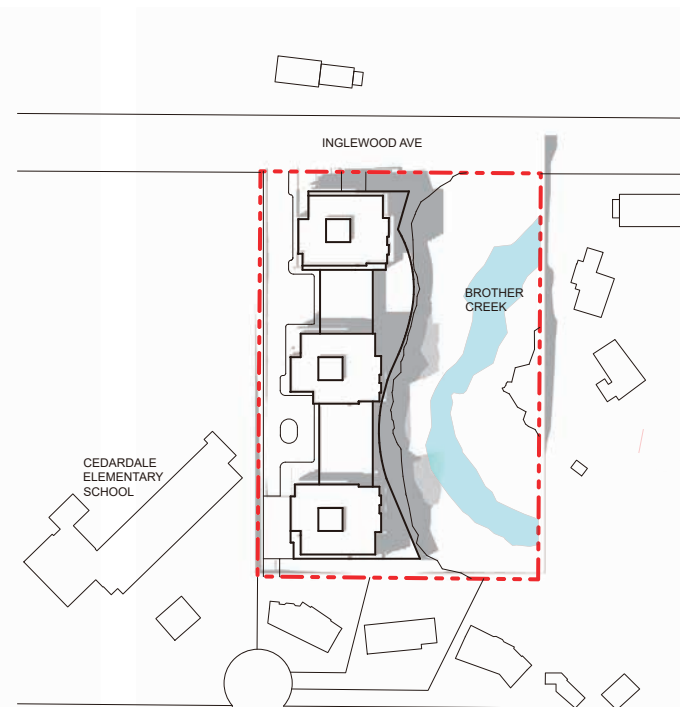
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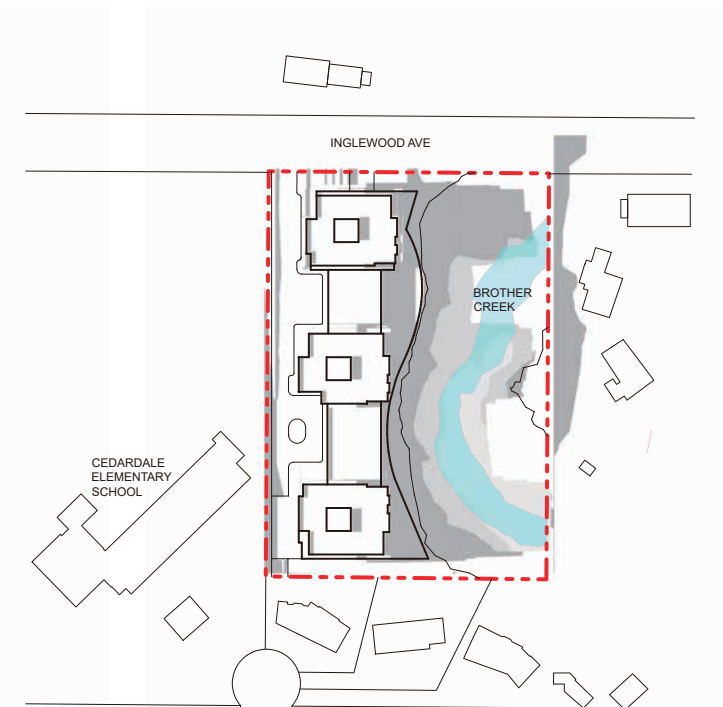
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JUNE 21-12:00 P.M.



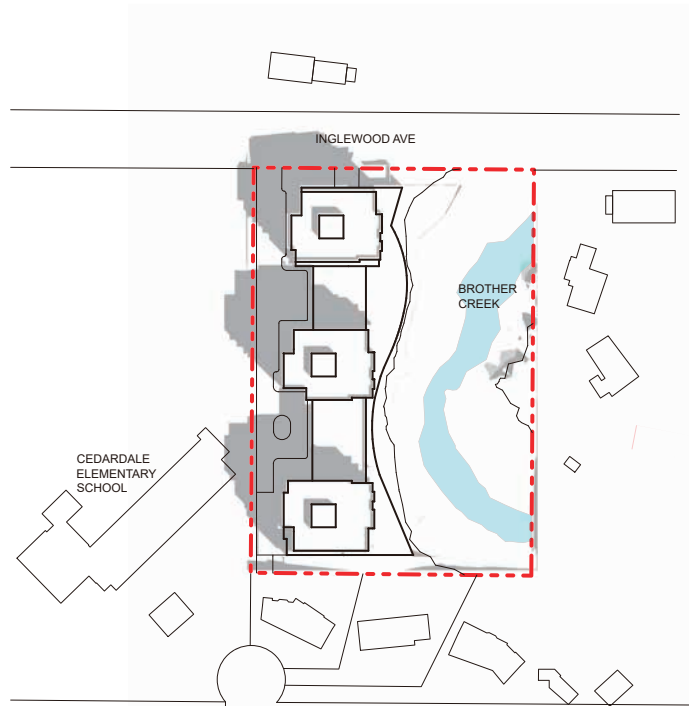
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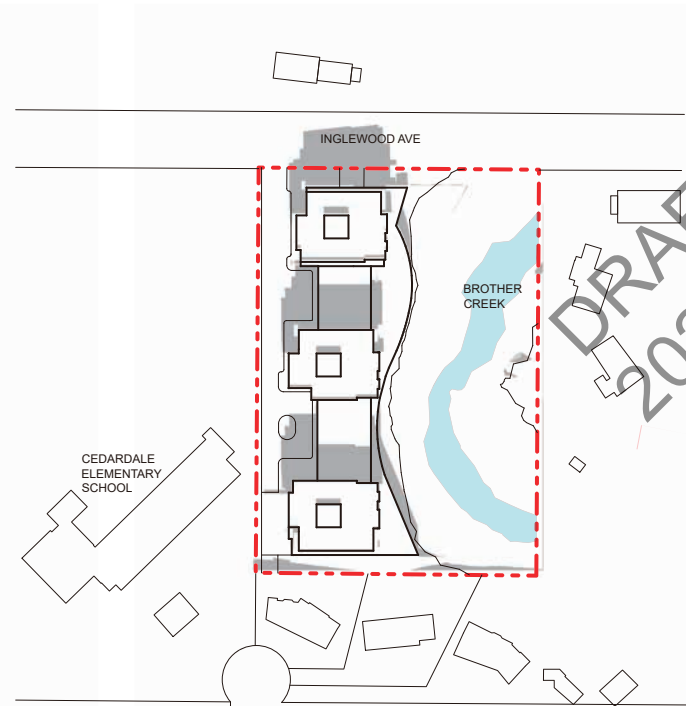
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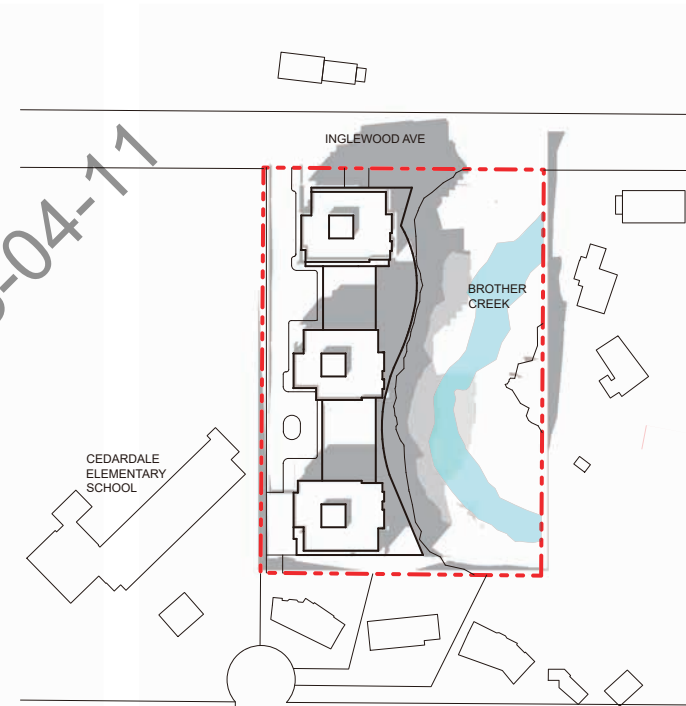
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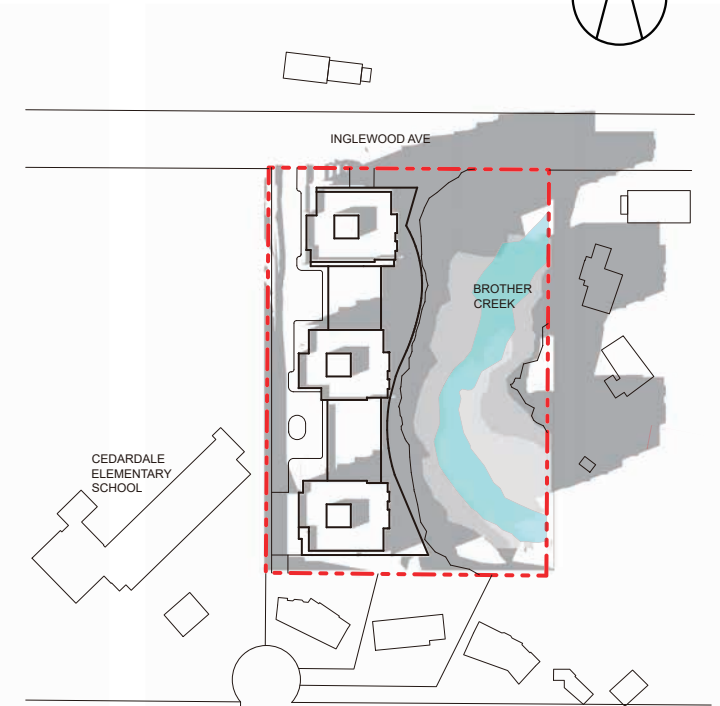
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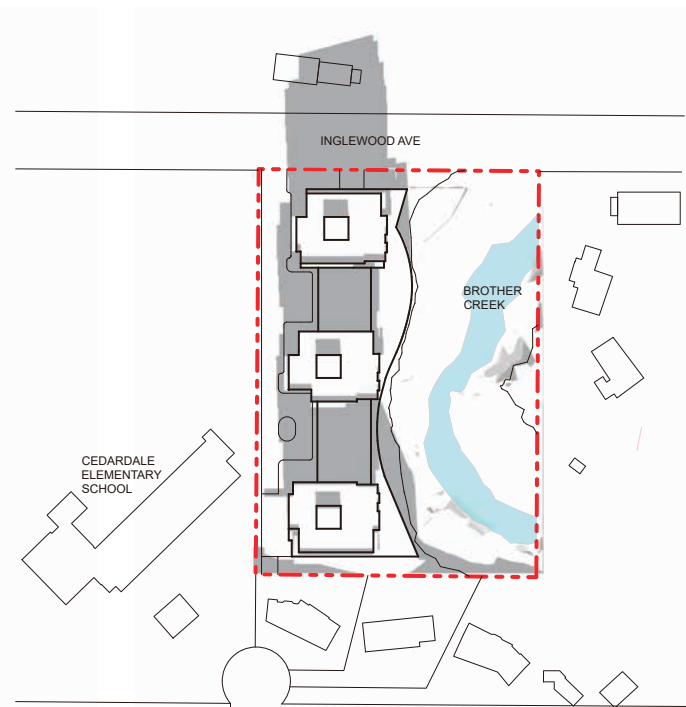
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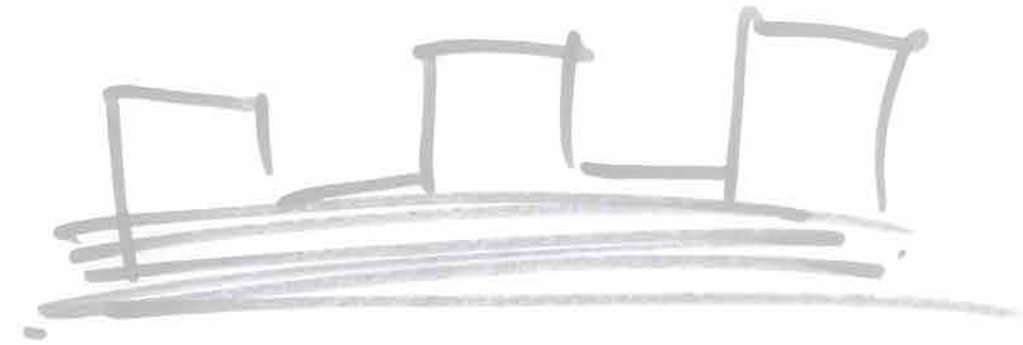


DECEMBER 21-2:00 P.M.



DECEMBER 21-4:00 P.M.

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2023-04-17



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LEGEND

- CIRCULATION
- AMENITY/FACILITY
- INDEPENDENT LIVING (IL)
- LONG TERM CARE (LTC)
- SEVICE APARTMENT (SA)
- PARKING
- SERVICE



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

SITE PLAN

JOB NO.:

DATE:

SCALE: 1/64"=1'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

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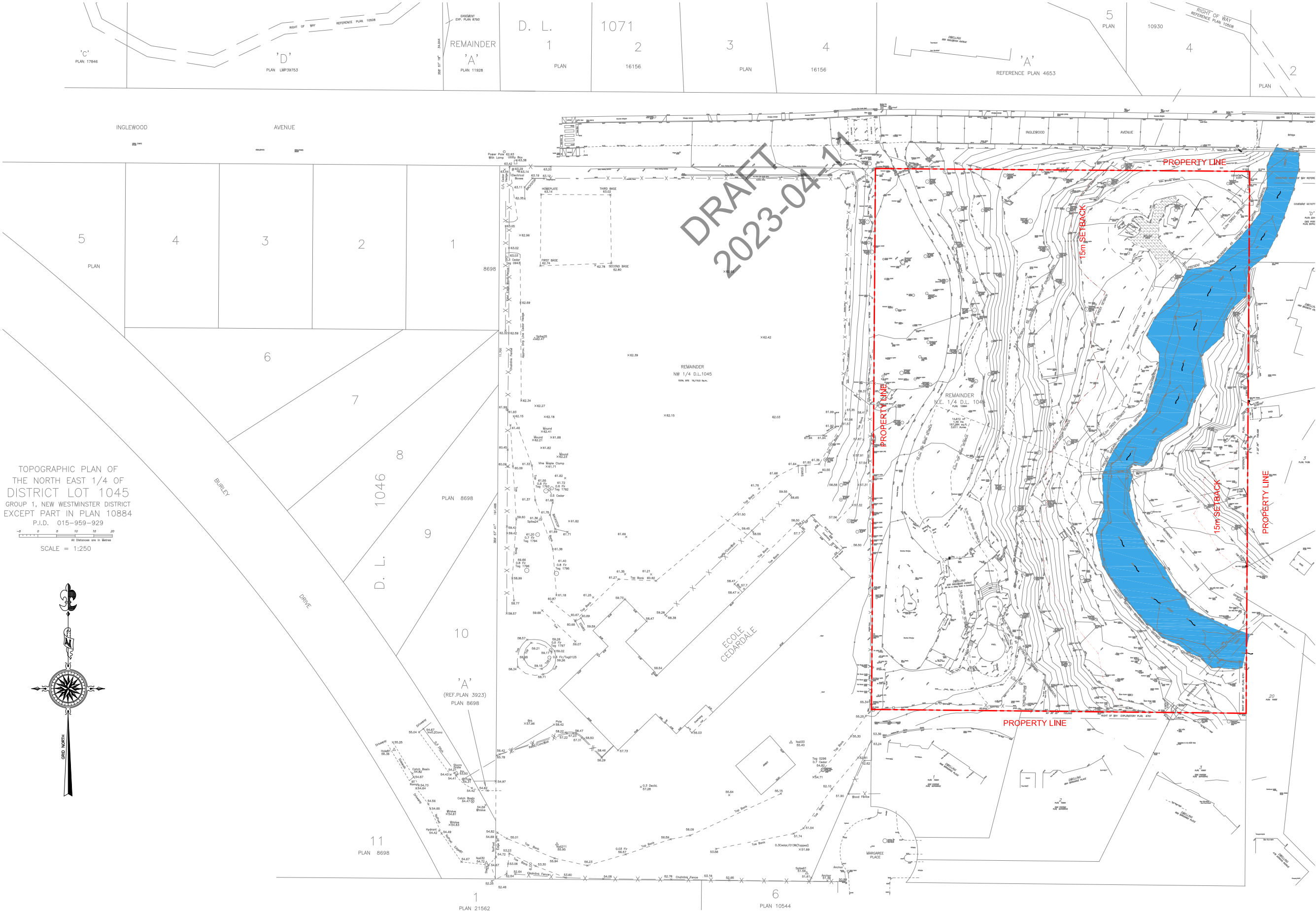
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ISSUED FOR DISCUSSION

Prime Consultant

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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver,BC

SHEET TITLE:
SITE PLAN

JOB NO.:

DATE:

SCALE: 1:1000

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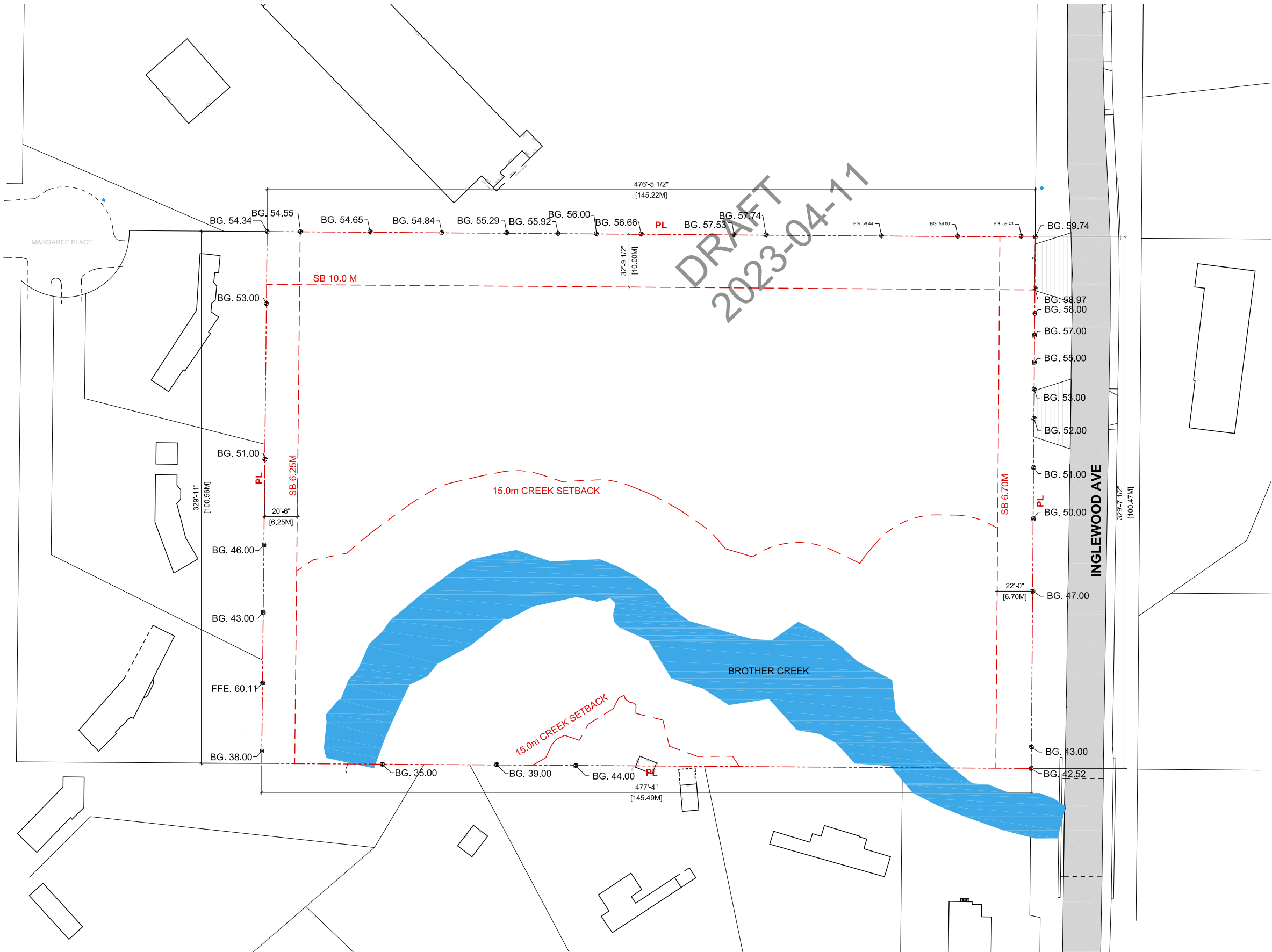
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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

BASE PLAN

JOB NO.:

DATE:

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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

MASSING PLAN

JOB NO.:

DATE:

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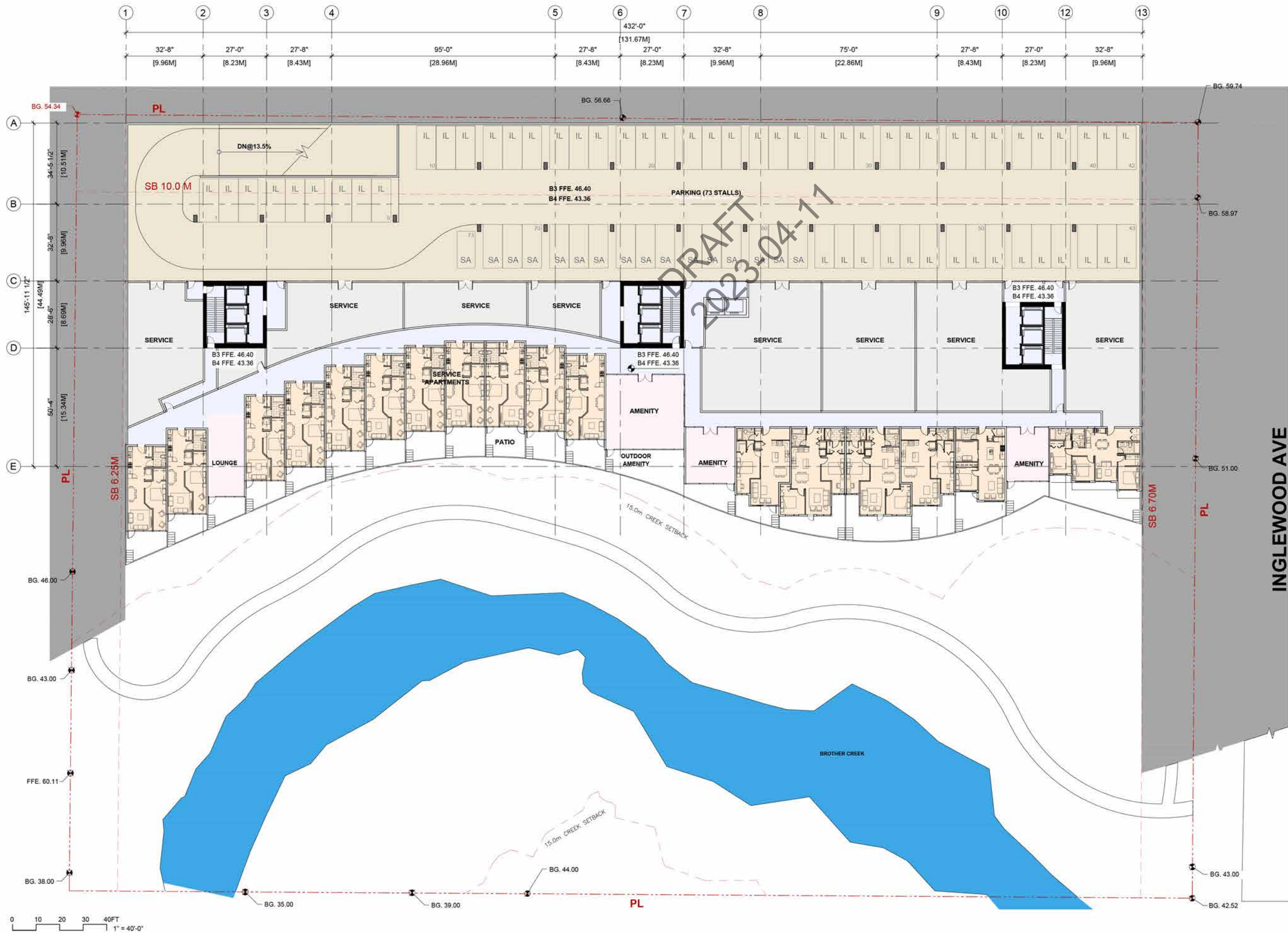
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2F- 855 Terminal Avenue
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Phone: +1 (604) 630-9488
Email: connect@avanture.ca

LEGEND

- CIRCULATION
- AMENITY/FACILITY
- INDEPENDENT LIVING (IL)
- LONG TERM CARE (LTC)
- SERVICE APARTMENT (SA)
- PARKING
- SERVICE

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

B3~4 FLOOR PLAN

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

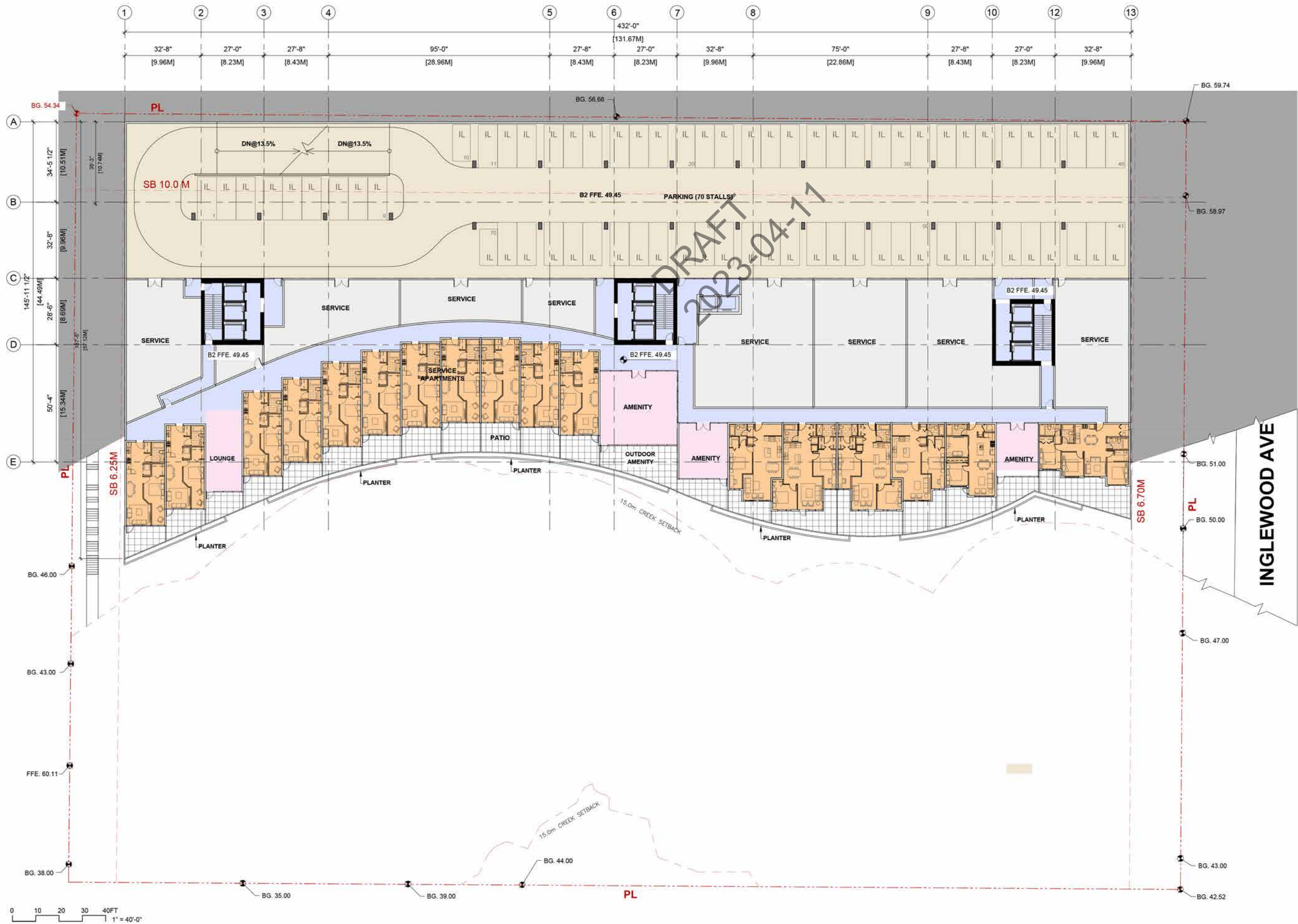
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SHEET NO.:

A101

FILE ADDRESS:

DATE LAST REVISED:



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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

B2 FLOOR PLAN

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

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REV. NO.:

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING PREVIOUS REVISION NUMBER.

SHEET NO.:

A102

FILE ADDRESS:

DATE LAST REVISED:

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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

B1 FLOOR PLAN

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

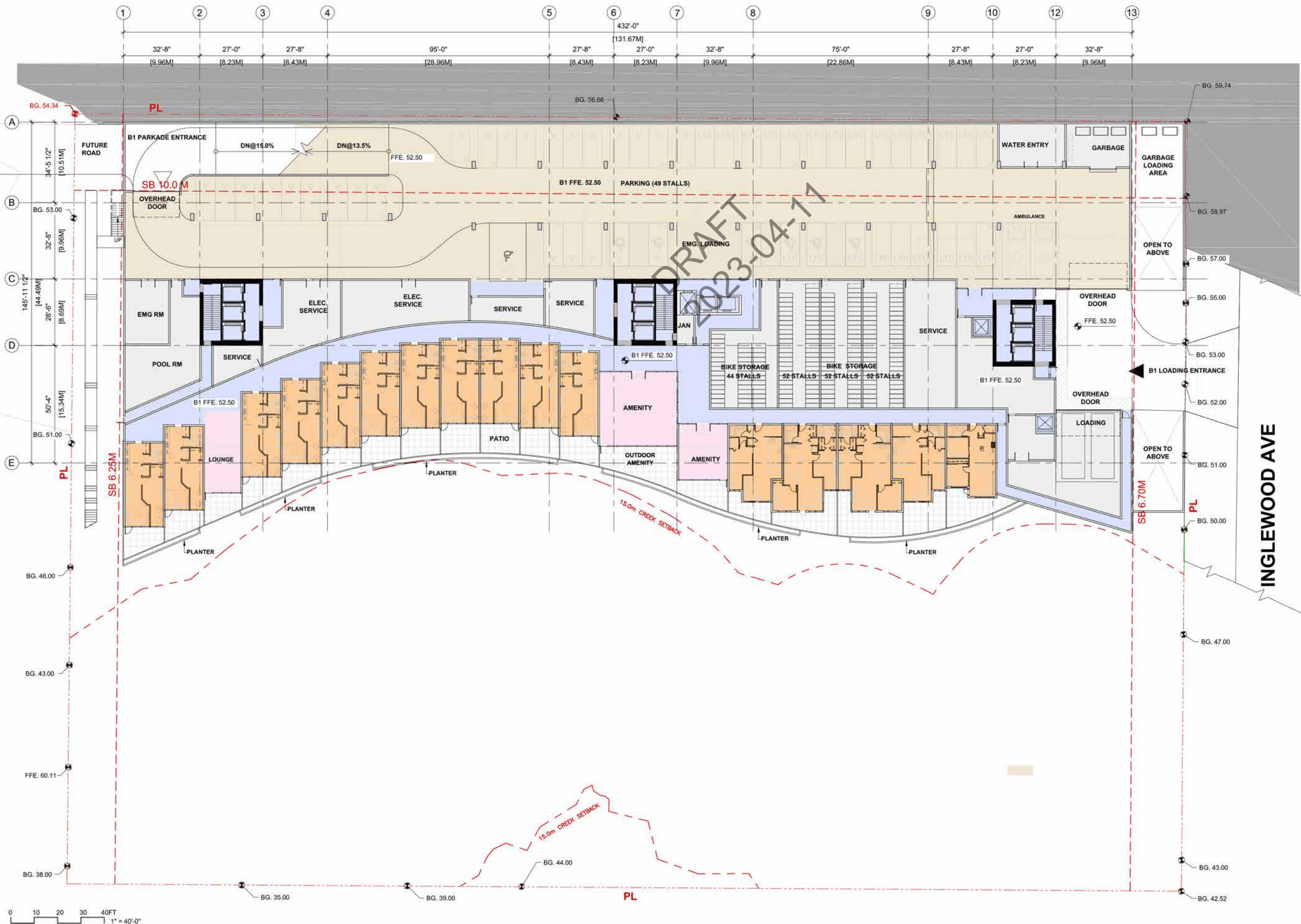
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A103

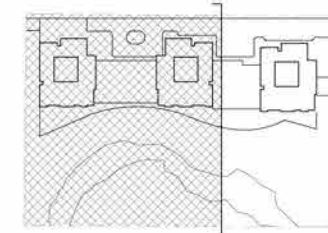
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 - SERVICE
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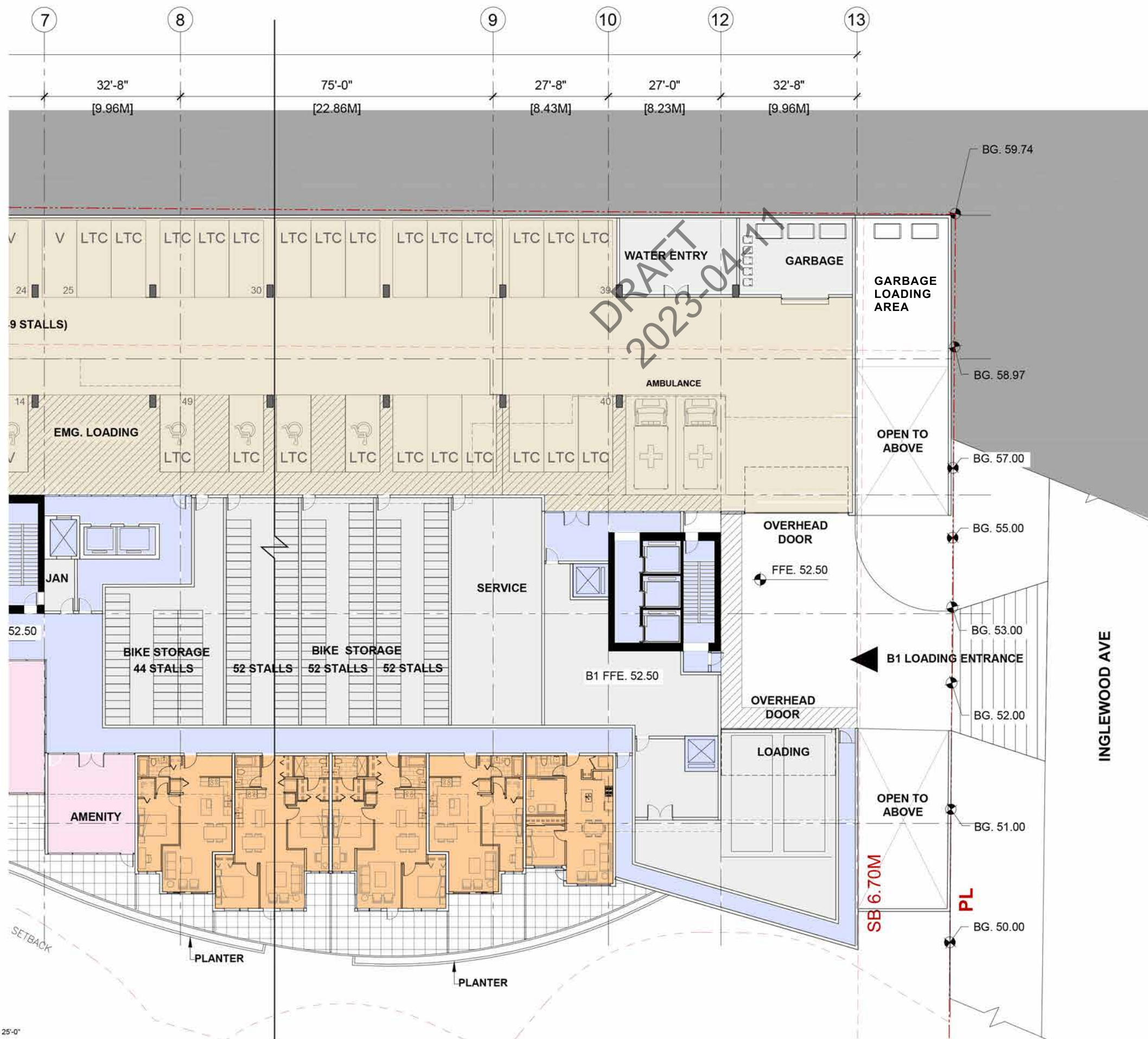
PROJECT TITLE:
Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:
ENLARGED B1 FLOOR PLAN
- GL 1-8

JOB NO.:
DATE:
SCALE: 1"=25'-0"
DRAWN BY:
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REV. NO.:
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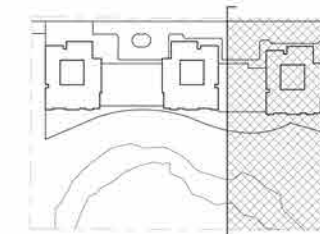
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A103A

FILE ADDRESS:
DATE LAST REVISED:



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1" = 25'-0"

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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

ENLARGED B1 FLOOR PLAN
- GL 7-13

JOB NO.:

DATE:

SCALE: 1"=25'-0"

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A103B

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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

L1 FLOOR PLAN

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

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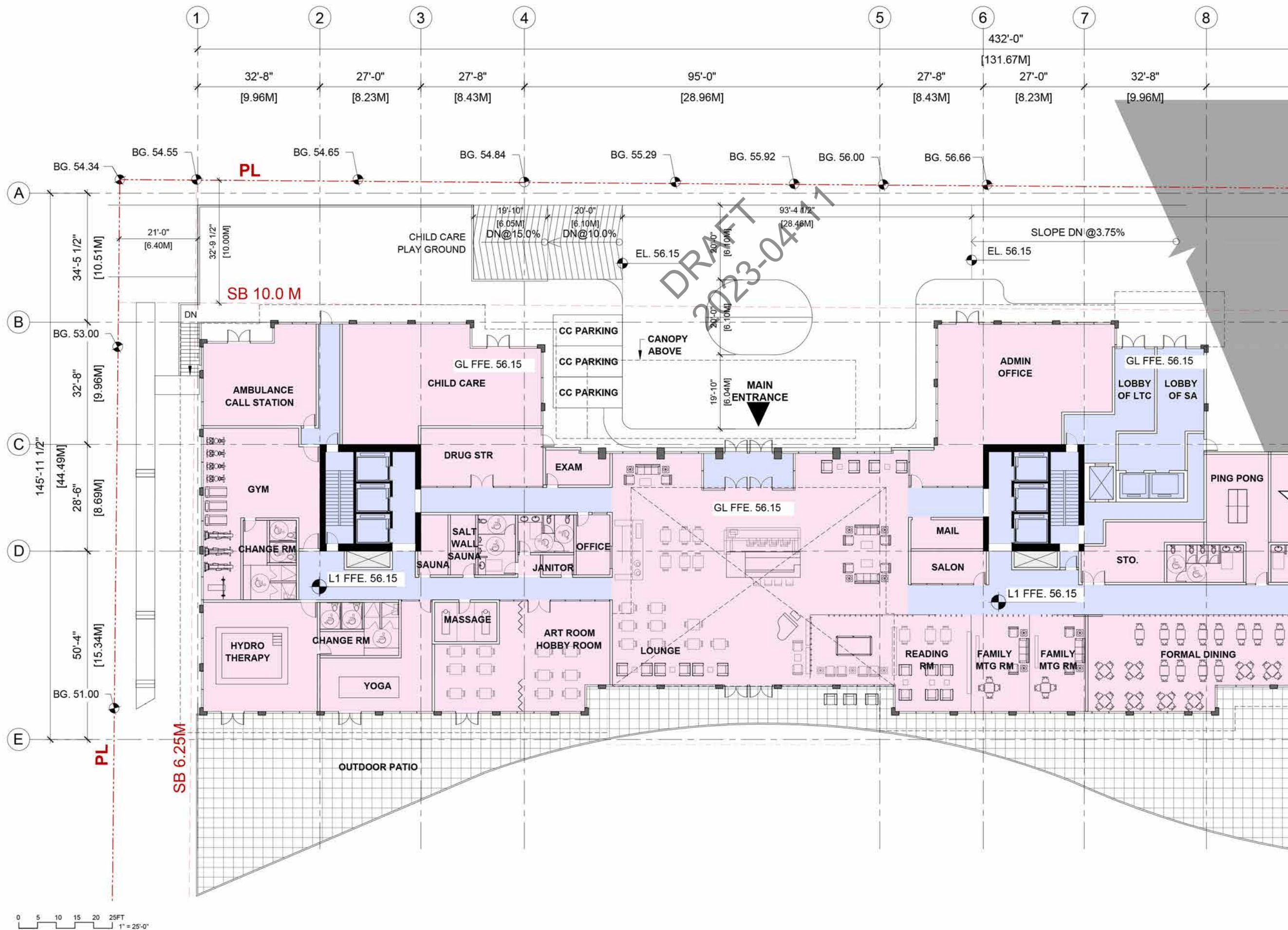
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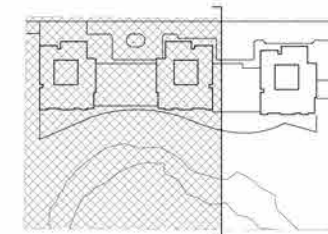
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- LEGEND
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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:
ENLARGED L1 FLOOR PLAN
- GL 1-8

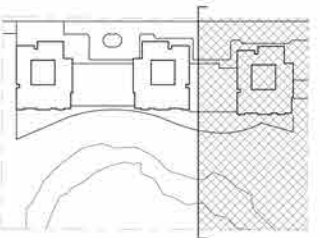
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A104A

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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

ENLARGED L1 FLOOR PLAN
- GL 7-13

JOB NO.:

DATE:

SCALE: 1"=25'-0"

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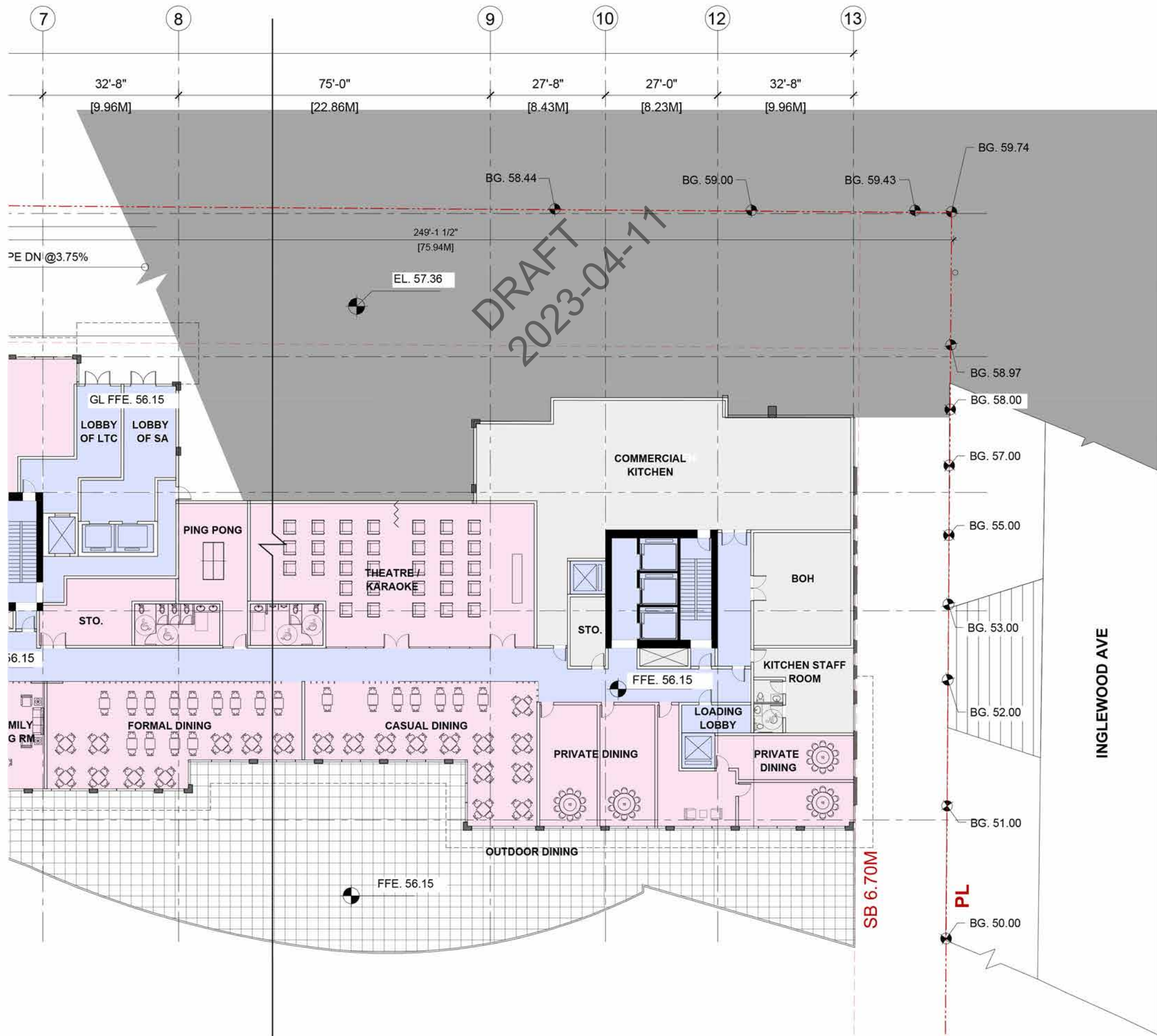
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A104B

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- SERVICE



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

L2 FLOOR PLAN

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

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REV. NO.:

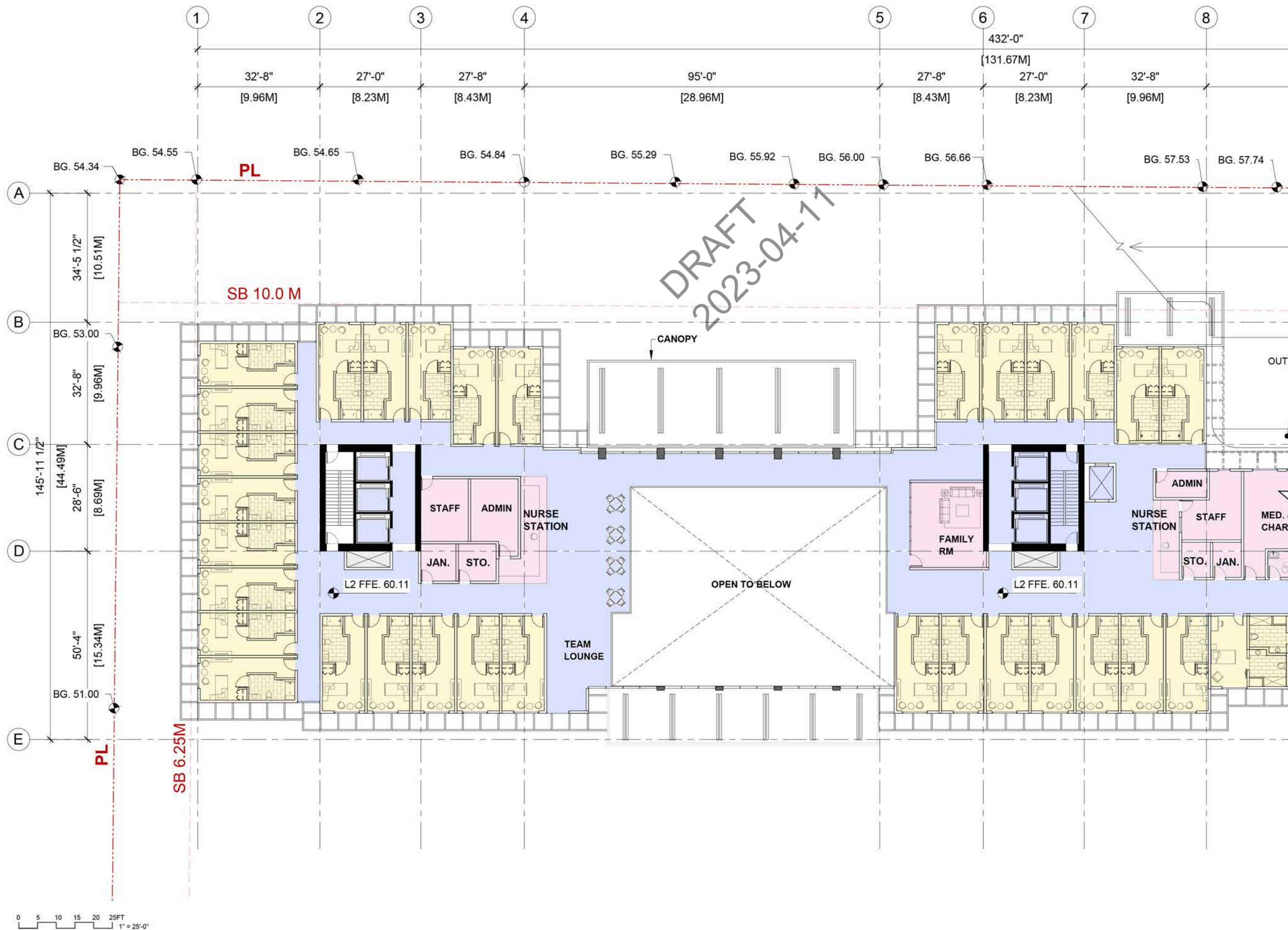
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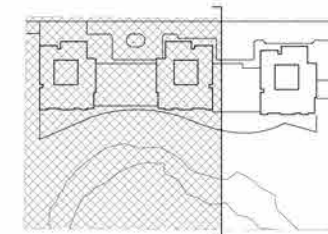
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- N

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:
ENLARGED L2 FLOOR PLAN
- GL 1-8

JOB NO.:
DATE:
SCALE: 1"=25'-0"

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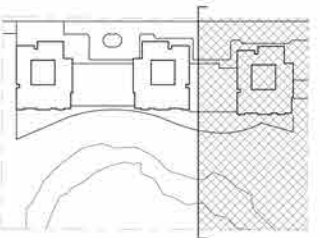
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A105A

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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

ENLARGED L2 FLOOR PLAN
- GL 7-13

JOB NO.:

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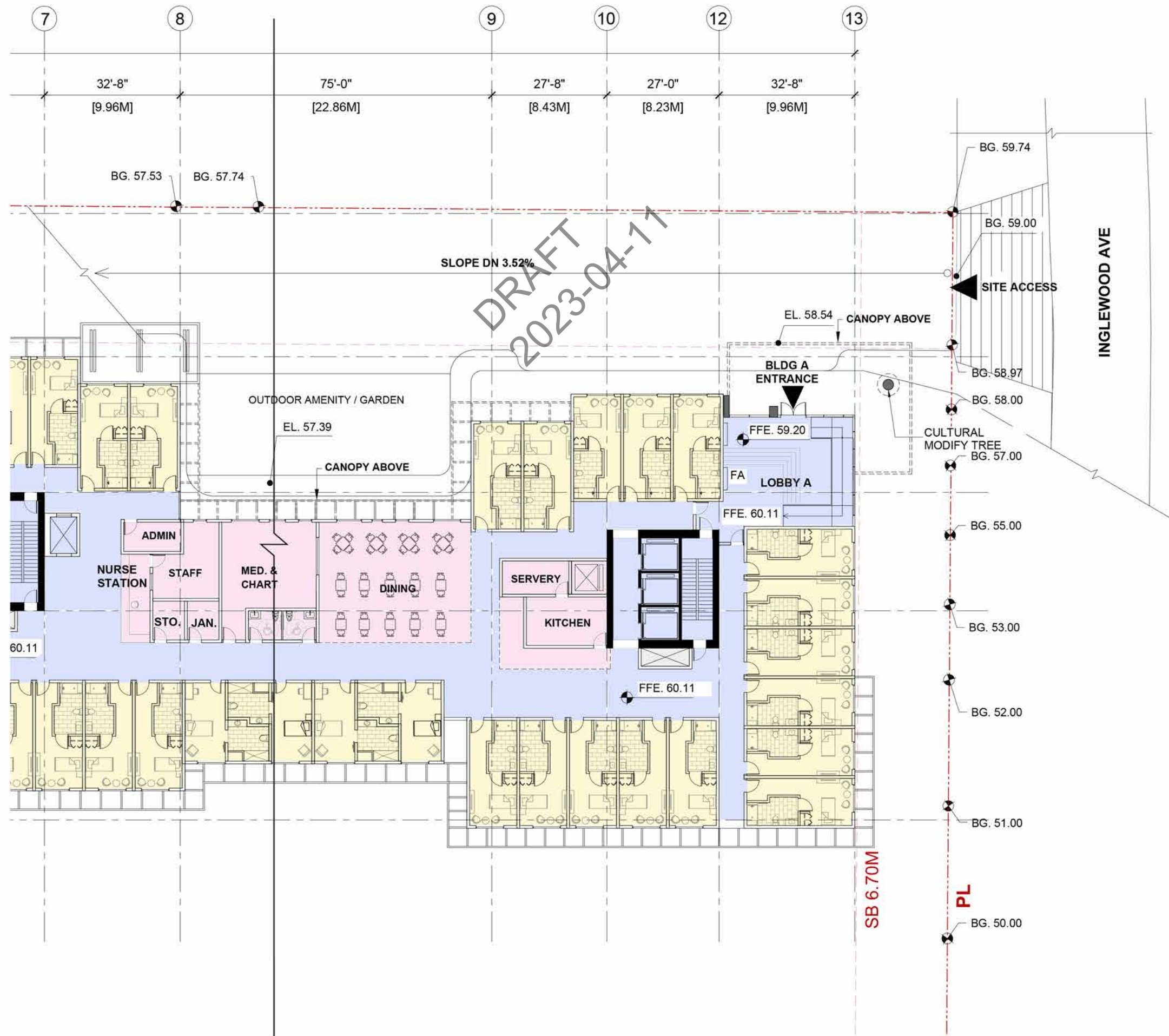
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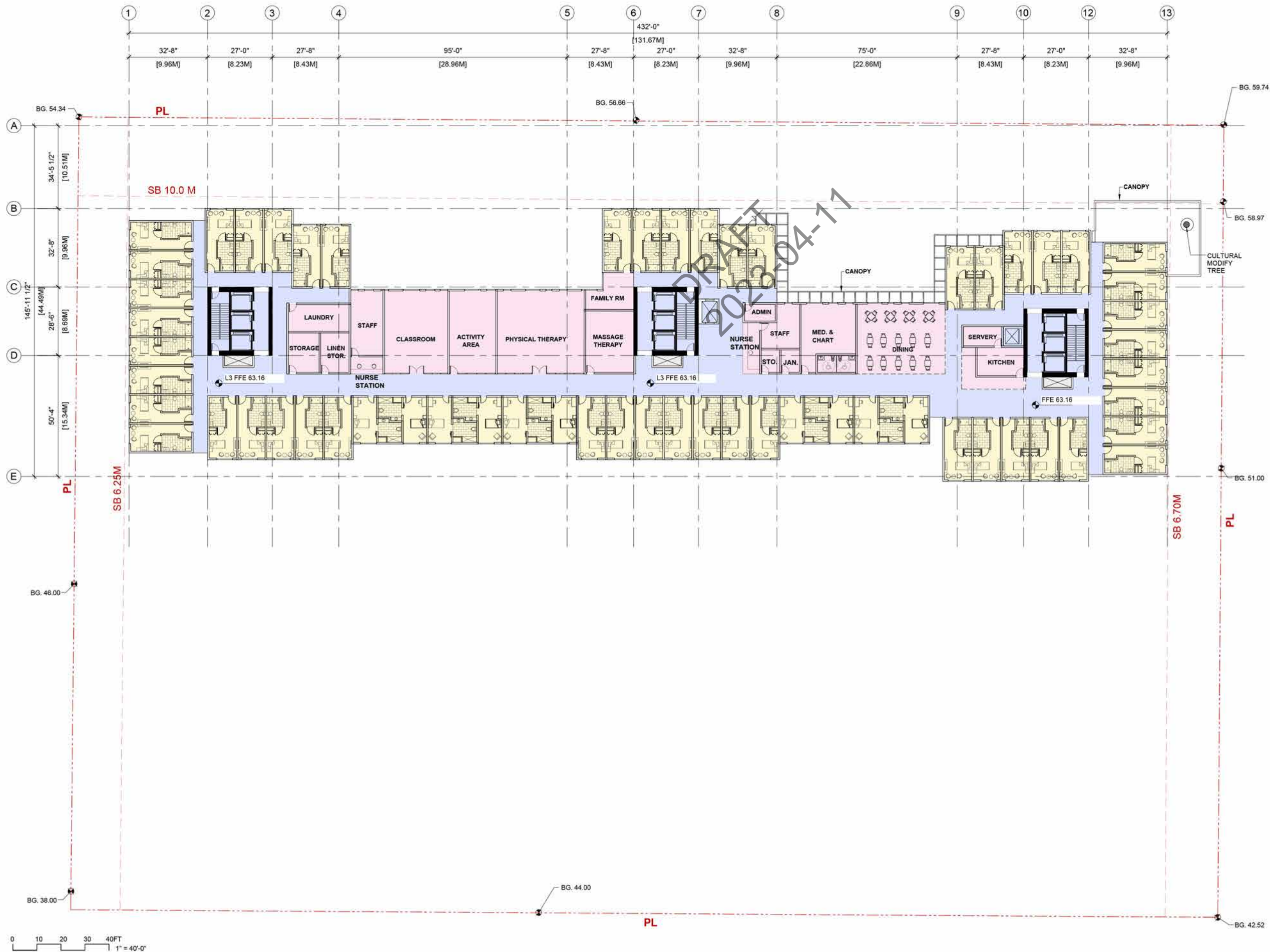
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FILE ADDRESS:

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1" = 25'-0"





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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

L3 FLOOR PLAN

JOB NO.:

DATE:

SCALE: 1"=40'-0"

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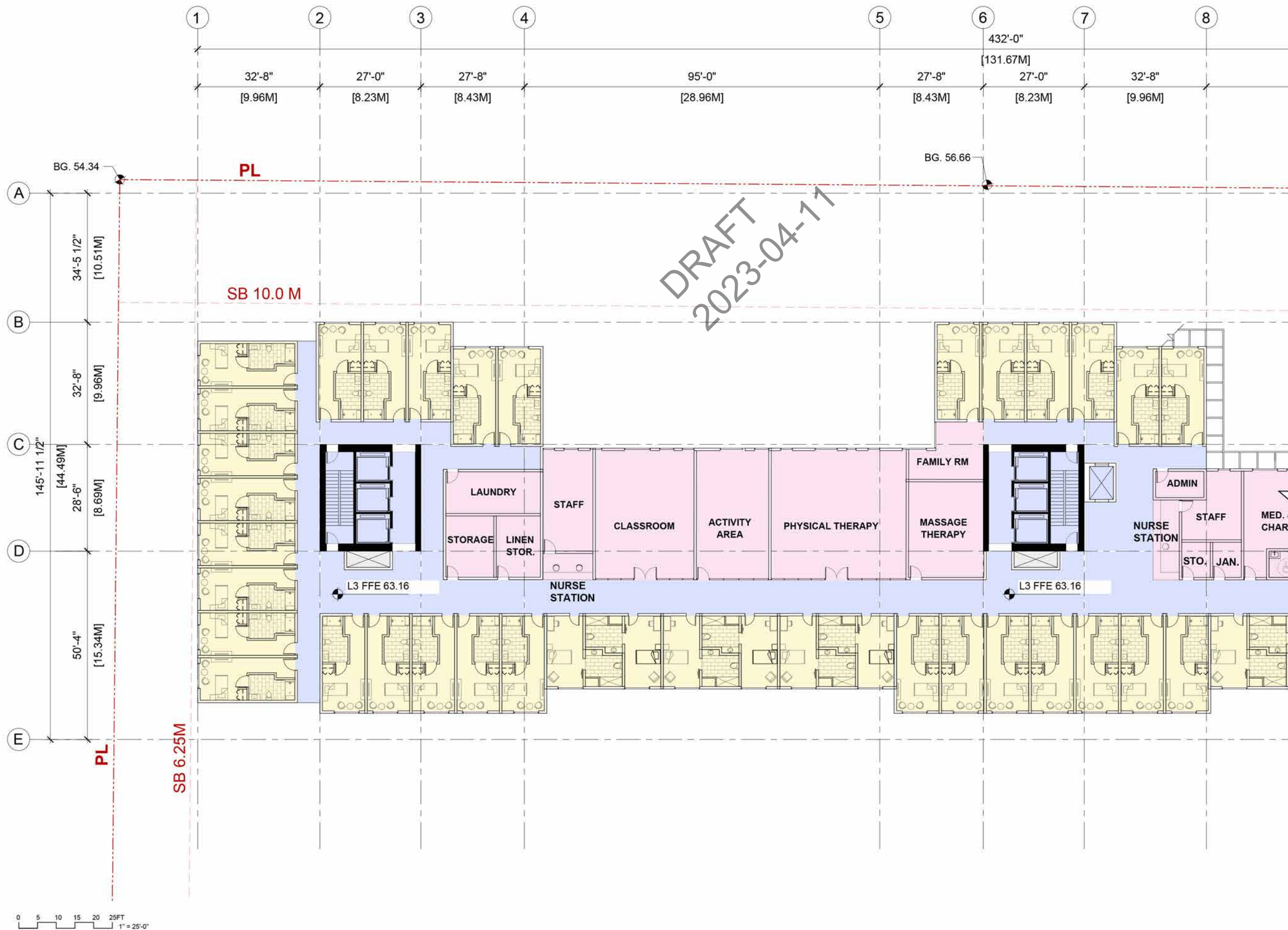
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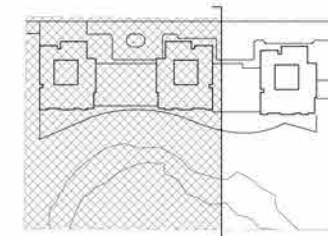
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N

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
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SHEET TITLE:
ENLARGED L3 FLOOR PLAN
- GL 1-8

JOB NO.:
DATE:
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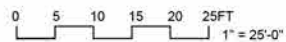
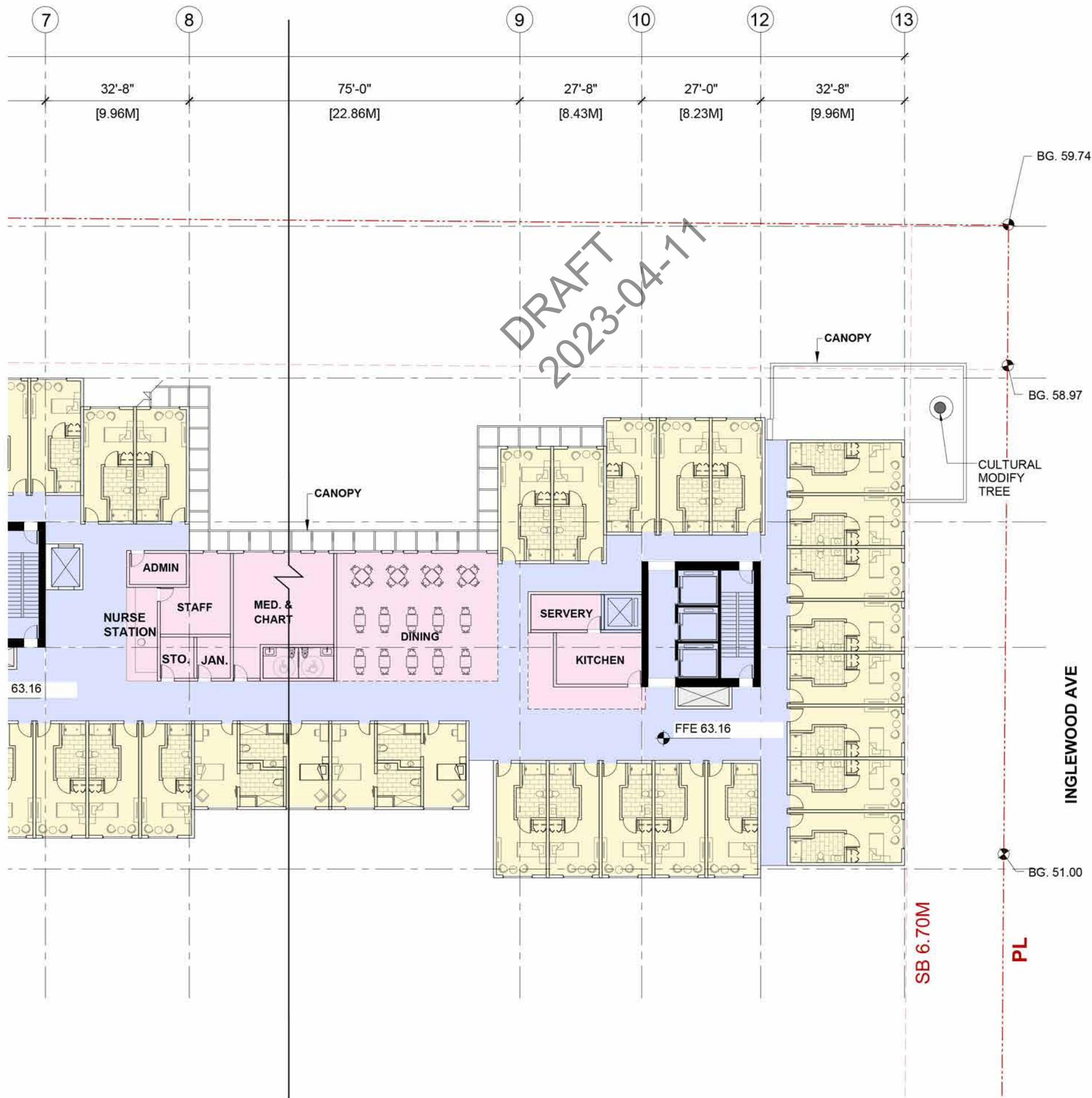
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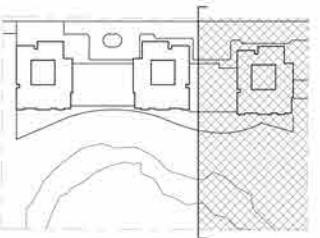
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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

ENLARGED L3 FLOOR PLAN
- GL 7-13

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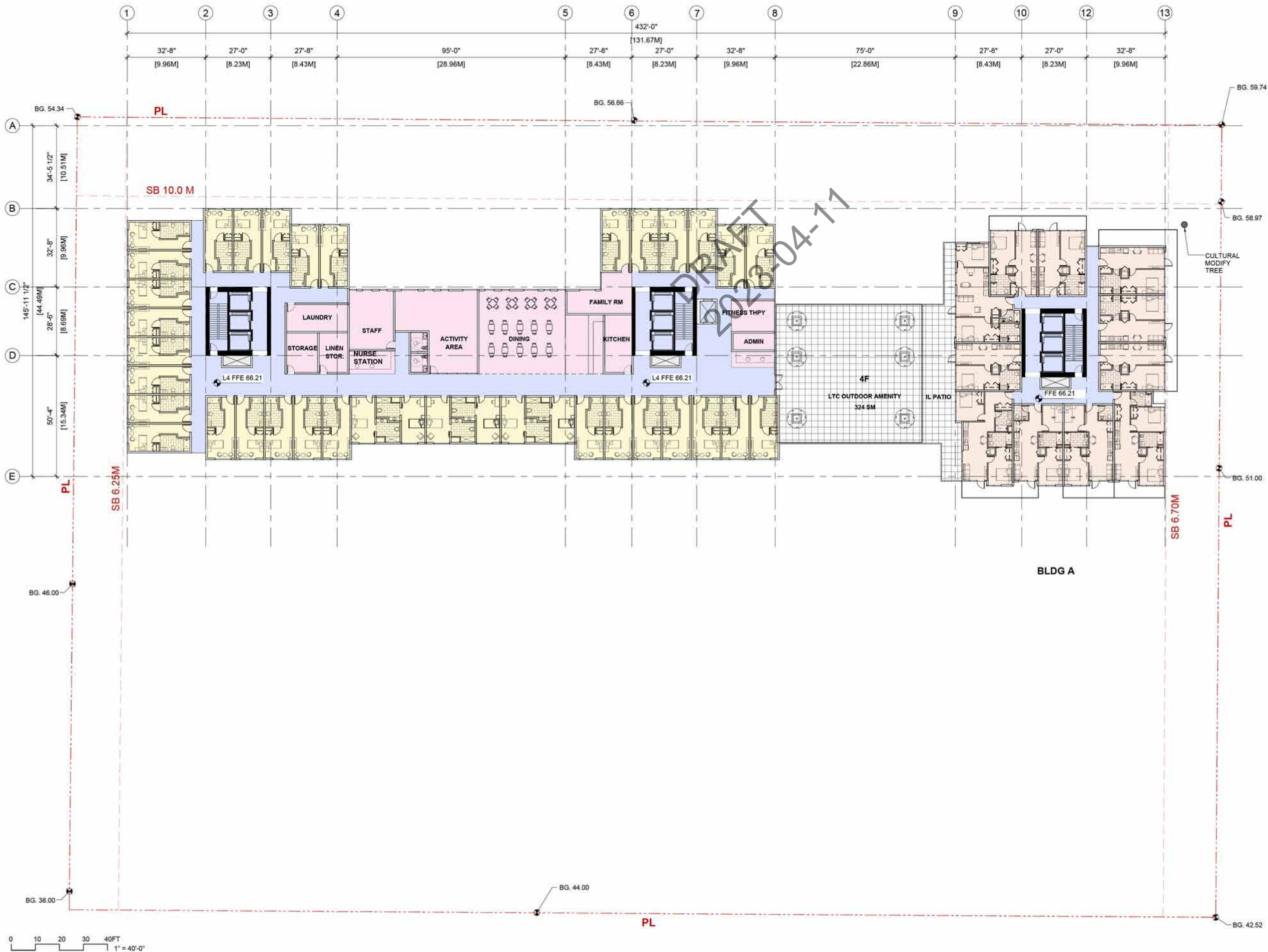
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SHEET TITLE:

L4 FLOOR PLAN

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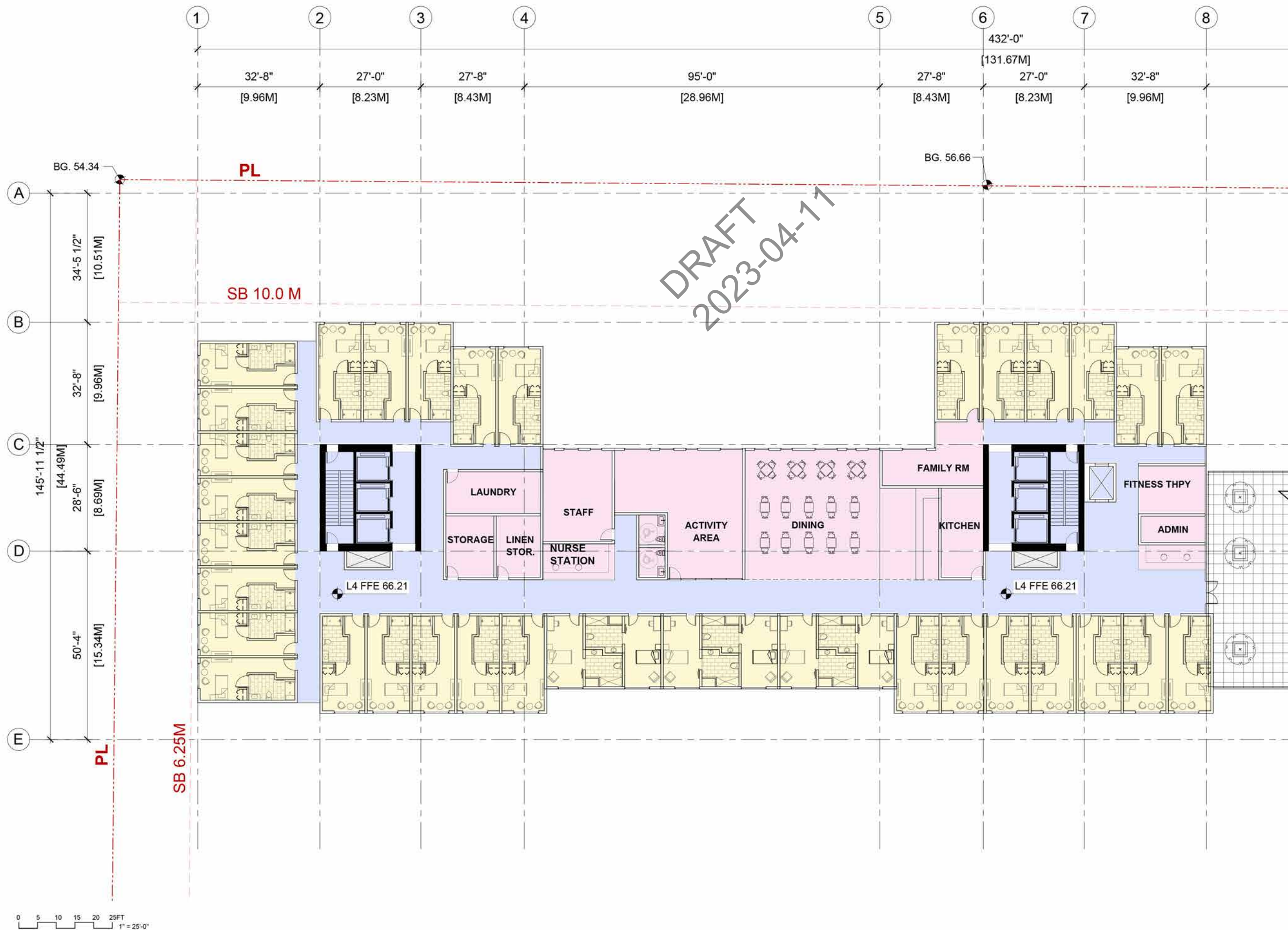
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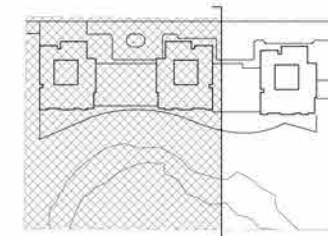
A107

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DATE LAST REVISED:



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DATE REVISIONS/ISSUES

Prime Consultant
AVANTURE ARCHITECTS INC.

2F- 855 Terminal Avenue
Vancouver BC V6A 2M9
Phone: +1 (604) 630-9488
Email: connect@avanture.ca

LEGEND

- CIRCULATION
- AMENITY/FACILITY
- INDEPENDENT LIVING (IL)
- LONG TERM CARE (LTC)
- SEVICE APARTMENT (SA)
- PARKING
- SERVICE

N

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:
ENLARGED L4 FLOOR PLAN
- GL 1-8

JOB NO.:
DATE:
SCALE: 1"=25'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING PREVIOUS REVISION NUMBER.

SHEET NO.:

A107A

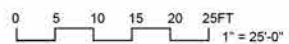
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DATE LAST REVISED:

LEGEND

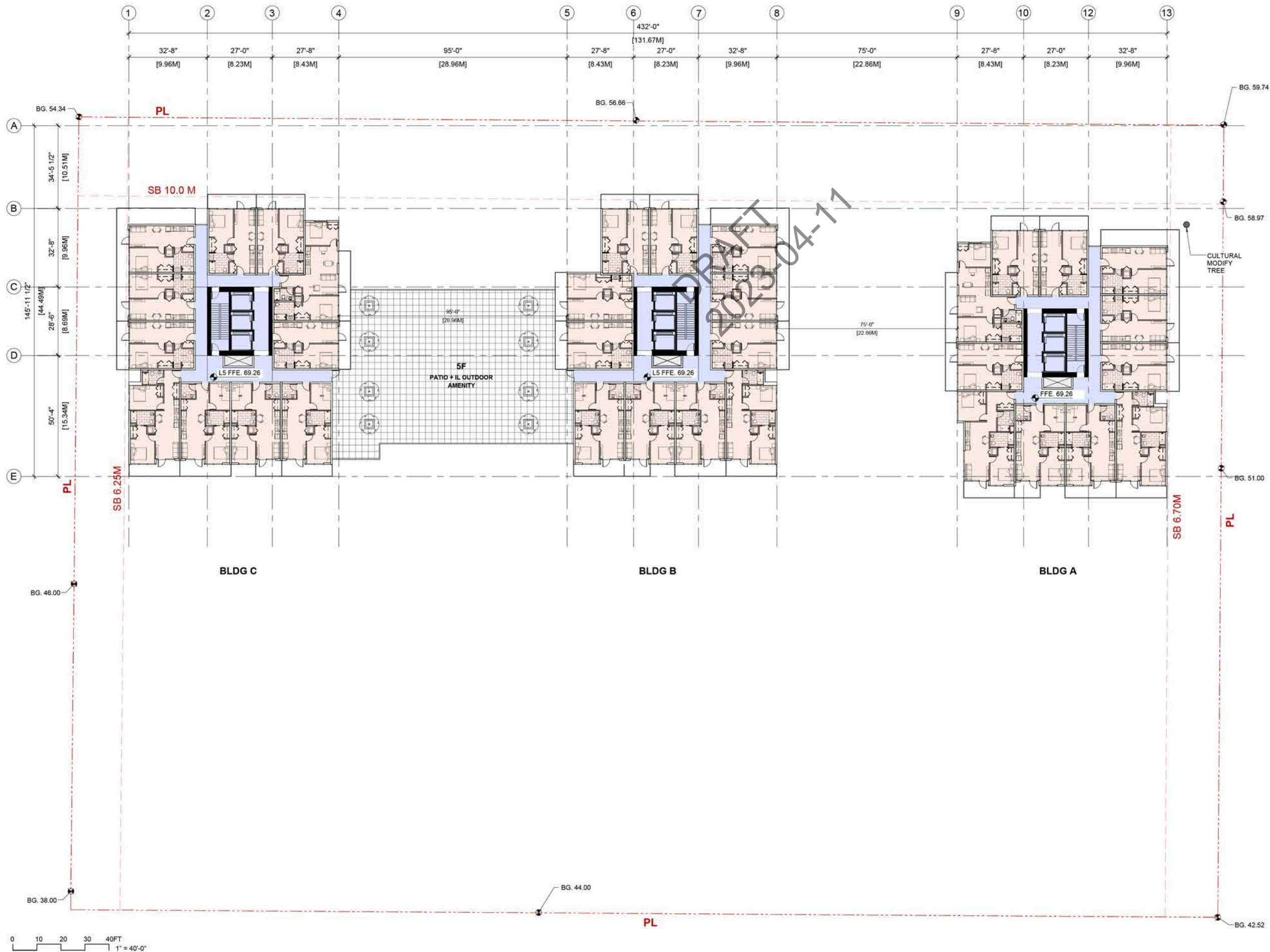
	CIRCULATION
	AMENITY/FACILITY
	INDEPENDENT LIVING (IL)
	LONG TERM CARE (LTC)
	SEVICE APARTMENT (SA)
	PARKING
	SERVICE



FILE ADDRESS:
DATE LAST REVISED:



DRAFT
2023-04-11



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LEGEND

- CIRCULATION
- AMENITY/FACILITY
- INDEPENDENT LIVING (IL)
- LONG TERM CARE (LTC)
- SEVICE APARTMENT (SA)
- PARKING
- SERVICE



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

L5 FLOOR PLAN

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

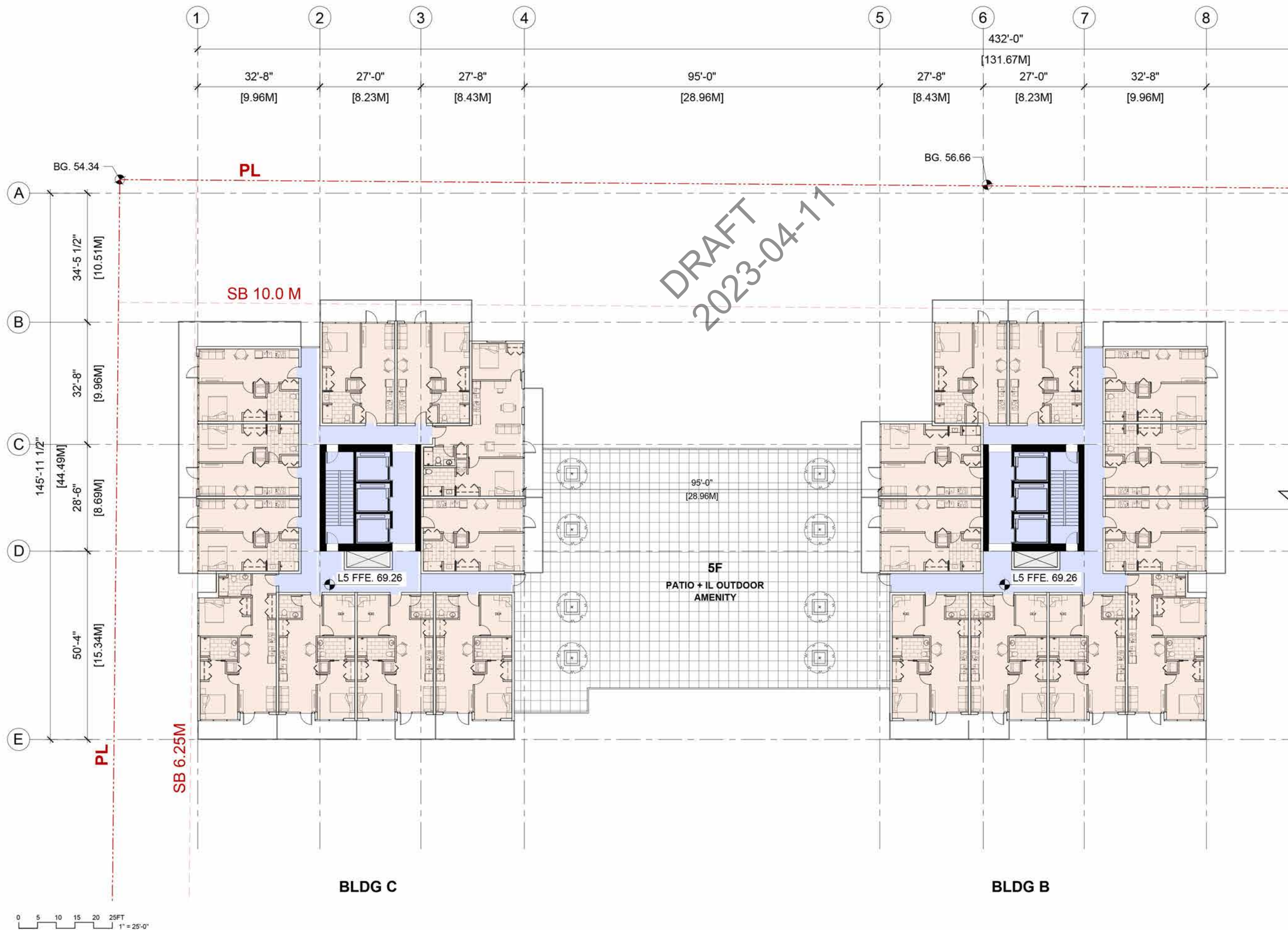
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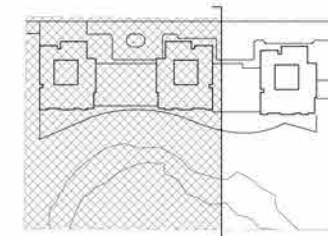
A108

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- LEGEND
- CIRCULATION
 - AMENITY/FACILITY
 - INDEPENDENT LIVING (IL)
 - LONG TERM CARE (LTC)
 - SEVICE APARTMENT (SA)
 - PARKING
 - SERVICE
- N

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:
**ENLARGED TYPICAL TOWER PLANS
LEVEL 5 - GL 1-8**

JOB NO.:
DATE:
SCALE: 1"=25'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

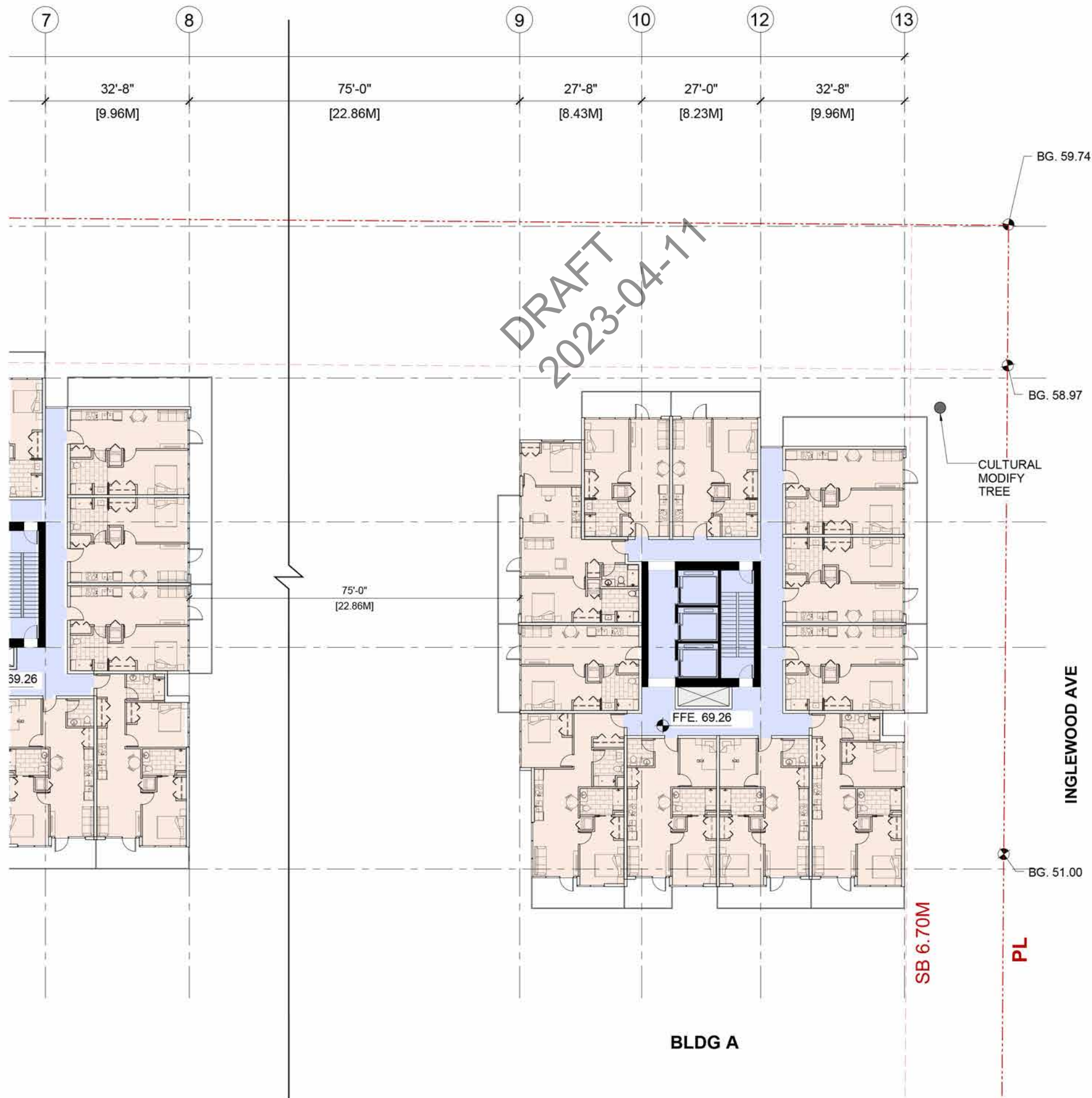
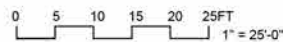
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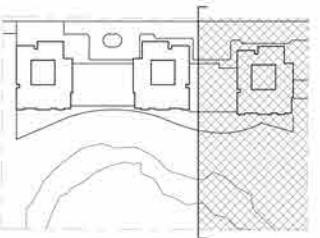
A108A

FILE ADDRESS:

DATE LAST REVISED:



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LEGEND

- CIRCULATION
- AMENITY/FACILITY
- INDEPENDENT LIVING (IL)
- LONG TERM CARE (LTC)
- SEVICE APARTMENT (SA)
- PARKING
- SERVICE



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

**ENLARGED TYPICAL TOWER PLANS
LEVEL 5 - GL 7-13**

JOB NO.:

DATE:

SCALE: 1"=25'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

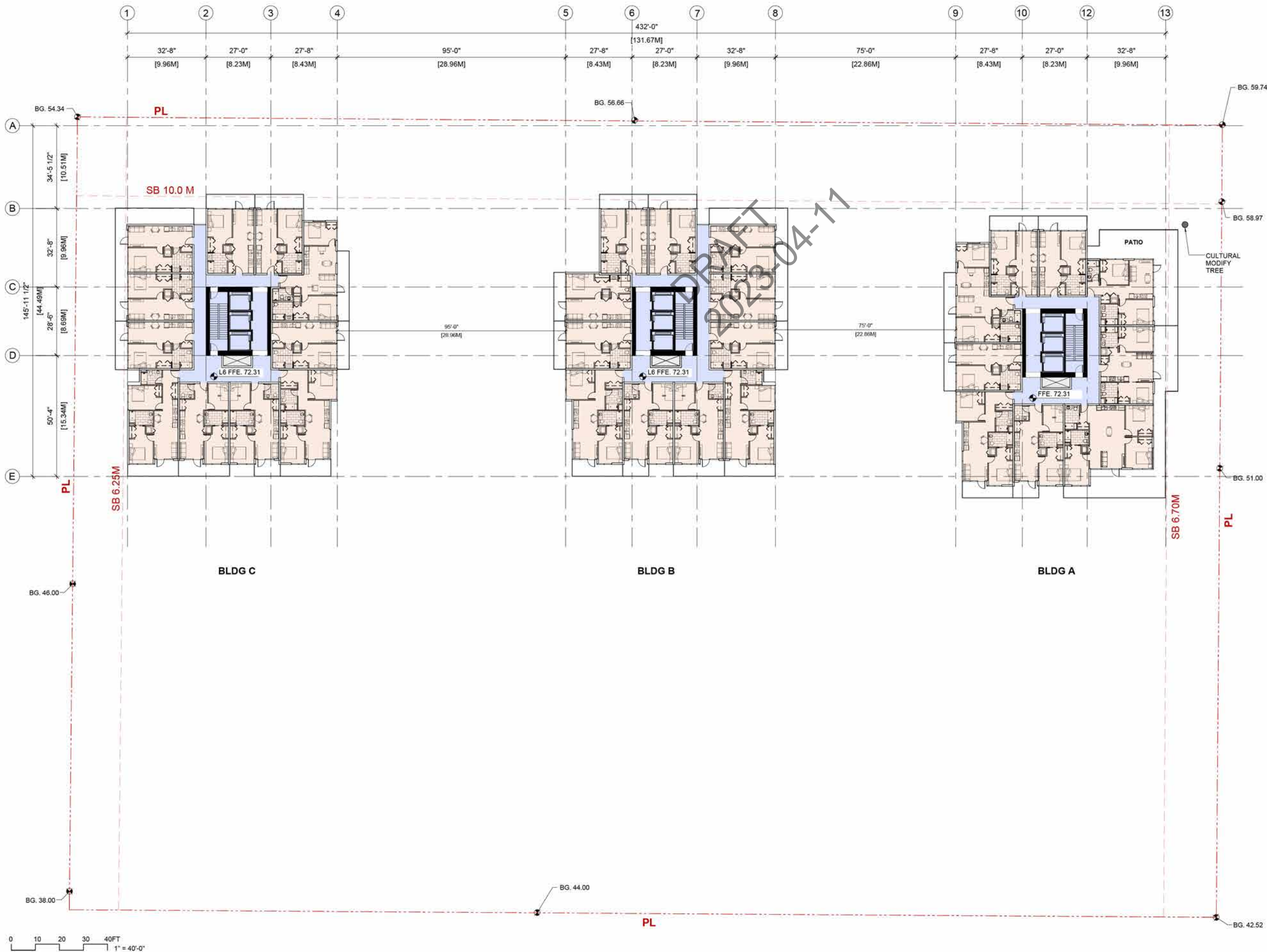
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SHEET NO.:

A108B

FILE ADDRESS:

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- SEVICE APARTMENT (SA)
- PARKING
- SERVICE



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

L6 FLOOR PLAN

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

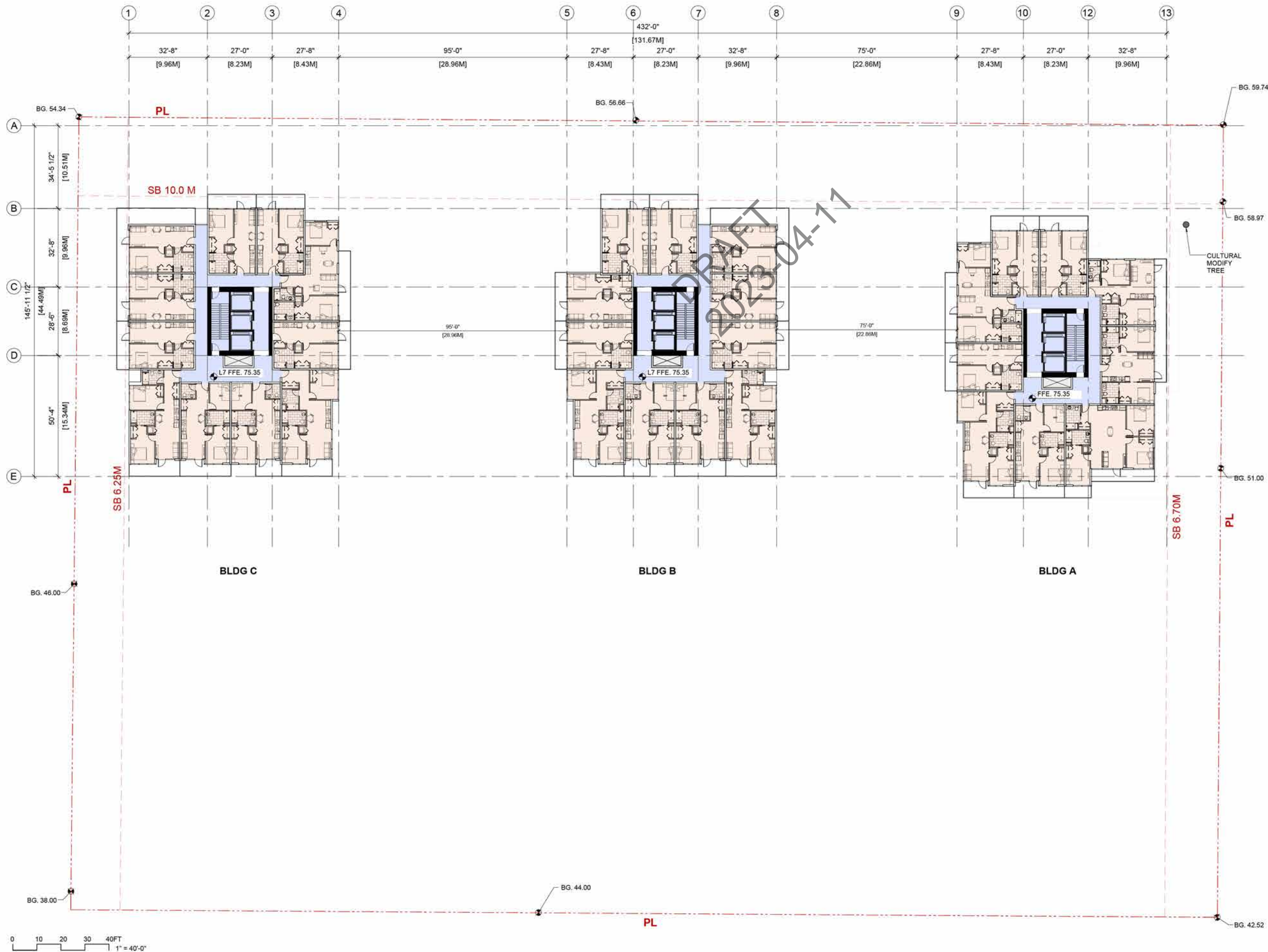
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A109

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LEGEND

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- AMENITY/FACILITY
- INDEPENDENT LIVING (IL)
- LONG TERM CARE (LTC)
- SEVICE APARTMENT (SA)
- PARKING
- SERVICE



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

L7 FLOOR PLAN

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

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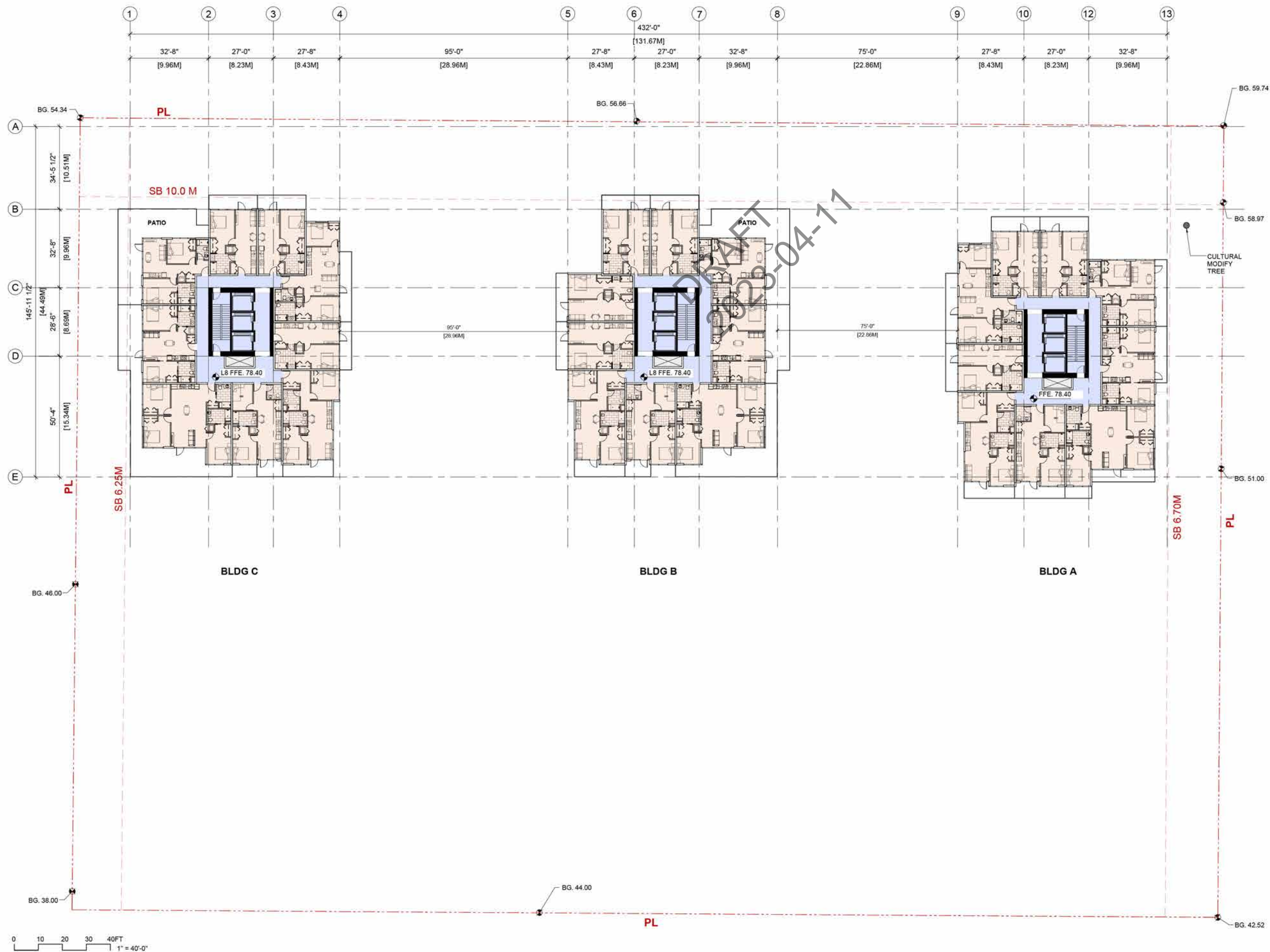
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SHEET NO.:

A110

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- LONG TERM CARE (LTC)
- SEVICE APARTMENT (SA)
- PARKING
- SERVICE



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

L8 FLOOR PLAN

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

CHECKED BY:

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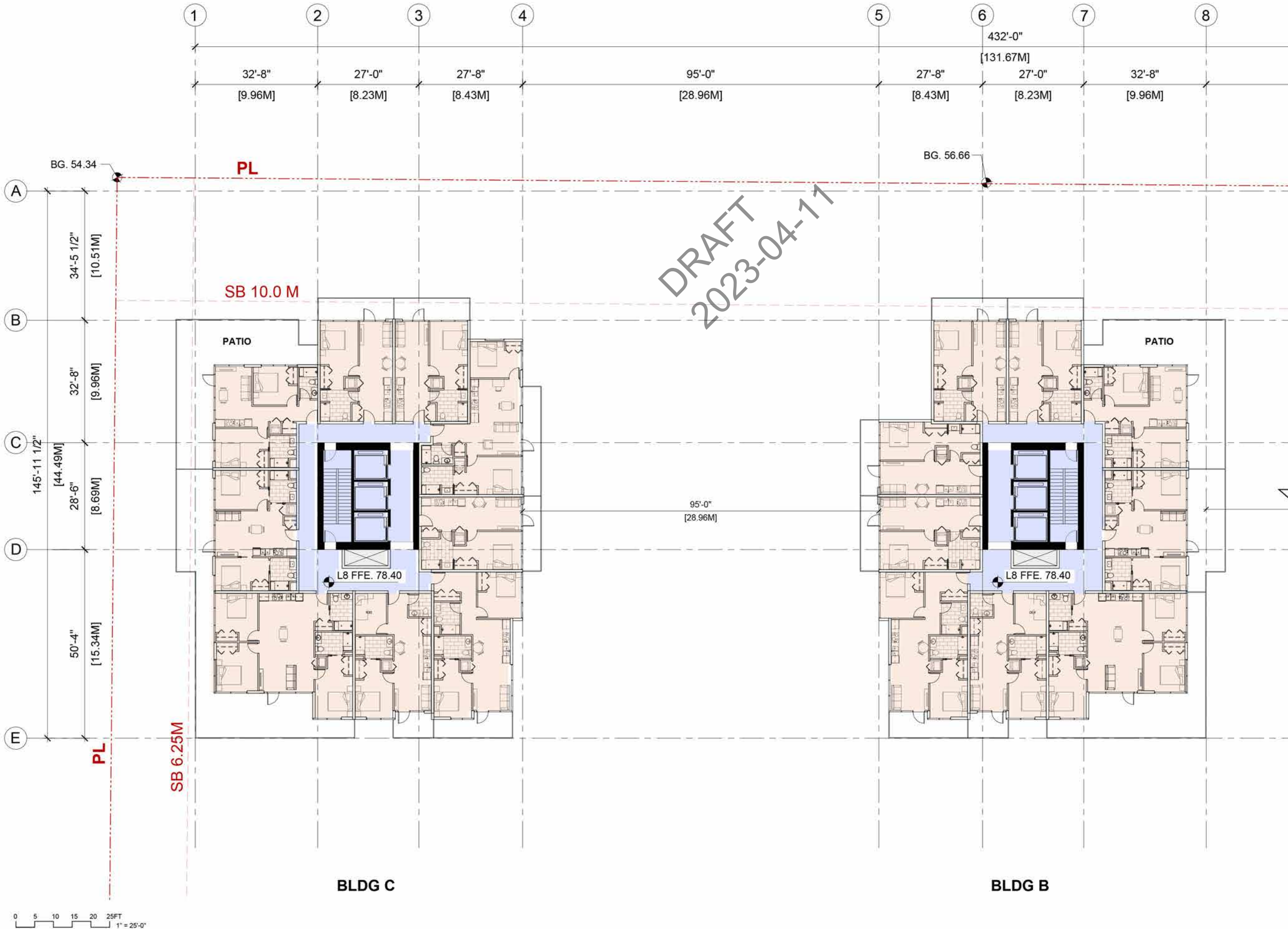
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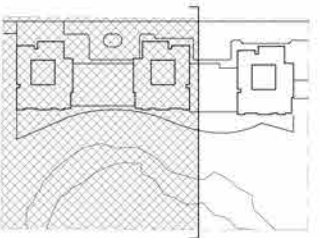
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LEGEND

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- AMENITY/FACILITY
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- LONG TERM CARE (LTC)
- SEVICE APARTMENT (SA)
- PARKING
- SERVICE



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

**ENLARGED TYPICAL TOWER PLANS
LEVEL 8 - GL 1-8**

JOB NO.:

DATE:

SCALE: 1"=25'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

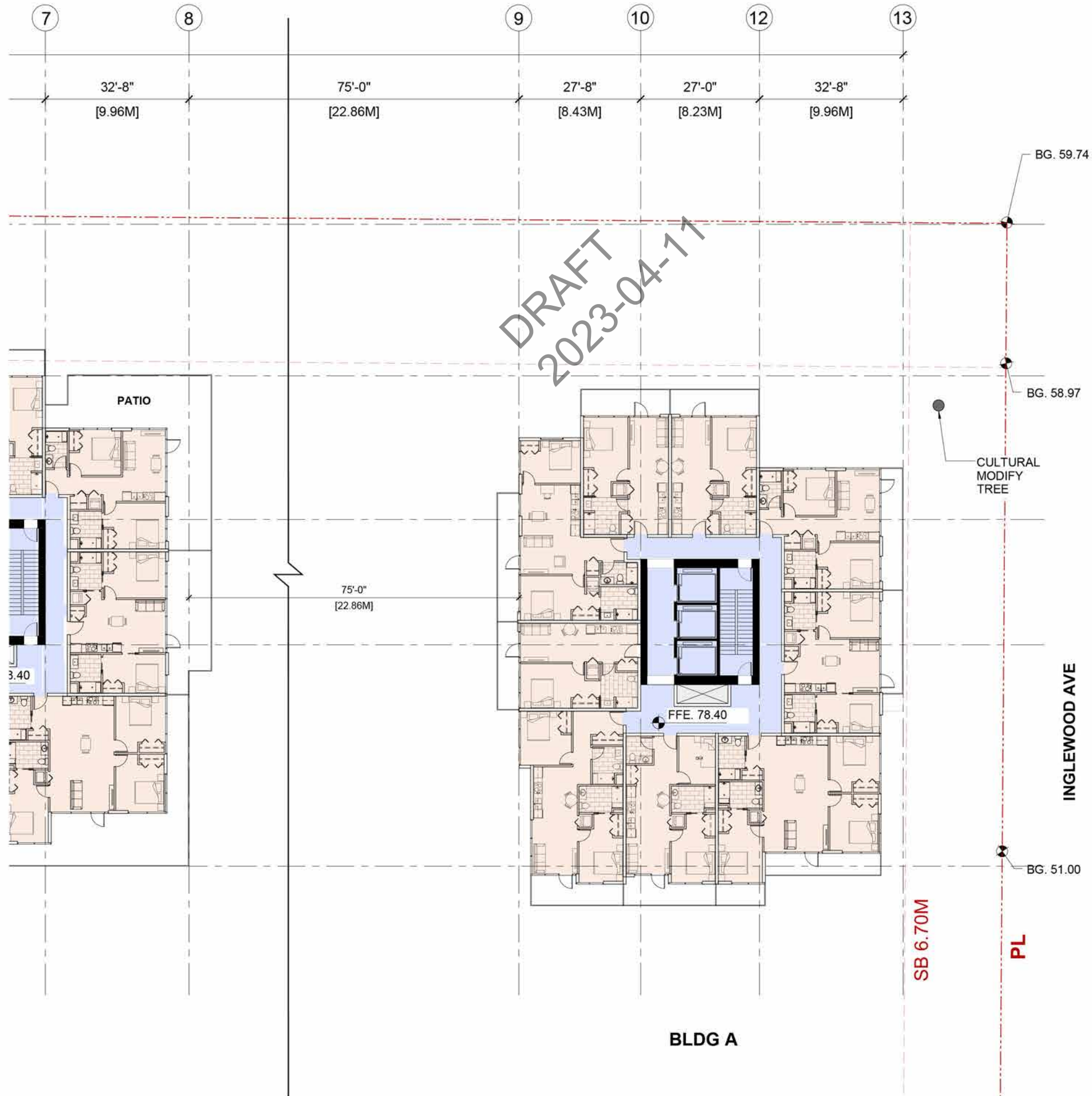
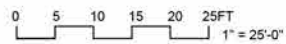
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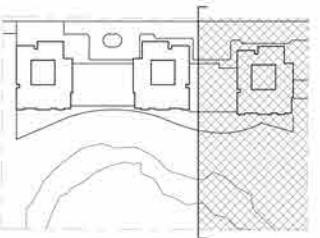
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LEGEND

- CIRCULATION
 - AMENITY/FACILITY
 - INDEPENDENT LIVING (IL)
 - LONG TERM CARE (LTC)
 - SEVICE APARTMENT (SA)
 - PARKING
 - SERVICE
- N

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

**ENLARGED TYPICAL TOWER PLANS
LEVEL 8 - GL 7-13**

JOB NO.:

DATE:

SCALE: 1"=25'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

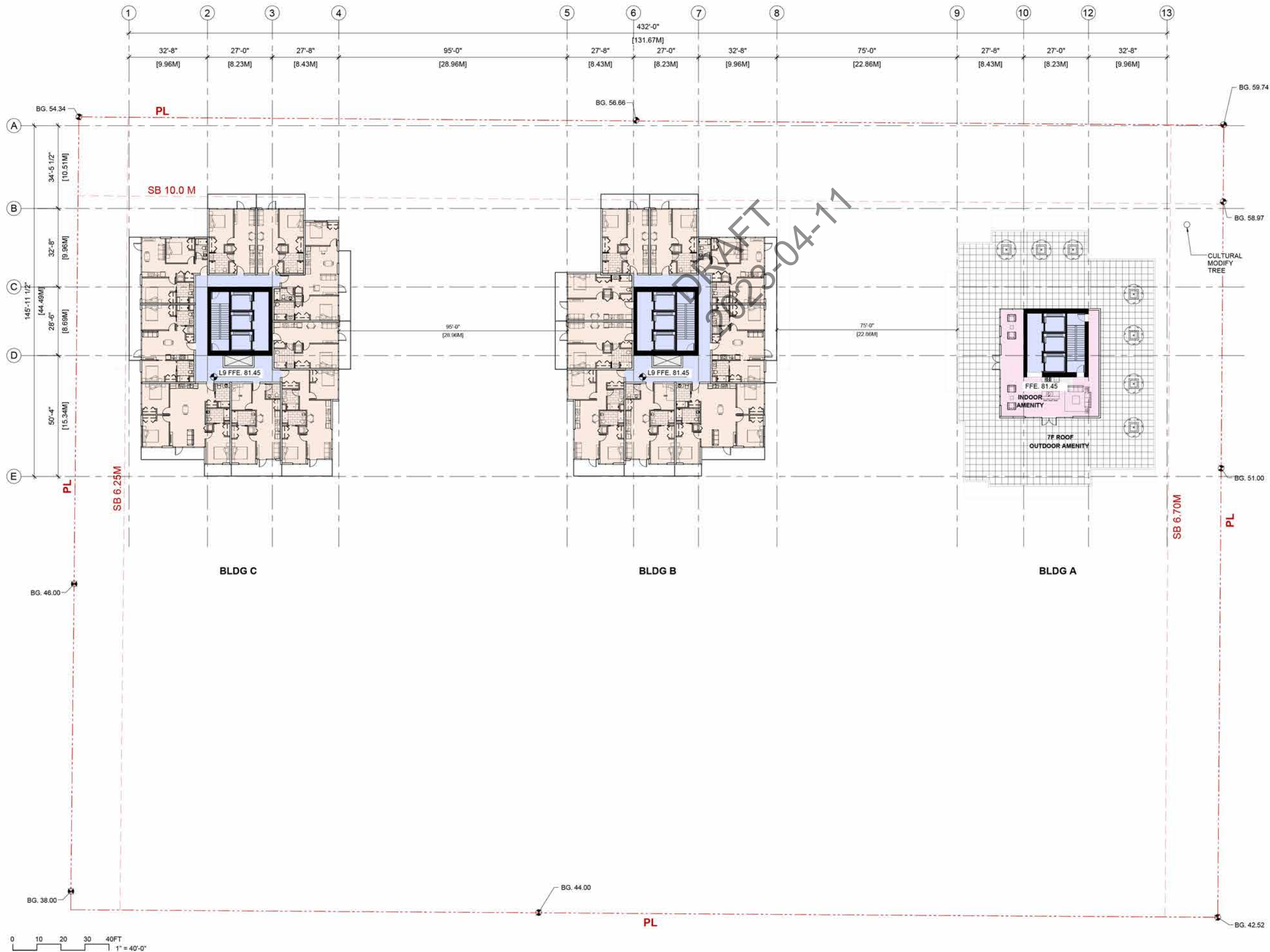
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A111B

FILE ADDRESS:

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LEGEND

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- AMENITY/FACILITY
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- LONG TERM CARE (LTC)
- SEVICE APARTMENT (SA)
- PARKING
- SERVICE



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

L9 FLOOR PLAN

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

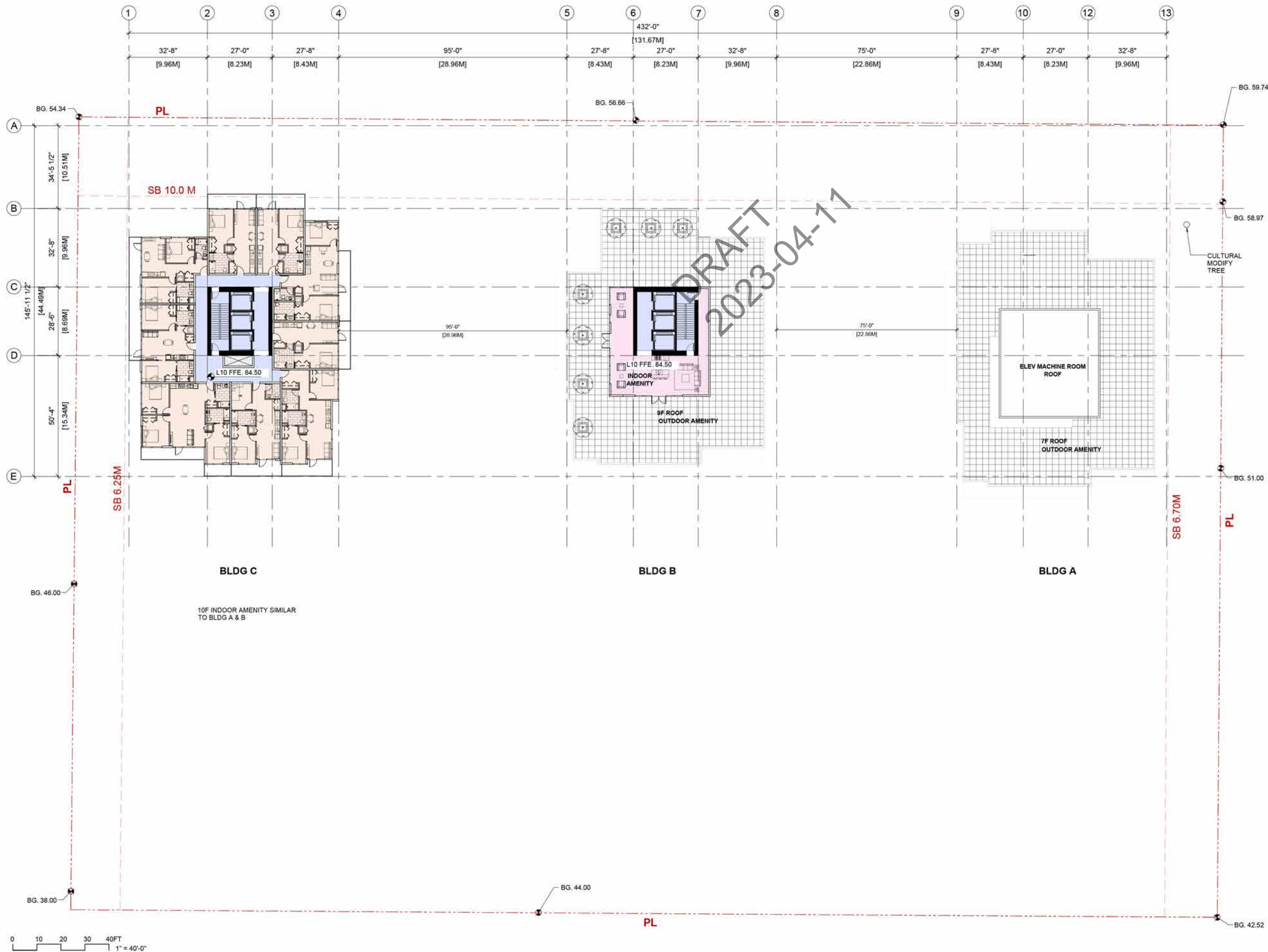
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SHEET NO.:

A112

FILE ADDRESS:

DATE LAST REVISED:



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Vancouver BC V6A 2M9
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LEGEND

- CIRCULATION
 - AMENITY/FACILITY
 - INDEPENDENT LIVING (IL)
 - LONG TERM CARE (LTC)
 - SEVICE APARTMENT (SA)
 - PARKING
 - SERVICE
- N

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

L10 FLOOR PLAN

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

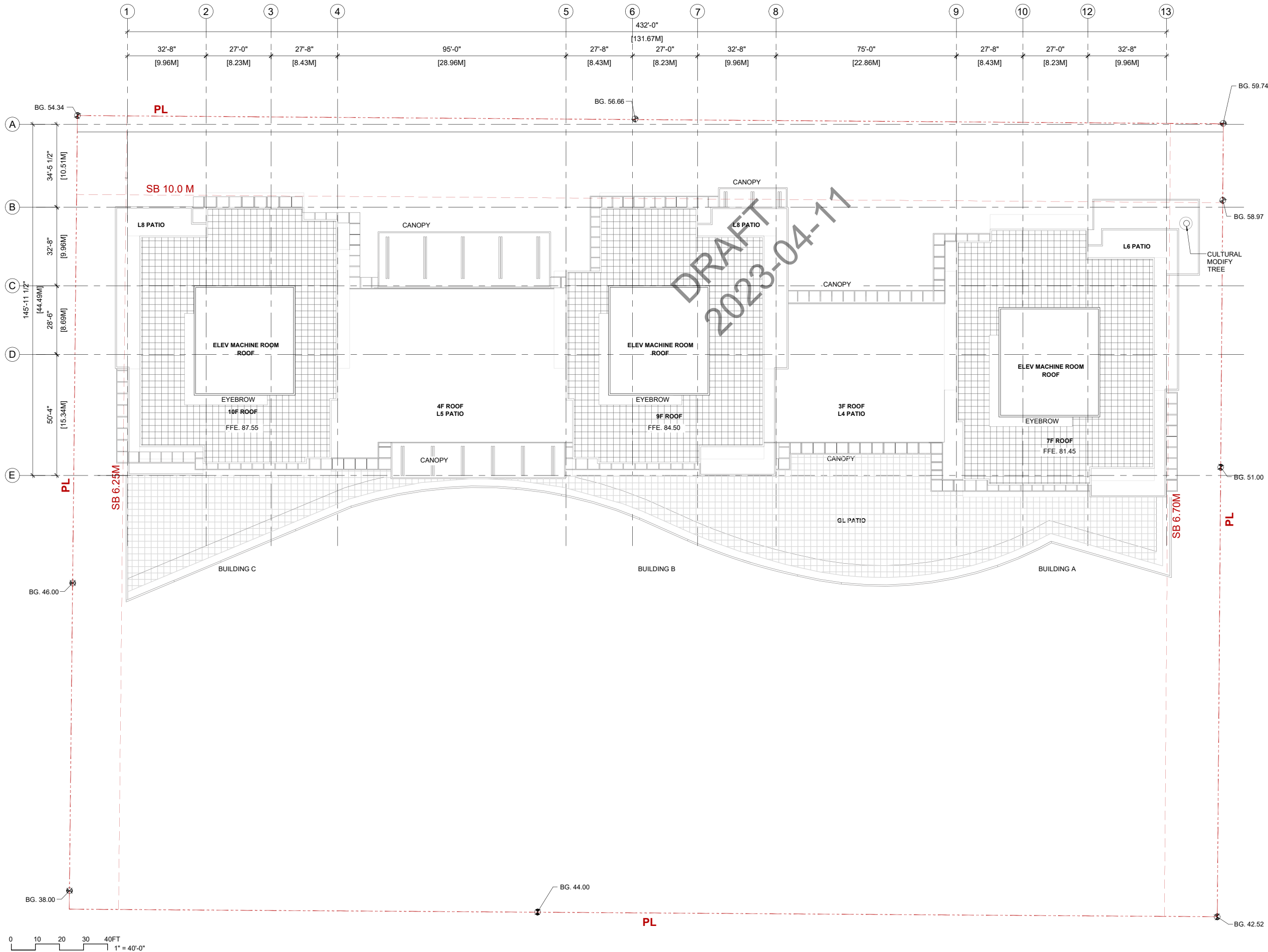
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SHEET NO.:

A113

FILE ADDRESS:

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DATE	REVISIONS/ISSUES
2023-02-21	PROGRESS DRAWINGS ISSUED FOR DISCUSSION

Prime Consultant
AVANTURE ARCHITECTS INC.

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Vancouver BC V6A 2M9
Phone: +1 (604) 630-9488
Email: connect@avanture.ca

INGLEWOOD AVE

N

PROJECT TITLE:
Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:
ROOF PLAN

JOB NO.:
DATE:
SCALE: 1"=40'-0"
DRAWN BY:
CHECKED BY:
REV. NO.:
NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING PREVIOUS REVISION NUMBER.

SHEET NO.:
A114

FILE ADDRESS:
DATE LAST REVISED:

EXTERIOR FINISHES LEGEND

PRE-FINISHED COMPOSITE PANEL

- P1 PEARL WHITE
P2 FLUTED PANEL (CEDAR YELLOW)

STONE CLADDED WALL

- S1 SPLIT FACE LIMESTONE,
COLOR: LIGHT GREY
S2 SPLIT FACE GRANITE STONE,
COLOR: DARK GREY

CONCRETE WALL

- CW PAINTED CONCRETE WALL, COLOR:
LIGHT GREY W/ 1/2" REVEAL

SOFFIT

- SF1 PAINT CONCRETE, LIGHT GREY
SF2 CEDAR WOOD TEXTURE METAL SOFFIT

PRE-FINISHED METAL PANEL

- MG LIGHT-GREY
MR MID-TONE BROWN
MW FLUTED PANEL (CEDAR YELLOW)
(MATCHED W/ P2)

PRE-FINISHED METALFLASHING

- MF LIGHT GREY METAL FLASHING

CANOPY

- C1 PAINTED METAL FRAME - DARK GREY
WITH GLAZING
C2 GLUE LAMINATED BEAM W/ PAINTED METAL
FRAME - DARK GREY WITH METAL SOFFIT
(CEDAR TEXTURE MATCHED W/ SF2)
C3 PAINTED METAL FRAME - DARK GREY WITH
METAL SOFFIT (CEDAR TEXTURE MATCHED
W/ SF2)

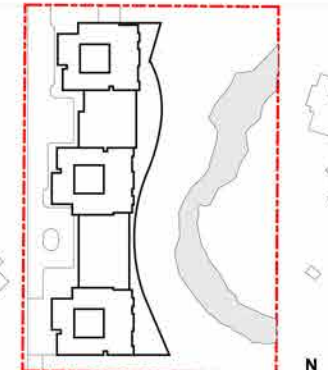
WINDOW+DOOR

- W1 DOUBLE GLAZED CLEAR CLAZING W/
METAL WINDOW FRAME PAINTED DARK
GREY SLIDING /SWING DOOR FRAME TO
MATCH WITH WINDOW FRAME COLOUR
W2 LOBBY ENTRANCE GLAZING SYSTEM
CURTAIN WALL + ENTRY DOOR
LOW-E GLAZING (CLEAR GLAZING) W/ PREFINISHED DARK
GREY FRAME (HORI.) & BUTT JOINT FRAME (VERT.)
W3 CURTAIN / WINDOW WALL
LOW-E GLAZING (CLEAR GLAZING) W/
PREFINISHED DARK GREY FRAME
SP SPANDREL GLASS, MID TOWN GREY
SD GROUND ORIENTED SUTIE DOOR,
COLOR: WALNUT BROWN

MISC. ITEMS

- GR GUARD RAIL - PREFINISHED METAL DARK
GREY SIDE MOUNTED W/ GLAZING PLATE

INGLEWOOD AVE



DATE REVISIONS/ISSUES

Prime Consultant

AVANTURE ARCHITECTS INC.

2F- 855 Terminal Avenue
Vancouver BC V6A 2M9
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BUILDING A

BUILDING B

BUILDING C



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

WEST ELEVATION

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING
PREVIOUS REVISION NUMBER

SHEET NO.:

A201

FILE ADDRESS:

DATE LAST REVISED:

EXTERIOR FINISHES LEGEND

PRE-FINISHED COMPOSITE PANEL

- P1 PEARL WHITE
P2 FLUTED PANEL (CEDAR YELLOW)

STONE CLADDED WALL

- S1 SPLIT FACE LIMESTONE,
COLOR: LIGHT GREY
S2 SPLIT FACE GRANITE STONE,
COLOR: DARK GREY

CONCRETE WALL

- CW PAINTED CONCRETE WALL, COLOR:
LIGHT GREY W/ 1/2" REVEAL

SOFFIT

- SF1 PAINT CONCRETE, LIGHT GREY
SF2 CEDAR WOOD TEXTURE METAL SOFFIT

PRE-FINISHED METAL PANEL

- MG LIGHT-GREY
MR MID-TONE BROWN
MW FLUTED PANEL (CEDAR YELLOW)
(MATCHED W/ P2)

PRE-FINISHED METALFLASHING

- MF LIGHT GREY METAL FLASHING

CANOPY

- C1 PAINTED METAL FRAME - DARK GREY
WITH GLAZING
C2 GLUE LAMINATED BEAM W/ PAINTED METAL
FRAME - DARK GREY WITH METAL SOFFIT
(CEDAR TEXTURE MATCHED W/ SF2)
C3 PAINTED METAL FRAME - DARK GREY WITH
METAL SOFFIT (CEDAR TEXTURE MATCHED
W/ SF2)

WINDOW+DOOR

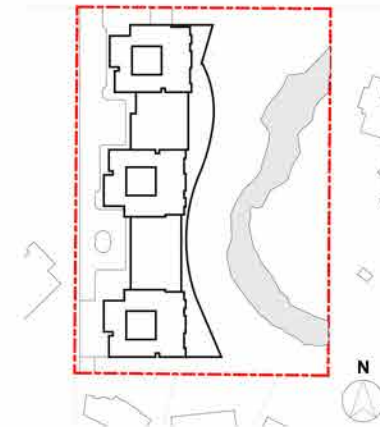
- W1 DOUBLE GLAZED CLEAR CLAZING W/
METAL WINDOW FRAME PAINTED DARK
GREY SLIDING /SWING DOOR FRAME TO
MATCH WITH WINDOW FRAME COLOUR
W2 LOBBY ENTRANCE GLAZING SYSTEM
CURTAIN WALL + ENTRY DOOR
LOW-E GLAZING (CLEAR GLAZING) W/ PREFINISHED DARK
GREY FRAME (HORI.) & BUTT JOINT FRAME (VERT.)
W3 CURTAIN / WINDOW WALL
LOW-E GLAZING (CLEAR GLAZING) W/
PREFINISHED DARK GREY FRAME
SP SPANDREL GLASS, MID TOWN GREY
SD GROUND ORIENTED SUTIE DOOR,
COLOR: WALNUT BROWN

MISC. ITEMS

- GR GUARD RAIL - PREFINISHED METAL DARK
GREY SIDE MOUNTED W/ GLAZING PLATE



INGLEWOOD AVE



DATE REVISIONS/ISSUES

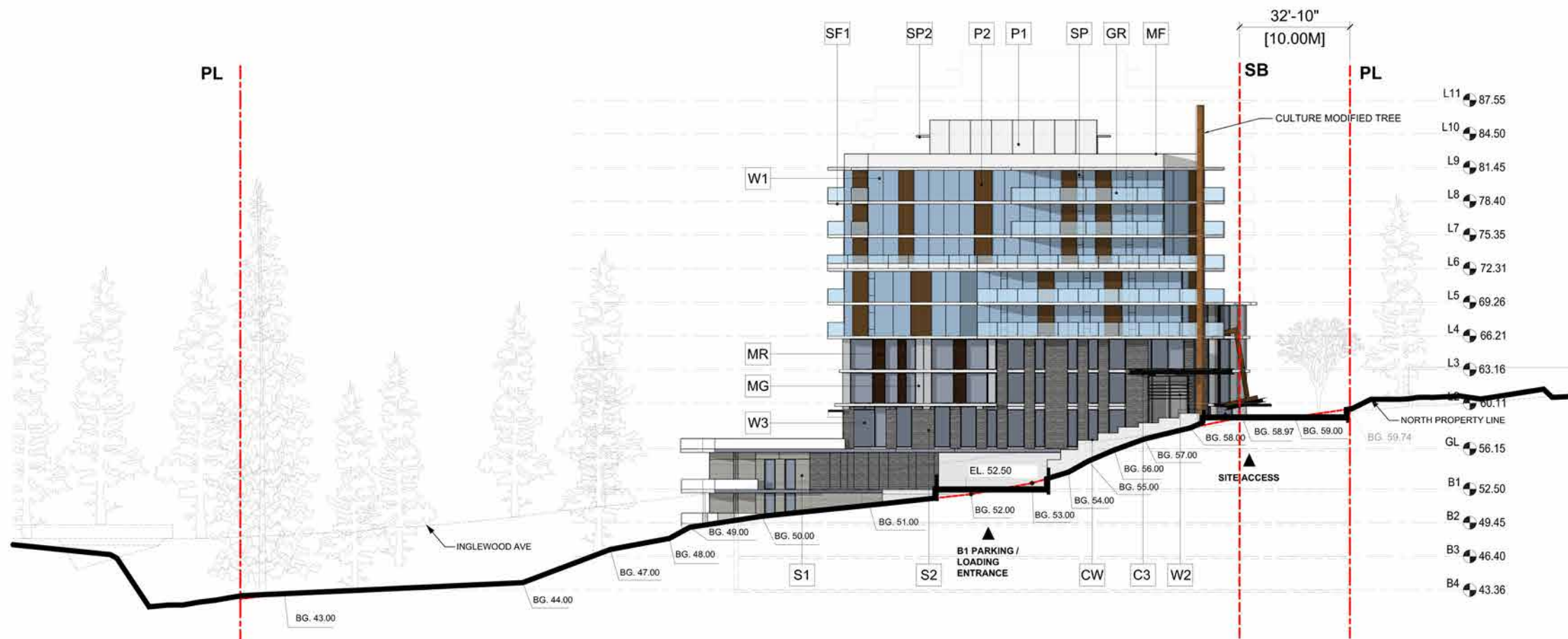
Prime Consultant

AVANTURE ARCHITECTS INC.

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Phone: +1 (604) 630-9488
Email: connect@avanture.ca

BROTHER CREEK

BUILDING A



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver,BC

SHEET TITLE:

NORTH ELEVATION
INGLEWOOD AVE

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING
PREVIOUS REVISION NUMBER.

SHEET NO.:

A202

FILE ADDRESS:

DATE LAST REVISED:

EXTERIOR FINISHES LEGEND

PRE-FINISHED COMPOSITE PANEL

- P1 PEARL WHITE
P2 FLUTED PANEL (CEDAR YELLOW)

STONE CLADDED WALL

- S1 SPLIT FACE LIMESTONE,
COLOR: LIGHT GREY
S2 SPLIT FACE GRANITE STONE,
COLOR: DARK GREY

CONCRETE WALL

- CW PAINTED CONCRETE WALL, COLOR:
LIGHT GREY W/ 1/2" REVEAL

SOFFIT

- SF1 PAINT CONCRETE, LIGHT GREY
SF2 CEDAR WOOD TEXTURE METAL SOFFIT

PRE-FINISHED METAL PANEL

- MG LIGHT-GREY
MR MID-TONE BROWN
MW FLUTED PANEL (CEDAR YELLOW)
(MATCHED W/ P2)

PRE-FINISHED METALFLASHING

- MF LIGHT GREY METAL FLASHING

CANOPY

- C1 PAINTED METAL FRAME - DARK GREY
WITH GLAZING
C2 GLUE LAMINATED BEAM W/ PAINTED METAL
FRAME - DARK GREY WITH METAL SOFFIT
(CEDAR TEXTURE MATCHED W/ SF2)
C3 PAINTED METAL FRAME - DARK GREY WITH
METAL SOFFIT (CEDAR TEXTURE MATCHED
W/ SF2)

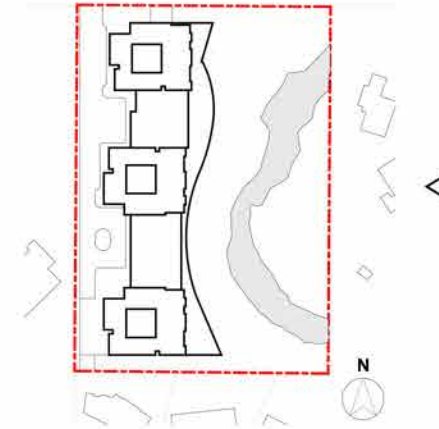
WINDOW+DOOR

- W1 DOUBLE GLAZED CLEAR CLAZING W/
METAL WINDOW FRAME PAINTED DARK
GREY SLIDING /SWING DOOR FRAME TO
MATCH WITH WINDOW FRAME COLOUR
W2 LOBBY ENTRANCE GLAZING SYSTEM
CURTAIN WALL + ENTRY DOOR
LOW-E GLAZING (CLEAR GLAZING) W/ PREFINISHED DARK
GREY FRAME (HORI.) & BUTT JOINT FRAME (VERT.)
W3 CURTAIN / WINDOW WALL
LOW-E GLAZING (CLEAR GLAZING) W/
PREFINISHED DARK GREY FRAME
SP SPANDREL GLASS, MID TOWN GREY
SD GROUND ORIENTED SUTIE DOOR,
COLOR: WALNUT BROWN

MISC. ITEMS

- GR GUARD RAIL - PREFINISHED METAL DARK
GREY SIDE MOUNTED W/ GLAZING PLATE

INGLEWOOD AVE



DATE REVISIONS/ISSUES

Prime Consultant

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BUILDING C

BUILDING B

BUILDING A



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

EAST ELEVATION

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING
PREVIOUS REVISION NUMBER.

SHEET NO.:

A203

FILE ADDRESS:

DATE LAST REVISED:

EXTERIOR FINISHES LEGEND

PRE-FINISHED COMPOSITE PANEL

- P1 PEARL WHITE
P2 FLUTED PANEL (CEDAR YELLOW)

STONE CLADDED WALL

- S1 SPLIT FACE LIMESTONE,
COLOR: LIGHT GREY
S2 SPLIT FACE GRANITE STONE,
COLOR: DARK GREY

CONCRETE WALL

- CW PAINTED CONCRETE WALL, COLOR:
LIGHT GREY W/ 1/2" REVEAL

SOFFIT

- SF1 PAINT CONCRETE, LIGHT GREY
SF2 CEDAR WOOD TEXTURE METAL SOFFIT

PRE-FINISHED METAL PANEL

- MG LIGHT-GREY
MR MID-TONE BROWN
MW FLUTED PANEL (CEDAR YELLOW)
(MATCHED W/ P2)

PRE-FINISHED METALFLASHING

- MF LIGHT GREY METAL FLASHING

CANOPY

- C1 PAINTED METAL FRAME - DARK GREY
WITH GLAZING
C2 GLUE LAMINATED BEAM W/ PAINTED METAL
FRAME - DARK GREY WITH METAL SOFFIT
(CEDAR TEXTURE MATCHED W/ SF2)
C3 PAINTED METAL FRAME - DARK GREY WITH
METAL SOFFIT (CEDAR TEXTURE MATCHED
W/ SF2)

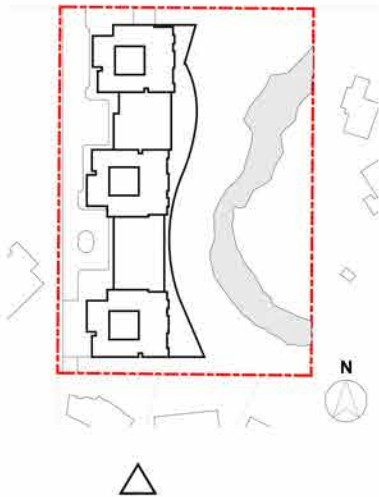
WINDOW+DOOR

- W1 DOUBLE GLAZED CLEAR CLAZING W/
METAL WINDOW FRAME PAINTED DARK
GREY SLIDING /SWING DOOR FRAME TO
MATCH WITH WINDOW FRAME COLOUR
W2 LOBBY ENTRANCE GLAZING SYSTEM
CURTAIN WALL + ENTRY DOOR
LOW-E GLAZING (CLEAR GLAZING) W/ PREFINISHED DARK
GREY FRAME (HORI.) & BUTT JOINT FRAME (VERT.)
W3 CURTAIN / WINDOW WALL
LOW-E GLAZING (CLEAR GLAZING) W/
PREFINISHED DARK GREY FRAME
SP SPANDREL GLASS, MID TOWN GREY
SD GROUND ORIENTED SUTIE DOOR,
COLOR: WALNUT BROWN

MISC. ITEMS

- GR GUARD RAIL - PREFINISHED METAL DARK
GREY SIDE MOUNTED W/ GLAZING PLATE

INGLEWOOD AVE



DATE REVISIONS/ISSUES

Prime Consultant

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Email: connect@avanture.ca

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver,BC

SHEET TITLE:

SOUTH ELEVATION

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING
PREVIOUS REVISION NUMBER.

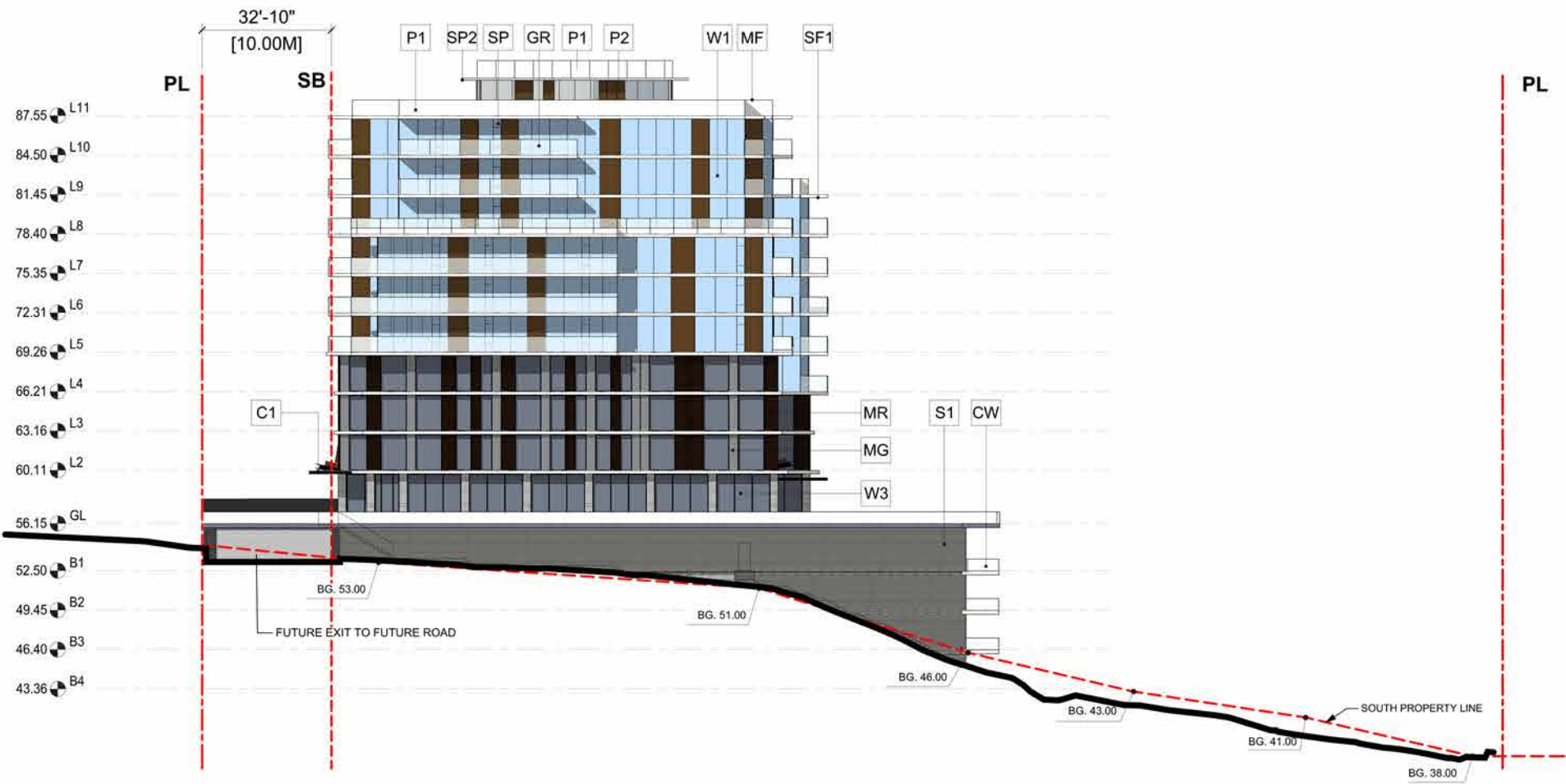
SHEET NO.:

A204

FILE ADDRESS:

DATE LAST REVISED:

BUILDING C



EXTERIOR FINISHES LEGEND

PRE-FINISHED COMPOSITE PANEL

- P1 PEARL WHITE
P2 FLUTED PANEL (CEDAR YELLOW)

STONE CLADDED WALL

- S1 SPLIT FACE LIMESTONE,
COLOR: LIGHT GREY
S2 SPLIT FACE GRANITE STONE,
COLOR: DARK GREY

CONCRETE WALL

- CW PAINTED CONCRETE WALL, COLOR:
LIGHT GREY W/ 1/2" REVEAL

SOFFIT

- SF1 PAINT CONCRETE, LIGHT GREY
SF2 CEDAR WOOD TEXTURE METAL SOFFIT

PRE-FINISHED METAL PANEL

- MG LIGHT-GREY
MR MID-TONE BROWN
MW FLUTED PANEL (CEDAR YELLOW)
(MATCHED W/ P2)

PRE-FINISHED METALFLASHING

- MF LIGHT GREY METAL FLASHING

CANOPY

- C1 PAINTED METAL FRAME - DARK GREY
WITH GLAZING
C2 GLUE LAMINATED BEAM W/ PAINTED METAL
FRAME - DARK GREY WITH METAL SOFFIT
(CEDAR TEXTURE MATCHED W/ SF2)
C3 PAINTED METAL FRAME - DARK GREY WITH
METAL SOFFIT (CEDAR TEXTURE MATCHED
W/ SF2)

WINDOW+DOOR

- W1 DOUBLE GLAZED CLEAR CLAZING W/
METAL WINDOW FRAME PAINTED DARK
GREY SLIDING /SWING DOOR FRAME TO
MATCH WITH WINDOW FRAME COLOUR
W2 LOBBY ENTRANCE GLAZING SYSTEM
CURTAIN WALL + ENTRY DOOR
LOW-E GLAZING (CLEAR GLAZING) W/ PREFINISHED DARK
GREY FRAME (HORI.) & BUTT JOINT FRAME (VERT.)
W3 CURTAIN / WINDOW WALL
LOW-E GLAZING (CLEAR GLAZING) W/
PREFINISHED DARK GREY FRAME
SP SPANDREL GLASS, MID TOWN GREY
SD GROUND ORIENTED SUTIE DOOR,
COLOR: WALNUT BROWN

MISC. ITEMS

- GR GUARD RAIL - PREFINISHED METAL DARK
GREY SIDE MOUNTED W/ GLAZING PLATE



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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

ENLARGED WEST ELEVATION

JOB NO.:

DATE:

SCALE: 1/16"=1'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

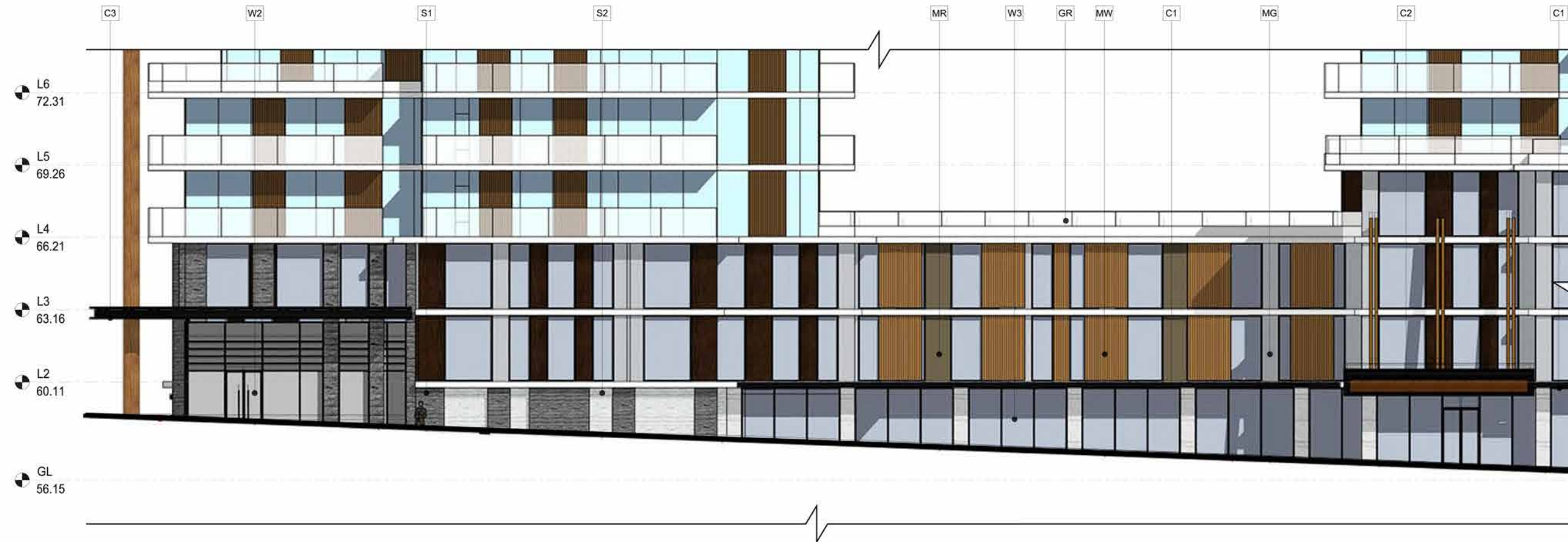
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PREVIOUS REVISION NUMBER.

SHEET NO.:

A205

FILE ADDRESS:

DATE LAST REVISED:



EXTERIOR FINISHES LEGEND

PRE-FINISHED COMPOSITE PANEL

- P1 PEARL WHITE
P2 FLUTED PANEL (CEDAR YELLOW)

STONE CLADDED WALL

- S1 SPLIT FACE LIMESTONE,
COLOR: LIGHT GREY
S2 SPLIT FACE GRANITE STONE,
COLOR: DARK GREY

CONCRETE WALL

- CW PAINTED CONCRETE WALL, COLOR:
LIGHT GREY W/ 1/2" REVEAL

SOFFIT

- SF1 PAINT CONCRETE, LIGHT GREY
SF2 CEDAR WOOD TEXTURE METAL SOFFIT

PRE-FINISHED METAL PANEL

- MG LIGHT-GREY
MR MID-TONE BROWN
MW FLUTED PANEL (CEDAR YELLOW)
(MATCHED W/ P2)

PRE-FINISHED METALFLASHING

- MF LIGHT GREY METAL FLASHING

CANOPY

- C1 PAINTED METAL FRAME - DARK GREY
WITH GLAZING
C2 GLUE LAMINATED BEAM W/ PAINTED METAL
FRAME - DARK GREY WITH METAL SOFFIT
(CEDAR TEXTURE MATCHED W/ SF2)
C3 PAINTED METAL FRAME - DARK GREY WITH
METAL SOFFIT (CEDAR TEXTURE MATCHED
W/ SF2)

WINDOW+DOOR

- W1 DOUBLE GLAZED CLEAR CLAZING W/
METAL WINDOW FRAME PAINTED DARK
GREY SLIDING /SWING DOOR FRAME TO
MATCH WITH WINDOW FRAME COLOUR
W2 LOBBY ENTRANCE GLAZING SYSTEM
CURTAIN WALL + ENTRY DOOR
LOW-E GLAZING (CLEAR GLAZING) W/ PREFINISHED DARK
GREY FRAME (HORI.) & BUTT JOINT FRAME (VERT.)
W3 CURTAIN / WINDOW WALL
LOW-E GLAZING (CLEAR GLAZING) W/
PREFINISHED DARK GREY FRAME
SP SPANDREL GLASS, MID TOWN GREY
SD GROUND ORIENTED SUTIE DOOR,
COLOR: WALNUT BROWN

MISC. ITEMS

- GR GUARD RAIL - PREFINISHED METAL DARK
GREY SIDE MOUNTED W/ GLAZING PLATE



WEST ELEVATION

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Email: connect@avanture.ca

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver,BC

SHEET TITLE:

ENLARGED WEST ELEVATION

JOB NO.:

DATE:

SCALE: 1/16"=1'-0"

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NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING
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SHEET NO.:

A206

FILE ADDRESS:

DATE LAST REVISED:



EXTERIOR FINISHES LEGEND

PRE-FINISHED COMPOSITE PANEL

- P1 PEARL WHITE
P2 FLUTED PANEL (CEDAR YELLOW)

STONE CLADDED WALL

- S1 SPLIT FACE LIMESTONE,
COLOR: LIGHT GREY
S2 SPLIT FACE GRANITE STONE,
COLOR: DARK GREY

CONCRETE WALL

- CW PAINTED CONCRETE WALL, COLOR:
LIGHT GREY W/ 1/2" REVEAL

SOFFIT

- SF1 PAINT CONCRETE, LIGHT GREY
SF2 CEDAR WOOD TEXTURE METAL SOFFIT

PRE-FINISHED METAL PANEL

- MG LIGHT-GREY
MR MID-TONE BROWN
MW FLUTED PANEL (CEDAR YELLOW)
(MATCHED W/ P2)

PRE-FINISHED METALFLASHING

- MF LIGHT GREY METAL FLASHING

CANOPY

- C1 PAINTED METAL FRAME - DARK GREY
WITH GLAZING
C2 GLUE LAMINATED BEAM W/ PAINTED METAL
FRAME - DARK GREY WITH METAL SOFFIT
(CEDAR TEXTURE MATCHED W/ SF2)
C3 PAINTED METAL FRAME - DARK GREY WITH
METAL SOFFIT (CEDAR TEXTURE MATCHED
W/ SF2)

WINDOW+DOOR

- W1 DOUBLE GLAZED CLEAR CLAZING W/
METAL WINDOW FRAME PAINTED DARK
GREY SLIDING /SWING DOOR FRAME TO
MATCH WITH WINDOW FRAME COLOUR
W2 LOBBY ENTRANCE GLAZING SYSTEM
CURTAIN WALL + ENTRY DOOR
LOW-E GLAZING (CLEAR GLAZING) W/ PREFINISHED DARK
GREY FRAME (HORI.) & BUTT JOINT FRAME (VERT.)
W3 CURTAIN / WINDOW WALL
LOW-E GLAZING (CLEAR GLAZING) W/
PREFINISHED DARK GREY FRAME
SP SPANDREL GLASS, MID TOWN GREY
SD GROUND ORIENTED SUTIE DOOR,
COLOR: WALNUT BROWN

MISC. ITEMS

- GR GUARD RAIL - PREFINISHED METAL DARK
GREY SIDE MOUNTED W/ GLAZING PLATE



NORTH ELEVATION

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Email: connect@avanture.ca

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver,BC

SHEET TITLE:

ENLARGED NORTH ELEVATION

JOB NO.:

DATE:

SCALE: 1/16"=1'-0"

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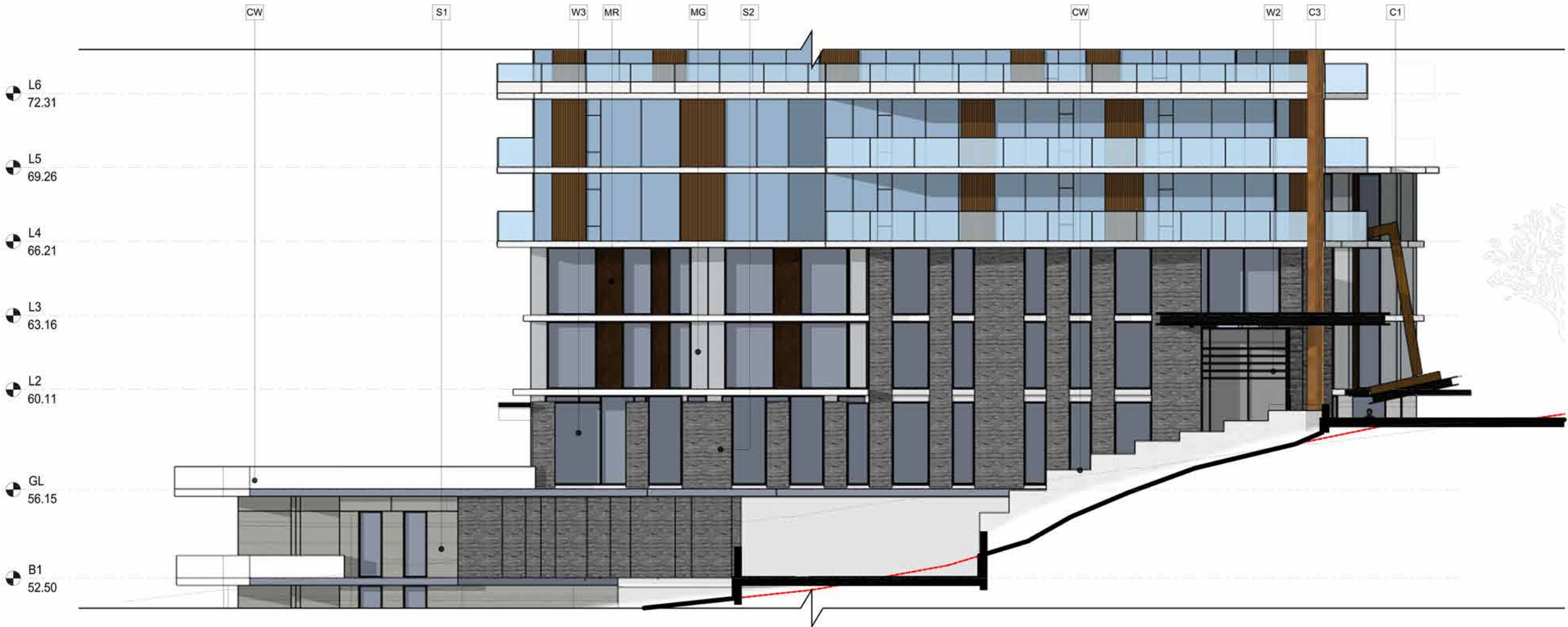
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SHEET NO.:

A207

FILE ADDRESS:

DATE LAST REVISED:



EXTERIOR FINISHES LEGEND

PRE-FINISHED COMPOSITE PANEL

- P1 PEARL WHITE
P2 FLUTED PANEL (CEDAR YELLOW)

STONE CLADDED WALL

- S1 SPLIT FACE LIMESTONE,
COLOR: LIGHT GREY
S2 SPLIT FACE GRANITE STONE,
COLOR: DARK GREY

CONCRETE WALL

- CW PAINTED CONCRETE WALL, COLOR:
LIGHT GREY W/ 1/2" REVEAL

SOFFIT

- SF1 PAINT CONCRETE, LIGHT GREY
SF2 CEDAR WOOD TEXTURE METAL SOFFIT

PRE-FINISHED METAL PANEL

- MG LIGHT-GREY
MR MID-TONE BROWN
MW FLUTED PANEL (CEDAR YELLOW)
(MATCHED W/ P2)

PRE-FINISHED METALFLASHING

- MF LIGHT GREY METAL FLASHING

CANOPY

- C1 PAINTED METAL FRAME - DARK GREY
WITH GLAZING
C2 GLUE LAMINATED BEAM W/ PAINTED METAL
FRAME - DARK GREY WITH METAL SOFFIT
(CEDAR TEXTURE MATCHED W/ SF2)
C3 PAINTED METAL FRAME - DARK GREY WITH
METAL SOFFIT (CEDAR TEXTURE MATCHED
W/ SF2)

WINDOW+DOOR

- W1 DOUBLE GLAZED CLEAR CLAZING W/
METAL WINDOW FRAME PAINTED DARK
GREY SLIDING /SWING DOOR FRAME TO
MATCH WITH WINDOW FRAME COLOUR
W2 LOBBY ENTRANCE GLAZING SYSTEM
CURTAIN WALL + ENTRY DOOR
LOW-E GLAZING (CLEAR GLAZING) W/ PREFINISHED DARK
GREY FRAME (HORI.) & BUTT JOINT FRAME (VERT.)
W3 CURTAIN / WINDOW WALL
LOW-E GLAZING (CLEAR GLAZING) W/
PREFINISHED DARK GREY FRAME
SP SPANDREL GLASS, MID TOWN GREY
SD GROUND ORIENTED SUTIE DOOR,
COLOR: WALNUT BROWN

MISC. ITEMS

- GR GUARD RAIL - PREFINISHED METAL DARK
GREY SIDE MOUNTED W/ GLAZING PLATE



EAST ELEVATION

THE DRAWING MUST NOT BE SCALED.
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Vancouver BC V6A 2M9
Phone: +1 (604) 630-9488
Email: connect@avanture.ca

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

ENLARGED EAST ELEVATION

JOB NO.:

DATE:

SCALE: 1/16"=1'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

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SHEET NO.:

A208

FILE ADDRESS:

DATE LAST REVISED:



EXTERIOR FINISHES LEGEND

PRE-FINISHED COMPOSITE PANEL

- P1 PEARL WHITE
P2 FLUTED PANEL (CEDAR YELLOW)

STONE CLADDED WALL

- S1 SPLIT FACE LIMESTONE,
COLOR: LIGHT GREY
S2 SPLIT FACE GRANITE STONE,
COLOR: DARK GREY

CONCRETE WALL

- CW PAINTED CONCRETE WALL, COLOR:
LIGHT GREY W/ 1/2" REVEAL

SOFFIT

- SF1 PAINT CONCRETE, LIGHT GREY
SF2 CEDAR WOOD TEXTURE METAL SOFFIT

PRE-FINISHED METAL PANEL

- MG LIGHT-GREY
MR MID-TONE BROWN
MW FLUTED PANEL (CEDAR YELLOW)
(MATCHED W/ P2)

PRE-FINISHED METALFLASHING

- MF LIGHT GREY METAL FLASHING

CANOPY

- C1 PAINTED METAL FRAME - DARK GREY
WITH GLAZING
C2 GLUE LAMINATED BEAM W/ PAINTED METAL
FRAME - DARK GREY WITH METAL SOFFIT
(CEDAR TEXTURE MATCHED W/ SF2)
C3 PAINTED METAL FRAME - DARK GREY WITH
METAL SOFFIT (CEDAR TEXTURE MATCHED
W/ SF2)

WINDOW+DOOR

- W1 DOUBLE GLAZED CLEAR CLAZING W/
METAL WINDOW FRAME PAINTED DARK
GREY SLIDING /SWING DOOR FRAME TO
MATCH WITH WINDOW FRAME COLOUR
W2 LOBBY ENTRANCE GLAZING SYSTEM
CURTAIN WALL + ENTRY DOOR
LOW-E GLAZING (CLEAR GLAZING) W/ PREFINISHED DARK
GREY FRAME (HORI.) & BUTT JOINT FRAME (VERT.)
W3 CURTAIN / WINDOW WALL
LOW-E GLAZING (CLEAR GLAZING) W/
PREFINISHED DARK GREY FRAME
SP SPANDREL GLASS, MID TOWN GREY
SD GROUND ORIENTED SUTIE DOOR,
COLOR: WALNUT BROWN

MISC. ITEMS

- GR GUARD RAIL - PREFINISHED METAL DARK
GREY SIDE MOUNTED W/ GLAZING PLATE



EAST ELEVATION

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Email: connect@avanture.ca

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

ENLARGED EAST ELEVATION

JOB NO.:

DATE:

SCALE: 1/16"=1'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

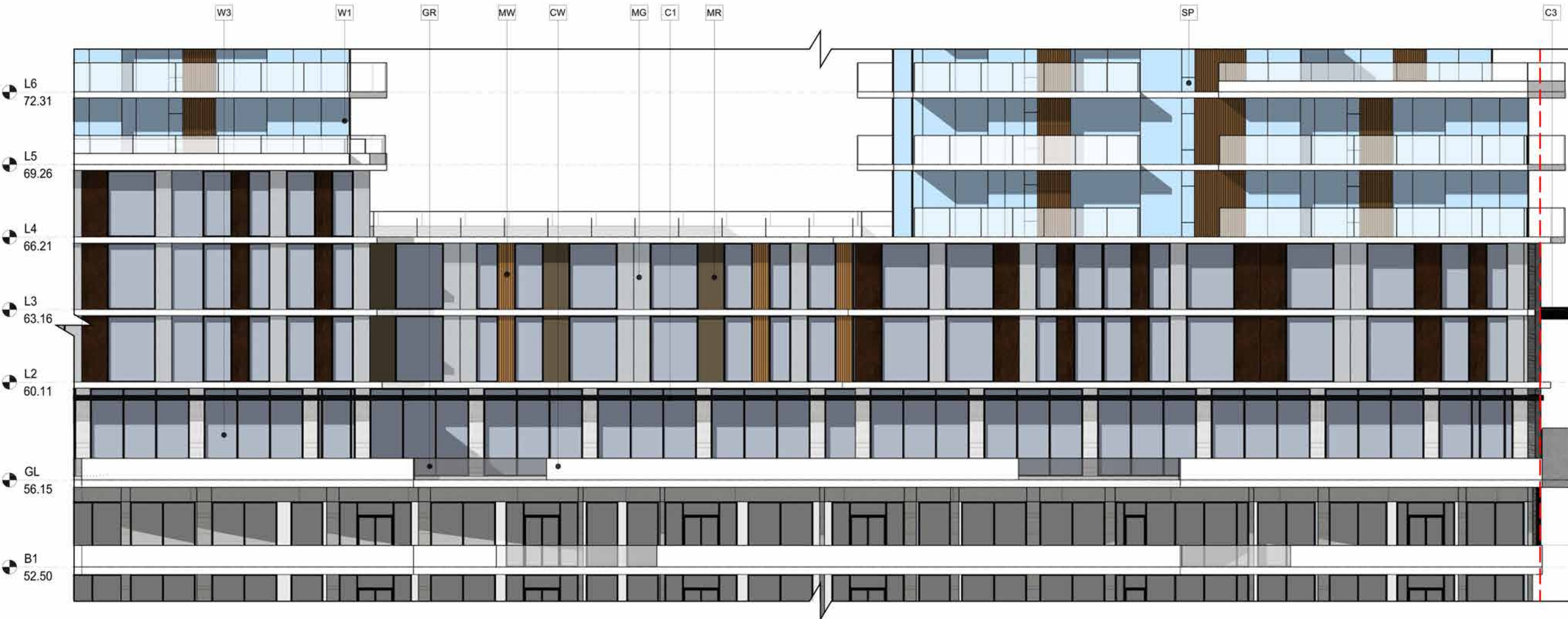
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SHEET NO.:

A209

FILE ADDRESS:

DATE LAST REVISED:

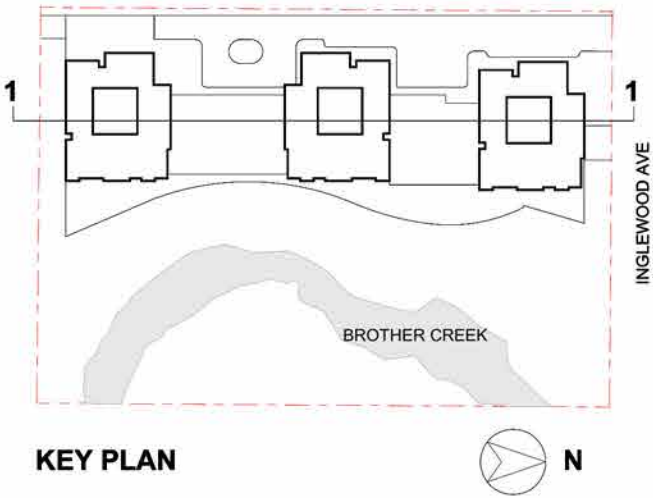


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LEGEND

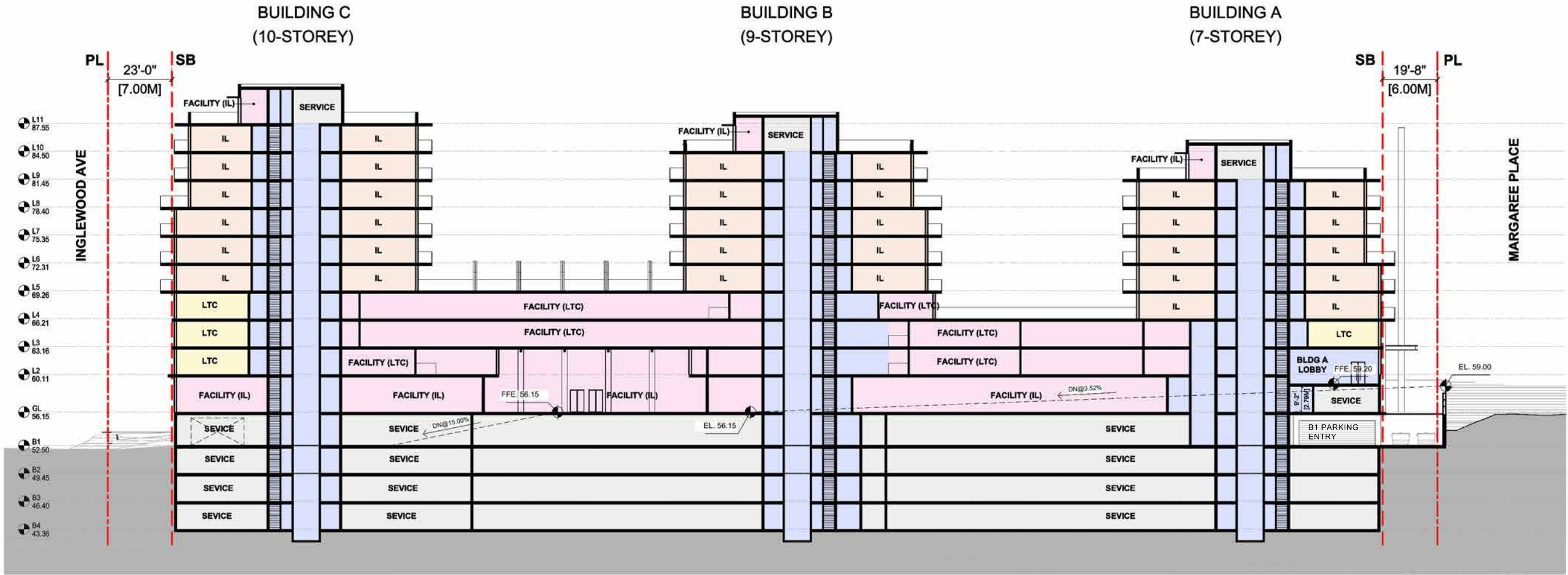
- CIRCULATION
- AMENITY/FACILITY
- INDEPENDENT LIVING (IL)
- LONG TERM CARE (LTC)
- SEVICE APARTMENT (SA)
- PARKING/LOADING
- SERVICE

DRAFT
2023-04-17



DATE REVISIONS/ISSUES

Prime Consultant
AVANTURE ARCHITECTS INC.
2F- 855 Terminal Avenue
Vancouver BC V6A 2M9
Phone: +1 (604) 630-9488
Email: connect@avanture.ca



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:
BUILDING SECTION 1-1

JOB NO.:
DATE:
SCALE: 1"=40'-0"

DRAWN BY:
CHECKED BY:
REV. NO.:
NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING PREVIOUS REVISION NUMBER.

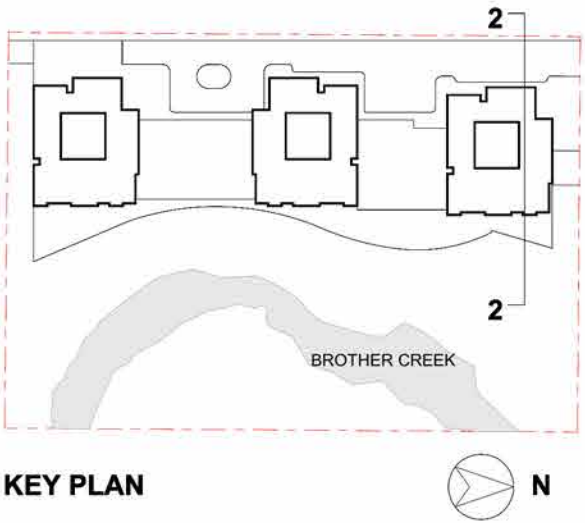
SHEET NO.:
A301

FILE ADDRESS:
DATE LAST REVISED:

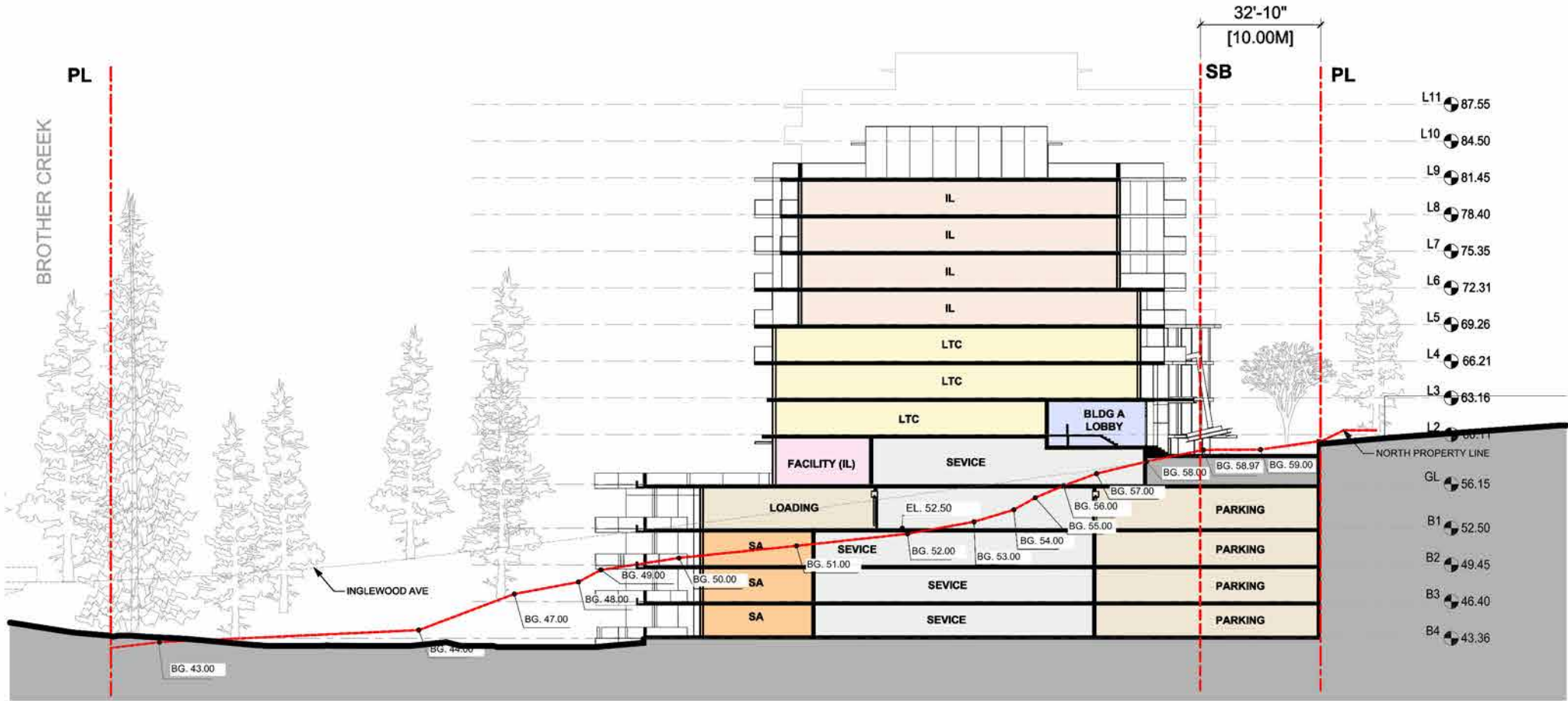
LEGEND

- CIRCULATION
- AMENITY/FACILITY
- INDEPENDENT LIVING (IL)
- LONG TERM CARE (LTC)
- SEVICE APARTMENT (SA)
- PARKING/LOADING
- SERVICE

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2023-04-17



BUILDING A (7-STOREY)



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DATE REVISIONS/ISSUES

Prime Consultant

AVANTURE ARCHITECTS INC.

2F- 855 Terminal Avenue
Vancouver BC V6A 2M9
Phone: +1 (604) 630-9488
Email: connect@avanture.ca

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

BUILDING SECTION 2-2

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING PREVIOUS REVISION NUMBER.

SHEET NO.:

A302

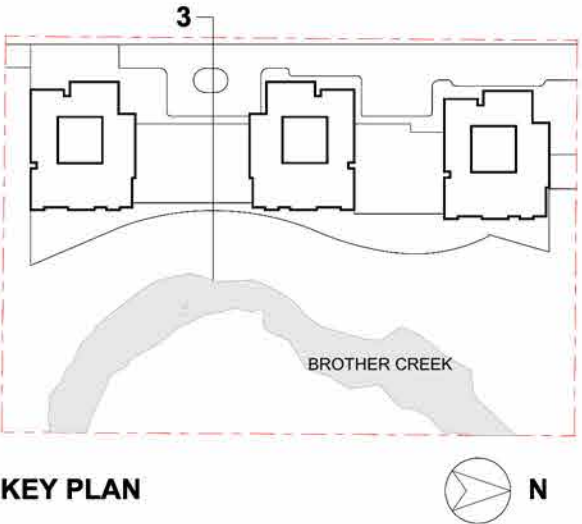
FILE ADDRESS:

DATE LAST REVISED:

LEGEND

- CIRCULATION
- AMENITY/FACILITY
- INDEPENDENT LIVING (IL)
- LONG TERM CARE (LTC)
- SEVICE APARTMENT (SA)
- PARKING/LOADING
- SERVICE

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2023-04-17



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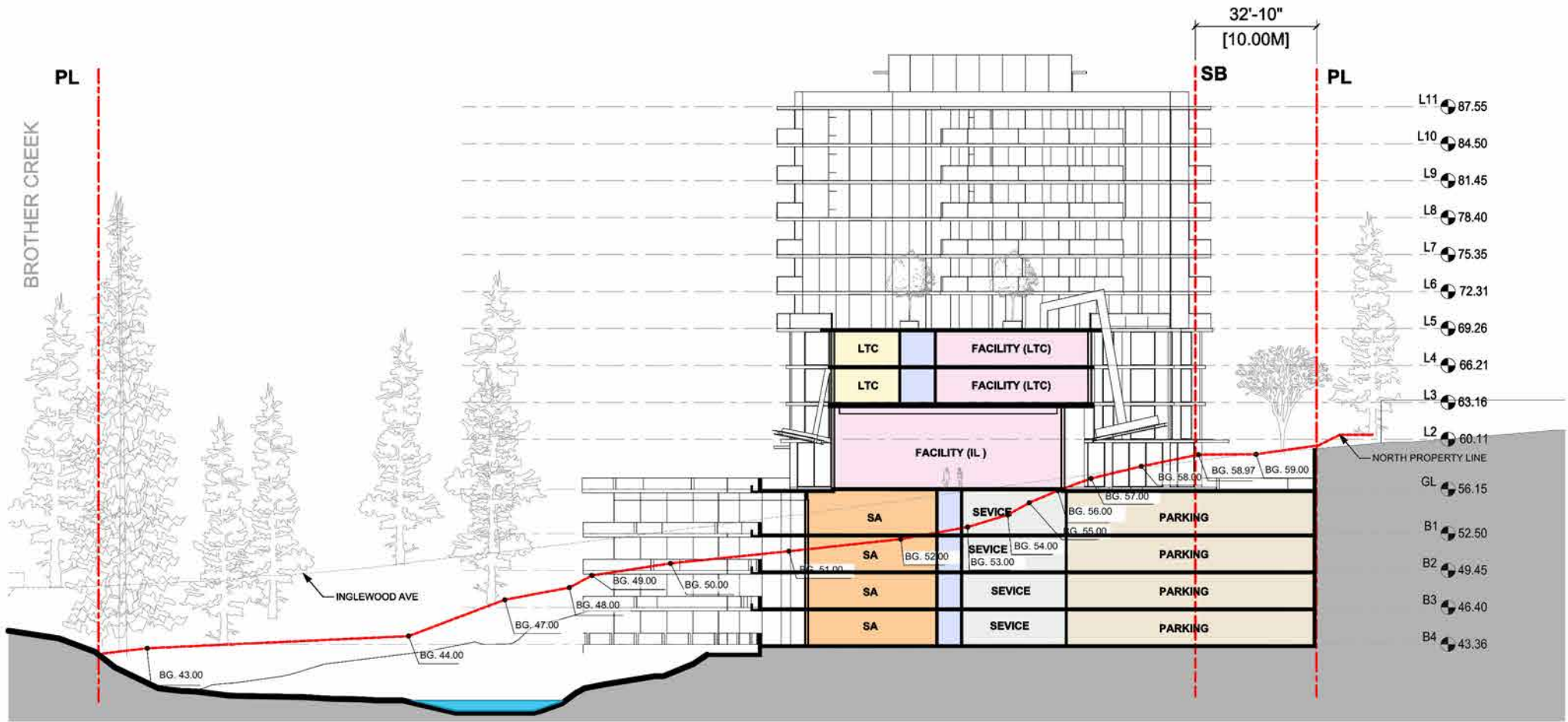
DATE REVISIONS/ISSUES

Prime Consultant

AVANTURE ARCHITECTS INC.

2F- 855 Terminal Avenue
Vancouver BC V6A 2M9
Phone: +1 (604) 630-9488
Email: connect@avanture.ca

BUILDING C (10-STOREY)



PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

BUILDING SECTION 3-3

JOB NO.:

DATE:

SCALE: 1"=40'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING PREVIOUS REVISION NUMBER.

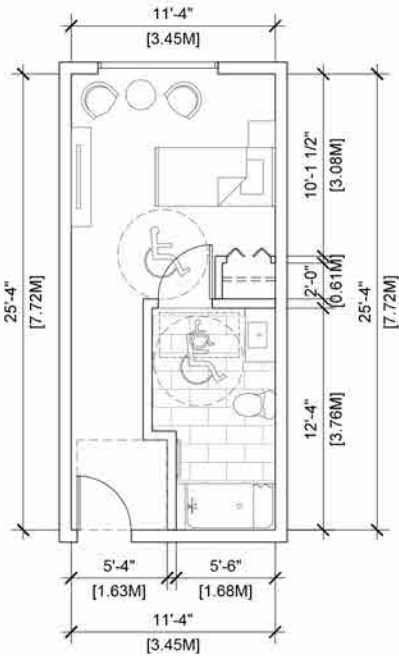
SHEET NO.:

A303

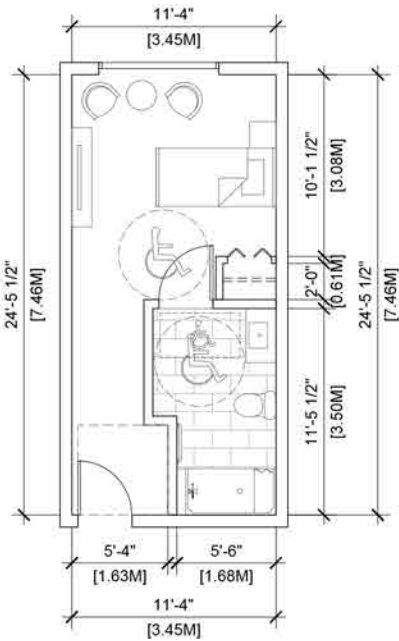
FILE ADDRESS:

DATE LAST REVISED:

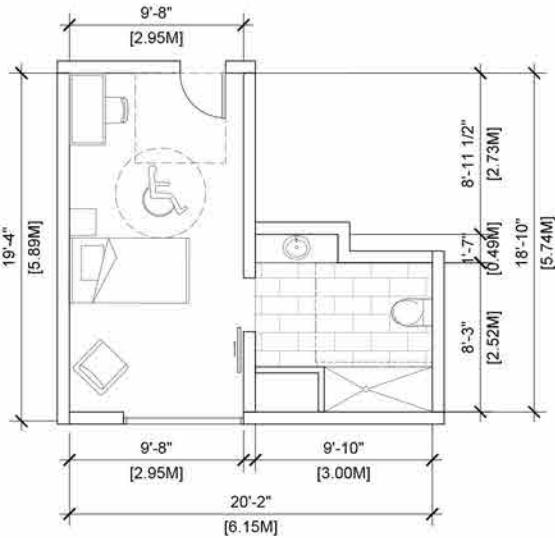
ENLARGED UNIT PLANS -
LONG-TERM CARE SUITES (LTC) :



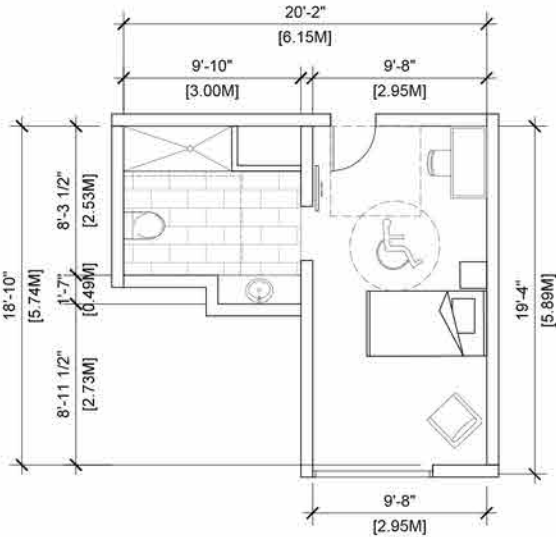
L1
STUDIO
29.4 SQ.M. (316 SQ.FT.)



L2
STUDIO
28.7 SQ.M. (310 SQ.FT.)

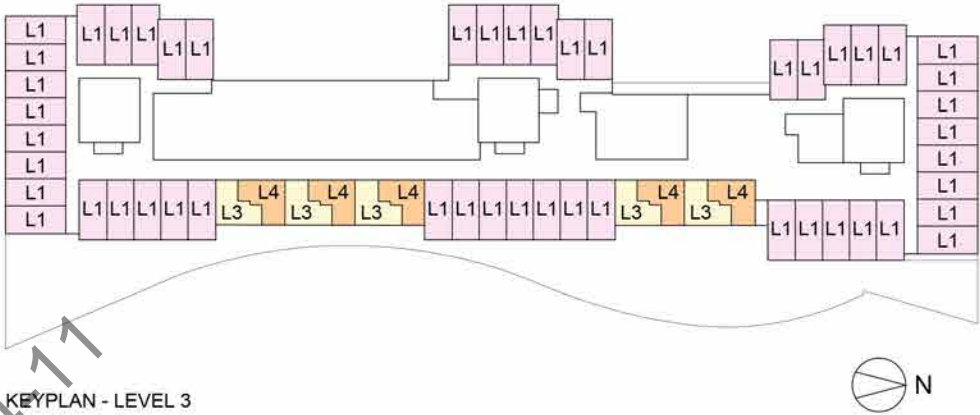


L3
STUDIO
29.2 SQ.M. (314 SQ.FT.)

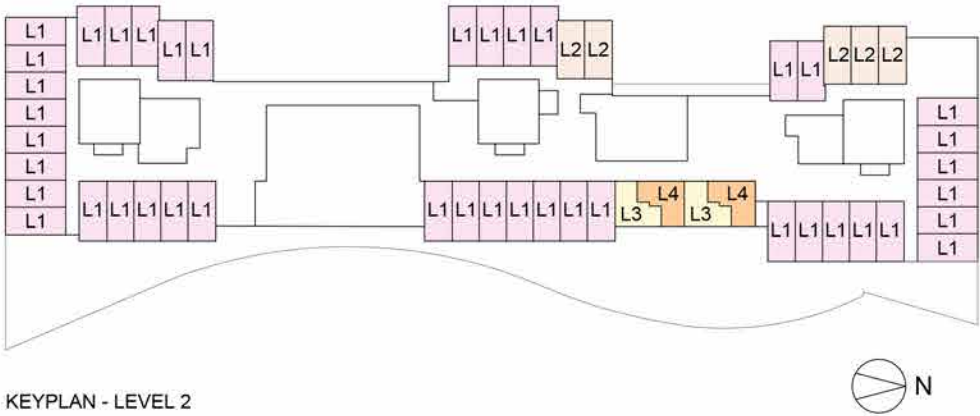


L4
STUDIO
29.2 SQ.M. (314 SQ.FT.)

DRAFT
2023-04-11



KEYPLAN - LEVEL 3



KEYPLAN - LEVEL 2

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DATE REVISIONS/ISSUES

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Email: connect@avanture.ca

PROJECT TITLE:
Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:
UNIT PLANS - LTC

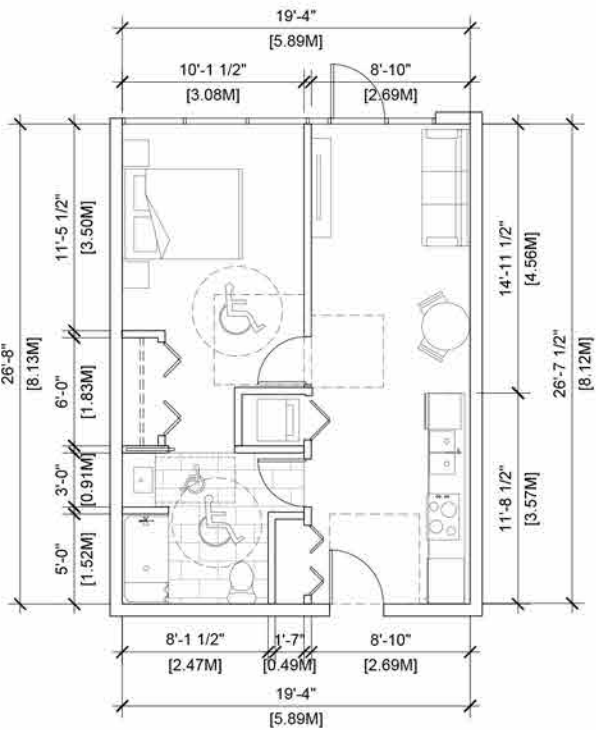
JOB NO.:
DATE:
SCALE: 3/32"=1'-0"

DRAWN BY:
CHECKED BY:
REV. NO.:
NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING
PREVIOUS REVISION NUMBER.

SHEET NO.:
A401

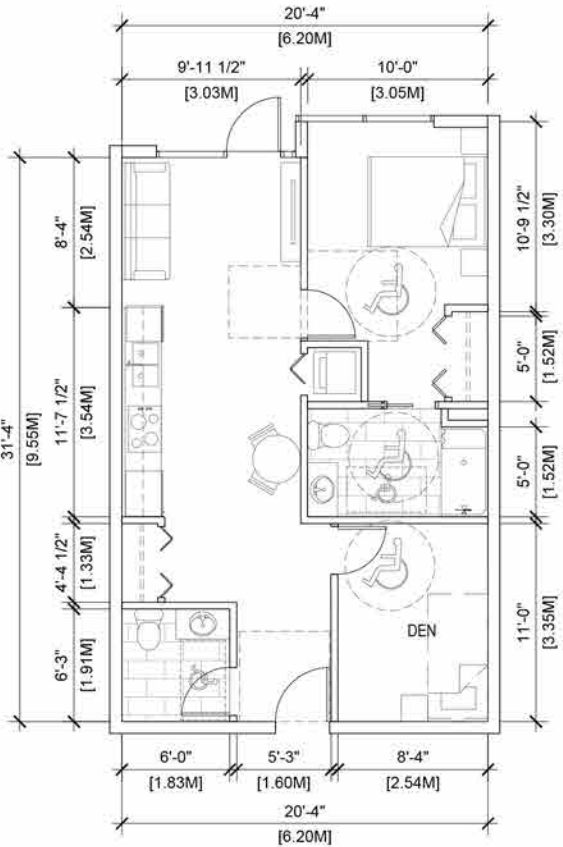
FILE ADDRESS:
DATE LAST REVISED:

ENLARGED UNIT PLANS -
INDEPENDENT LIVING SUITES (IL) :



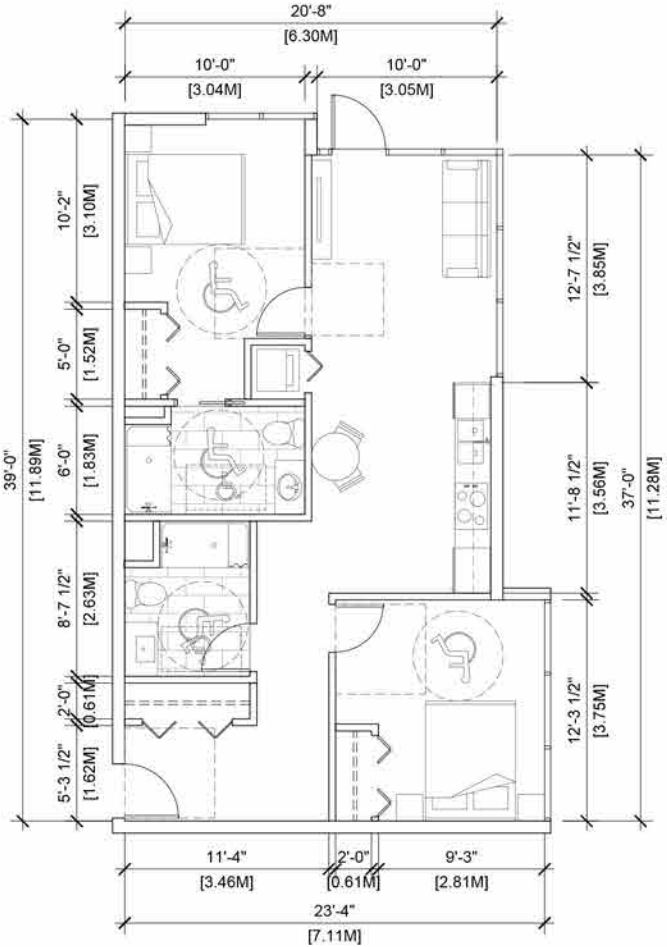
1A

1-BEDROOM
53.1 SQ.M. (572 SQ.FT.)



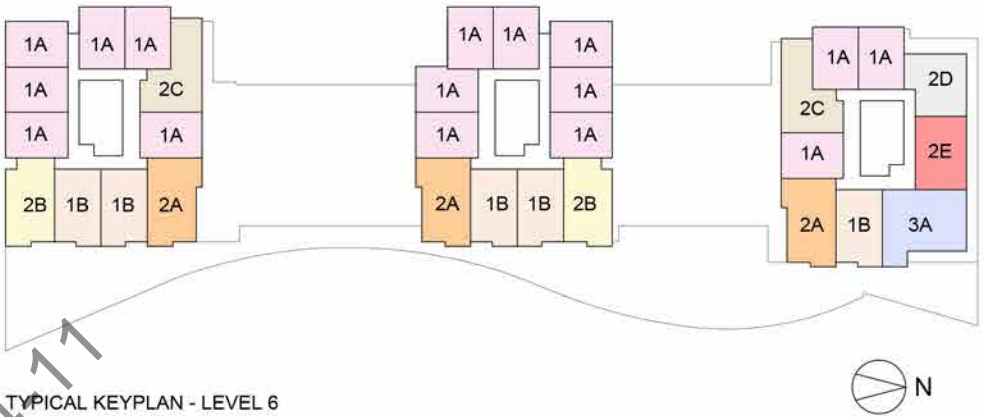
1B

1-BEDROOM+1-DEN
67.2 SQ.M. (723 SQ.FT.)



2A

2-BEDROOM
82.0 SQ.M. (883 SQ.FT.)



TYPICAL KEYPLAN - LEVEL 6

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Prime Consultant

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Phone: +1 (604) 630-9488
Email: connect@avanture.ca

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

UNIT PLANS - IL

JOB NO.:

DATE:

SCALE: 3/32"=1'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING
PREVIOUS REVISION NUMBER.

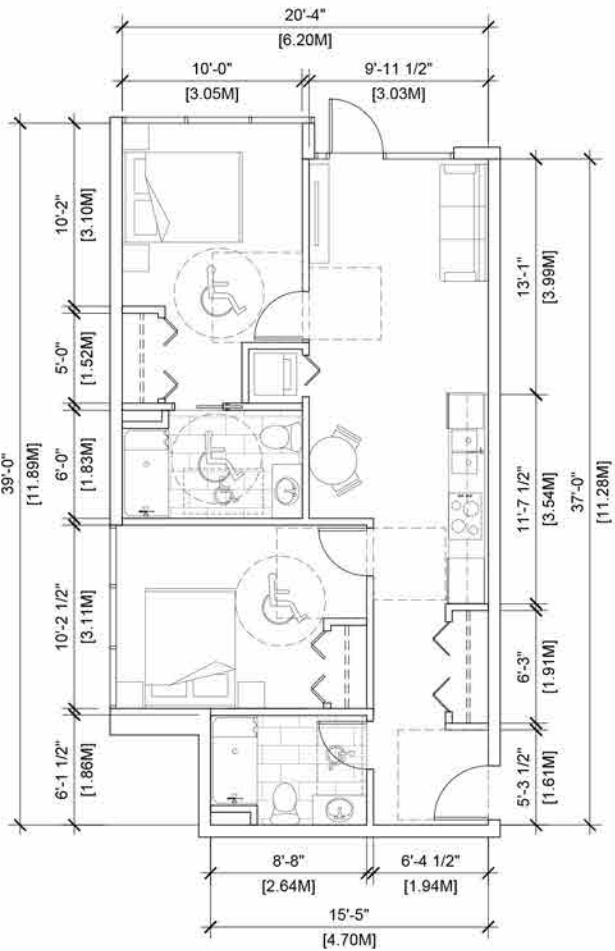
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A402

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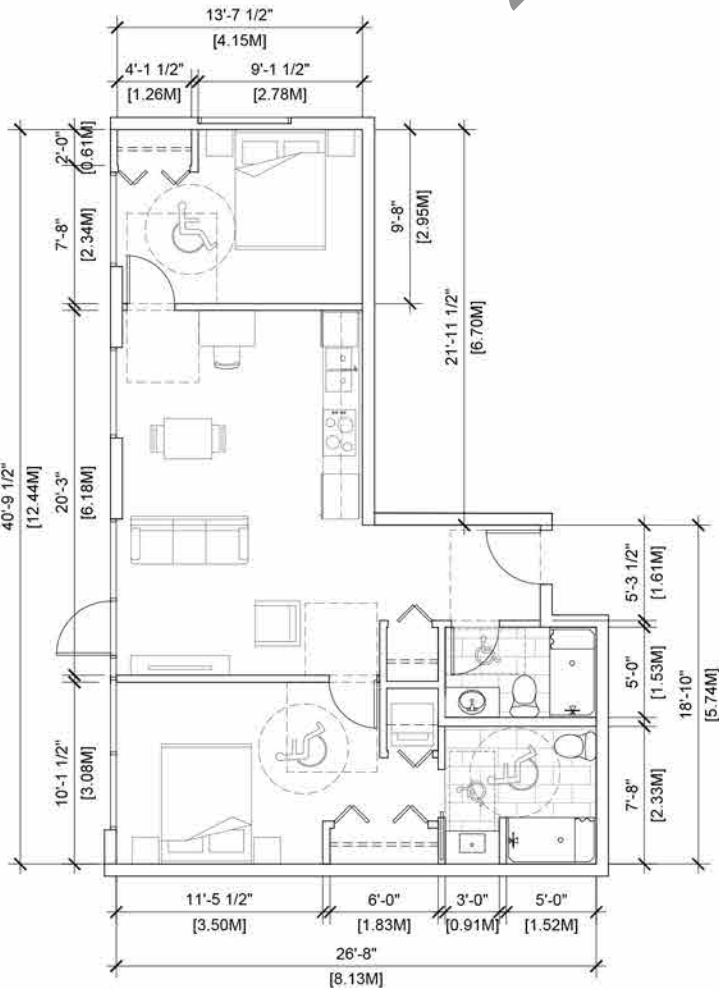
DATE LAST REVISED:

ENLARGED UNIT PLANS -
INDEPENDENT LIVING SUITES (IL) :



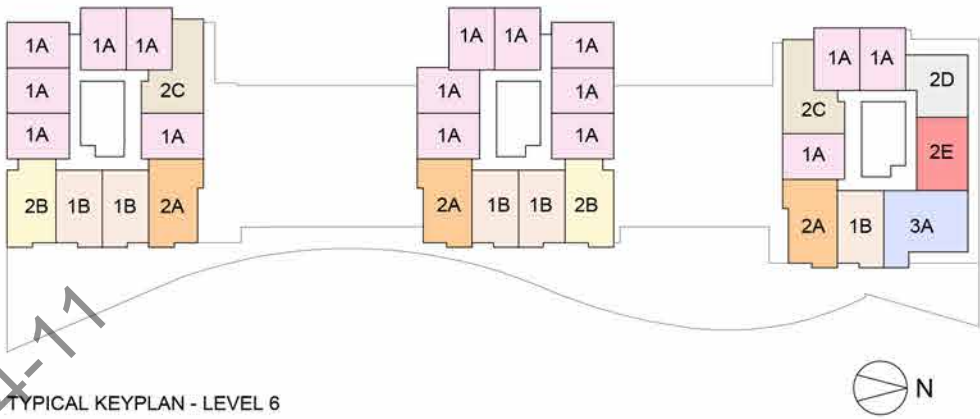
2B

2-BEDROOM
76.0 SQ.M. (818 SQ.FT.)

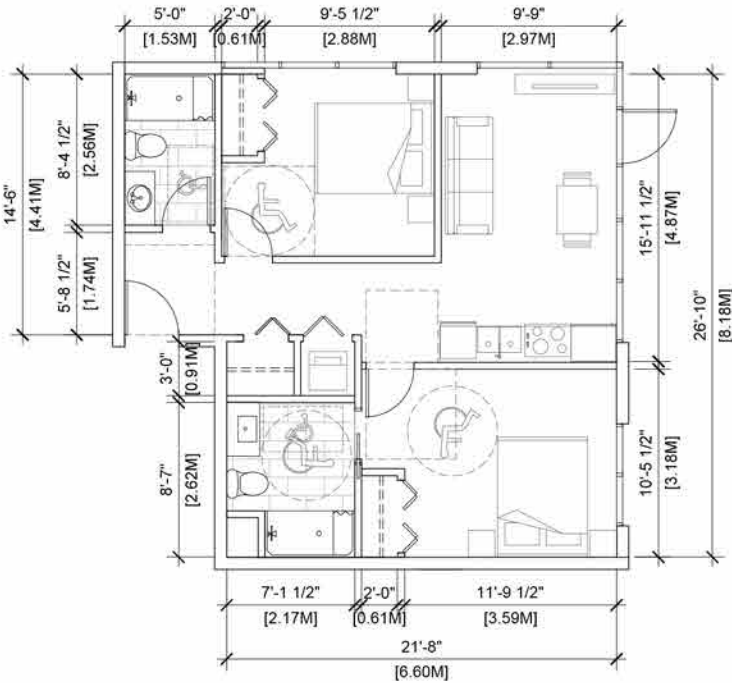


2C

2-BEDROOM
78.3 SQ.M. (843 SQ.FT.)



TYPICAL KEYPLAN - LEVEL 6



2D

2-BEDROOM
67.2 SQ.M. (722 SQ.FT.)

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PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

UNIT PLANS - IL

JOB NO.:

DATE:

SCALE: 3/32"=1'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING PREVIOUS REVISION NUMBER.

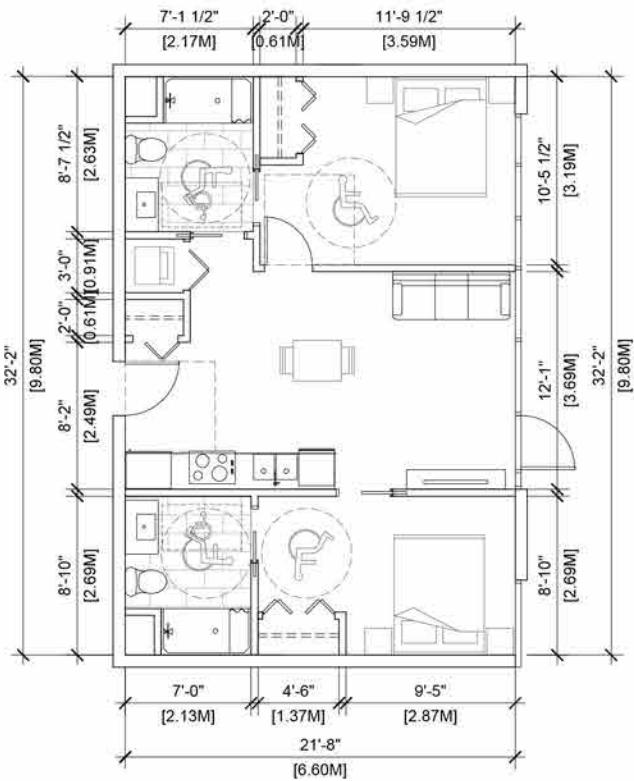
SHEET NO.:

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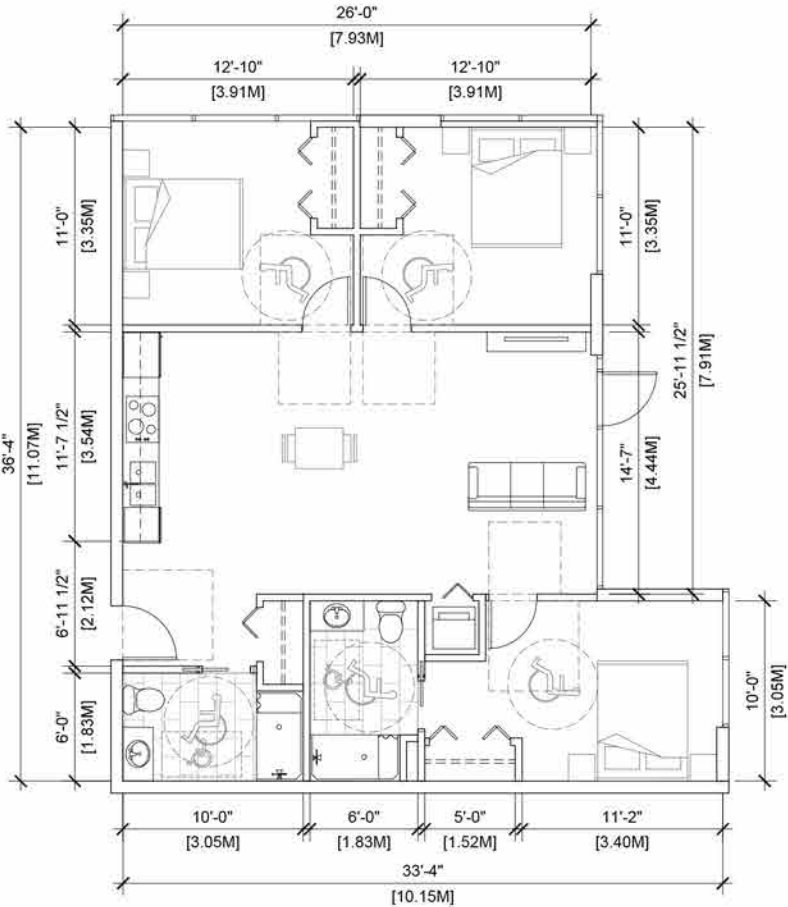
DATE LAST REVISED:

ENLARGED UNIT PLANS -
INDEPENDENT LIVING SUITES (IL) :



2E

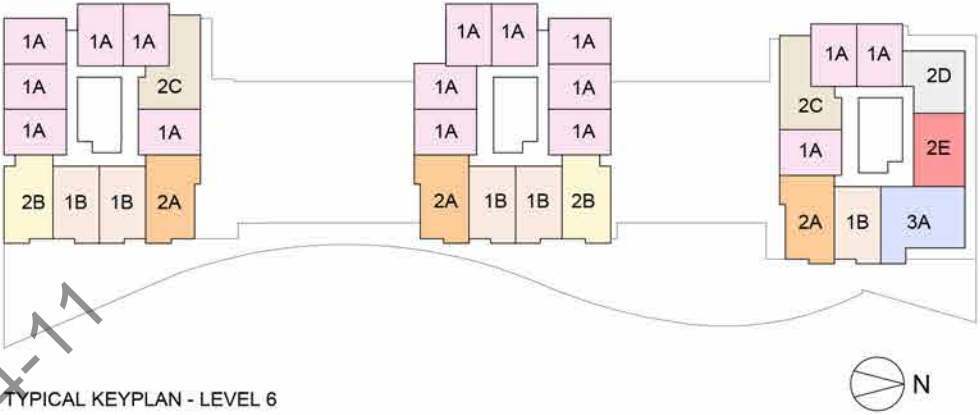
2-BEDROOM
69.1 SQ.M. (743 SQ.FT.)



3A

3-BEDROOM
102.0 SQ.M. (1,098 SQ.FT.)

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2023-04-11



TYPICAL KEYPLAN - LEVEL 6

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Email: connect@avanture.ca

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

UNIT PLANS - IL

JOB NO.:

DATE:

SCALE: 3/32"=1'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING
PREVIOUS REVISION NUMBER.

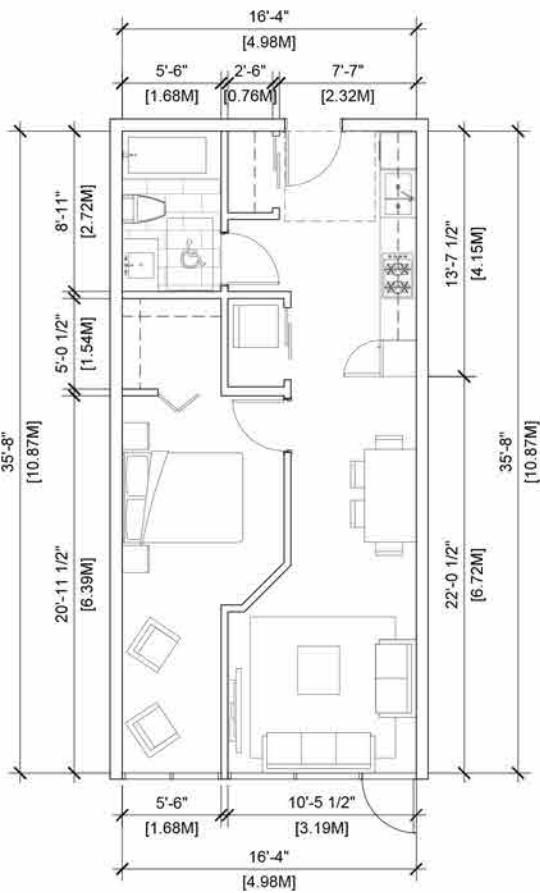
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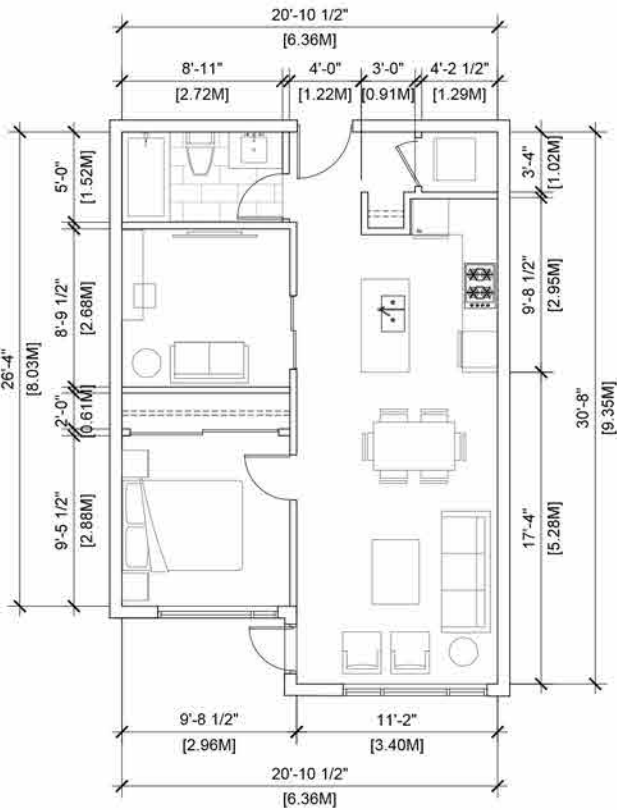
DATE LAST REVISED:

ENLARGED UNIT PLANS -
SERVICE APARTMENTS (SA):



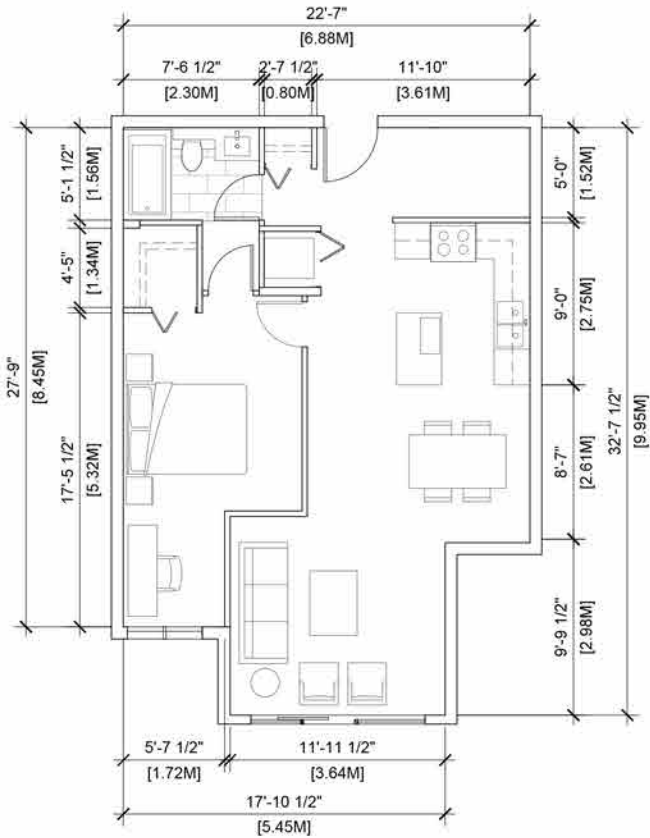
C1

1-BEDROOM
57.9 SQ.M. (623 SQ.FT.)



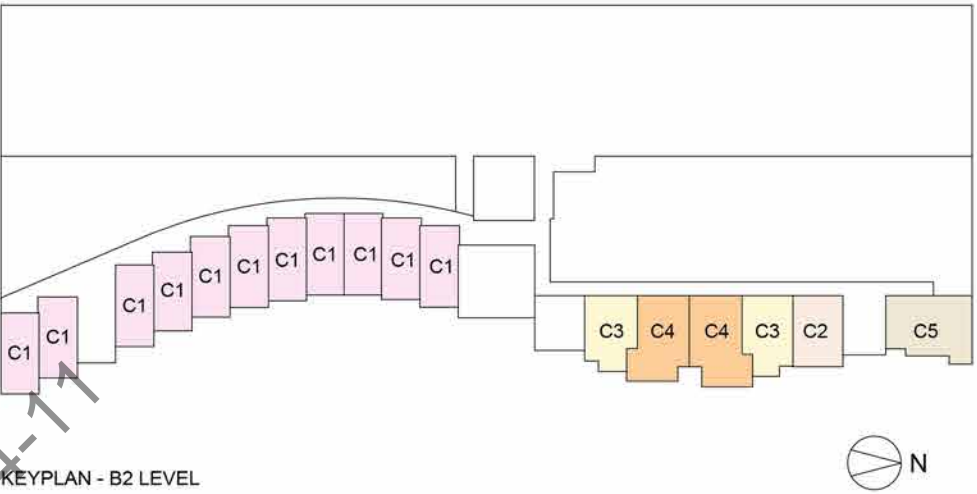
C2

1-BEDROOM + DEN
61.7 SQ.M. (664 SQ.FT.)



C3

1-BEDROOM
66.8 SQ.M. (719 SQ.FT.)



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DATE REVISIONS/ISSUES

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Vancouver BC V6A 2M9
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Email: connect@avanture.ca

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

UNIT PLANS - SA

JOB NO.:

DATE:

SCALE: 3/32"=1'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING PREVIOUS REVISION NUMBER.

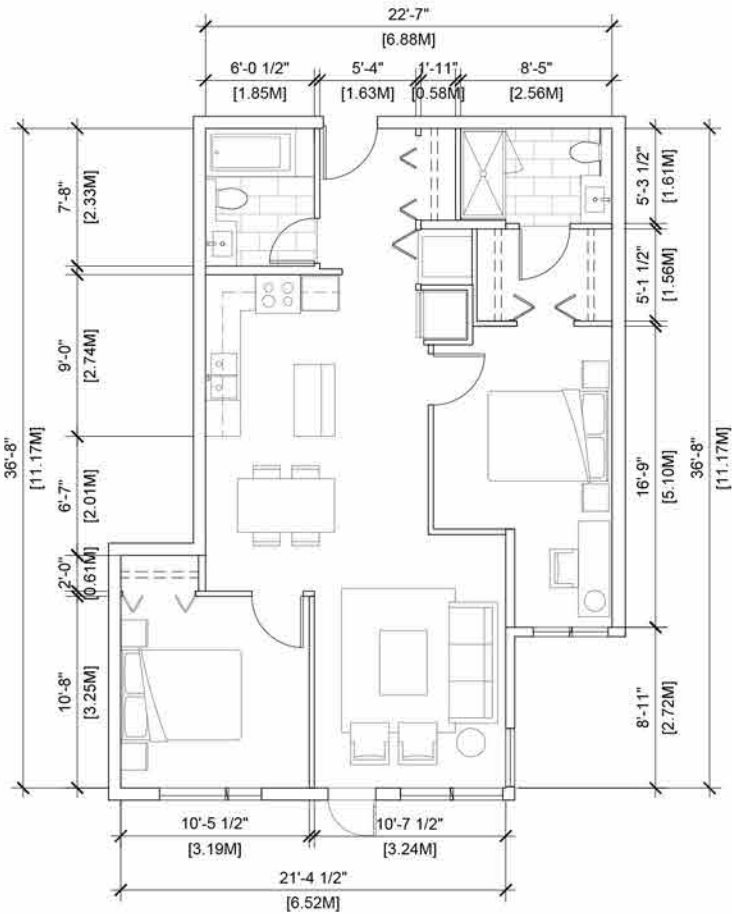
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A405

FILE ADDRESS:

DATE LAST REVISED:

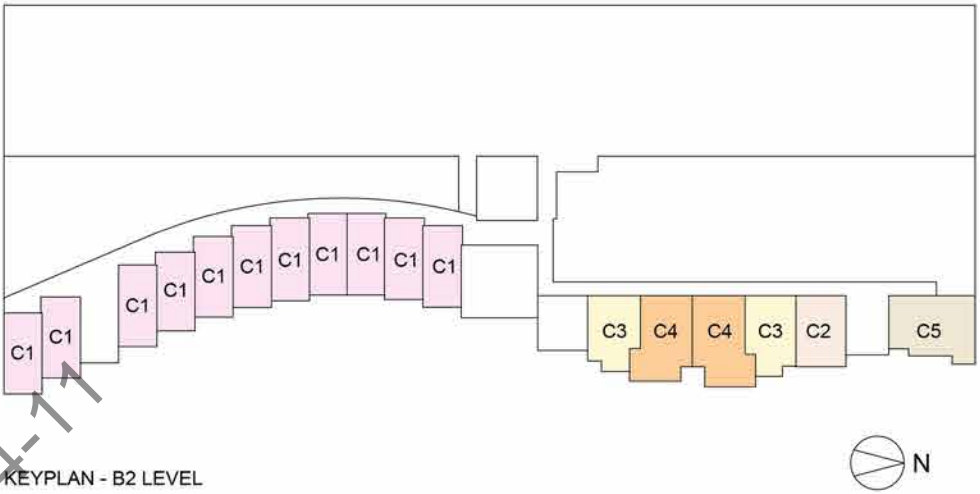
ENLARGED UNIT PLANS -
SERVICE APARTMENTS (SA):



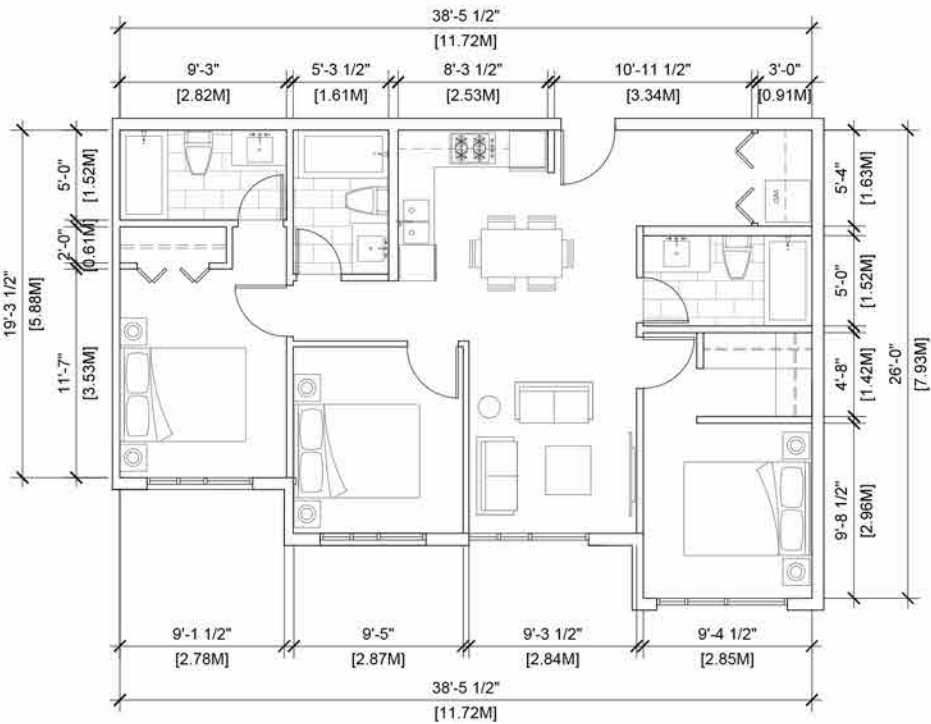
C4

2-BEDROOM
83.8 SQ.M. (903 SQ.FT.)

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2023-04-11



KEYPLAN - B2 LEVEL



C5

3-BEDROOM
87.1 SQ.M. (938 SQ.FT.)

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Prime Consultant

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Phone: +1 (604) 630-9488
Email: connect@avanture.ca

PROJECT TITLE:

Cedar Living
530 Inglewood Ave
West Vancouver, BC

SHEET TITLE:

UNIT PLANS - SA

JOB NO.:

DATE:

SCALE: 3/32"=1'-0"

DRAWN BY:

CHECKED BY:

REV. NO.:

NOTE: THIS DRAWING SUPERCEDES ALL ISSUES BEARING PREVIOUS REVISION NUMBER.

SHEET NO.:

A406

FILE ADDRESS:

DATE LAST REVISED:

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2023-04-17



VIEWS STUDY

LOCATION #1

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2023-04-17



KEY PLAN



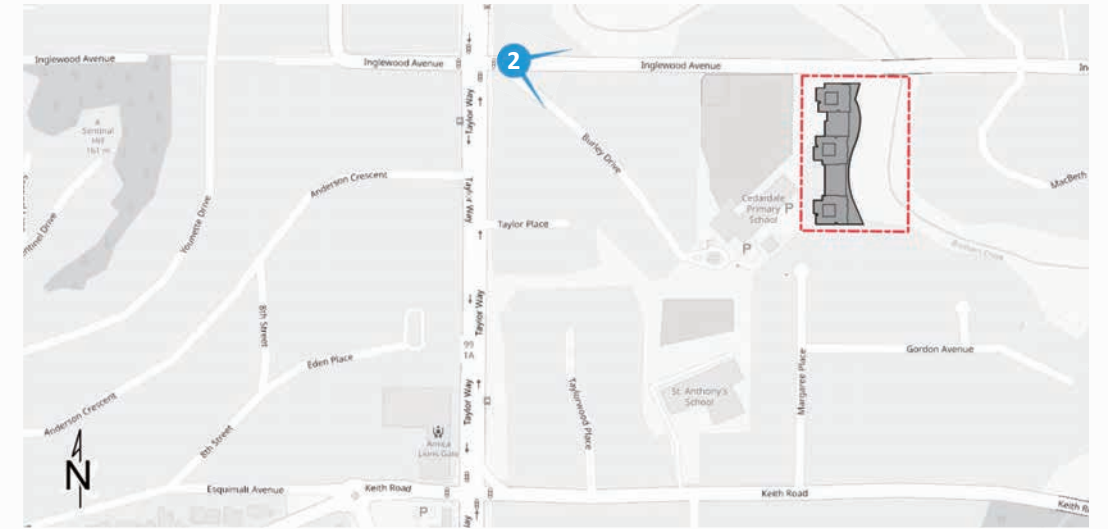
BEFORE



AFTER

LOCATION #2

DRAFT
2023-04-17



KEY PLAN



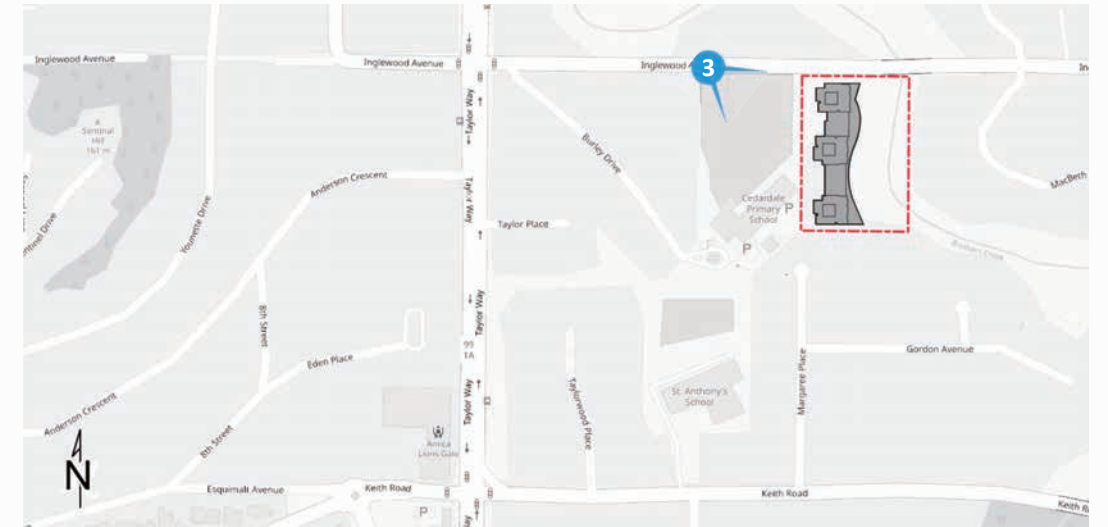
BEFORE



AFTER

LOCATION #3

DRAFT
2023-04-17



KEY PLAN



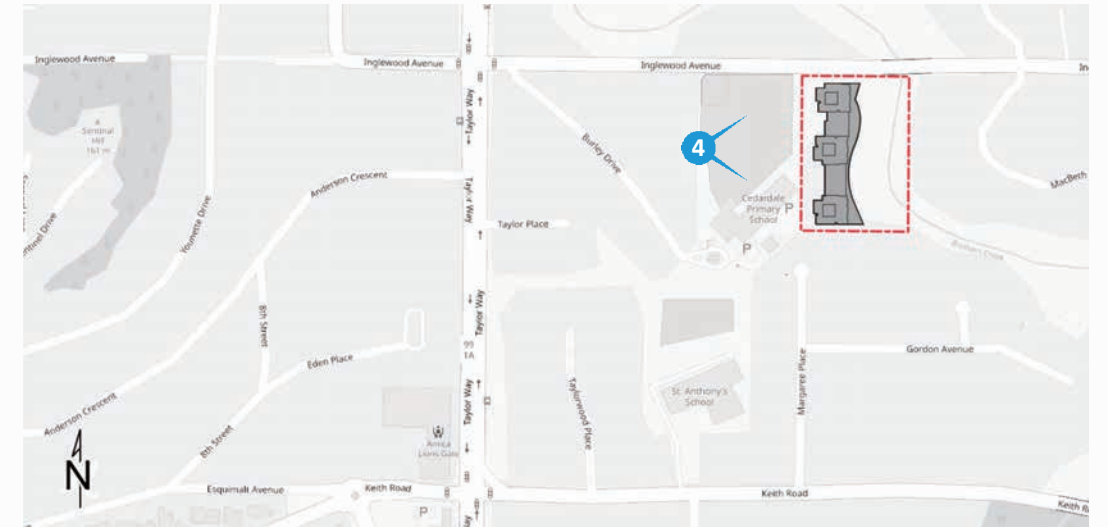
BEFORE



AFTER

LOCATION #4

DRAFT
2023-04-17



KEY PLAN



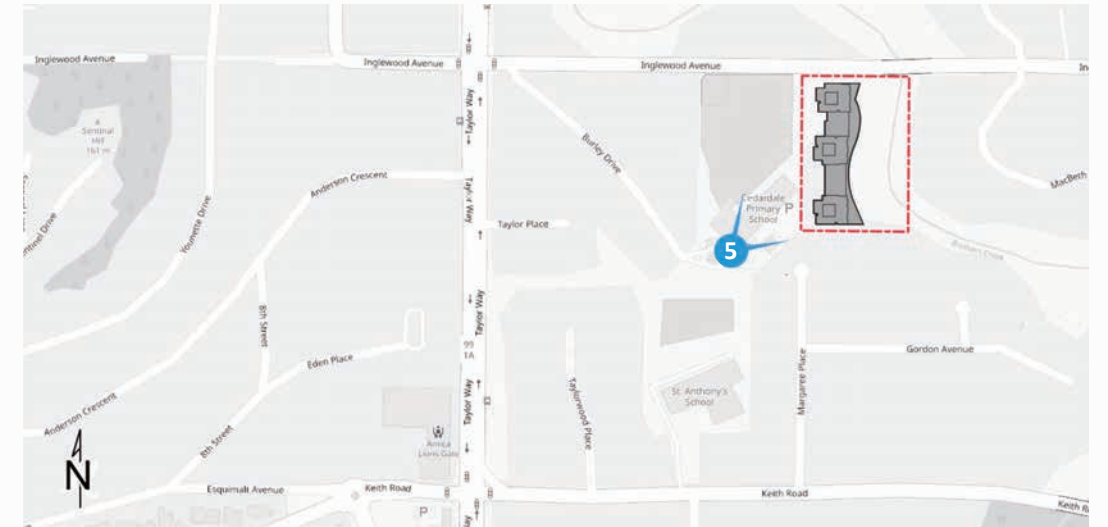
BEFORE



AFTER

LOCATION #5

DRAFT
2023-04-17



KEY PLAN



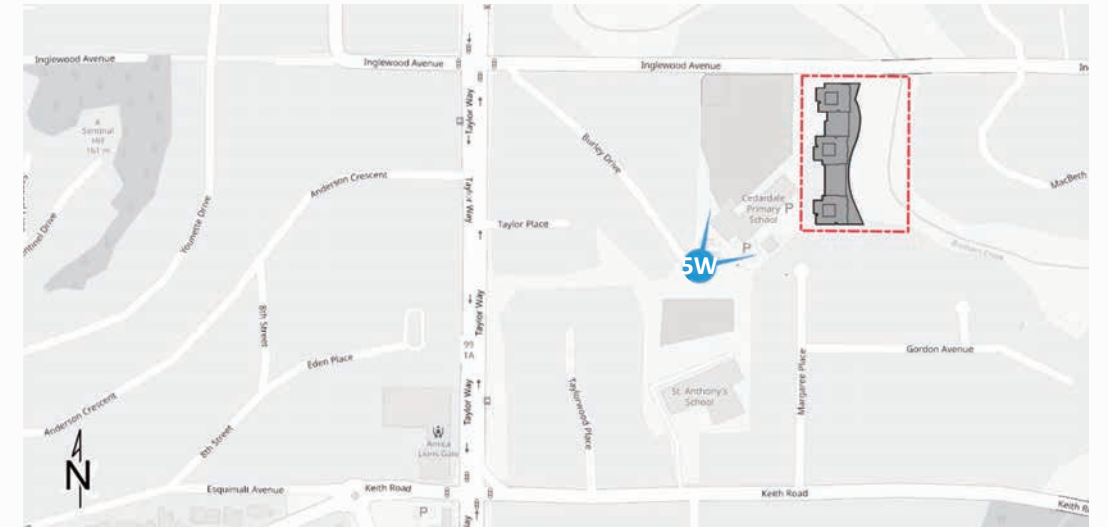
BEFORE



AFTER

LOCATION #5W

DRAFT
2023-04-17



KEY PLAN



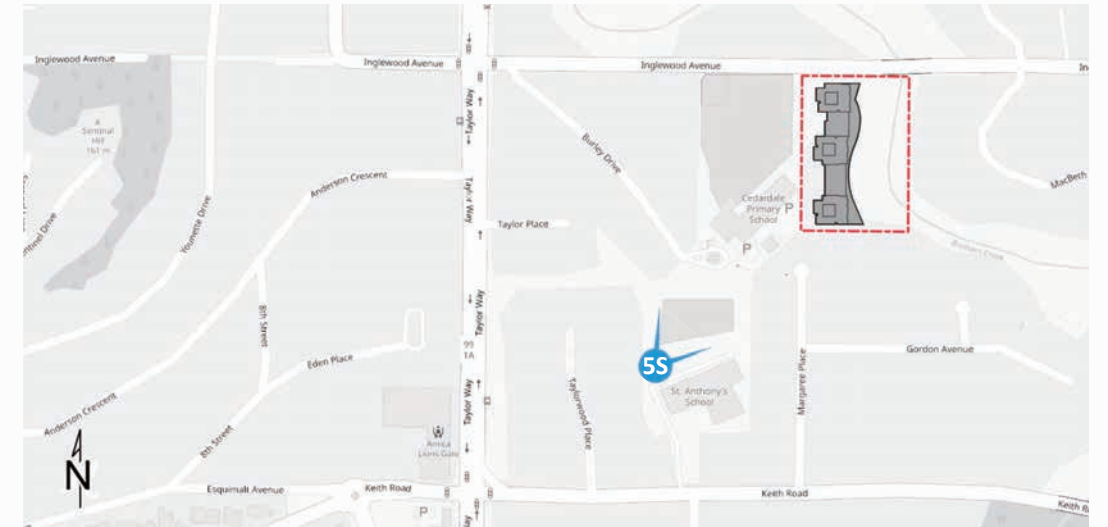
BEFORE



AFTER

LOCATION #5S

DRAFT
2023-04-17



KEY PLAN



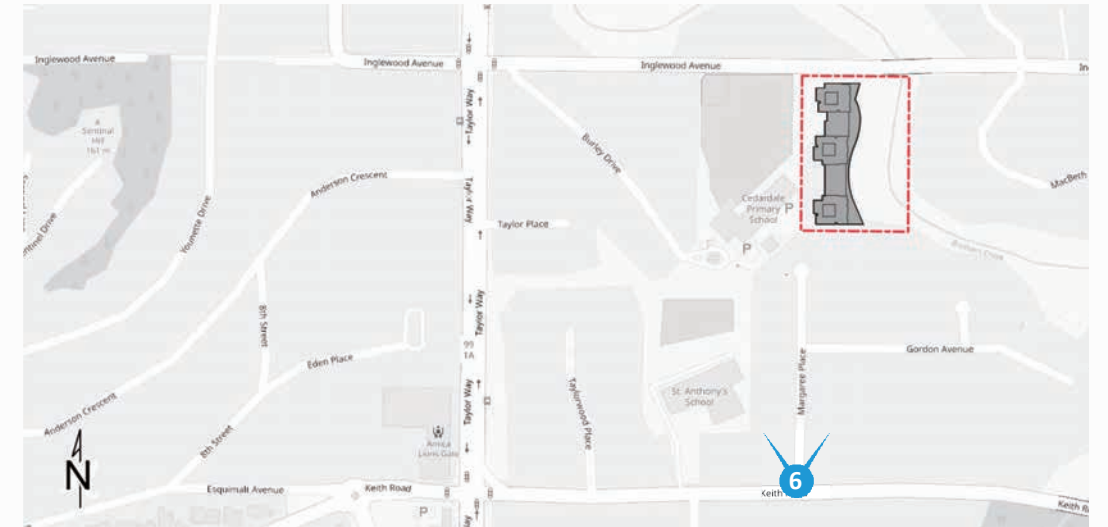
BEFORE



AFTER

LOCATION #6

DRAFT
2023-04-17



KEY PLAN



BEFORE



AFTER

LOCATION #7E

DRAFT
2023-04-17



KEY PLAN



BEFORE



AFTER

LOCATION #7W

DRAFT
2023-04-17



KEY PLAN



BEFORE



AFTER

LOCATION #8

DRAFT
2023-04-17



KEY PLAN



BEFORE



AFTER

LOCATION #9

DRAFT
2023-04-17



KEY PLAN



BEFORE



AFTER

LOCATION #10

DRAFT
2023-04-17



KEY PLAN



BEFORE



AFTER