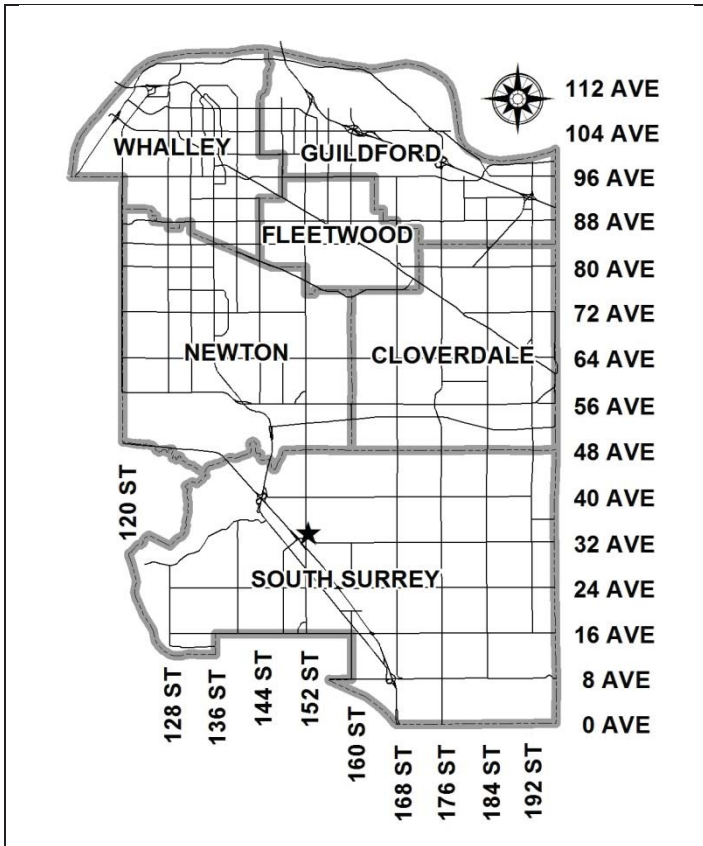


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0079-00

Planning Report Date: November 2, 2015

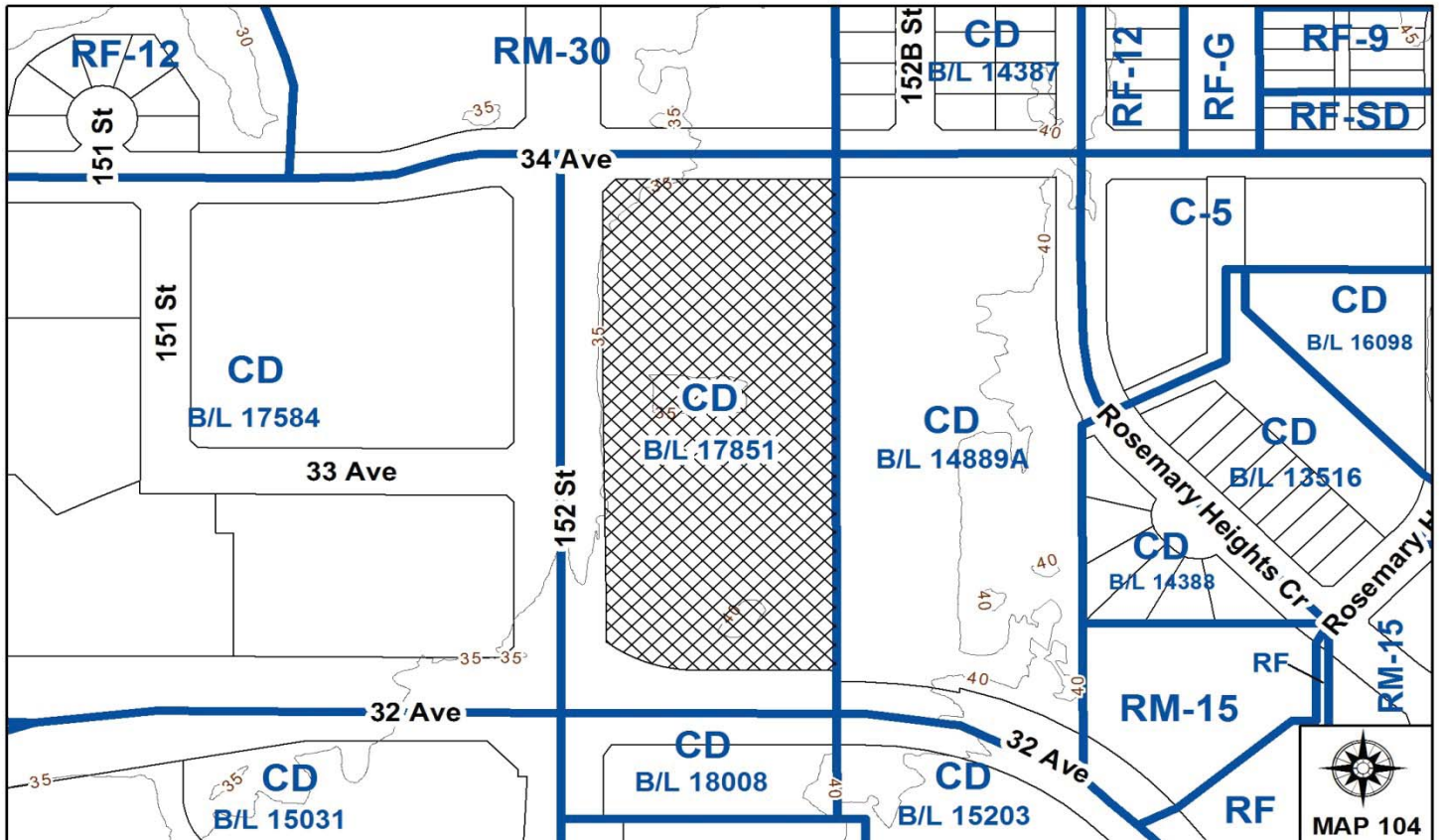


PROPOSAL:

- Housing Agreement Amendment
- Development Permit

for modification to the existing housing agreement and for the expansion of a senior's complex care and independent living facility.

LOCATION: 15240 - 34 Avenue
OWNER: Rosemary Heights Seniors Village Holdings Ltd.
ZONING: CD By-law No. 17851
OCP DESIGNATION: Multiple Residential
NCP DESIGNATION: Institutional Residential



RECOMMENDATION SUMMARY

- By-law Introduction for an amendment to the Rosemary Housing Agreement
- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES REGULATIONS

The applicant proposes to amend the Rosemary Housing Agreement to modify the designated use of 11 residential units within the proposed independent living building from Independent to Independent or Assisted Living.

RATIONALE OF RECOMMENDATION

- Complies with both the OCP Designation a NCP Designation and CD By-law No. 17851.
- A Housing Agreement is registered on title, as authorized by Rosemary Housing Agreement Authorization By-law, 2006, No. 15951, Amendment By-law, 2009, No. 17088, Amendment By-law, No. 17852 and will be amended to modify the designated use of 11 of 80 Independent Living units to Independent or Assisted Living. The proposal allows the facility to have greater flexibility in the use of these units and better meets the needs of its residents.
- Development Permit 7912-0211-00 was authorized by Council on October 7, 2013. However, construction has not yet started and the approved Development Permit lapsed on October 7, 2015.
- The applicant has submitted a Building Permit application, which is currently on hold pending issuance of a new Development Permit and authorization of the proposed amendments to the Rosemary Housing Agreement.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Rosemary Housing Agreement Authorization By-law, 2006, No. 15951, Amendment By-law, 2009, No. 17088, Amendment By-law, No. 17852.
2. Council approve Development Permit No. 7915-0079-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) finalization of the Housing Agreement Amendment.

REFERRALS

Engineering: No objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Senior's care facility.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 34 Avenue):	Townhouse	Urban/ Garden Apartment (3 storey)	RM-30
East:	Townhouse	Urban/Townhouses	CD (By-law No. 14889A)
South (Across 32 Avenue):	Neighbourhood-scale service commercial and office approved under Development Application No. 7906-0484-00.	Mixed Employment/ Service Commercial	CD (By-law No. 18008)
West (Across 152 Street):	Apartment and townhouse units under construction approved as part of Development Application Nos. 7911-0242-00 and 7913-0214-00.	Multiple Residential/ Apartments (4 storey max.) and Apartments (6 storey max.)	CD (By-law No. 17584)

PRE-NOTIFICATION

- The applicant previously consulted with the existing townhouse strata to the east at 3363 - Rosemary Heights Crescent regarding the proposed development as part of Development Application No. 7912-0211-00. A substantial building setback from the east property line, adjacent to the townhouses, is proposed as part of the Development Permit. The strata has expressed support for the proposed development.
- A Development Proposal Sign was erected on October 23, 2015. Pre-notification letters were not required for this application. To date staff have received no correspondence in response to the proposal.

DEVELOPMENT CONSIDERATIONS

Background:

- Development Application No. 7905-0246-00, which proposed a senior's assisted living and residential care facility, received final adoption by Council on October 16, 2006.
- Under Development Application No. 7905-0246-00, the north portion of the site was rezoned to CD Zone (By-law No. 15950) and approved one (1) assisted living building, consisting of 63 units and one (1) residential care building, consisting of 88 residential care beds.
- The CD Zone (By-law No. 15950) is based on the Special Care Housing (2) Zone (RMS-2) and Multiple Residential 45 Zone (RM-45).
- These buildings have been constructed and the care facility is presently in operation. The residential care is regulated by the Community Care and Assisted Living Act, S.B.C. 2002, c.75.
- Most of the beds and assisted living units are funded by Fraser Health Authority and BC Housing.
- A Housing Agreement was registered on title as part of this application to restrict the age of occupancy to 65 years or greater for the multiple unit residential assisted living building.
- Development Application No. 7912-0211-00 proposed two (2) additional buildings on the south portion on the site:
 - One (1) independent living building consisting of 80 units; and
 - One (1) residential care building consisting of 167 residential care beds.
- With the two proposed buildings, the total number of residential care beds on the site will be 255 and the total number of assisted and independent living units will be 143.
- The project is proposed as a phased development. Phase I is proposed to be the 80-unit independent living building, located at the corner of 32 Ave. and 152 St., and Phase II is proposed to be the 167-unit residential care building.

- The independent living building is to be privately owned and operated. The units will be rental units for individuals over the age of 65. The building is not intended to be stratified or sold.

Current Proposal

- The current application proposes to amend the Rosemary Housing Agreement registered on title to modify the designated use of 11 residential units in the 80-unit independent living building from Independent to Independent or Assisted Living to allow greater flexibility in the use of these units and to better meet the needs of the residents (Appendix III).
- While Development Application No. 7912-0211-00 was approved, substantial construction has not yet taken place and the project remains at the Building Permit stage pending authorization of the proposed amendment to the Rosemary Housing Agreement. Development Permit 7912-0211-00 has since lapsed and issuance of a new Development Permit is required. A new Development Permit is proposed as part of the subject application.

DESIGN PROPOSAL AND REVIEW

- The independent living building is proposed to be located at the corner of 32 Avenue and 152 Street and the residential care building is proposed to be located south of the existing residential care building.
- The combined floor area ratio (FAR) for the project is 1.30, which meets the 1.30 FAR permitted in CD Zone (By-law No. 17851). The combined floor area of the new buildings is 16,052 square metres (172,499 sq. ft.). The total building floor area including the existing building is 24,746 square metres (266,369 sq. ft.).
- The design of the proposed buildings is similar in architectural style to that of the existing buildings. The character is residential in nature and blends in with the architectural character of the Rosemary Heights Central neighbourhood.
- The building is anchored at the corner of 32 Avenue and 152 Street. The corner elements and rooflines are differentiated from and scaled to meet the corner.
- The material selection and colour scheme are consistent with the existing building. Materials include hardi-board and hard-shake, concrete roof tile, wood post and beams and cultured stone. The colour scheme is earthtone, with cream and moss as prominent colours.
- Architectural articulation is addressed through variety in rooflines, building materials and colours, balconies and landscaping.

Amenity Space

- The independent living building is required to provide both outdoor and indoor amenity area as per the Zoning By-law for the multiple unit residential portion of the development.
- The applicant proposes to provide 268 square metres (2,885 sq. ft.) of outdoor amenity space which exceeds the Zoning By-law requirement of 240 square metres (2,580 sq. ft.). The

outdoor areas are located in the courtyard area between the independent and assisted living building.

- The applicant proposes to provide 693 square metres (7,459 sq. ft.) of indoor amenity area, which exceeds the Zoning By-law requirement of 240 square metres (2,580 sq. ft.). The proposed indoor amenity space includes a theatre, multipurpose/activity rooms, lounge areas and fitness facilities.

Parking:

- Parking requirements have been reviewed and it has been determined that no additional parking stalls are required to accommodate the subject proposal.
- The CD Zone (By-law No. 17851) requires 0.55 parking spaces per unit for independent living, 0.50 spaces per unit for assisted living and 0.45 spaces per residential care bed. The applicant proposes a total of 205 parking spaces (for Phases I and II combined), which meets the Zoning By-law requirements of 205 spaces to be provided.

Landscape Plan

- The landscape plan was developed with particular attention to the streetscapes along 32 Avenue and 152 Street.
- There are multi-use pathways along both 152 Street and 32 Avenue, interface and grading conditions that were considered in the landscape plan and planting materials.
- Statutory rights of ways were previously registered on the title of the land for multi-use pathways along 152 Street and the Pioneer Greenway along 32 Avenue, as well as through the site in order to provide functional pedestrian connectivity in the immediate area and to provide direct access to the existing bus stop on 152 Street. A pergola is located at the entrance to the right of way along 152 Street.
- There is significant planting along both 152 Street and 32 Avenue which will help to screen the first floor of the building, soften the edge and provide privacy for the future residents.
- A water feature within the site is proposed at the corner of 152 Street and 32 Avenue and provides additional visual interest for the corner.
- The landscaping plan for the internal courtyard provides for a functional and pleasant outdoor area for future residents that connect to the internal functions of the buildings.
- A phased landscape plan is proposed which provides fencing and planting should the independent living building be constructed prior to the residential care building.

ADVISORY DESIGN PANEL

- This project was previously reviewed at the October 25, 2012 Advisory Design Panel (ADP) meeting and received comments related to the site plan, including the statutory right of way through the site, the building form and character, the livability for future residents, the

outdoor amenity area and landscaping plan and the sustainable design features of the project. The ADP recommended that revisions be made and the project be resubmitted at the discretion of planning staff.

- The project was resubmitted to ADP at the December 6, 2012 meeting. The ADP again recommended that the project be resubmitted, at the discretion of planning staff. Staff were generally satisfied with the subsequent changes and the proposal was not referred back to the ADP.
- The current proposal is consistent with the previous proposal and has not been referred to the ADP.

TREES

- Jenny Liu, of JHL Design Group Inc. has provided a letter dated September 4, 2015 confirming that there are no by-law size trees on the site. This letter has been reviewed and accepted by Trees & Landscaping staff. An arborist report is not required.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 27, 2015. The table below summarizes the applicable development features of the proposal based on the eight (8) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context	<ul style="list-style-type: none"> • The subject site is located at 32 Avenue and 152 Street, which is a major intersection and centrally located.
2. Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located within the Rosemary Heights Central NCP Area and is consistent with both the OCP and NCP designations.
3. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The FAR exceeds the density in the NCP. • A variety of senior's housing and care is provided with a mixture of unit sizes. • Senior's rental units are provided.
4. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low Impact Development Standards (LIDS) are proposed as part of the project. • The site is currently bare. The project proposes significant landscaping and trees.
5. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • A statutory right of way is proposed through the site, connecting to the bus stop on 152 Street, and to the Rosemary Heights community.
6. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The development is in close proximity to transit.

Sustainability Criteria	Sustainable Development Features Summary
7. Green Certification (F1)	• N/A
8. Education & Awareness (G1-G4)	• The adjacent property owners were consulted.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary, Project Data Sheets and Project Site Plan
- Appendix II. Development Permit No. 7915-0079-00
- Appendix III. Housing Agreement Amendment
- Appendix IV. ADP Comments

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by CEI Architects and JHL Design Group, respectively, dated November 11, 2013.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/dk

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DEVELOPMENT DATA SHEET

Existing Zone: CD Zone (By-law No. 17851)

Required Development Data	Minimum Required / Maximum Allowed	Proposed (Consolidated)
LOT AREA* (in square metres)		
Gross Total		20,398
Road Widening area		1,315
Undevelopable area		-
Net Total		19,082
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	44%
Paved & Hard Surfaced Areas		30%
Total Site Coverage		74%
SETBACKS (in metres)*Surveyed Plan		
Front (North) – 34 th Avenue*	7.5	7.90
Rear (South) – 32 nd Avenue	7.5	8.69
Side #1 (East) – Existing AL Building*	7.5	16.82
Side #1 (East) – Existing RC Building*	7.5	14.86
Side #1 (East) – Proposed RC Building	7.5	16.79
Side #1 (East) – Proposed IL Building	7.5	15.51
Side #2 (West) – Existing AL Building*	7.5	9.70
Side #2 (West) – Existing RC Building*	7.5	7.99
Side #2 (West) – Proposed RC Building	7.5	8.15
Side #2 (West) – Proposed IL Building	7.5	8.15
BUILDING HEIGHT (in metres/storeys)		8.2m (2) to 14.9m (5)
Existing Assisted Living Building*		12.32 – 3 Levels
Existing Residential Care Building*		8.21 – 2 Levels
Proposed Residential Care Building**		12.47 – 3 Levels
Proposed Independent Living Building**		14.90 – 4 to 5 Levels
**Please refer detail calculations		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		300
One Bed		95
Two Bedroom		3
Three Bedroom +		0
Total		398
FLOOR AREA: Residential / Institutional		24,746 sq.m
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		

Required Development Data	Minimum Required / Maximum Allowed	Proposed (Consolidated)
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		24,746 sq.m

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

MULTIPLE BUILDINGS DATA SHEET

Required Development Data	Minimum Required / Maximum Allowed	Proposed (Consolidated)					
		MIN	UNITS	HA	AC		
DENSITY							
# of units/ha /# units/acre (gross)		179	398	2.22	5.04		
# of units/ha /# units/acre (net)		192	398	2.08	4.72		
FAR (gross)							
FAR (net)					1.3		
AMENITY SPACE (area in square metres)			AL	RC-I	RC-II	IL	
Indoor			63	88	167	80	
Outdoor			225	575	350	225	
PARKING (number of stalls)							
Commercial (Educational Space – 3/100 sq. m)	15						
Industrial							
Residential Bachelor + 1 Bedroom							
2-Bed							
3-Bed							
Residential Visitors							
			0.5	0.45	0.45	0.55	
Institutional Required*	190		32	40	75	44	
*Per City of Surrey Email of August 12, 2012							
Total Number of Parking Spaces	205						
Number of disabled stalls							
Number of small cars							
Tandem Parking Spaces: Number / % of Total Number of Units							

Required Development Data	Minimum Required / Maximum Allowed	Proposed (Consolidated)					
		MIN	UNITS	HA	AC		
Size of Tandem Parking Spaces width/length							
Heritage Site							
SETBACKS (in metres)* Surveyed Plan							
Front (North) – 34 th Avenue*	7.5	7.90					
Rear (South) – 32 nd Avenue*	7.5	8.69					
Side #1 (East) – Existing AL Building*	7.5	16.82					
Side #1 (East) – Existing RC Building*	7.5	14.86					
Side #1 (East) – Proposed RC Building	7.5	16.79					
Side #1 (East) – Proposed IL Building	7.5	15.51					
Side #2 (West) – Existing AL Building*	7.5	9.70					
Side #2 (West) – Existing RC Building*	7.5	7.99					
Side #2 (West) – Proposed RC Building	7.5	8.15					
Side #2 (West) – Proposed IL Building	7.5	8.15					
Building Height (in metres/storeys)		8.2m (2) to 14.9m (5)					
Existing Assisted Living Building*		12.32					
Existing Residential Care Building*		8.21					
Proposed Residential Care Building**		12.47					
Proposed Independent Living Building**		14.90					
**Please refer detail calculations							
NUMBER OF RESIDENTIAL UNITS / SIZE RANGE		250					
			SIZE (sq. ft.)				
	NUMBERS	MIN					
Bachelor	300	250					
One Bedroom	95	530					
Two Bedroom	3	1,012					

Required Development Data	Minimum Required / Maximum Allowed	Proposed (Consolidated)					
Three Bedroom +	-						
TOTAL FLOOR AREA (sq. ft.)							

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7915-0079-00

Issued To: ROSEMARY HEIGHTS SENIORS VILLAGE HOLDINGS LTD.

("the Owner")

Address of Owner: 1160-1090 West Georgia Street
Vancouver, BC V6E 3V7

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-224-993
Lot 1 Section 26 Township 1 New Westminster District Plan EPP33231

15240 - 34 Avenue

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7915-0079-00 (A) through to and including 7915-0079-00 (HH) (the "Drawings") which are attached hereto and form part of this development permit.
5. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.
6.
 - (a) The landscaping shall conform to drawings numbered 7915-0079-00 (Y) through to and including 7915-0079-00 (HH) (the "Landscaping").
 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$365,977.00

(the "Security")

- (d) The Security is for:

i.	Phase I	\$262,500.00
ii.	Phase II (temporary)	\$19,102.00
iii.	Phase II	\$84,375.00

- (e) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
- ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
- iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

7. This development permit amends Development Permit No. 7912-0211-00.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

ii. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: (Signature)

Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

ROSEMARY HEIGHTS - PHASE II

CITY OF SURREY



500-1500 West Georgia Street
Vancouver, BC V6G 2Z6
TEL 604-687-1898 FAX 604-682-5398

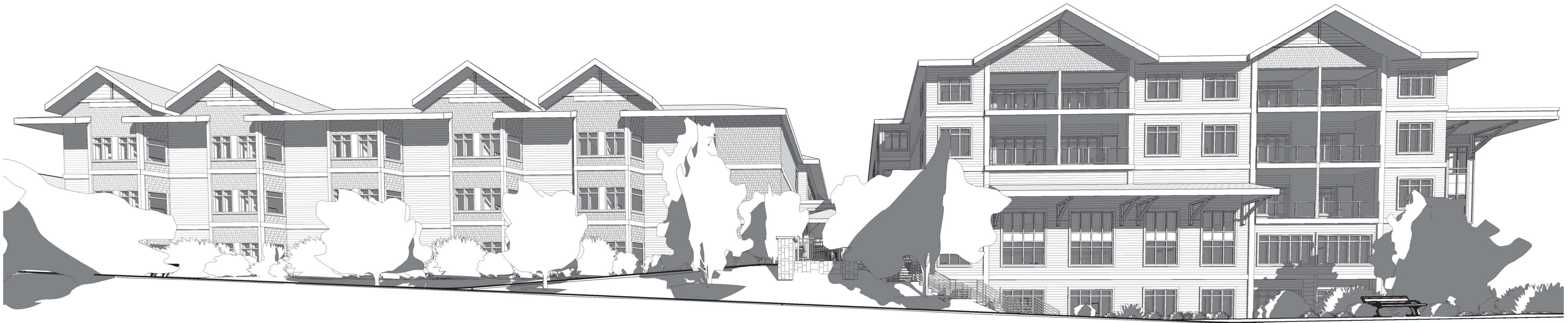
www.ceiarchitecture.com | Vancouver Victoria Kelowna

CONSULTANTS:

OWNER: ROSEMARY HEIGHTS SENIORS VILLAGE HOLDINGS LTD.	CONSTRUCTION MANAGER RETIREMENT CONCEPTS DEVELOPMENTS LTD.	ARCHITECTURAL CEI ARCHITECTURE PLANNING INTERIORS	LANDSCAPE JHL Design Group Inc.	CIVIL Wedler Engineering	STRUCTURAL Lang Structural Engineering Inc.	MECHANICAL S+A Falcon	ELECTRICAL S+A Falcon	GEOTECHNICAL JCK Engineering Ltd.	CODE CONSULTANTS CFT Engineering Inc.	CERTIFIED PROFESSIONAL CFT Engineering Inc.	KITCHEN CONSULTANTS Brugman Commercial Kitchens Ltd.	ENVELOPE CONSULTANTS Aqua-Coast Engineering Ltd.
TEL. 604-662-4969 FAX. 604-662-4939	TEL. 604-514-6688 FAX. 604-514-6899	TEL. 604.687.1898 FAX. 604.682.5398	TEL. 604-263-8613 FAX. 1-866-277-9554	TEL. 604-798-4873 FAX. 604-853-0158	TEL. 604-853-8522 FAX. 604-853-0158	TEL. 604-294-8414 FAX. 604-294-6405	TEL. 250-762-9993 FAX. 250-861-3290	TEL. 604-825-8324 FAX. 604-884-2402	TEL. 604-684-2384 FAX. 604-684-2402	TEL. 604-684-2384 FAX. 604-684-2402	TEL. 604-460-6000 FAX. 604-460-6650	TEL. 604-948-0958 FAX. 604-948-0959
EMAIL. ssmjij@retirementconcepts.com	EMAIL. dmclellan@retirementconcepts.com	EMAIL. cstevens@ceiarchitecture.com	EMAIL. jhldesign@shaw.ca	EMAIL. tjorgensen@wedler.com	EMAIL. walter@langeng.com	EMAIL. juan.hernandez@smithandandersenfalcon.com	EMAIL. geoff.hann@smithandandersenfalcon.com	EMAIL. jckengineering@gmail.com	EMAIL. heikkila@ctfengineering.com	EMAIL. heikkila@ctfengineering.com	EMAIL. johbrugman@telus.net	EMAIL. pcuthbert@aqua-coast.ca
1160-1090 West Georgia Street Vancouver, B.C. V6E 3V7	Unit 2A - 20363 65 Ave. Langley, B.C. V2Y 3E3	500 - 1500 West Georgia Street. Vancouver, BC, V6G 2Z6	4370 Maple Street Vancouver, B.C. V6J 3W1	204-2790 Gladwin Road Abbotsford, B.C. V2T 4S8	#201-2313 West Railway Street Abbotsford, BC, V2S 2E3	339-6450 Roberts Street Burnaby, BC, V5G 4E1	210-1715 Dickson Avenue Kelowna, BC, V1Y 9G6	Unit 2-5111 Maple Road Richmond, BC, V7E 5Z6	800-1901 Rosser Avenue Burnaby, BC, V5C 6R6	800-1901 Rosser Avenue Burnaby, BC, V5C 6R6	20172 113B Avenue, Maple Ridge, BC, V2X 0Y9	PO Box 1367 Station A Delta, BC, V4M 3Y8

PHASE II - DRAWING LIST:

Sheet List	Sheet List	Sheet List
A1.01 COVER PAGE	A2.01 UNIT PLANS	L-1 OVERALL REFERENCE PLAN/ SECTIONS
A1.02a CONTEXT SITE PLAN	A2.02 UNIT PLANS	L-2 LAYOUT PLAN/ MATERIAL PLAN
A1.02b CONTEXT SITE PLAN	A2.03 UNIT PLANS	L-3 LAYOUT PLAN/ MATERIAL PLAN
A1.02c ROSEMARY HEIGHTS SENIORS VILLAGE SITE PLAN	A2.04 UNIT PLANS	L-4 LIGHTING PLAN
A1.02d LEGAL SITE PLAN	A2.05 RC - UNIT PLANS	L-5 OVERALL REFERENCE PLANT LIST PLANTING DESIGN FOR NORTH SECTION
A1.03a COLOURED RENDERING	A2.06 SITE SECTIONS AND DETAILS	L-5B TEMPORARY LANDSCAPE PLAN FOR PH2
A1.03b COLOURED RENDERING	A2.07 SECTIONS ON 152ND STREET	L-6 PLANTING DESIGN FOR MIDDLE SECTION
A1.04 SITE PLAN	A4.01 OVERALL EXTERIOR ELEVATIONS - RC	L-7 PLANTING DESIGN FOR SOUTH SECTION
A1.05 SITE CONTEXT	A4.02 OVERALL EXTERIOR ELEVATIONS - RC	L-8 WATER FEATURE LAYOUT/ PLAN/ ELEVATIONS
A1.06 SITE ANALYSIS	A4.03 OVERALL EXTERIOR ELEVATIONS - IL	L-9 DETAILS
A1.07 LEVEL 0 & LEVEL 1 OVERALL FLOOR PLANS	A4.04 OVERALL EXTERIOR ELEVATIONS - IL	L-10 DETAILS
A1.08 LEVEL 2 & LEVEL 3 OVERALL FLOOR PLANS	A4.05 STREETScape ELEVATIONS	L-11 RAIN GARDEN DETAILS
A1.09 LEVEL 4 & ROOF OVERALL FLOOR PLANS	A4.06 ADJACENT PROPERTY ELEVATIONS	
A1.10 PHASING DIAGRAM	A5.01 MATERIALS & SIGNAGE DETAILS	
A1.11 INDEPENDENT LIVING - OUTDOOR AMENITY SPACE	A5.02 SUN STUDY DIAGRAMS	



SEALS:

CLIENT:



Retirement Concepts

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*THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING THE WORK.
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*CEI ARCHITECTURE IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CEI ARCHITECTURE AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS.

METRIC ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN MILLIMETERS

ISSUED FOR		
NO.	DATE	DESCRIPTION
01	2012-07-11	ISSUED FOR REZONING REVIEW
02	2013-01-14	DEVELOPMENT PERMIT APPLICATION FILE NO. 7912-0211-00- DRAFT
03	2013-02-28	DEVELOPMENT PERMIT APPLICATION FILE NO. 7912-0211-00- FINAL
04	2013-09-30	DEVELOPMENT PERMIT APPLICATION FILE NO. 7912-0211-00- RE-SUBMISSION

PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
Surrey, British Columbia

DRAWING TITLE
COVER PAGE

CHECKED BY: Checker DRAWN BY: ARJA

SCALE: DATE: 2013.02.28

PROJECT NO. DRAWING NO.

2012 - 024 A1.01

7915-0079-00 (A)



SYMBOL LEGEND

	DOOR NUMBER
	INTERIOR GLAZED SCREEN
	BASE BUILDING ROOM NUMBER
	BASE BUILDING ROOM NAME
	DETAIL NUMBER * DRAWING WHERE DETAIL APPEARS.
	BUILDING ELEVATION NUMBER * DRAWING WHERE BUILDING ELEVATION APPEARS.
	BUILDING SECTION NUMBER * DRAWING WHERE SECTION APPEARS.
	WALL SECTION NUMBER * DRAWING WHERE BUILDING SECTION APPEARS.
	ROOF/WALL/FLOOR/PARTITION CONSTRUCTION * REFER TO CONSTRUCTION TYPE SCHEDULES.
	REVISION NUMBER * REFER TO CORRESPONDING ISSUE DATE.
	INTERIOR WINDOW TAG. * REFER TO INTERIOR WINDOW SCHEDULE.

GENERAL NOTES

- DIMENSIONS SHOWN ARE TO FACE OF WALL U.N.O.
- ALL WORKMANSHIP AND METHODS OF CONSTRUCTION TO MEET REQUIREMENTS OF THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AND LOCAL MUNICIPALITY BUILDING BYLAWS.
- WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING.
- ALTERNATIVE MATERIALS MAY ONLY BE USED UPON RECEIVING ARCHITECT'S WRITTEN PRE-APPROVAL.
- DETAILS SHOWN ARE FOR APPEARANCE PURPOSE ONLY AND ARE NOT INTENDED TO SUPERSEDE FABRICATION METHODS. REFER TO ALL MANUFACTURER'S SPECIFICATION FOR FABRICATION METHODS.
- CONTRACTOR TO VISIT SITE BEFORE SUBMITTING TENDER AND EXAMINE LOCAL AND EXISTING CONDITIONS ON WHICH THE WORK IS DEPENDENT. NO CONSIDERATION WILL BE GRANTED FOR MISUNDERSTANDING OF WORK TO BE DONE RESULTING FROM FAILURE TO VISIT THE SITE.
- NOTIFY ARCHITECT IMMEDIATELY OF ANY UNAVAILABLE MATERIALS. USE NEW MATERIALS ONLY, EXCEPT WHERE NOTED OTHERWISE.
- GENERAL CONTRACTOR TO ALLOW FOR CLEANING OF THE BUILDING AND SITE ONCE TOTAL COMPLETION OF WORK IS PERFORMED BY ALL FORCES.
- ITEMS KEY NOTED ARE TO ASSIST IN CONVEYING EXISTING CONDITIONS AND SCOPE OF WORK REQUIRED. WORK IS NOT LIMITED TO ITEMS TAGGED.
- CONTRACTOR TO COORDINATE ALL WORK OF ALL TRADES. NO STRUCTURAL ITEMS ARE TO BE REMOVED, CUT OR ALTERED UNLESS SPECIFIED.
- FINISH GRADE TO HAVE POSITIVE SLOPE DRAINING AWAY FROM BUILDING, TYPICAL.
- STEEL FABRICATION'S ENGINEER IS RESPONSIBLE FOR THE DESIGN AND DETAIL OF ALL GUARDRAIL ASSEMBLIES, INCLUDING EMBED ATTACHMENTS.
- CONFIRM LOCATIONS OF ALL MECHANICAL AND ELECTRICAL DEVICES, AND ENSURE NO CONFLICT BETWEEN THEM AND/OR WITH NEW PARTITIONS & DOOR OPENINGS. UPON DISCOVERY OF ANY DISCREPANCY, INFORM CONSULTANTS IMMEDIATELY.

PROJECT DATA INFORMATION

CIVIC ADDRESS OF PHASE ONE PARCEL (LOT A): 15240 34th Ave, Surrey B.C. V3S 0L3
 CIVIC ADDRESS OF PHASE TWO PARCEL (LOT B): 3336 152nd Street, Surrey B.C. V3S 0L3
 CIVIC ADDRESS OF PHASE TWO PARCEL (LOT C): 15211 32nd Avenue, Surrey B.C. V3S 0L3

LEGAL ADDRESS PHASE ONE (LOT A): LT A SEC 26 TWP 1 PL BCP27316 NWD
 LEGAL ADDRESS PHASE TWO (LOT B): SEC 27 TWP 1 PL 1300 NWD
 LEGAL ADDRESS PHASE TWO (LOT C): LT 1 SEC 26 TWP 1 PL BCP6394 NWD

PROPOSED SETBACKS:
 NORTH 7900 mm (25'-11") (FROM RHSV PHASE 1 DUE TO LOT CONSOLIDATION)
 SOUTH 8686mm (28'-6")
 EAST 15500mm (50'-10")
 WEST 8150mm (26'-9")

PROPOSED BUILDING HEIGHTS:
 RESIDENTIAL CARE RHSV PHASE II - 12.47M - 3 LEVELS
 INDEPENDENT LIVING RHSV PHASE II - 14.90M - 4 TO 5 LEVELS

LOT	RHSV-I			RHSV-II		GRAND TOTAL	
	LOT A	LOT B	LOT C			CONSOLIDATED LOT	CD
TOTAL SITE AREA (ACRES)	2.28	0.58	2.18	2.76		5.04	
TOTAL SITE AREA (SQ.METER)	9,223	2,344	8,831	11,175		20,368	
TOTAL SITE AREA (SQ.FEET)	99,276	25,229	95,057	120,286		219,562	
ALLOWED SITE AREA (LESS 3.5M) M2	8,887	1,713	8,482	10,195		19,082	
ALLOWED SITE AREA (LESS 3.5M) SQ.FT	95,665	18,436	91,303	109,739		205,404	
SITE COVERAGE BUILT	39,669	41%		50,103	46%	89,772	44%
SITE COVERAGE ALLOWED	43,049	45%		49,383	45%	92,432	45%
SITE COVERAGE NOT UTILIZED	3,380	4%		(720)	-1%	2,660	1%
	SQFT.	SUITES		SQFT.	SUITES	SQFT.	SUITES
EXIST BLDG-AL: PROP BLDG-IL							
LOWER FLOOR - AL/IL				11,088	7	11,183	7
MAIN FLOOR - AL/IL	16,403	15		20,415	15	36,818	30
SECOND FLOOR - AL/IL	15,486	24		16,937	19	32,423	43
THIRD FLOOR - AL/IL	15,486	24		18,244	20	33,730	44
FOURTH FLOOR - AL/IL				19,344	19	17,344	19
TOTAL AREA	47,376	63		84,027	80	131,402	143
EXIST BLDG-RC: PROP BLDG-RC							
LOWER FLOOR - RC				4,692		4,692	
MAIN FLOOR - RC	23,266	44		29,688	53	52,954	97
SECOND FLOOR - RC	23,229	44		28,299	57	51,528	101
THIRD FLOOR - RC				28,299	57	28,299	57
TOTAL AREA	46,495	88		90,978	167	137,473	255
GRAND TOTAL	93,870	151		175,006	247	268,876	398
FAR UNDER CD-ZONE	0.98			1.60		1.30	
GARAGE - EXISTING & PROPOSED	30,866			36,652		67,518	
PARKING ** REQUIRED							
RESIDENTIAL CARE	0.45	40			75	115	
ASSISTED LIVING	0.50	32				32	
INDEPENDENT LIVING	0.55				44	44	
EDUCATIONAL SPACE	3.00 PER 100 SQM			5,382	15	15	
TOTAL		71			134	205	
PARKING PROVIDED							
SURFACE	3			2		5	
UNDERGROUND	90			110		200	
GRAND TOTAL	93			112		205	

OUTDOOR AMENITY SPACE FOR INDEPENDENT LIVING BUILDING PHASE II TOTAL AREA: 2888 SQFT. (268 SQM.)
 OUTDOOR AMENITY SPACE FOR RESIDENTIAL CARE BUILDING PHASE II TOTAL AREA: 6092 SQFT. (566 SQM.)

NOTES:
 * ALL BASEMENT PHASE 1 FLOOR AREAS HAVE NOT BEEN COUNTED IN THE FAR CALCULATION AND ALL BASEMENT PHASE 2 SERVICE SPACES HAVE NOT BEEN INCLUDED IN THE FAR CALCULATION

** PARKING REQUIREMENTS IN THIS TABLE WERE BASED ON EMAIL RECEIVED FROM INGRID MATTHEWS (CITY OF SURREY) ON AUGUST 12TH, 2012.

*** THESE DRAWINGS ARE FOR THE DEVELOPMENT PERMIT OF PHASE-2A AND FOR THE GENERAL FORM OF DEVELOPMENT PERMIT FOR PHASE 2B AND 2C.

SUITE SUMMARY

INDEPENDENT LIVING		SQ.METRES	LOWER	MAIN	SECOND	THIRD	FOURTH	TOTAL	34
TYPE	LEVEL								
A1	STND 1B + DEN W/ DECK	80				3	5	5	13
A2	STND 1B + DEN W/O DECK	81	1	1					2
A3	STND 1B + DEN W/ FALSE DECK	81	2	3					5
A4	1B + DEN W/ FALSE DECK	70		1	1	1	1	1	4
A5	1B + DEN W/ FALSE DECK	82		1					1
A6	1B + DEN W/ DECK	78			1	1	1	1	3
A7	1B + DEN W/ DECK	79			1	1	1	1	3
A8	2B W/ DECK	97				1	1	1	3
A9	STUDIO UNIT + DEN W/O DECK	80	1						1
B1	STANDARD 1B W/ DECK	74			6	6	6	6	18
B2	STANDARD 1B W/O DECK	70			3				3
C1	CUSTOM 1B W/O DECK	81		1	2				3
C2	CUSTOM 1B W/O DECK	71		1					1
D1	STUDIO UNIT - W/ DECK	41			2	1	1	1	4
D2	STUDIO UNIT - W/ FALSE DECK	45		1					1
D3	1 BEDROOM W/O DECK	60					1	1	1
D4	1 BEDROOM W/O DECK	53		1	1	1	1	1	3
D5	STUDIO UNIT W/O DECK	41	2						2
E	STUDIO UNIT - ONE ONLY W/O DECK	49		1					1
F	CUSTOM 1B + DEN W/ DECK	84			1	1	1	1	3
G1	CORNER STUDIO SUITE W/O DECK	51	1						1
G2	CORNER STUDIO SUITE - MAIN & 3RD W/ DECK	50		1	1				2
G3	CORNER STUDIO SUITE - 2ND W/ DECK	50				1			1
H1	CUSTOM 1B W/O DECK	59					1	1	1
H2	CUSTOM 2B W/ DECK	94					1	1	1
I1	RC STUDIO SINGLE WITH BAY WINDOW	23		33	36	36			105
I2	RC STUDIO SINGLE W/O BAY WINDOW	23		14	14	14			42
I3	RC SINGLE END UNIT	31		1	1	1			3
I4	RC STUDIO SINGLE W/O BAY WINDOW	22		1	1	1			3
I5	RC CORNER UNIT	24		1	1	1			3
K1	RC DOUBLE WITH BAY WINDOW	45		1	1	1			3
K2	RC DOUBLE WITHOUT BAY WINDOW	44		2	2	2			6
L1	RC DOUBLE	47		0	1	1			2
				7	15	19	20	19	80

1 COLOURED CONTEXT SITE PLAN

A1.02a SCALE: 1:1250

TYPICAL ABBREVIATIONS

ANOD.	ANODIZED	EQ	EQUAL	LT	LECTURE THEATER	RO	ROUGH OPENING
ALUM.	ALUMINUM	E.O.S.	EDGE OF SLAB	MECH	MECHANICAL	SIM	SIMILAR
AD	ACCESS DOOR	EW	EACH WAY	N.A.	NOT APPLICABLE	SPEC	SPECIFICATION
AFC	ABOVE FINISHED CEILING	FD	FLOOR DRAIN	N.I.C.	NOT IN CONTRACT	SS	STAINLESS STEEL
AFF	ABOVE FINISHED FLOOR	FHC	FIRE HOSE CABINET	N.T.S.	NOT TO SCALE	T.O.F.	TOP OF FINISH
AFS	ABOVE FINISHED SLAB	FRR	FIRE RESISTANCE RATING	O.C.	ON CENTRE	T.O.C.	TOP OF CURB
@	AT	FEC	FIRE EXTINGUISHER CABINET	OSCI	OWNER SUPPLIED/ CONTRACTOR INSTALLED	T.O.R.	TOP OF ROOF
AB	AIR BARRIER	FL	FLOOR	OSOI	OWNER SUPPLIED/ CONTRACTOR INSTALLED	T.O.S.	TOP OF SLAB
BLK	BLOCK	FIN	FINISHED	OWSJ	OWNER SUPPLIED/ CONTRACTOR INSTALLED	T.O.W.	TOP OF WALL
BLDG	BUILDING	GALV	GALVANIZED	O.H.	OVERHEAD	T&B	TOP AND BOTTOM
CONC	CONCRETE	GA	GUAGE	OWSI	OWNER SUPPLIED/ CONTRACTOR INSTALLED	T&G	TONGUE AND GROOVE
CB	CATCH BASIN	G1S	GOOD ONE SIDE	O.D.	OUTSIDE DIAMETER	TGL	TEMPERED GLASS
CG	CORNER GUARD	GB	GYPSUM BOARD	O.H.	OVERHEAD	TYP	TYPICAL
CT	CERAMIC TILE	HCP	HANDICAP	PD	PLANTER DECK	UNO	UNLESS NOTED OTHERWISE
CSCI	CONTRACTOR SUPPLIED/ CONTRACTOR INSTALLED	HC	HOLLOW CORE	PT	PAINT	UG	UNDERGROUND
CSOI	CONTRACTOR SUPPLIED/ OWNER INSTALLED	HM	HOLLOW METAL	PPE	PERSONAL PROTECTIVE EQUIPMENT	VCT	VINYL COMPOSITE TILE
CW	CURTAIN WALL	HDWD	HARDWOOD	PVC	POLYVINYL CHLORIDE	VERT.	VERTICAL
DN	DOWN	HD	HAND DRYER	RWL	RAIN WATER LEADER	RA	RETURN AIR
DIA	DIAMETER	HR	HOUR	RCB	RESILIENT COVE BASE	RD	ROOF DRAIN
ELEC.	ELECTRICAL	I.D.	INSIDE DIAMETER	REF	REFER	WC	WATER CLOSET
EMR	ELEVATOR MECHANICAL ROOM	IM	INSULATED METAL	RHSV	ROSEMARY HEIGHTS SENIORS VILLAGE	WGL	WIRED GLASS
		INT	INTERIOR	R V	REVERSED	WP	WALL PROTECTION
		JAN	JANITOR	RM	ROOM	WPM	WATER PROOFING MEMBRANE
		LL	LEAD LINED				
		LS	LIGHT STANDARD				



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03	2013-02-28	DEVELOPMENT PERMIT APPLICATION FILE NO. 7912-0211-00- FINAL	
04	2013-09-30	DEVELOPMENT PERMIT APPLICATION FILE NO. 7912-0211-00- RE-SUBMISSION	

PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
 Surrey, British Columbia

DRAWING TITLE
CONTEXT SITE PLAN

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SCALE: As indicated DATE: 2013.02.28

PROJECT NO. DRAWING NO.

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PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
 Surrey, British Columbia

DRAWING TITLE
CONTEXT SITE PLAN

CHECKED BY: Checker DRAWN BY: Author

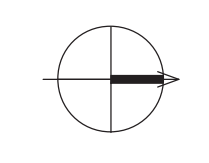
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PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
Surrey , British Columbia

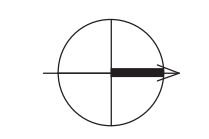
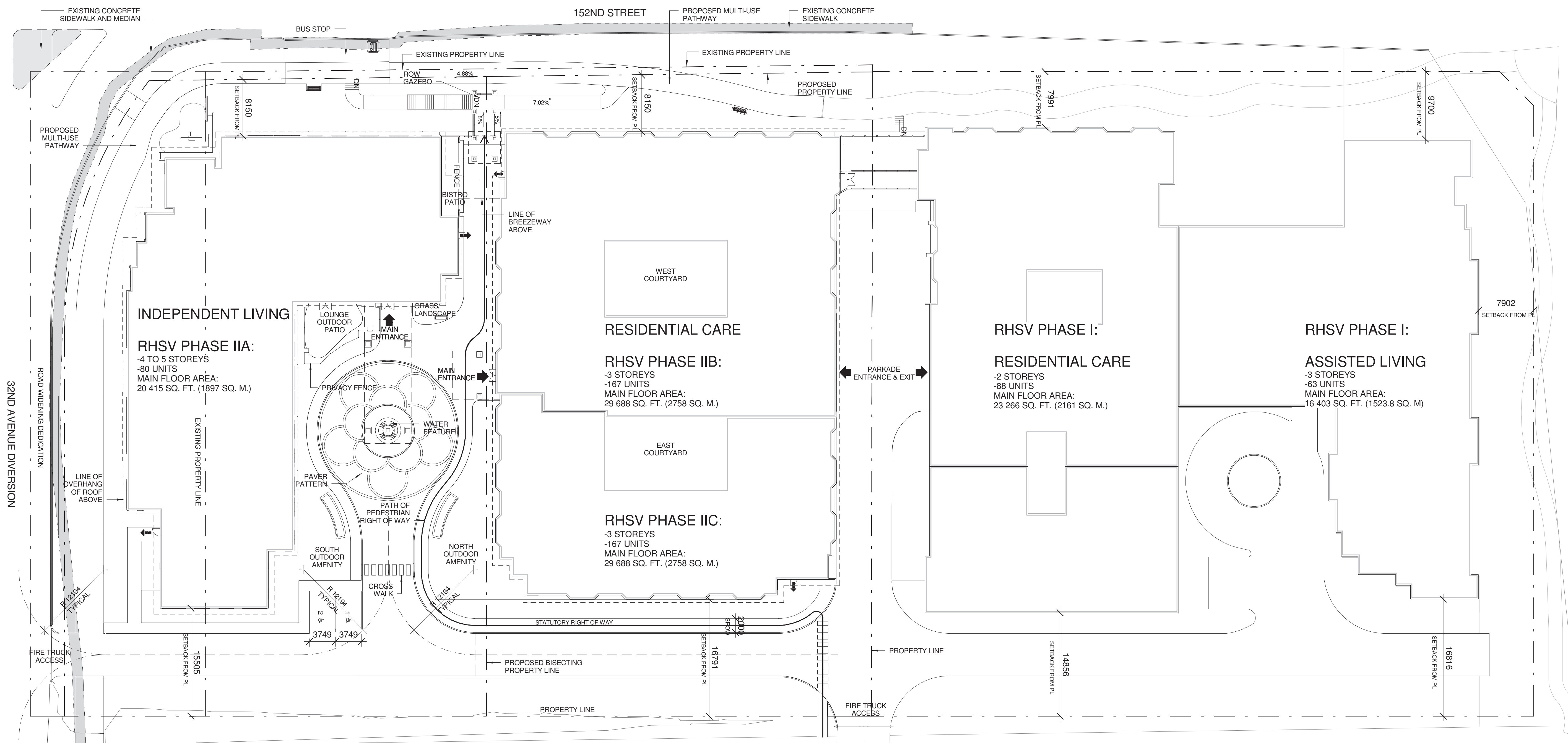
DRAWING TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE SITE PLAN

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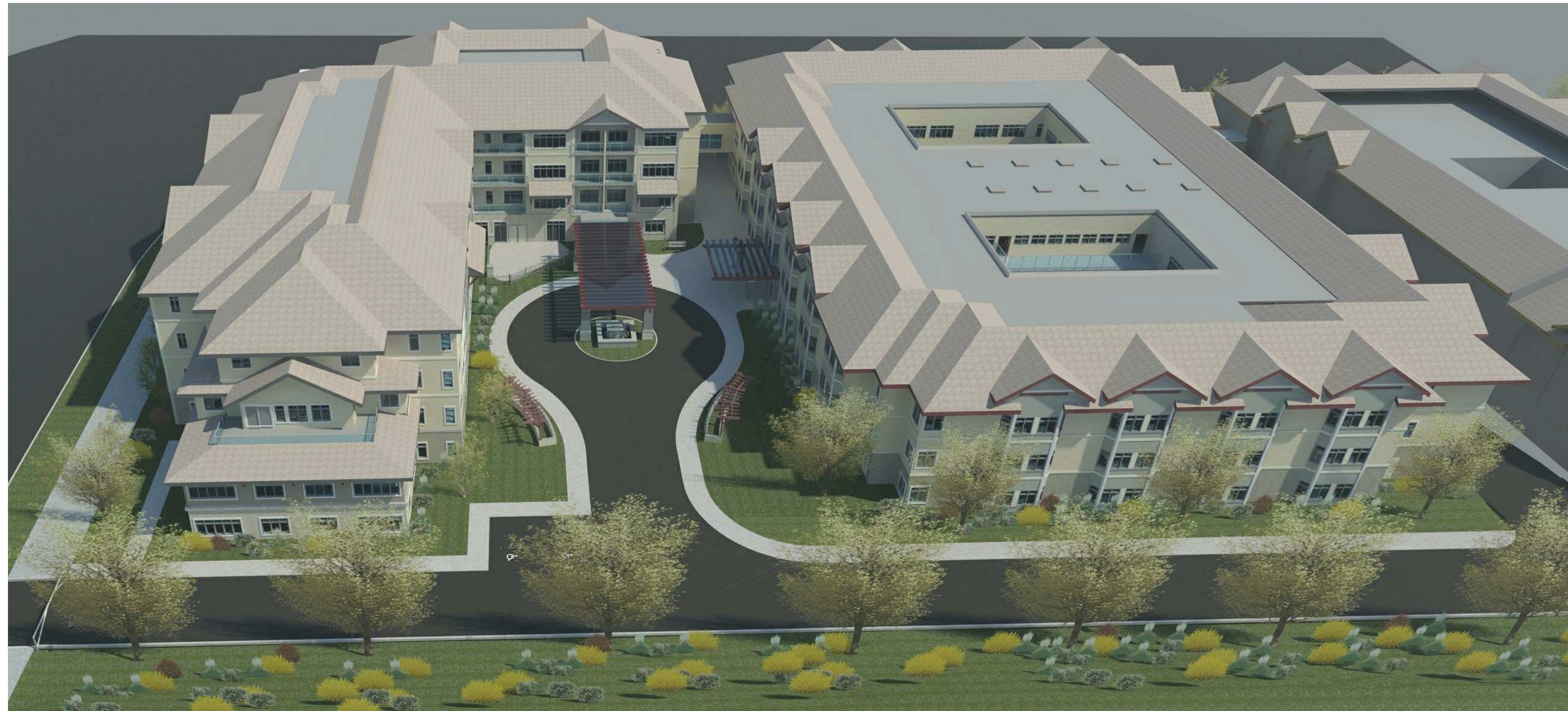
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2012 - 024 A1.02c



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BIRD'S EYE VIEW OF ROSEMARY HEIGHTS PHASE 2



VIEW FROM CORNER OF 152ND STREET AND 32ND AVENUE

SEALS:

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PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
 Surrey , British Columbia

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PROJECT NO. DRAWING NO.

2012 - 024 A1.03a

7915-0079-00 (E) 3/5/2013 2:46:05 PM INTERIORS - CENTRAL 3 ARCHIVE.rvt



VIEW OF INDEPENDENT LIVING FROM THE SOUTH EAST



VIEW OF RESIDENTIAL CARE FROM THE NORTH WEST



VIEW OF RESIDENTIAL CARE FROM THE NORTH EAST



VIEW EAST FROM THE CORNER OF 152ND STREET AND 32ND AVENUE ALONG THE MULTI-USE-PATHWAY. PLANTINGS HAVE BEEN REMOVED FROM VIEW FOR CLARITY IN REPRESENTING THE CHANGE IN GRADE.



VIEW FROM 152ND STREET AND 32ND AVENUE OF PHASE 2 PART 1



VIEW FROM MUP OFF 152ND STREET OF PHASE 2 PART 1

*PLANTINGS SHOWN ARE CONCEPTUAL IN NATURE AND ARE NOT AN ACTUAL REPRESENTATION OF THE PLANT SPECIES SPECIFIED BY LANDSCAPE ARCHITECT

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SCALE:



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Phase 2 is a development consisting of 200 units and 200 beds. It will be located on the corner of 152nd Street and 32nd Avenue. The development will include independent living, residential care, and a multi-use pathway. The development will be built in two phases. Phase 1 will include 100 units and 100 beds. Phase 2 will include 100 units and 100 beds. The development will be built in two phases. Phase 1 will include 100 units and 100 beds. Phase 2 will include 100 units and 100 beds.

METRIC ALL METRIC INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.

NO.	DATE	ISSUED FOR	DESCRIPTION
01	2013-04-11	ISSUED FOR REVISIONS REVIEW	
02	2013-04-16	DEVELOPMENT PERMIT APPLICATION	PLA NO. 1713-0011-00-000000
03	2013-04-20	DEVELOPMENT PERMIT APPLICATION	PLA NO. 1713-0011-00-000000
04	2013-04-20	DEVELOPMENT PERMIT APPLICATION	PLA NO. 1713-0011-00-000000

PROJECT TITLE
 ROSEMARY HEIGHTS
 SENIORS VILLAGE -
 PHASE 2

152nd-32 Avenue
 Burnaby, British Columbia

DRAWING TITLE
 COLOURED RENDERING

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SCALE: DATE: 2013.02.28

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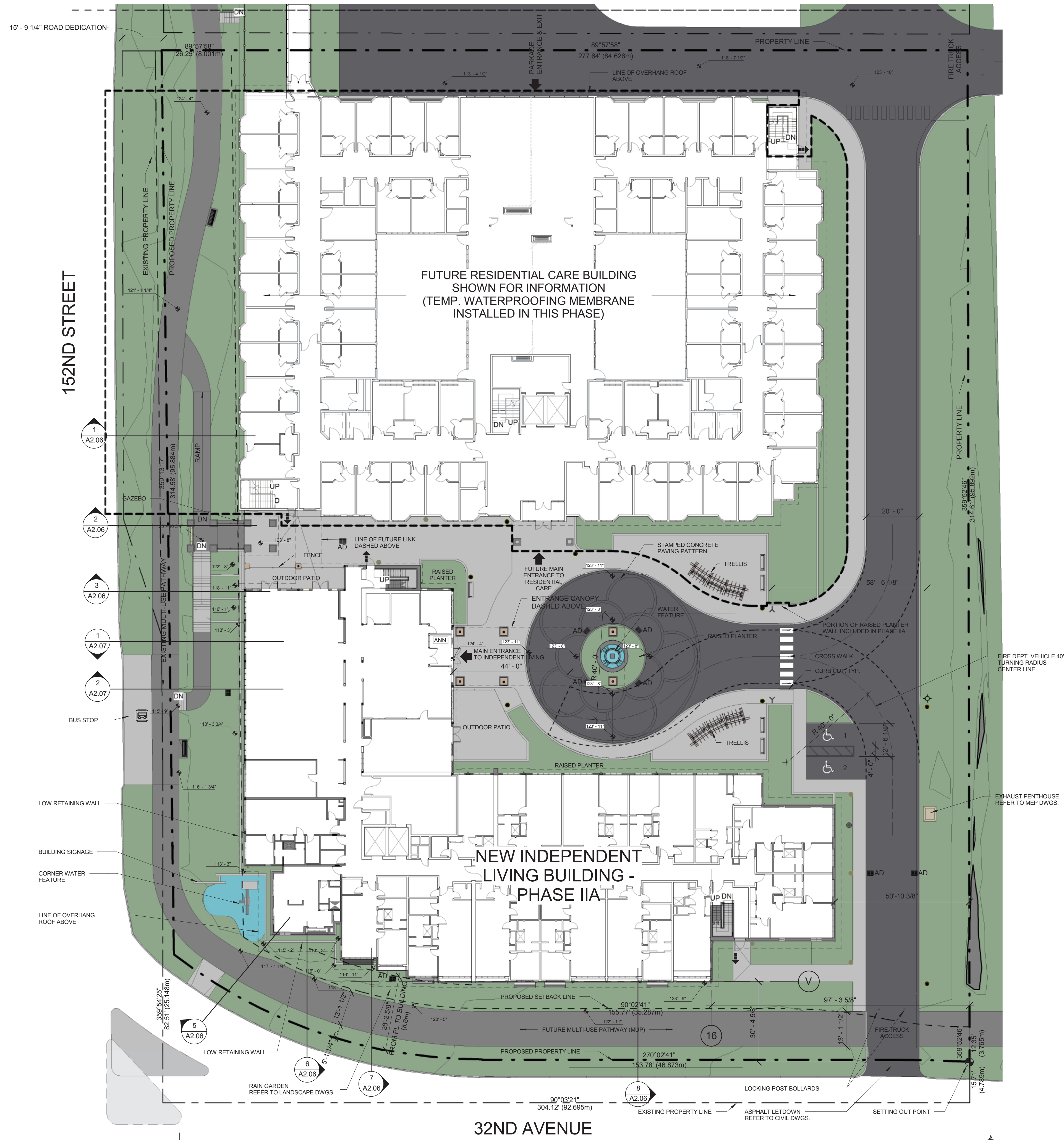
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7915-0079-00 (F)

SITE PLAN NOTES:
 1. SITE PLAN TO BE READ IN CONJUNCTION WITH SITE SURVEY, CIVIL, LANDSCAPE AND MEP DRAWINGS.

SITE PLAN LEGEND

- SETBACK LINE
- - - PROPOSED PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - ENCLOSED AREA NOT INCLUDED IN THIS PHASE (LEVEL 1 & ABOVE ONLY)
- ↓ BUILDING EXIT
- ↓ BUILDING ENTRY
- CROSSWALK
- XXX'XX' NEW FINISHED GRADE ELEVATION
- CURB
- ♿ ACCESSIBLE PARKING STALL
- BS BUS STOP
- BENCH
- LIGHT POLE
- BOLLARD LIGHTING
- AD AREA DRAIN
- ⊕ MANHOLE
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ FIRE HYDRANT
- ANN FIRE ALARM ANNUNCIATOR



1 SITE PLAN
 A1.04 SCALE: 1" = 20'-0"

SEALS:

CLIENT:



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PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE IIA

15280-34 Avenue
 Surrey, British Columbia

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SITE PLAN

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SCALE:



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METRIC

NO.	DATE	ISSUED FOR	DESCRIPTION
01	2012-07-11	DESIGN FOR	DESIGN FOR 30 SENIORS VILLAGE
02	2012-07-14	ENVIRONMENTAL IMPACT STATEMENT	ENVIRONMENTAL IMPACT STATEMENT FOR 30 SENIORS VILLAGE
03	2012-08-08	ENVIRONMENTAL IMPACT STATEMENT	ENVIRONMENTAL IMPACT STATEMENT FOR 30 SENIORS VILLAGE
04	2012-08-08	DEVELOPMENT PERMIT APPLICATION	DEVELOPMENT PERMIT APPLICATION FOR 30 SENIORS VILLAGE

PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

12345-34 Avenue
 Surrey, British Columbia

DRAWING TITLE

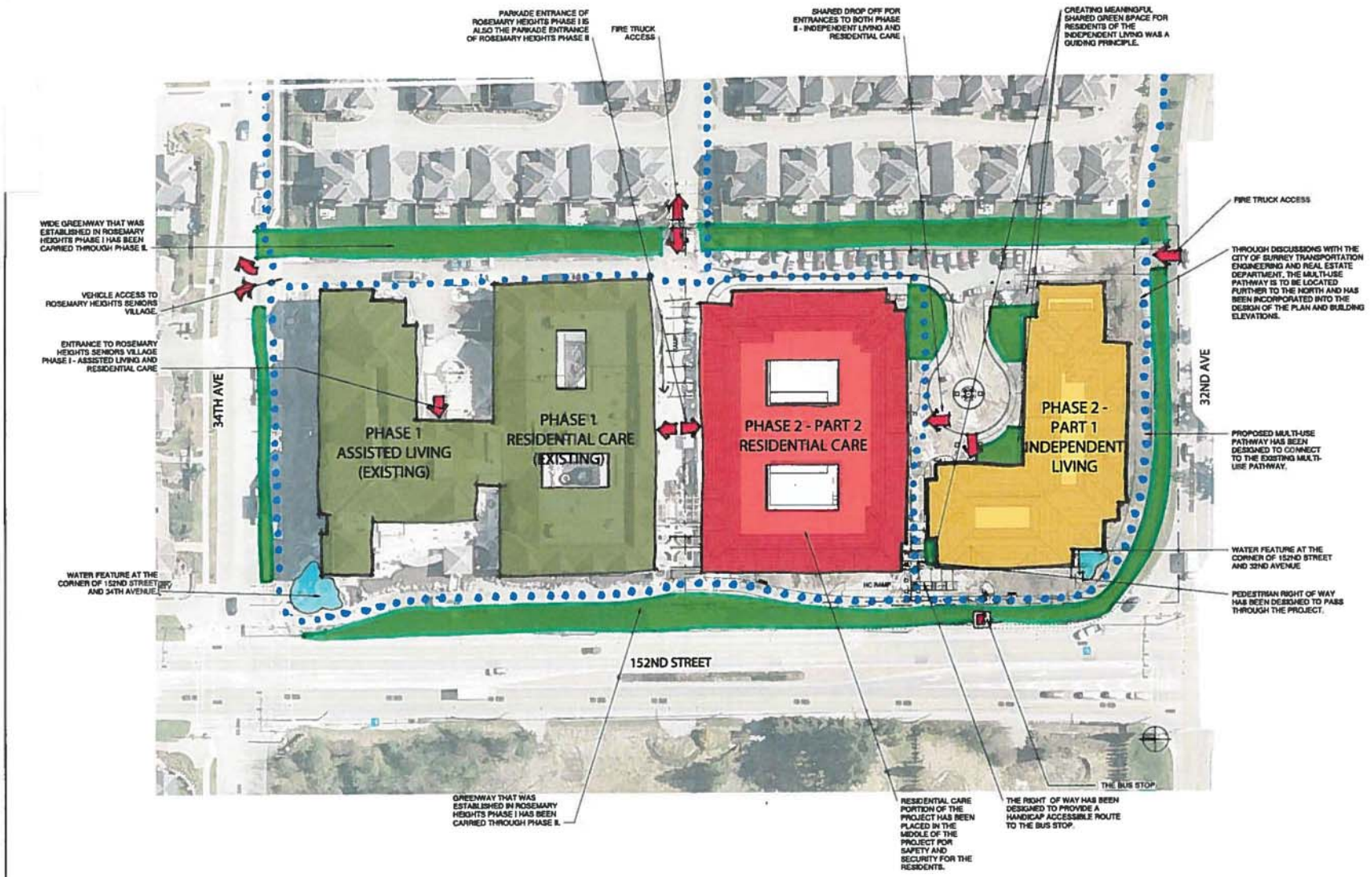
SITE ANALYSIS

CHECKED BY: *Chantal* DRAWN BY: *AJJA*

SCALE: DATE: 2012.07.11

PROJECT NO. DRAWING NO.

2012 - 024 A1.06



WIDE GREENWAY THAT WAS ESTABLISHED IN ROSEMARY HEIGHTS PHASE I HAS BEEN CARRIED THROUGH PHASE II.

VEHICLE ACCESS TO ROSEMARY HEIGHTS SENIORS VILLAGE.

ENTRANCE TO ROSEMARY HEIGHTS SENIORS VILLAGE PHASE I - ASSISTED LIVING AND RESIDENTIAL CARE

WATER FEATURE AT THE CORNER OF 152ND STREET AND 34TH AVENUE

PARKADE ENTRANCE OF ROSEMARY HEIGHTS PHASE I IS ALSO THE PARKADE ENTRANCE OF ROSEMARY HEIGHTS PHASE II

FIRE TRUCK ACCESS

SHARED DROP OFF FOR ENTRANCES TO BOTH PHASE I - INDEPENDENT LIVING AND RESIDENTIAL CARE

CREATING MEANINGFUL SHARED GREEN SPACE FOR RESIDENTS OF THE INDEPENDENT LIVING WAS A GUIDING PRINCIPLE.

FIRE TRUCK ACCESS

THROUGH DISCUSSIONS WITH THE CITY OF SURREY TRANSPORTATION ENGINEERING AND REAL ESTATE DEPARTMENT, THE MULTI-USE PATHWAY IS TO BE LOCATED FURTHER TO THE NORTH AND HAS BEEN INCORPORATED INTO THE DESIGN OF THE PLAN AND BUILDING ELEVATIONS.

PROPOSED MULTI-USE PATHWAY HAS BEEN DESIGNED TO CONNECT TO THE EXISTING MULTI-USE PATHWAY.

WATER FEATURE AT THE CORNER OF 152ND STREET AND 32ND AVENUE

PEDESTRIAN RIGHT OF WAY HAS BEEN DESIGNED TO PASS THROUGH THE PROJECT.

GREENWAY THAT WAS ESTABLISHED IN ROSEMARY HEIGHTS PHASE I HAS BEEN CARRIED THROUGH PHASE II.

RESIDENTIAL CARE PORTION OF THE PROJECT HAS BEEN PLACED IN THE MIDDLE OF THE PROJECT FOR SAFETY AND SECURITY FOR THE RESIDENTS.

THE RIGHT OF WAY HAS BEEN DESIGNED TO PROVIDE A HANDICAP ACCESSIBLE ROUTE TO THE BUS STOP.

7915-0079-00 (1)

SEALS:

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03	2013-02-28	DEVELOPMENT PERMIT APPLICATION FILE NO. 7912-0211-00- FINAL
04	2013-09-30	DEVELOPMENT PERMIT APPLICATION FILE NO. 7912-0211-00- RE-SUBMISSION

PROJECT TITLE

**ROSEMARY HEIGHTS
SENIORS VILLAGE -
PHASE 2**

15240-34 Avenue
Surrey, British Columbia

DRAWING TITLE

**LEVEL 4 & ROOF OVERALL
FLOOR PLANS**

CHECKED BY: Checker

DRAWN BY: ARJA

SCALE: 1 : 200

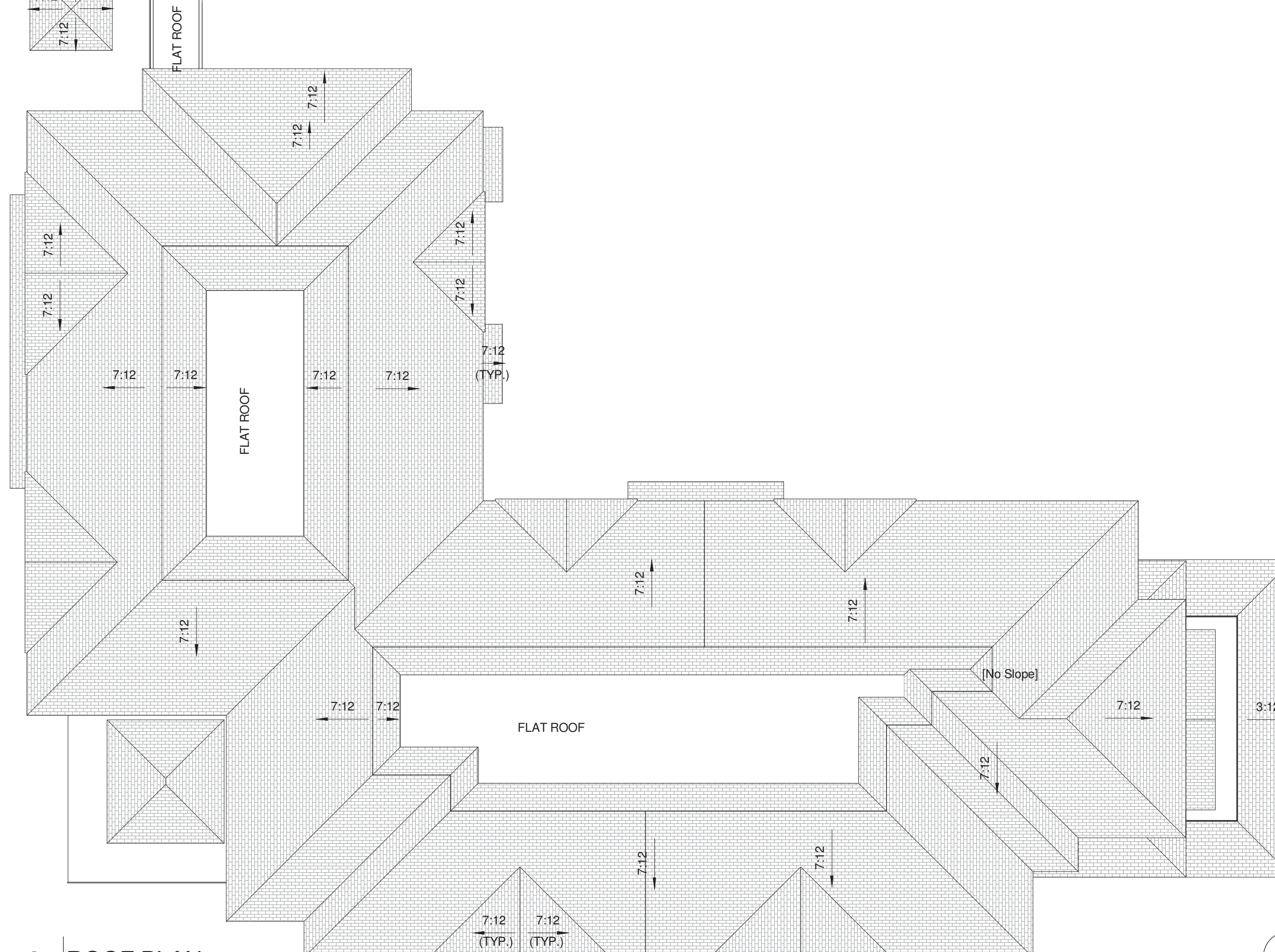
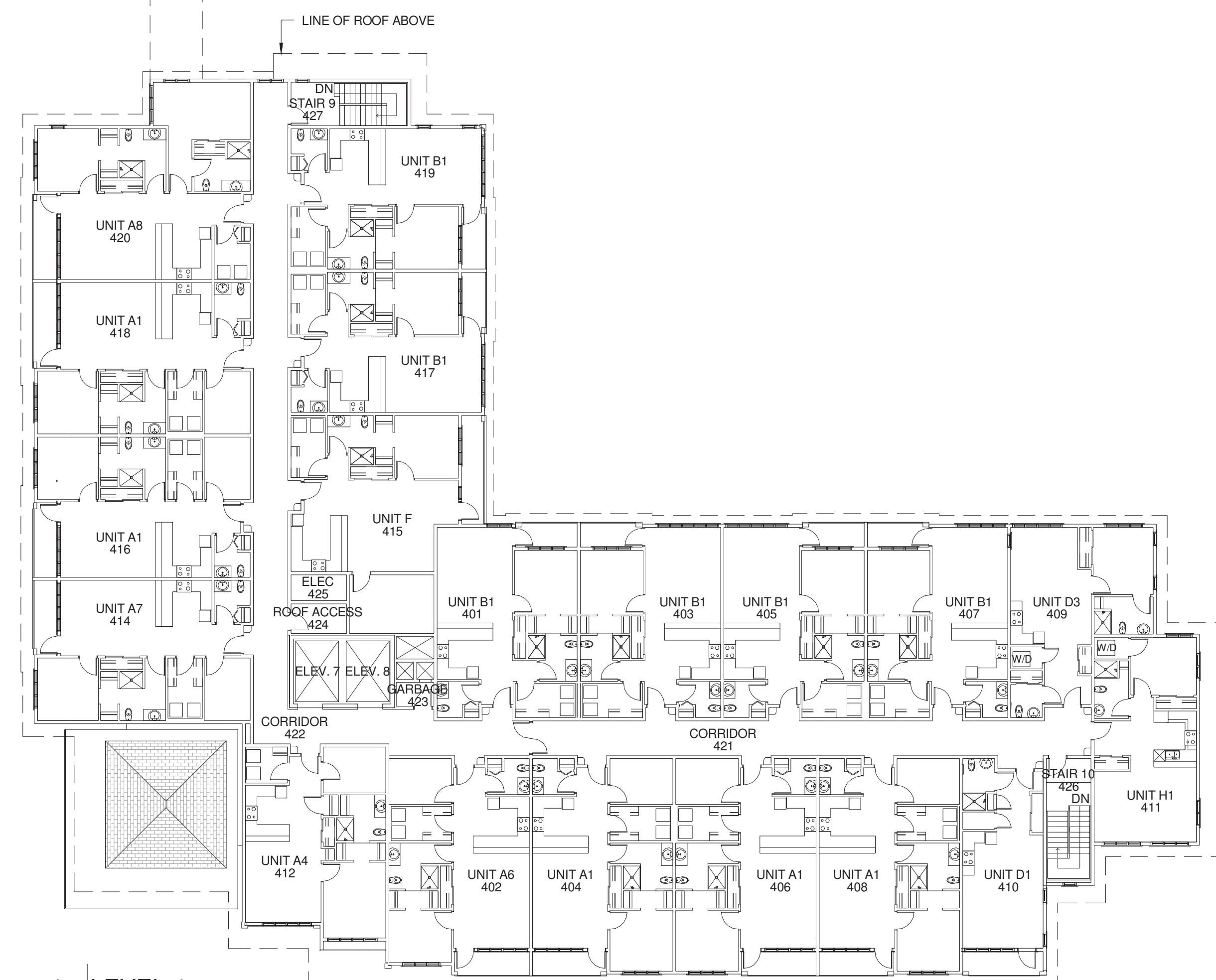
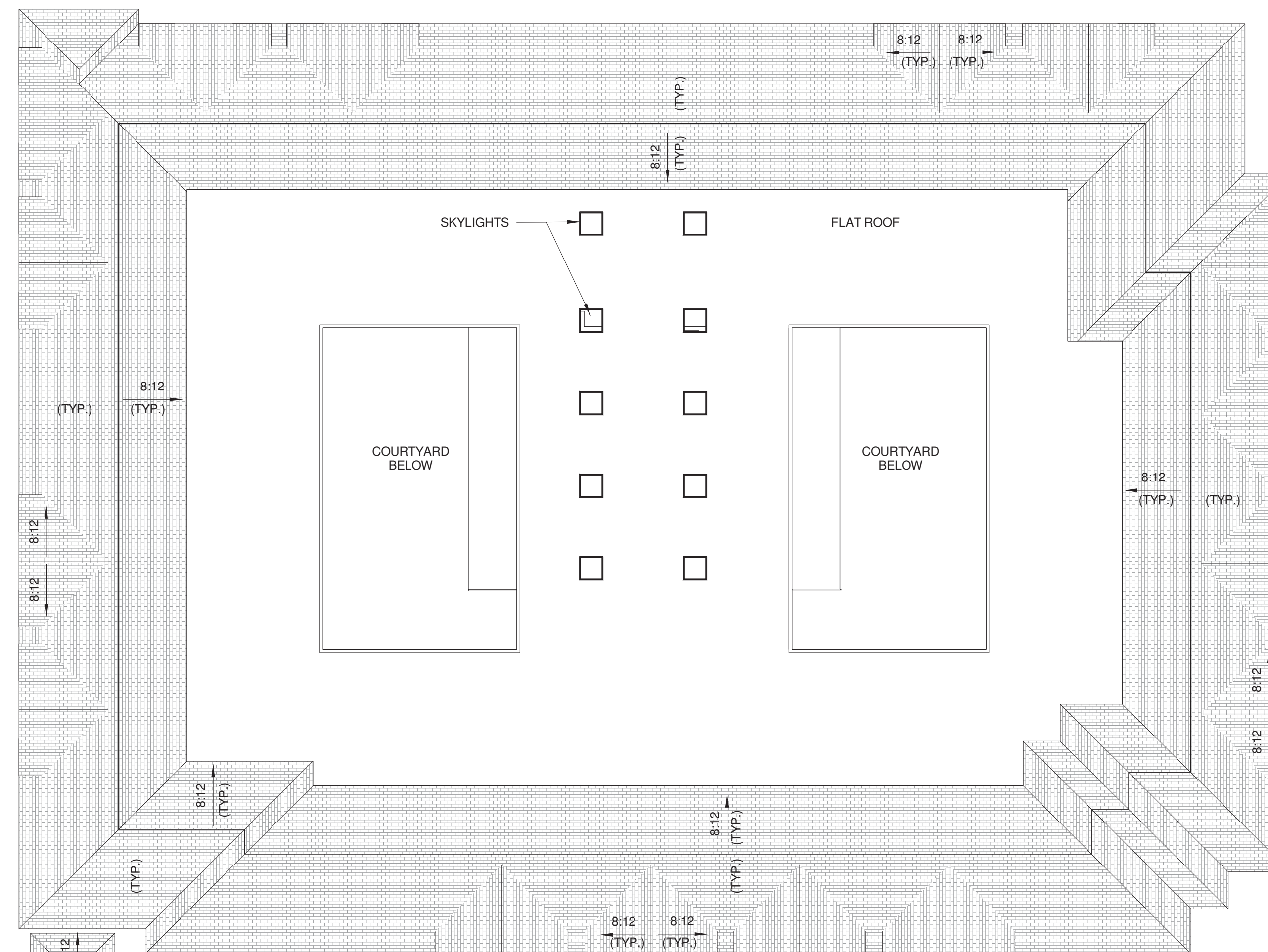
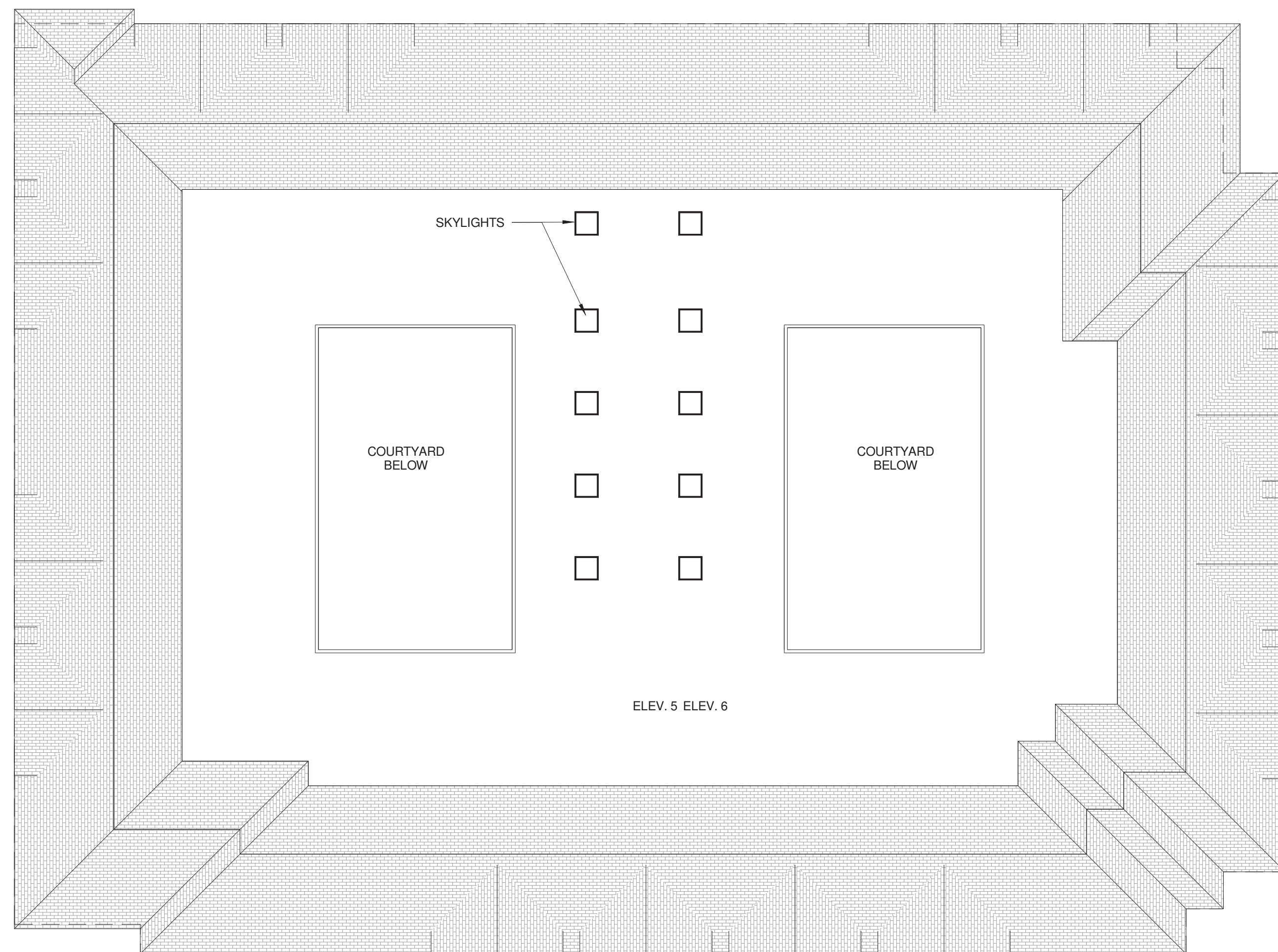
DATE: 2013.02.28

PROJECT NO.

DRAWING NO.

2012 - 024

A1.09



1 LEVEL 4
A1.09 SCALE: 1:200

2 ROOF PLAN
A1.09 SCALE: 1:200



3/5/2013 2:42:37 PM
7915-0079-00 (1)

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PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
 Surrey, British Columbia

DRAWING TITLE
PHASING DIAGRAM

CHECKED BY: Checker DRAWN BY: ARJA

SCALE: 1 : 300 DATE: 2013.02.28

PROJECT NO. DRAWING NO.

2012 - 024 A1.10



1 PHASE IIA INCLUDES INDEPENDENT LIVING BUILDING, SITE INFRASTRUCTURE, PARKADE, AND LANDSCAPE
 A1.10 SCALE: 1 : 300



2 PHASE IIB INCLUDES RESIDENTIAL CARE BUILDING
 A1.10 SCALE: 1 : 300

3/5/2013 2:45:13 PM
 7915-0079-00 (M)

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PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
 Surrey, British Columbia

DRAWING TITLE
INDEPENDENT LIVING - OUTDOOR AMENITY SPACE

CHECKED BY: Checker DRAWN BY: Author

SCALE: 1 : 200 DATE: 2013.02.28

PROJECT NO. DRAWING NO.

2012 - 024 A1.11



1 INDEPENDENT LIVING - SITE
 A1.11 SCALE: 1 : 200

OUTDOOR AMENITY SPACE

Level 1

	Area Provided (m ²)
Bistro Patio	35.81
Lounge Patio	67.90
North Outdoor Amenity	71.11
South Outdoor Amenity	93.49
total	268.30

3/5/2013 2:48:18 PM
 7915-0079-00 (N)

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01	2012-07-11	ISSUED FOR REZONING REVIEW
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03	2013-03-05	DEVELOPMENT PERMIT APPLICATION FILE NO. 7912-0211-00- FINAL SUBMISSION
04	2013-09-30	DEVELOPMENT PERMIT APPLICATION FILE NO. 7912-0211-00- RE-SUBMISSION

PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE IIA

15280-34 Avenue
Surrey, British Columbia

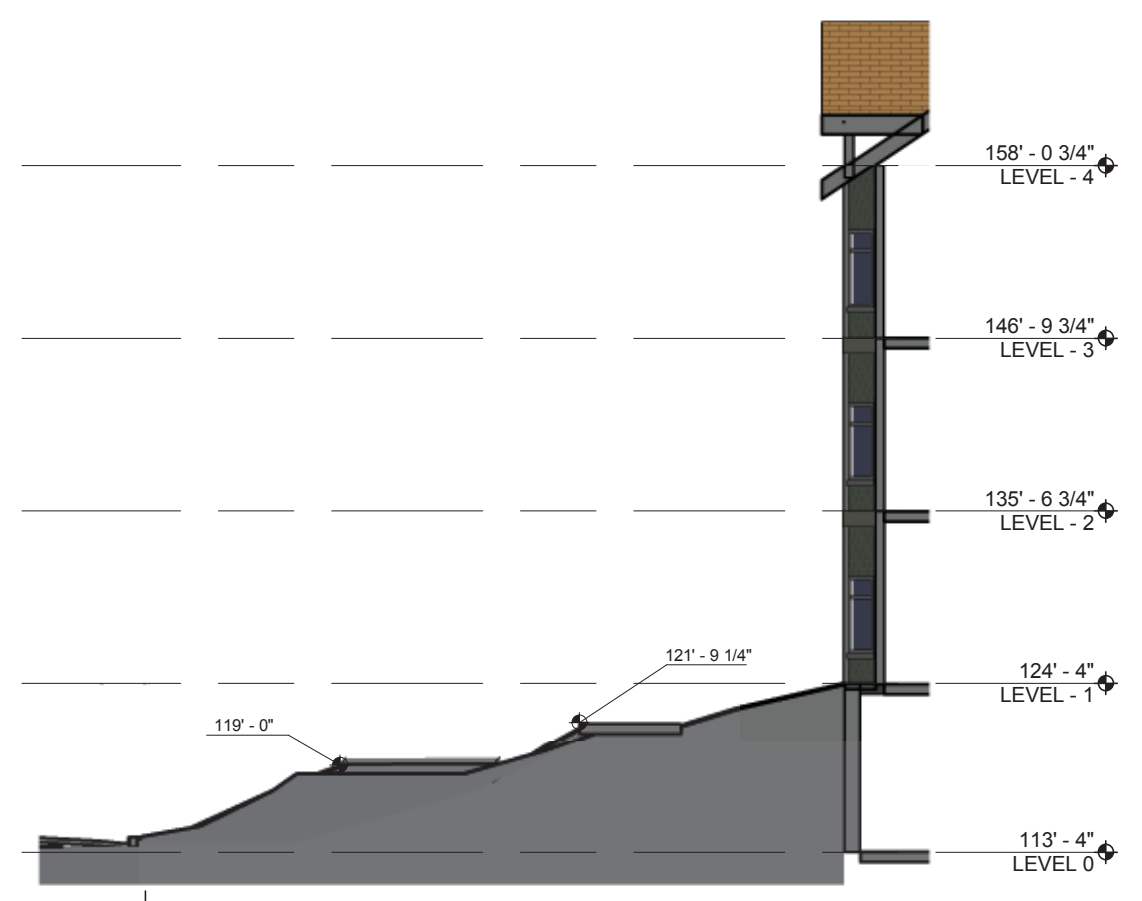
DRAWING TITLE
SITE SECTIONS AND DETAILS

CHECKED BY: Checker DRAWN BY: ARJA

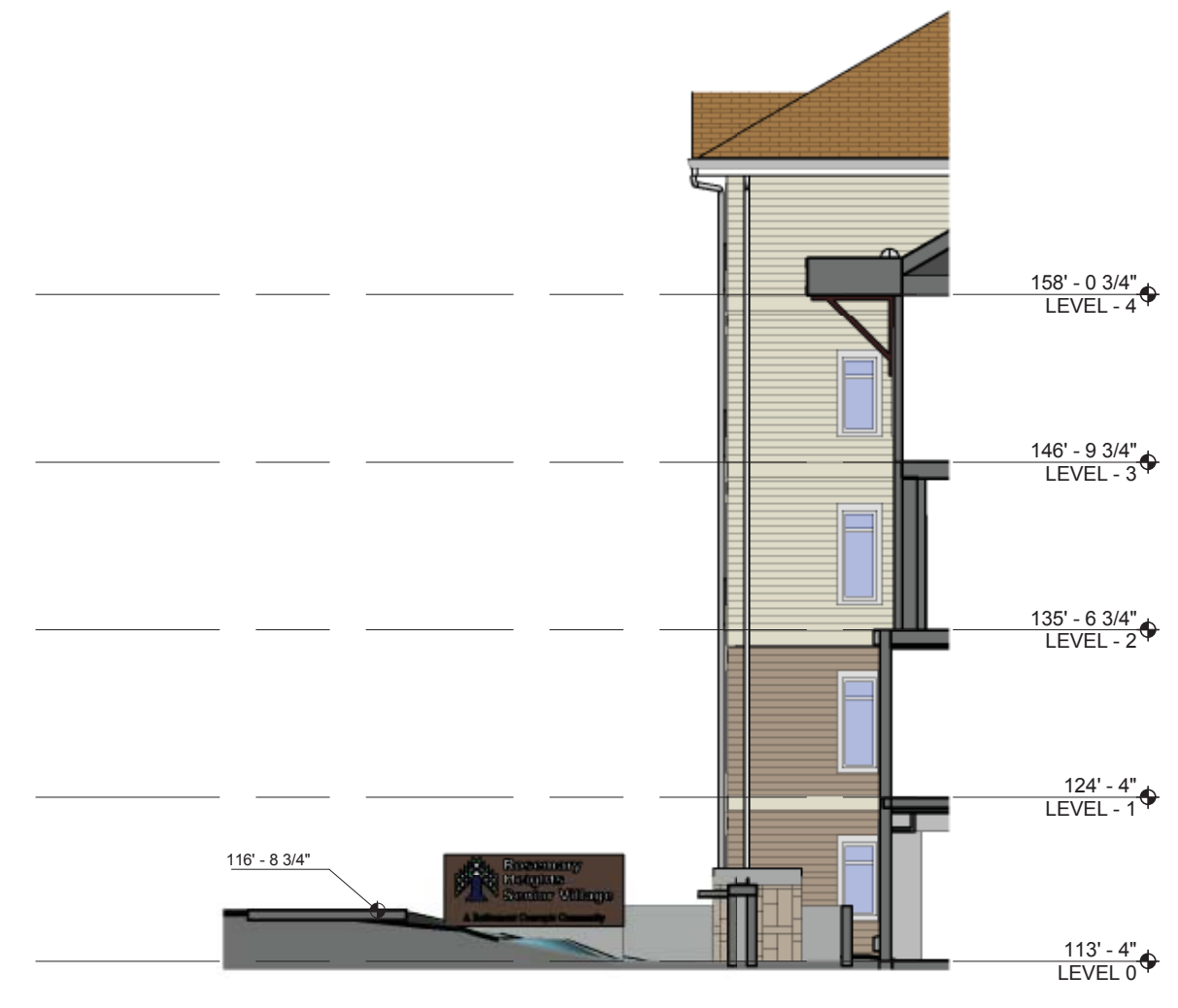
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PROJECT NO. DRAWING NO.

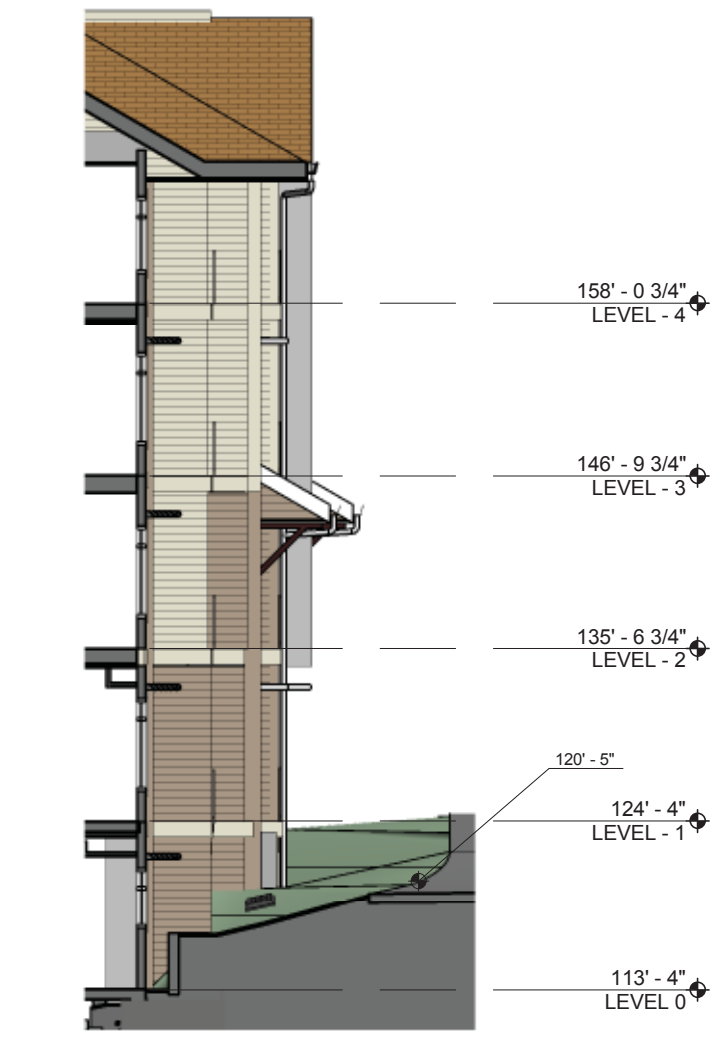
2012 - 024 A2.06



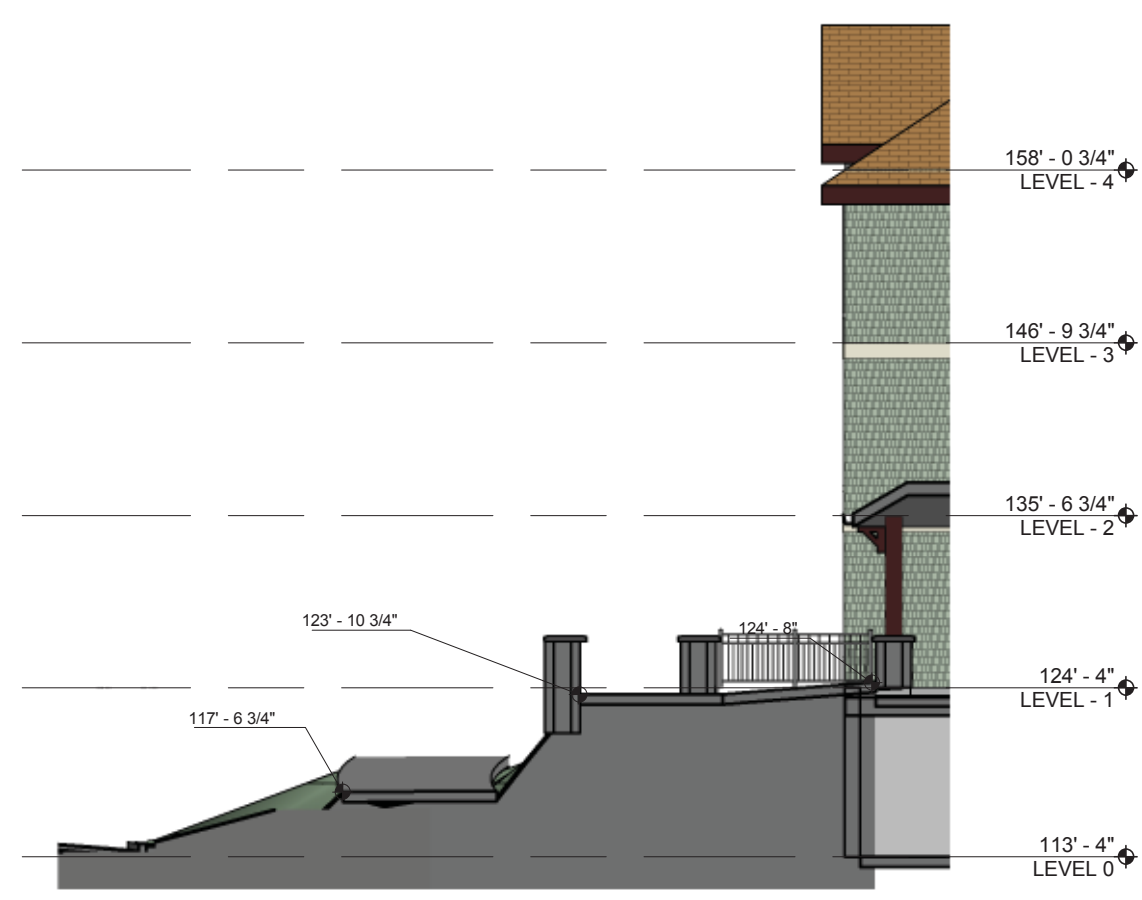
1 SECTION 1 @ 152ND
A2.06 SCALE: 1 : 150



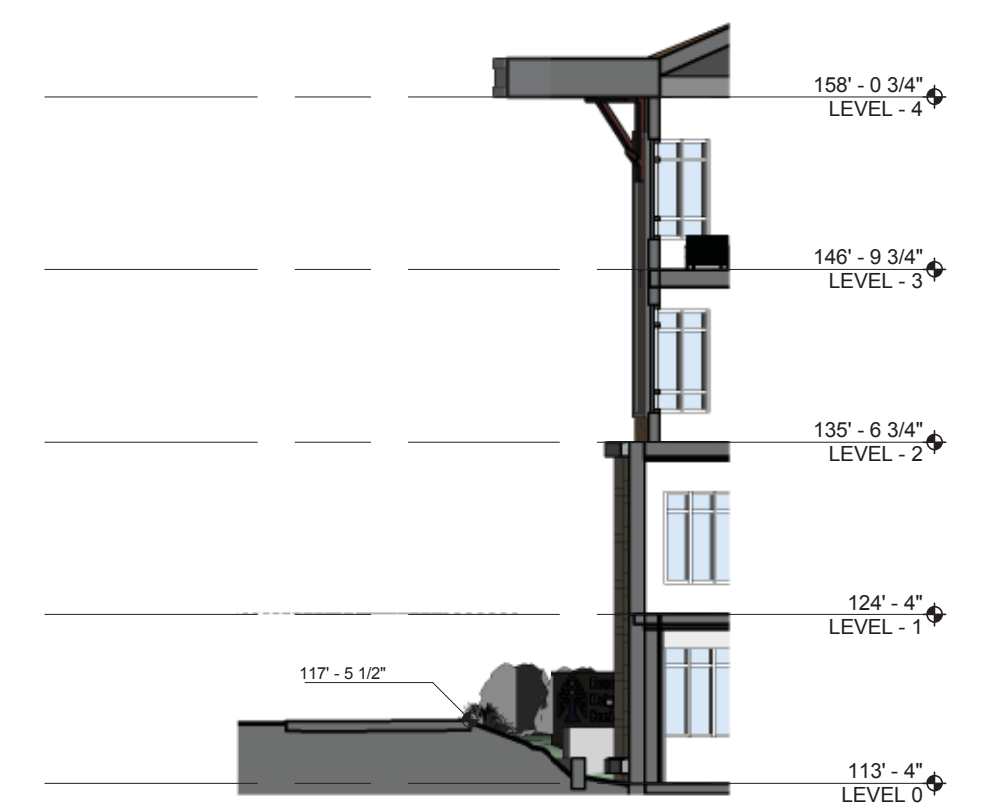
4 SECTION 4 @ 152ND
A2.06 SCALE: 1 : 150



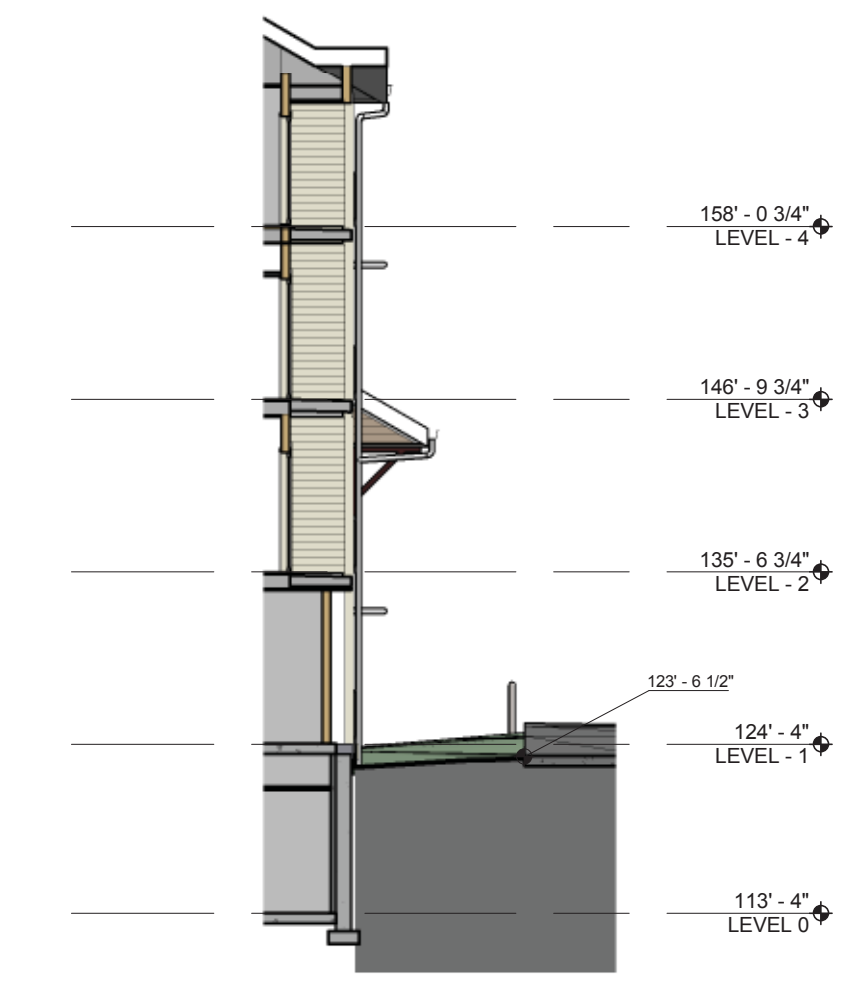
7 SECTION 7 @ 32ND
A2.06 SCALE: 1 : 150



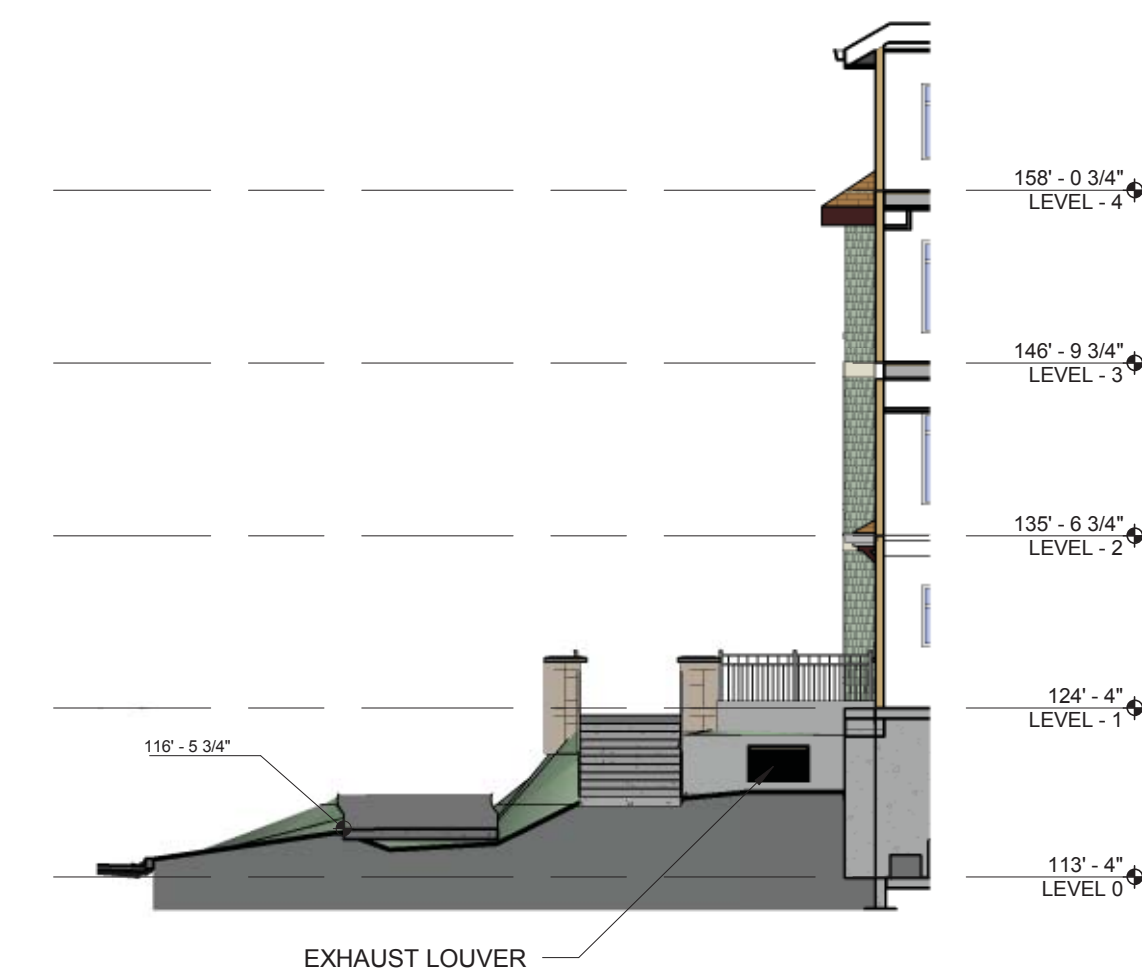
2 SECTION 2 @ 152ND
A2.06 SCALE: 1 : 150



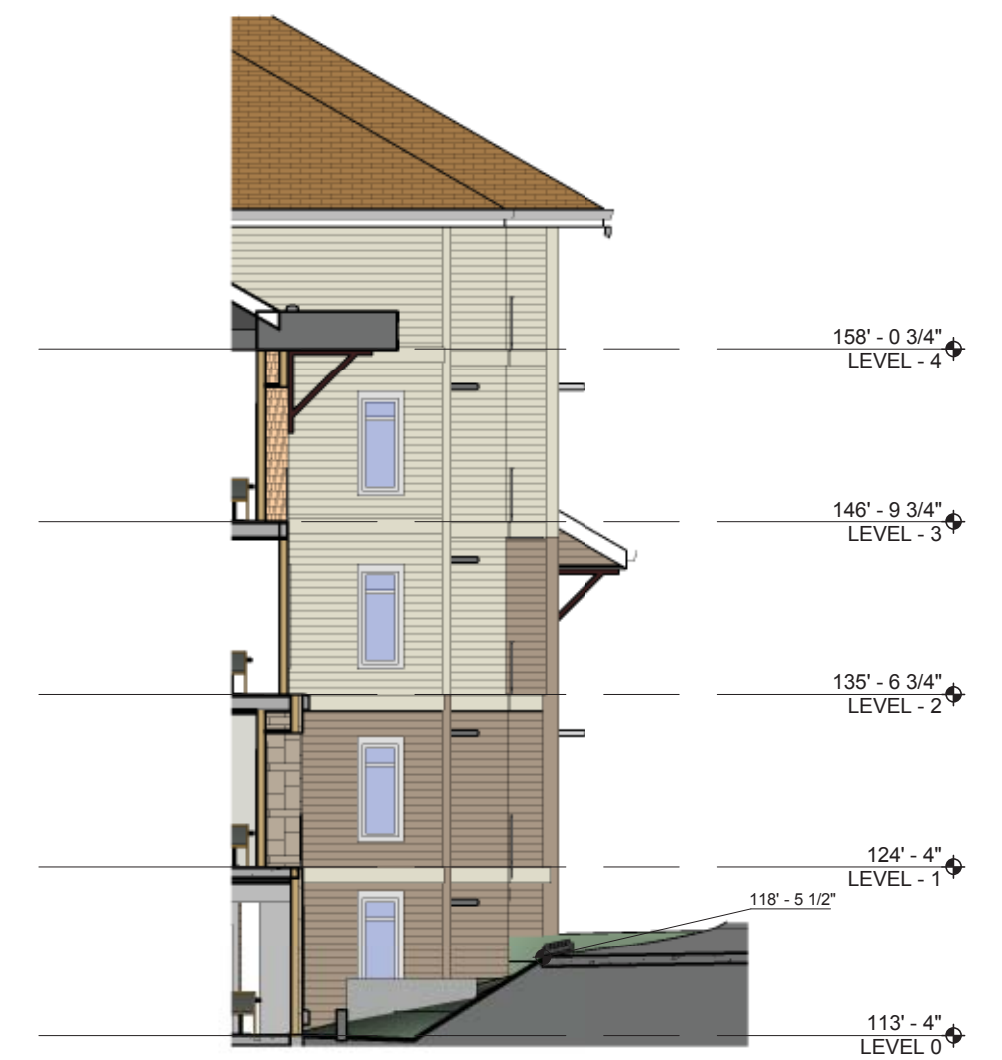
5 SECTION 5 @ 32ND
A2.06 SCALE: 1 : 150



8 SECTION 8 @ 32ND
A2.06 SCALE: 1 : 150



3 SECTION 3 @ 152ND
A2.06 SCALE: 1 : 150



6 SECTION 6 @ 32ND
A2.06 SCALE: 1 : 150

7915-0079-00 (0) 8/27/2013 3:28:46 PM

SEALS:

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IMPERIAL

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN INCHES

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04	2013-09-30	DEVELOPMENT PERMIT APPLICATION FILE NO. 7912-0211-00- RE-SUBMISSION

PROJECT TITLE

ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE IIA

15280-34 Avenue
Surrey, British Columbia

DRAWING TITLE

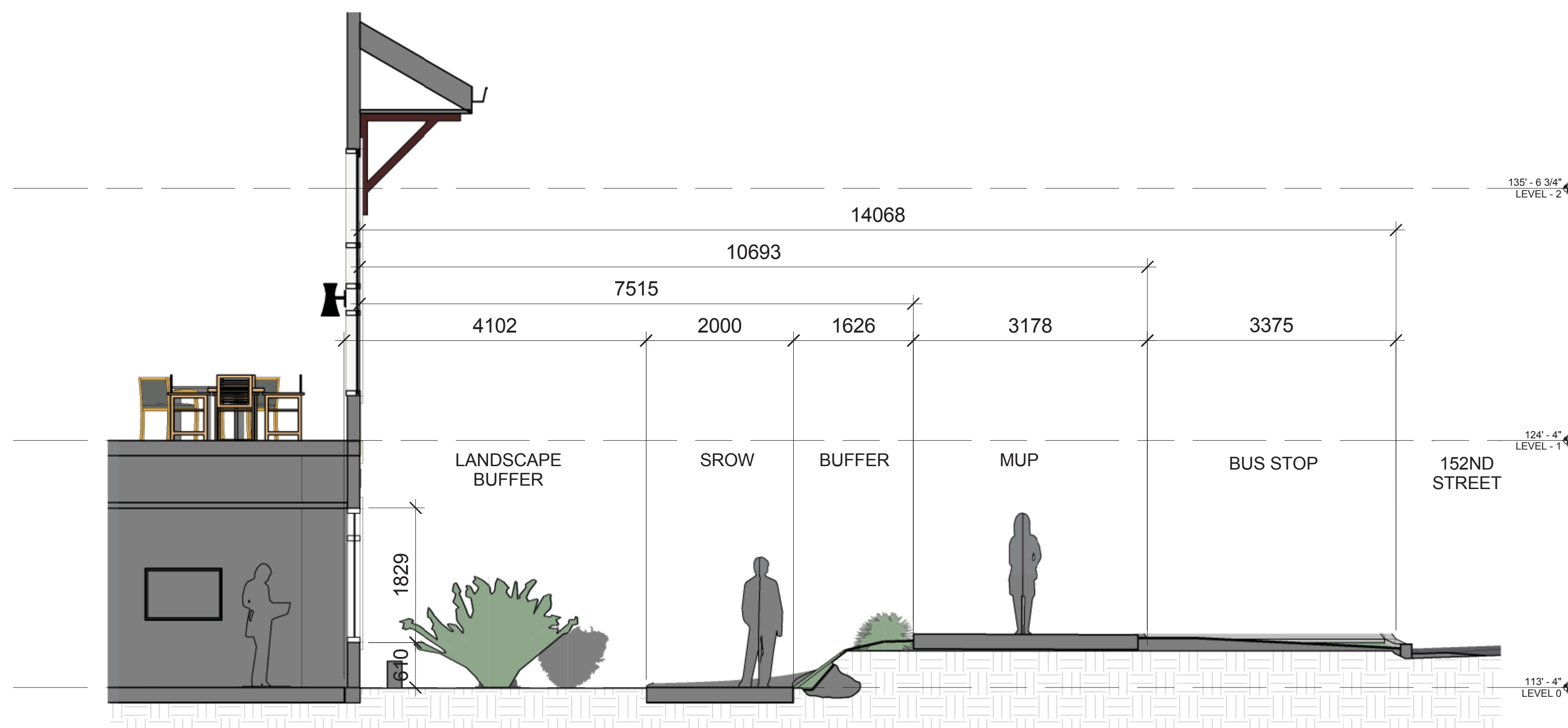
SECTIONS ON 152ND STREET

CHECKED BY: Checker DRAWN BY: Author

SCALE: As indicated DATE: 2013.04.11

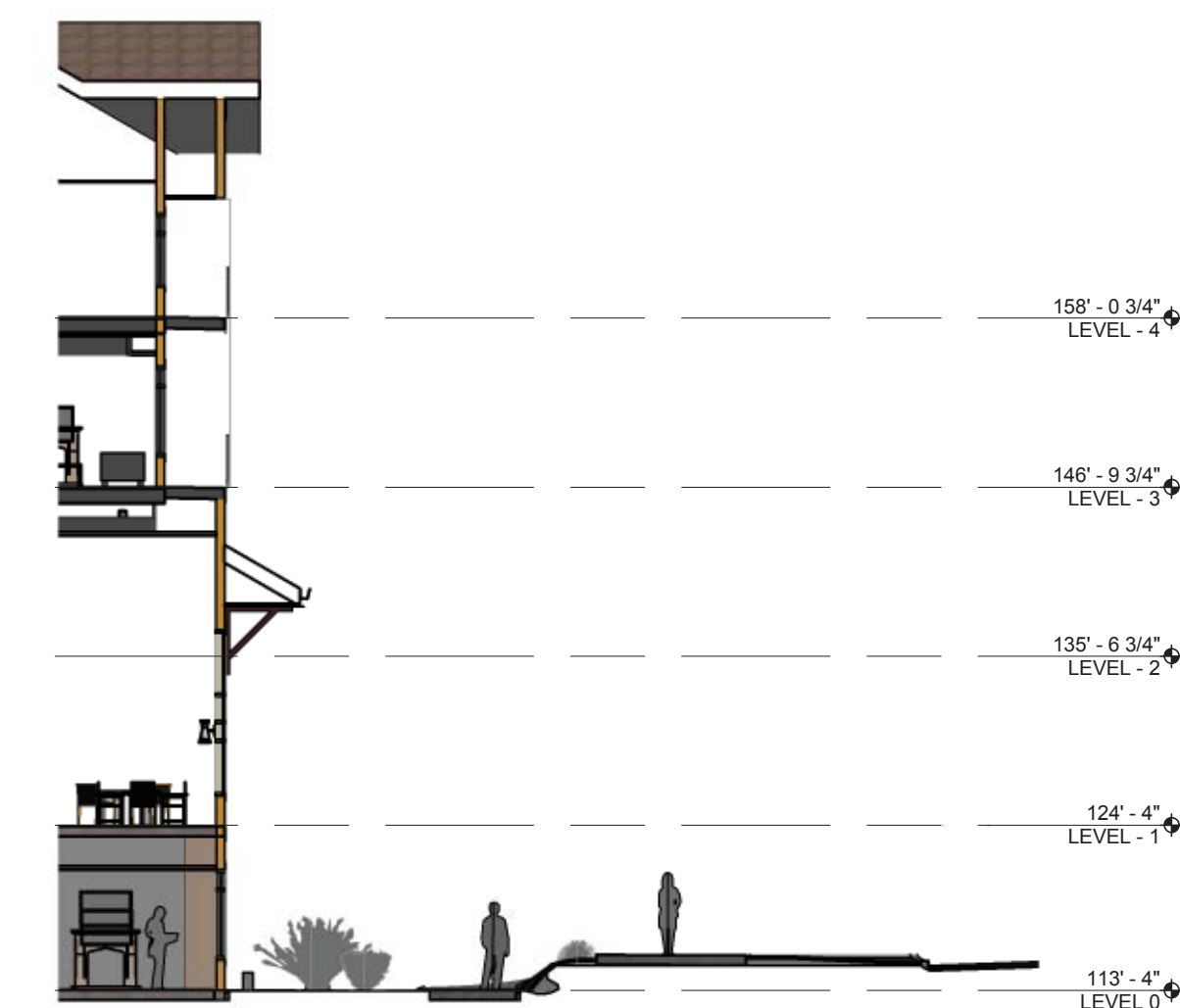
PROJECT NO. DRAWING NO.

2012 - 024 A2.07



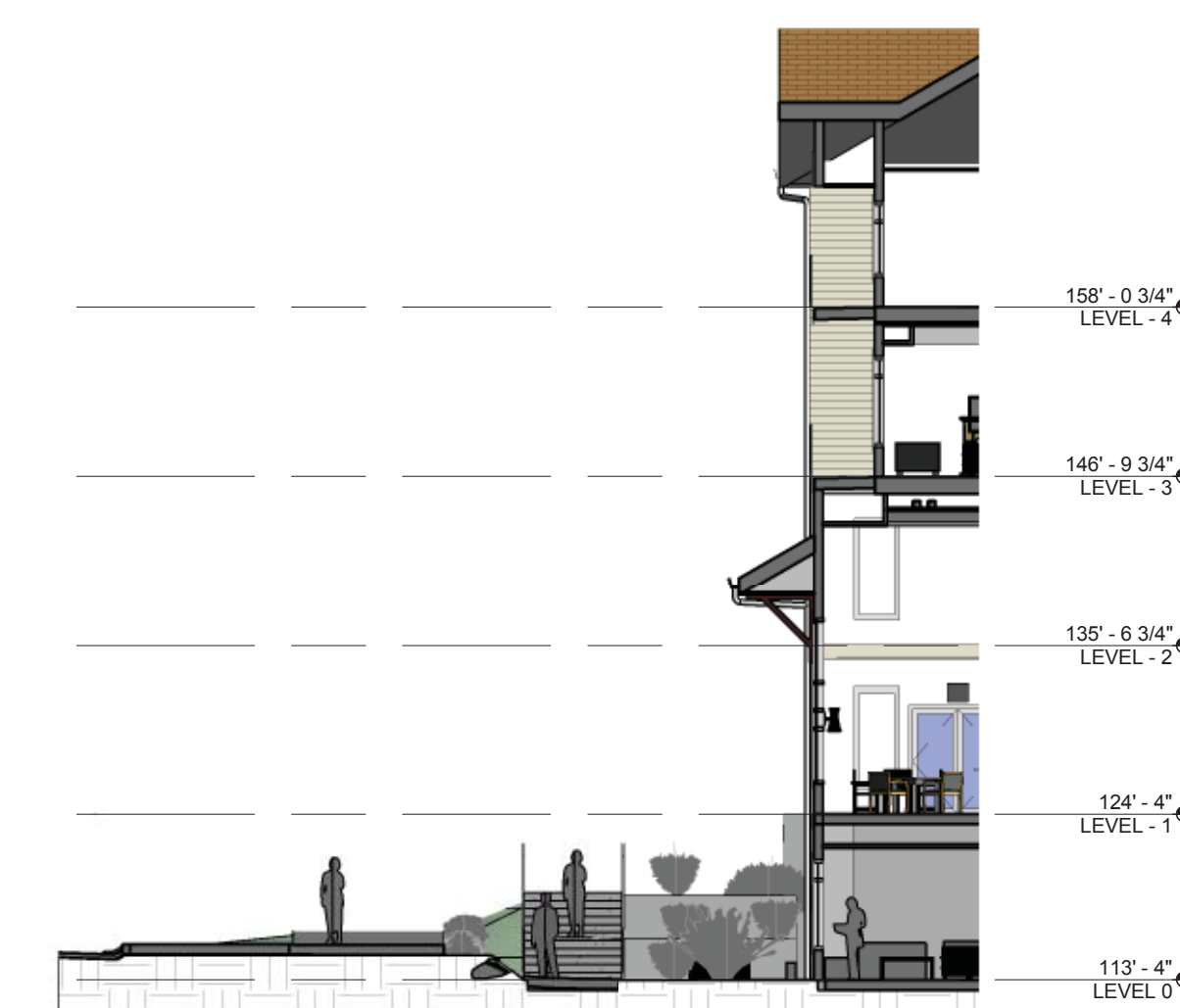
1 Section 1a

A2.07 SCALE: 1:50



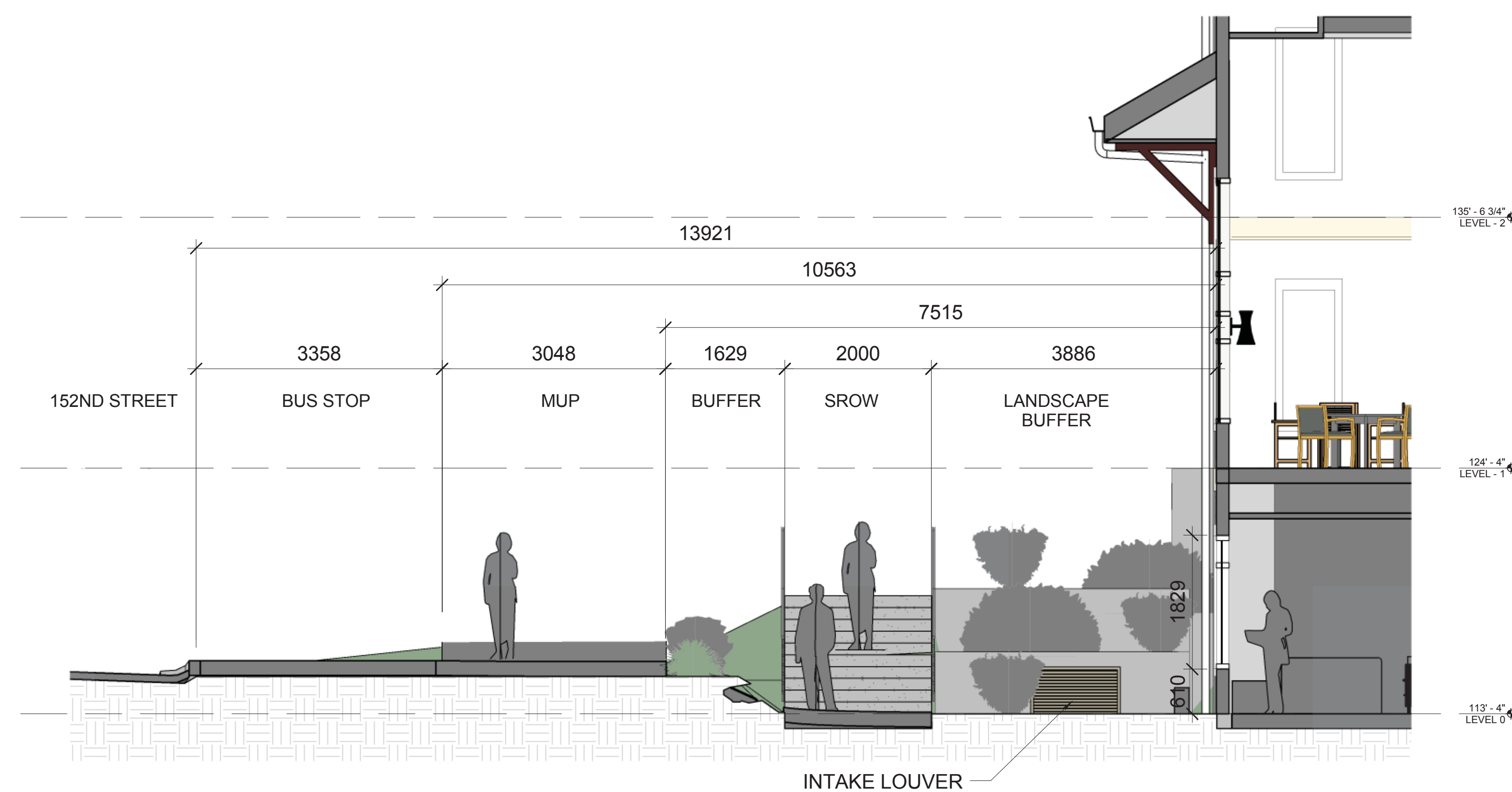
1b Section 1b

A2.07 SCALE: 1:150



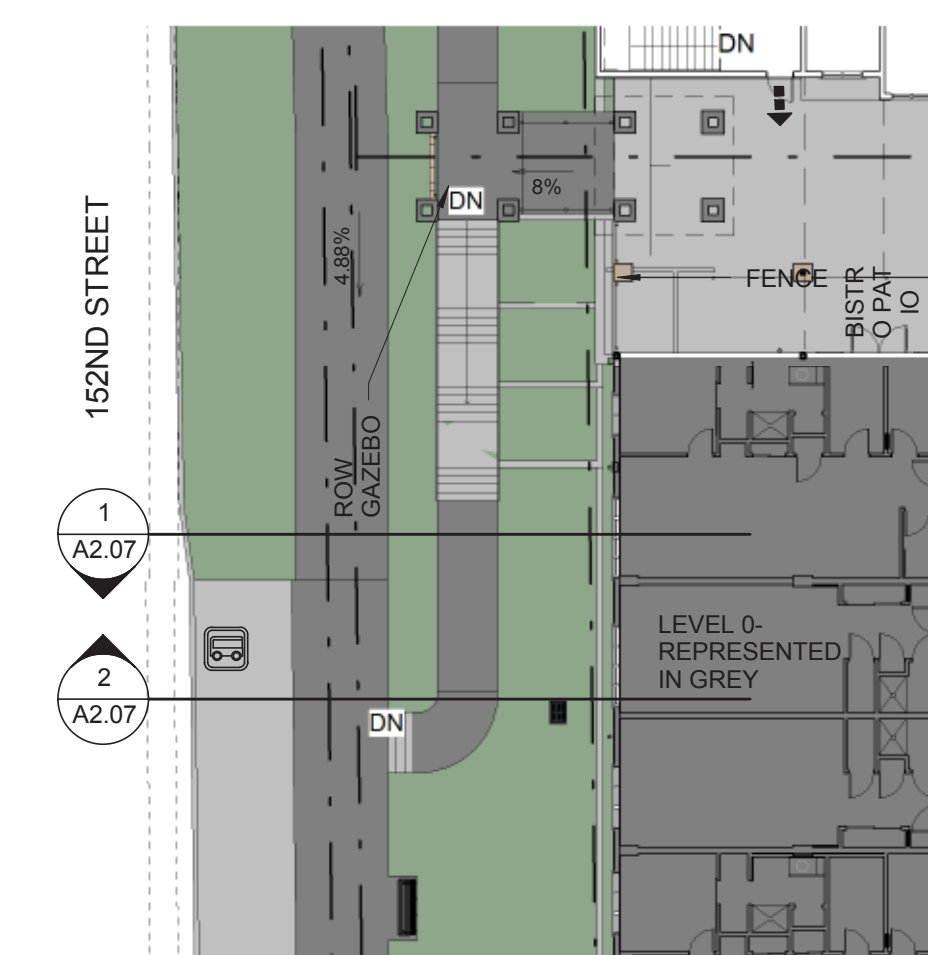
2b Section 2b

A2.07 SCALE: 1:150



2 Section 2a

A2.07 SCALE: 1:50



3 REFERENCE SITE PLAN

A2.07 SCALE: 1:250

8/27/2013 3:23:09 PM

7915-0079-00 (P)

Keystone Legend	
Key Value	Keystone Text
1	HARDI-BOARD SIDING (PAINT FINISH)
2	WOOD LOUVRES (PAINT FINISH)
3	HARDI-SHAKE SIDING (PAINT FINISH)
4	12" WOOD FASCIA (PAINT FINISH)
5	HARDI-TRIM (PAINT FINISH)
6	HARDI-PLANK WAISTBAND (PAINT FINISH)
7	GLAZED GUARD RAIL SYSTEM

Keystone Legend	
Key Value	Keystone Text
8	VINYL WINDOW/ ENTRY SYSTEM
9	CONCRETE ROOF TILE
10	WOOD POSTS/ BEAMS/ BRACKETS (PAINT FINISH)
11	CULTURED STONE C/W STONE WATER TABLE
12	SAFETY GLASS, GLAZING BARS
13	SAND-BLASTED FINISH
14	CULTURED STONE CAP
15	METAL SOLAR SHADE

SEALS:

CLIENT:



Retirement Concepts

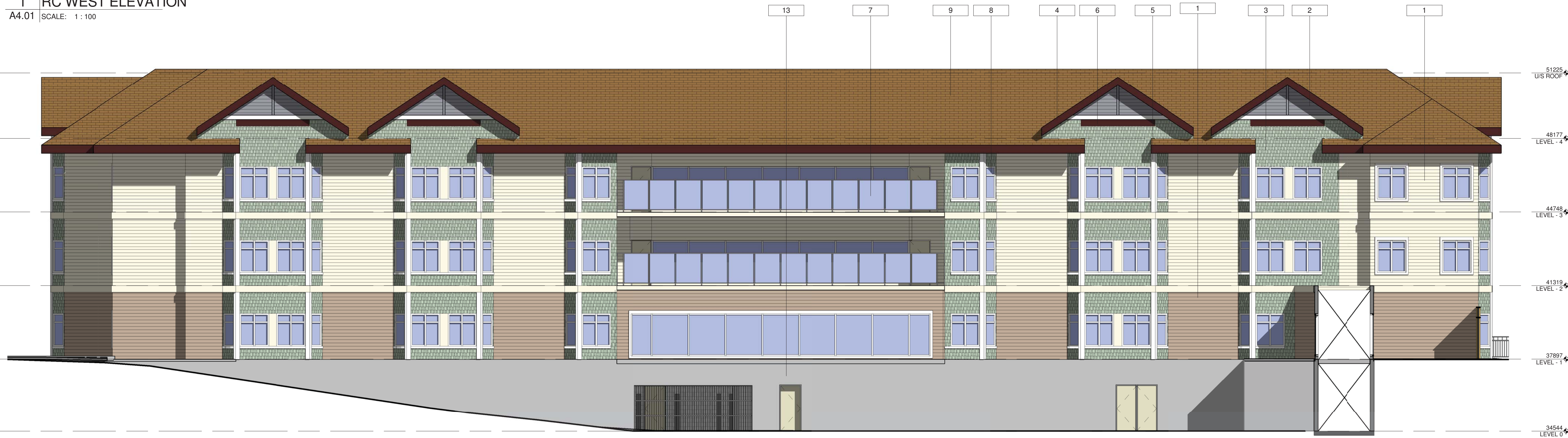
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04	2013-09-30	DEVELOPMENT PERMIT APPLICATION FILE NO. 7912-0211-00- RE-SUBMISSION



1 RC WEST ELEVATION
A4.01 SCALE: 1 : 100



2 RC NORTH ELEVATION
A4.01 SCALE: 1 : 100

PROJECT TITLE

**ROSEMARY HEIGHTS
SENIORS VILLAGE -
PHASE 2**

15240-34 Avenue
Surrey, British Columbia

DRAWING TITLE

**OVERALL EXTERIOR
ELEVATIONS - RC**

CHECKED BY: Checker

DRAWN BY: ARJA

SCALE: 1 : 100

DATE: 2013.02.28

PROJECT NO.

DRAWING NO.

2012 - 024

A4.01

7915-0079-00 (Q)

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PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
Surrey, British Columbia

DRAWING TITLE
OVERALL EXTERIOR ELEVATIONS - RC

CHECKED BY: Checker DRAWN BY: ARJA

SCALE: 1 : 100 DATE: 2013.02.28

PROJECT NO. DRAWING NO.

2012 - 024 A4.02

Keynote Legend	
Key Value	Keynote Text
1	HARDI-BOARD SIDING (PAINT FINISH)
2	WOOD LOUVRES (PAINT FINISH)
3	HARDI-SHAKE SIDING (PAINT FINISH)
4	12" WOOD FASCIA (PAINT FINISH)
5	HARDI-TRIM (PAINT FINISH)
6	HARDI-PLANK WAISTBAND (PAINT FINISH)
7	GLAZED GUARD RAIL SYSTEM

Keynote Legend	
Key Value	Keynote Text
8	VINYL WINDOW/ ENTRY SYSTEM
9	CONCRETE ROOF TILE
10	WOOD POSTS/ BEAMS/ BRACKETS (PAINT FINISH)
11	CULTURED STONE C/W STONE WATER TABLE
12	SAFETY GLASS, GLAZING BARS
13	SAND-BLASTED FINISH
14	CULTURED STONE CAP
15	METAL SOLAR SHADE



1 RC SOUTH ELEVATION
A4.02 SCALE: 1 : 100



2 RC EAST ELEVATIONS
A4.02 SCALE: 1 : 100

3/5/2013 2:52:28 PM 7915-0079-00 (R)

Keynote Legend	
Key Value	Keynote Text
1	HARDI-BOARD SIDING (PAINT FINISH)
2	WOOD LOUVRES (PAINT FINISH)
3	HARDI-SHAKE SIDING (PAINT FINISH)
4	12" WOOD FASCIA (PAINT FINISH)
5	HARDI-TRIM (PAINT FINISH)
6	HARDI-PLANK WAISTBAND (PAINT FINISH)
7	GLAZED GUARD RAIL SYSTEM

Keynote Legend	
Key Value	Keynote Text
8	VINYL WINDOW/ ENTRY SYSTEM
9	CONCRETE ROOF TILE
10	WOOD POSTS/ BEAMS/ BRACKETS (PAINT FINISH)
11	CULTURED STONE C/W STONE WATER TABLE
12	SAFETY GLASS, GLAZING BARS
13	SAND-BLASTED FINISH
14	CULTURED STONE CAP
15	METAL SOLAR SHADE



1 | IL WEST ELEVATION
A4.03 SCALE: 1 : 100



2 | IL NORTH ELEVATION
A4.03 SCALE: 1 : 100

SEALS:

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PROJECT TITLE

ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
Surrey, British Columbia

DRAWING TITLE

OVERALL EXTERIOR ELEVATIONS - IL

CHECKED BY: Checker

DRAWN BY: ARJA

SCALE: 1 : 100

DATE: 2013.02.28

PROJECT NO.

DRAWING NO.

2012 - 024

A4.03

7915-0079-00 (S)

Keynote Legend	
Key Value	Keynote Text
1	HARDI-BOARD SIDING (PAINT FINISH)
2	WOOD LOUVRES (PAINT FINISH)
3	HARDI-SHAKE SIDING (PAINT FINISH)
4	12" WOOD FASCIA (PAINT FINISH)
5	HARDI-TRIM (PAINT FINISH)
6	HARDI-PLANK WAISTBAND (PAINT FINISH)
7	GLAZED GUARD RAIL SYSTEM

Keynote Legend	
Key Value	Keynote Text
8	VINYL WINDOW/ ENTRY SYSTEM
9	CONCRETE ROOF TILE
10	WOOD POSTS/ BEAMS/ BRACKETS (PAINT FINISH)
11	CULTURED STONE C/W STONE WATER TABLE
12	SAFETY GLASS, GLAZING BARS
13	SAND-BLASTED FINISH
14	CULTURED STONE CAP
15	METAL SOLAR SHADE



1 | IL SOUTH ELEVATION
A4.04 | SCALE: 1 : 100



2 | IL EAST ELEVATIONS
A4.04 | SCALE: 1 : 100

SEALS:

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04	2013-09-30	DEVELOPMENT PERMIT APPLICATION FILE NO. 7912-0211-00- RE-SUBMISSION

PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
Surrey, British Columbia

DRAWING TITLE
OVERALL EXTERIOR ELEVATIONS - IL

CHECKED BY: Checker DRAWN BY: ARJA

SCALE: 1 : 100 DATE: 2013.02.28

PROJECT NO. DRAWING NO.

2012 - 024 A4.04

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7915-0079-00 (T)

SEALS:

CLIENT:



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PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
Surrey, British Columbia

DRAWING TITLE
STREETSCAPE ELEVATIONS

CHECKED BY: Checker DRAWN BY: ARJA

SCALE: 1 : 300 DATE: 2013.02.28

PROJECT NO. DRAWING NO.

2012 - 024 A4.05



1 OVERALL WEST ELEVATION

A4.05 SCALE: 1 : 300



2 OVERALL SOUTH ELEVATION

A4.05 SCALE: 1 : 300



3 OVERALL EAST ELEVATIONS

A4.05 SCALE: 1 : 300



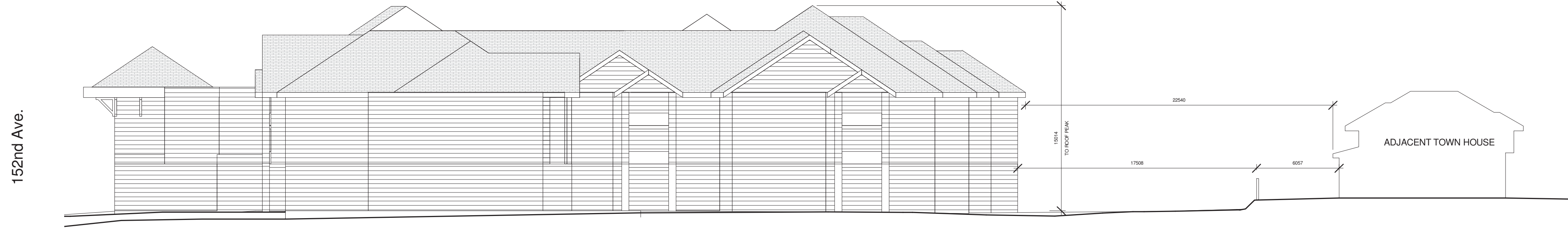
4 OVERALL NORTH ELEVATION

A4.05 SCALE: 1 : 300

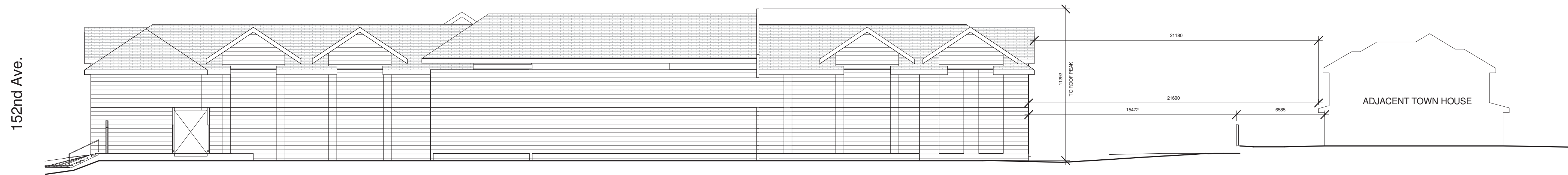
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7915-0079-00 (U)



1 ELEVATION AT EXISTING ASSISTED LIVING BUILDING
A4.06 SCALE: 1 : 200



2 ELEVATION AT EXISTING RESIDENTIAL CARE
A4.06 SCALE: 1 : 200



3 ELEVATION AT PROPOSED RESIDENTIAL CARE
A4.06 SCALE: 1 : 200



4 ELEVATION AT PROPOSED INDEPENDANT LIVING
A4.06 SCALE: 1 : 200

32nd Avenue Diversion

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PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
Surrey, British Columbia

DRAWING TITLE
ADJACENT PROPERTY ELEVATIONS

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SCALE: 1 : 200 DATE: 2013.02.28

PROJECT NO. DRAWING NO.

2012 - 024 A4.06

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PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
Surrey, British Columbia

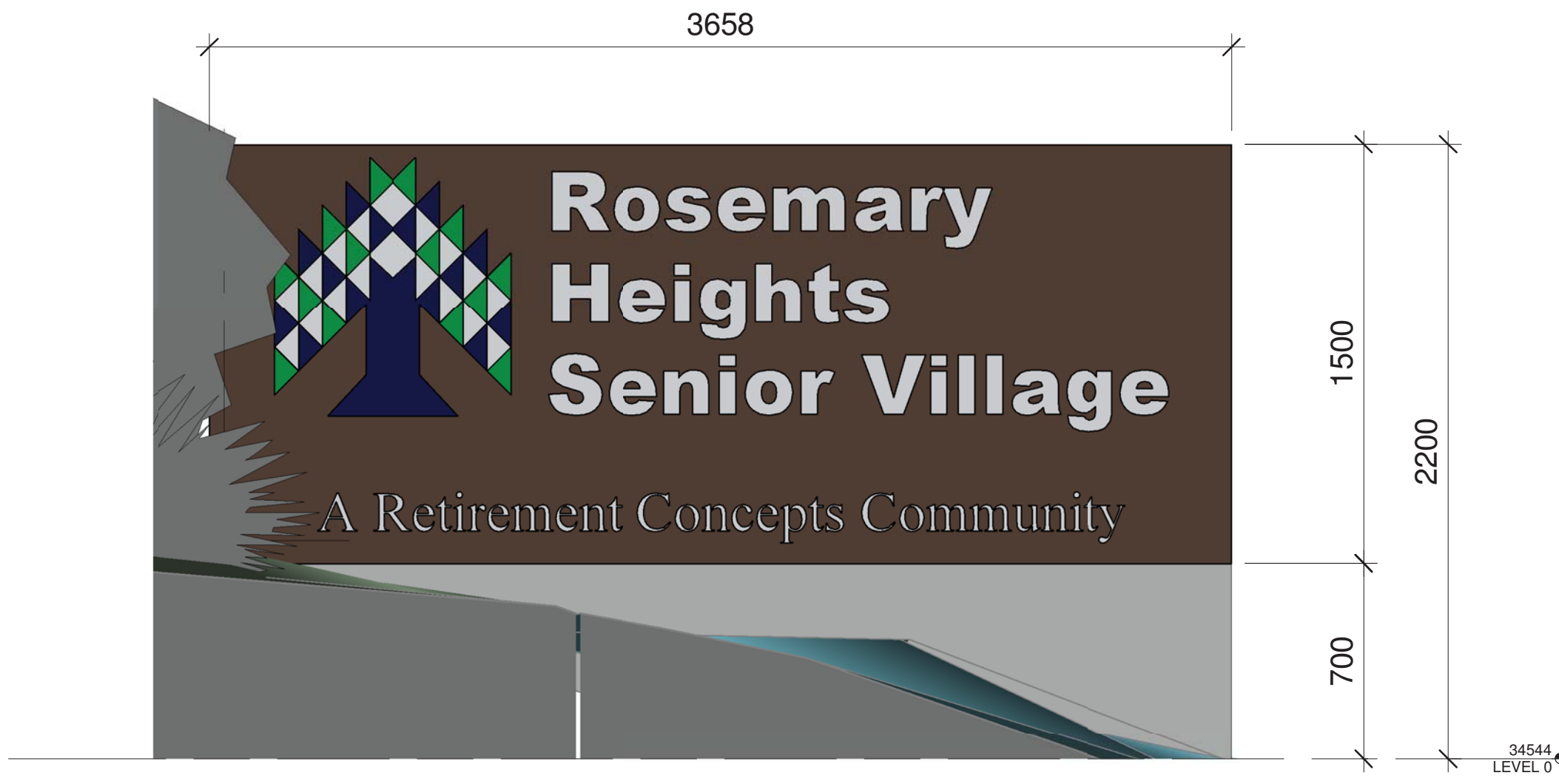
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MATERIALS & SIGNAGE DETAILS

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SCALE: 1 : 20 DATE: 2013.02.28

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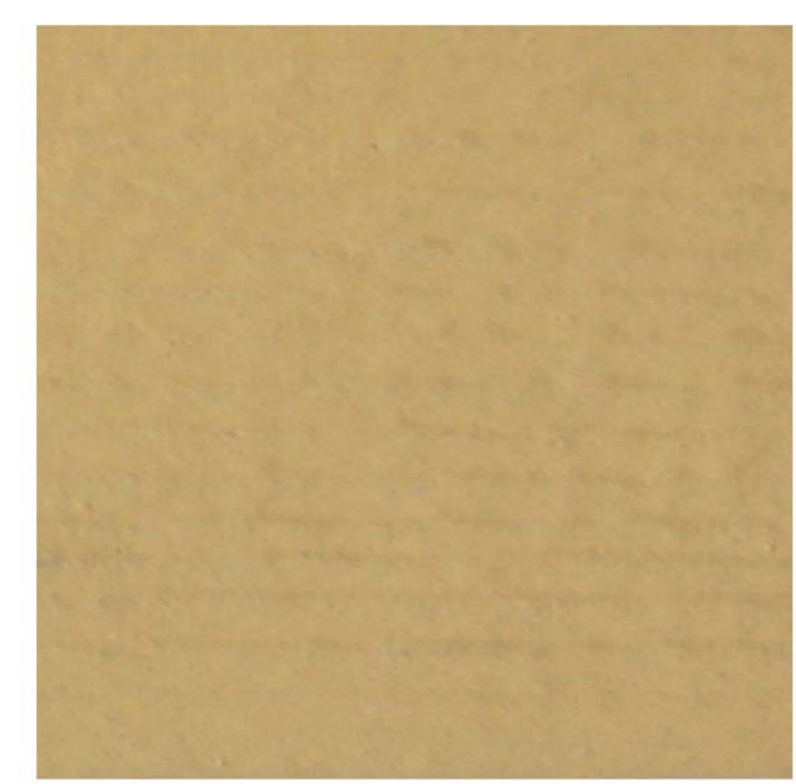
2012 - 024 A5.01



1 SIGNAGE
A5.01 SCALE: 1 : 20



ROSEMARY HEIGHTS SENIOR VILLAGE SIGN AND WATER FEATURE



JAMES HARDIE- HARRIS CREAM JH80-10



JAMES HARDIE- TRADITIONAL RED JH90-10



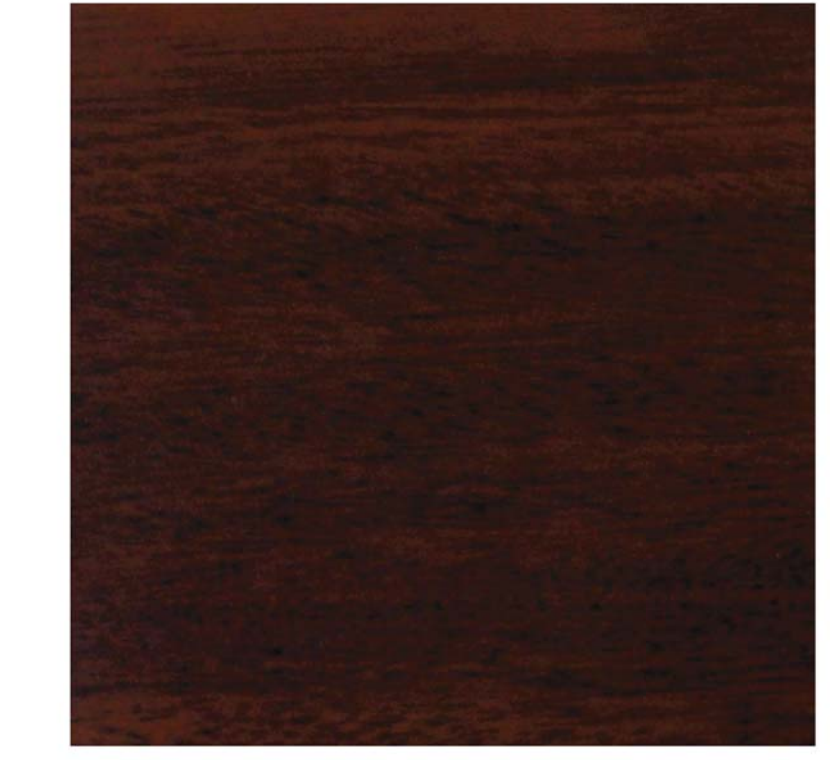
JAMES HARDIE- COBBLE STONE JH10-20



BOOTHBAY BLUE JH70-20



CONCRETE ROOF TILE- EXTRUDED, INTERLOCKING- COLUMBIA CONCRETE PRODUCTS- BROWN ANTIQUE



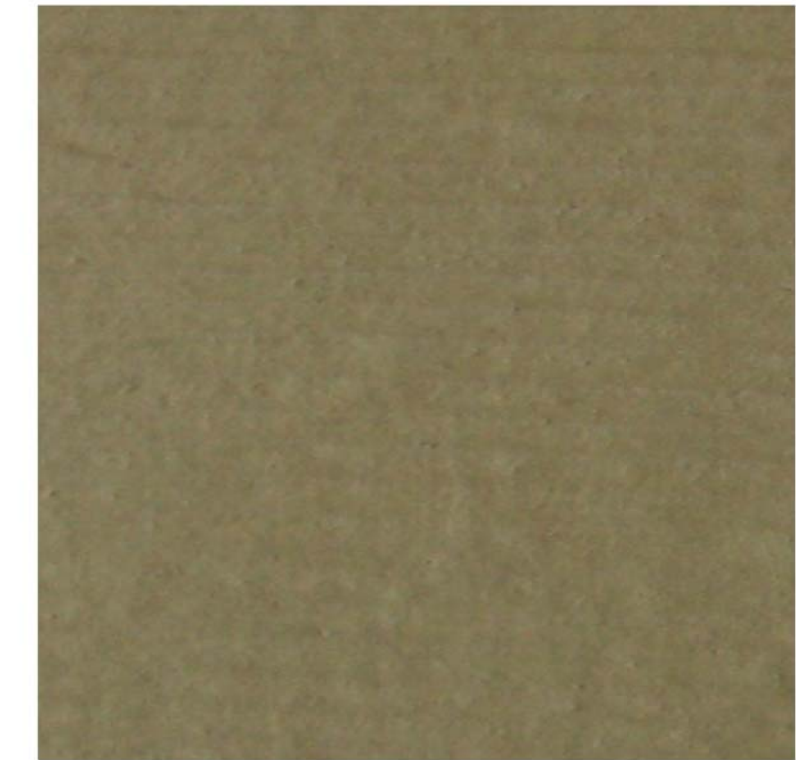
CHERRY WOOD TO MATCH EXISTING



JAMES HARDIE- KHAKI BROWN JH20-30



CULTURED STONE- COUNTRY LEDGESTONE BUCKS COUNTY



JAMES HARDIE- HEATHERED MOSS JH50-20

*PLANTINGS SHOWN ARE CONCEPTUAL IN NATURE AND ARE NOT AN ACTUAL REPRESENTATION OF THE PLANT SPECIES SPECIFIED BY LANDSCAPE ARCHITECT

3/5/2013 12:44:41 PM
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PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE 2

15240-34 Avenue
 Surrey, British Columbia

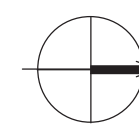
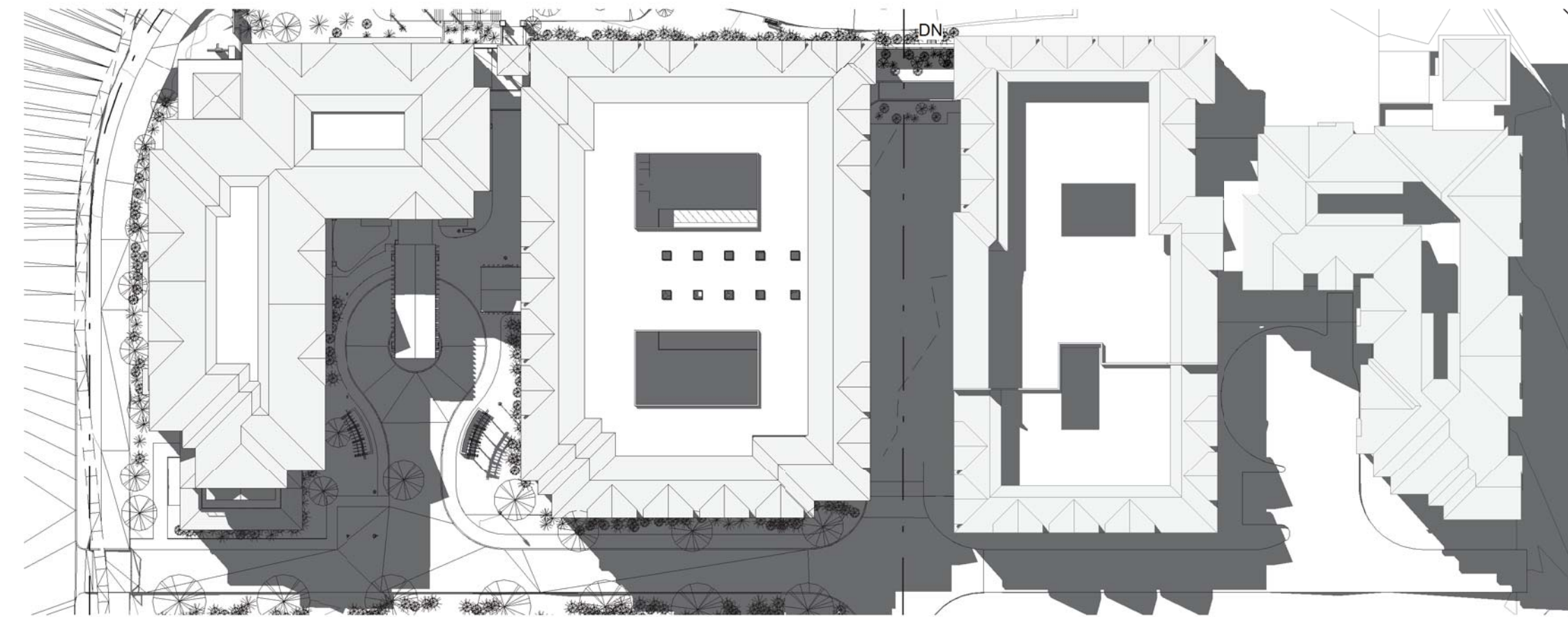
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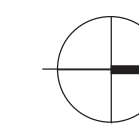
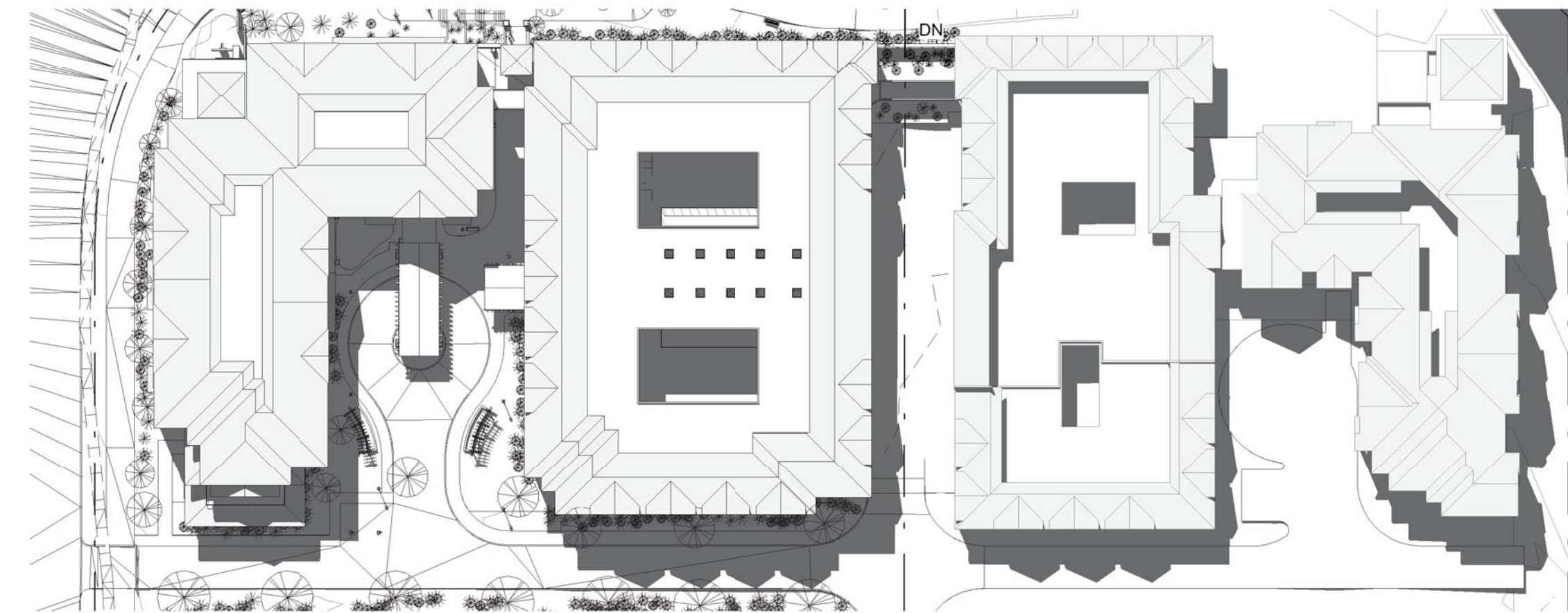
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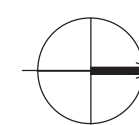
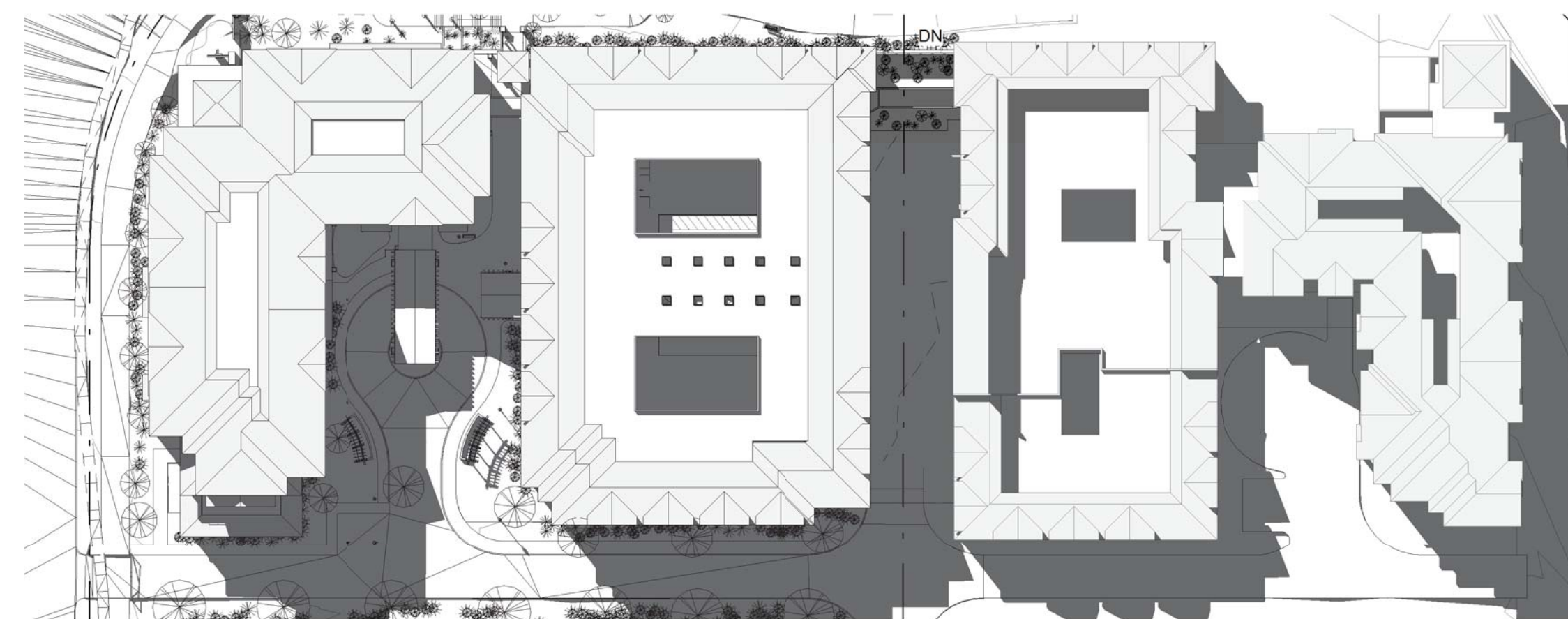
2012 - 024 A5.02



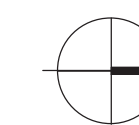
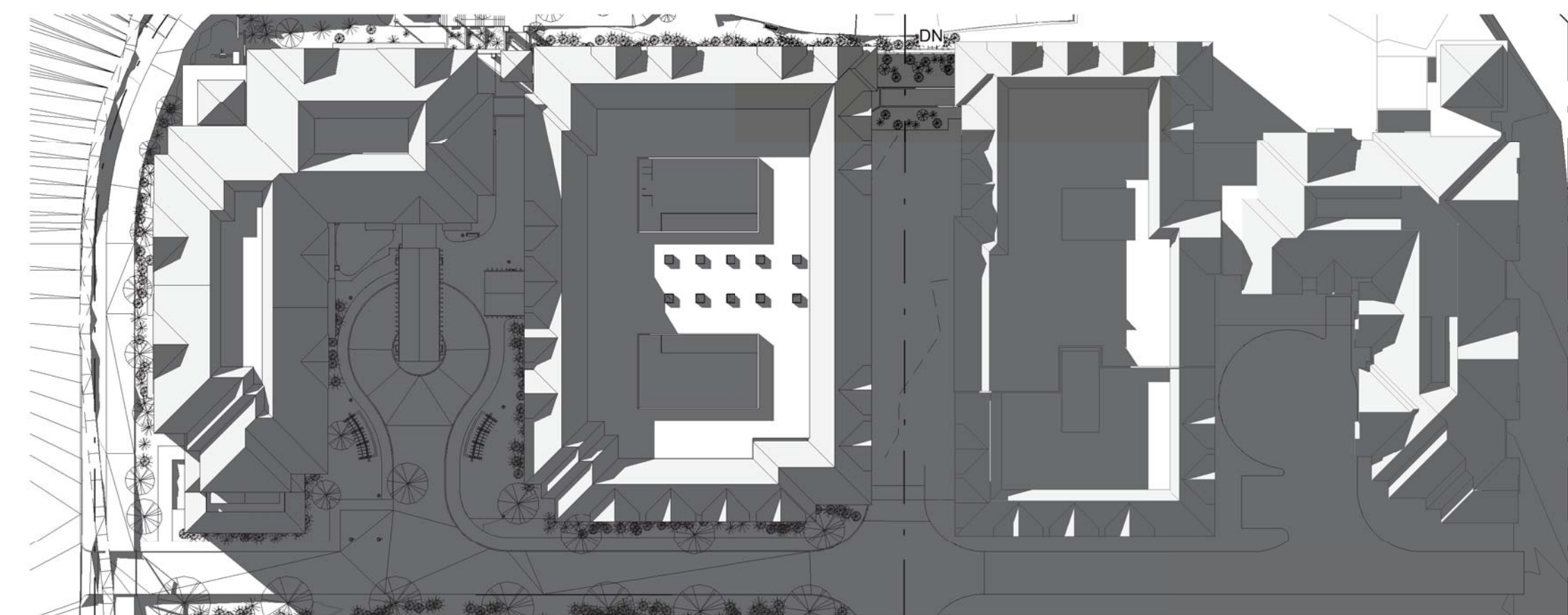
1 SITE PLAN - MARCH
 A5.02 SCALE: 1 : 750



2 SITE PLAN - JUNE
 A5.02 SCALE: 1 : 750

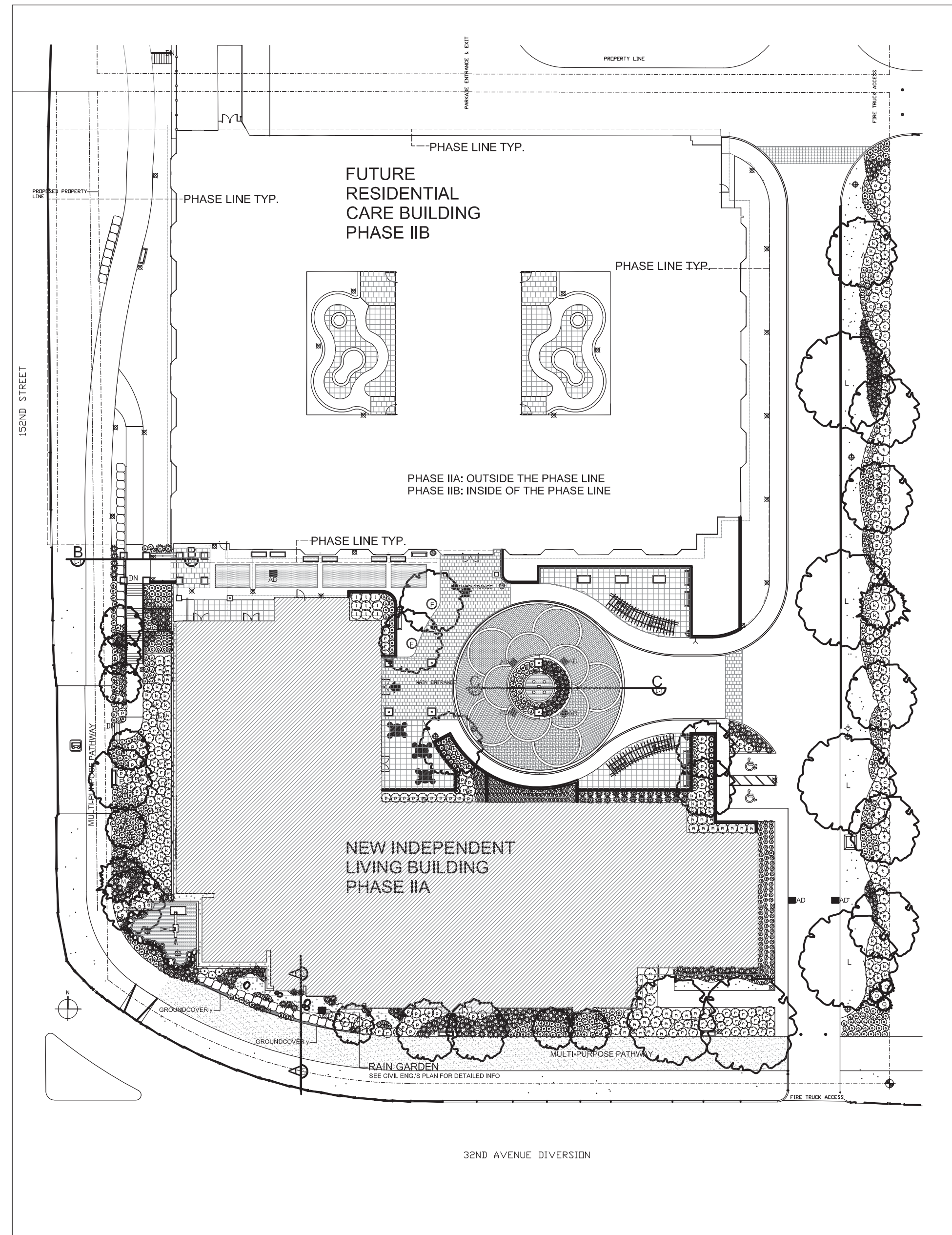


3 SITE PLAN - SEPTEMBER
 A5.02 SCALE: 1 : 750



4 SITE PLAN - DECEMBER
 A5.02 SCALE: 1 : 750

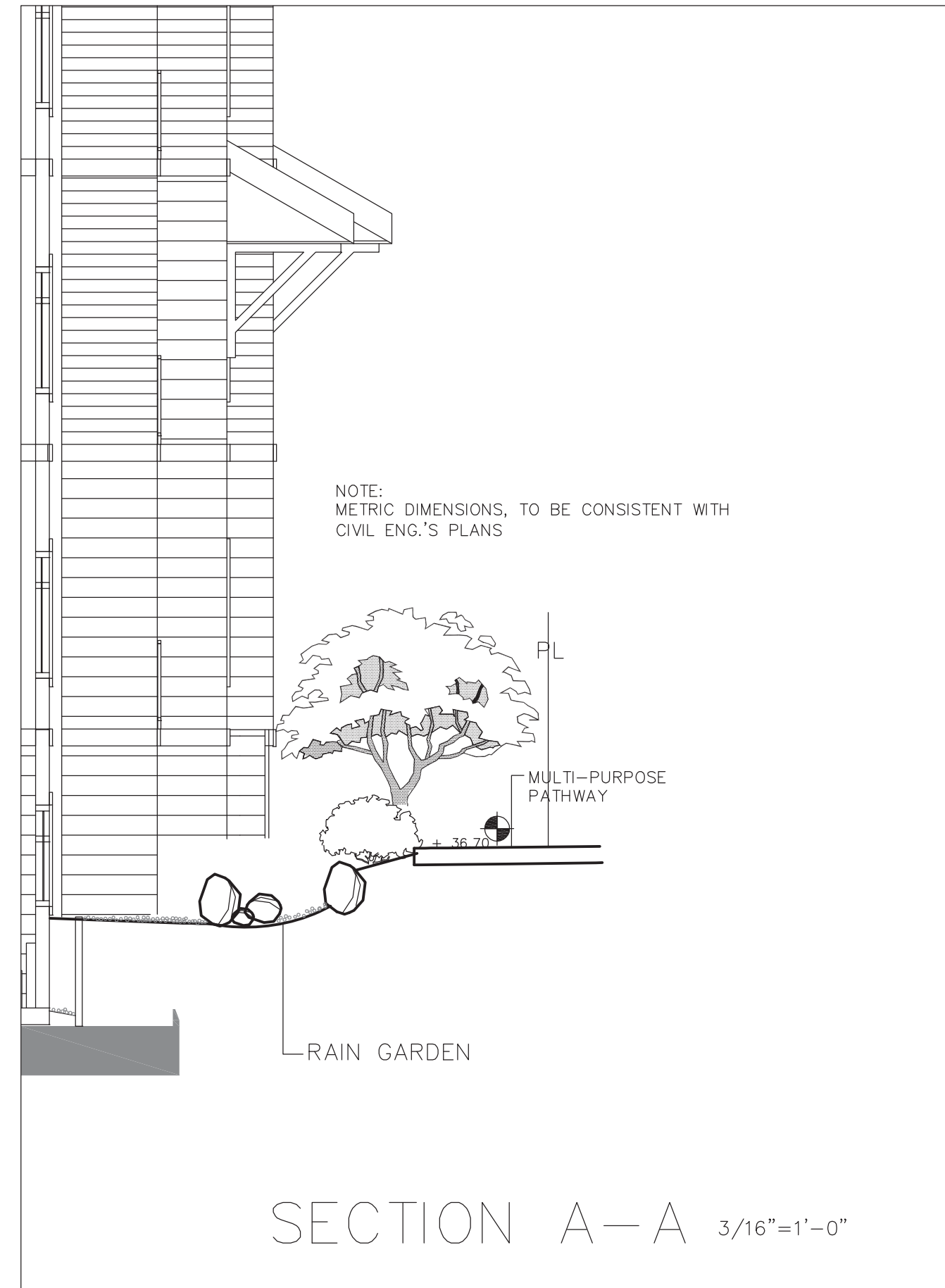
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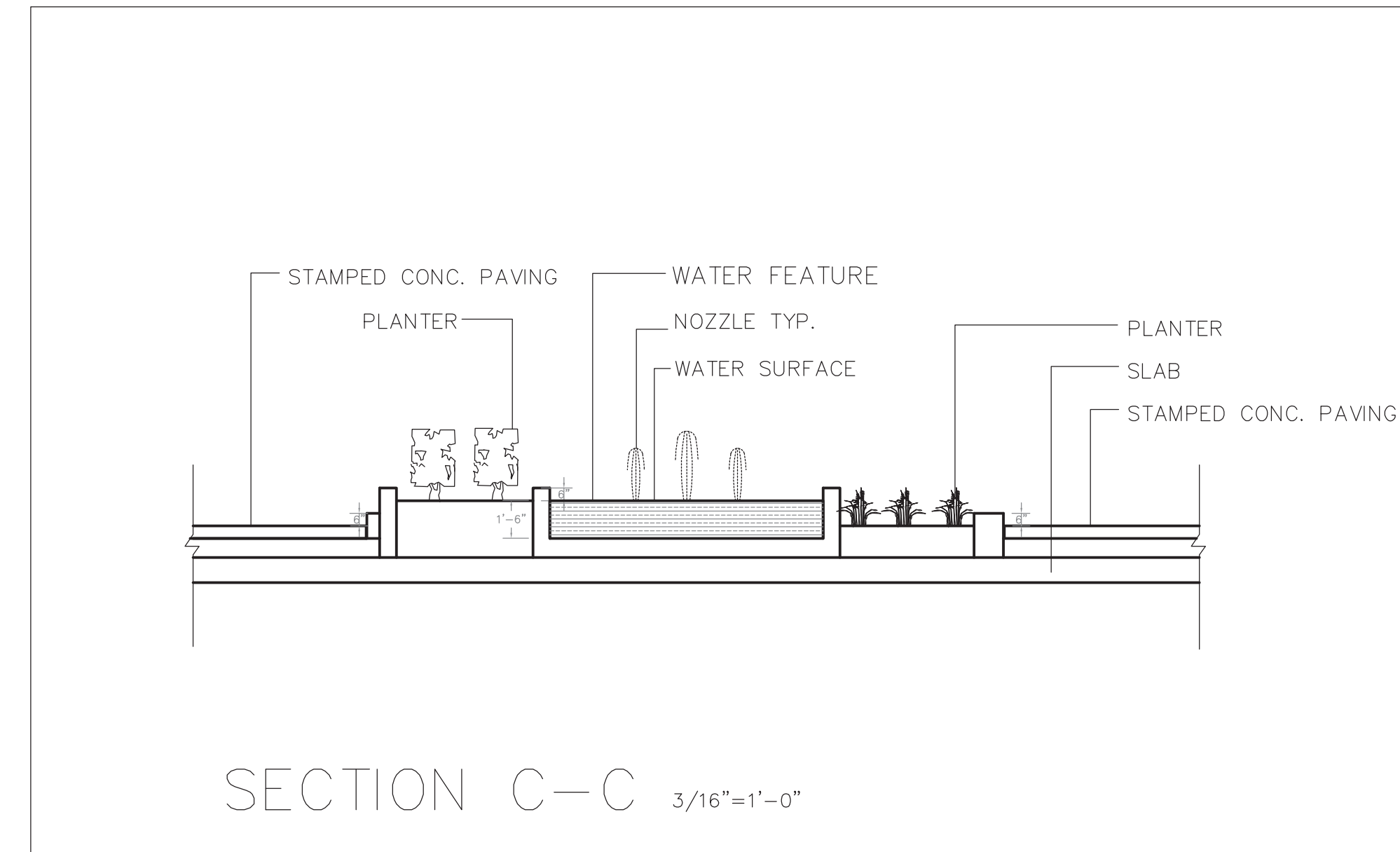
OVERALL REFERENCE PLAN

NOTES:

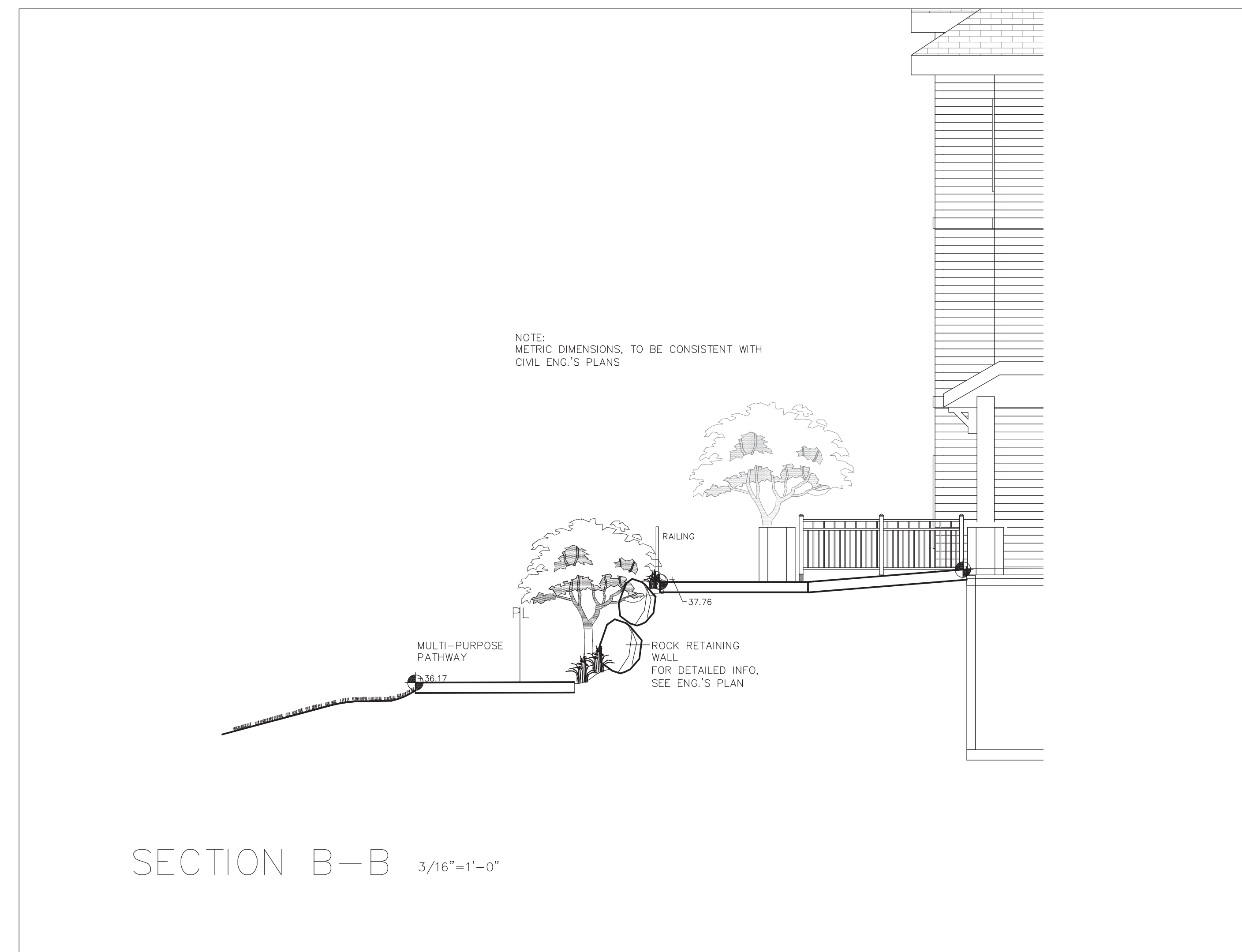
- Maintain min. 2% slope away from building where possible, for detailed info on grading, see Civil Eng.'s plans.
- All plants and landscape installation to conform to BCSLA Landscape Standards Latest Edition.
- All growing medium to be tested by PSAI (604-273-8226) and amended accordingly if necessary, and to be tested again at Substantial Completion.
- Minimum planting medium depths:
lawn-6"/150mm, 9" on slab
groundcover &
shrubs-18"/450mm, min 18" on slab
trees-12"/300mm, all around the rootball, 24" small trees on slab, 30" medium sized trees on slab
For detailed info see specifications
- All plant material shall meet minimum size requirements as indicated in plant list.
- Trees planted in lawn areas to have 1 m dia. mulched ring.
- Make sure twine around rootballs to be cut and removed to prevent girdling.
- All proposed trees should be planted min. 3 m away from building foundation or face of buildings or retaining walls.
- Install min. 2" of composted bark mulch on all shrub beds after planting and rake smooth. Mulch to be "9.5mm screened composted bark mulch".
- Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the Phytophthora ramorum virus (Sudden Oak Death).
- Contractor to report any discrepancies in plant numbers immediately to Landscape Architect.



SECTION A-A 3/16"=1'-0"



SECTION C-C 3/16"=1'-0"



SECTION B-B 3/16"=1'-0"



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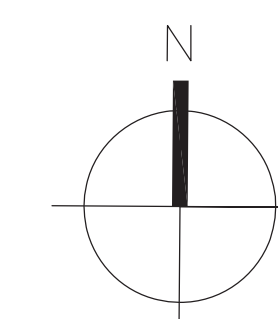
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	2013-05-30	ISSUED FOR DESIGN DEVELOPMENT COMPLETION
	2013-09-30	DEVELOPMENT APPLICATION FILE NO. 7912-0211-00- RE-SUBMISSION
	2013-10-24	FOR CP REVIEW-BP SIGN-OFF
	2013-11-11	ISSUED FOR BUILDING PERMIT SUBMISSION

PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE II A
DP, 7912-0211-00

15280 34th Avenue
Surrey, British Columbia

DRAWING TITLE
OVERALL REFERENCE PLAN/ SECTIONS

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SCALE: 3/16"=1'-0" DATE: 2013.11.11
PROJECT NO. DRAWING NO.





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	2013-10-24	FOR CP REVIEW-BP SIGN-OFF
	2013-11-11	ISSUED FOR BUILDING PERMIT SUBMISSION

PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE II A
DP, 7912-0211-00

15280 34th AVENUE
Surrey, British Columbia

DRAWING TITLE

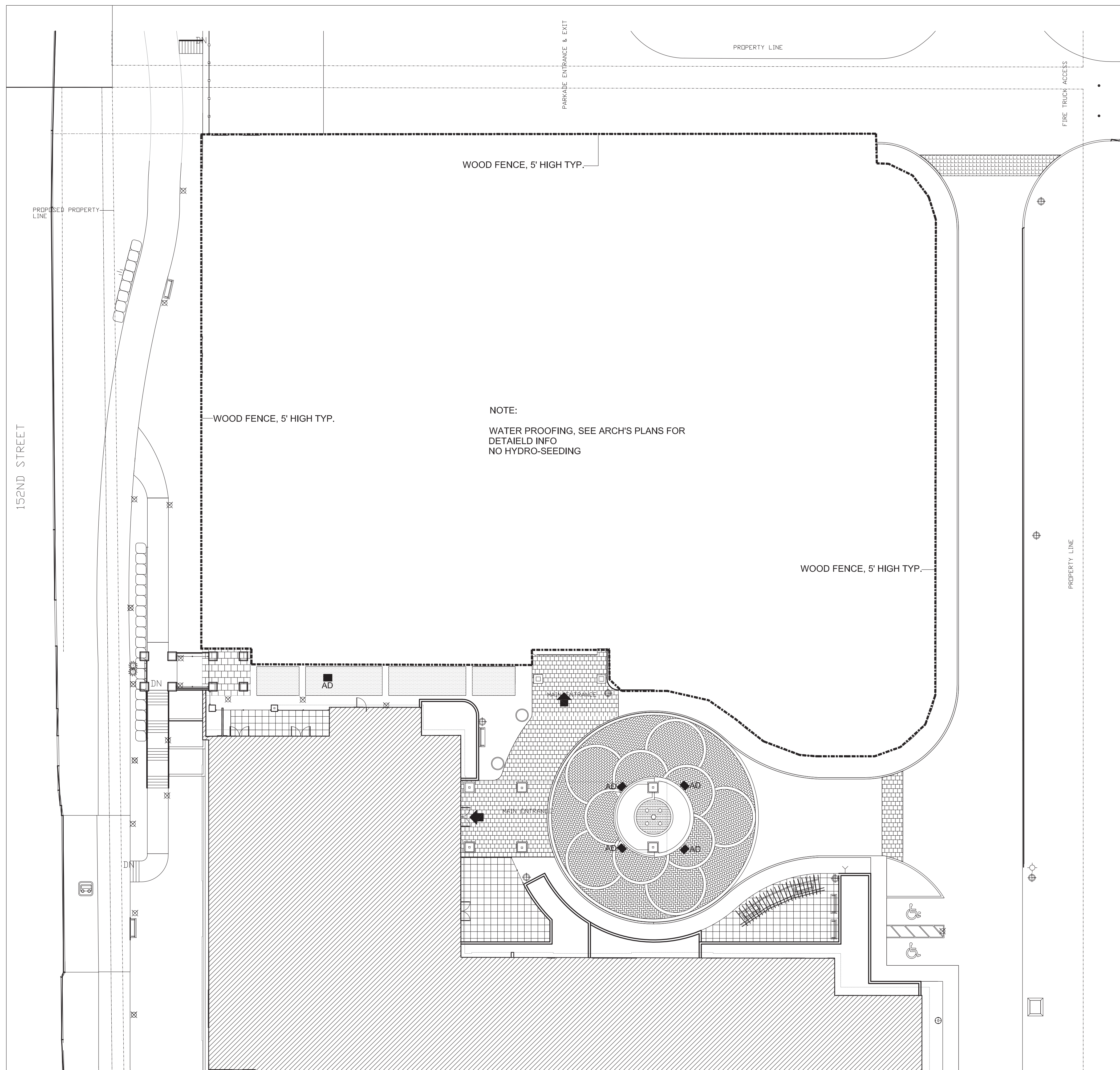
INFO ON TEMPORARY FENCE FOR PHASE IIB

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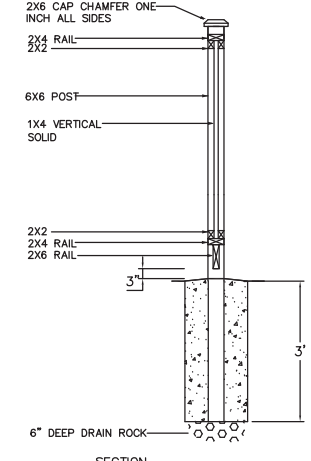
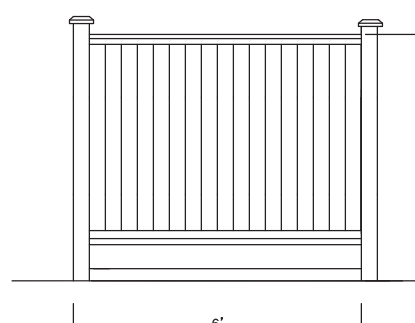
SCALE: 1/16"=1'-0" DATE: 2013.11.11

PROJECT NO. DRAWING NO.

L-3



TEMPORARY LANDSCAPE PLAN

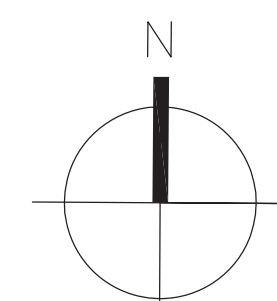


5' CEDAR FENCE DETAIL

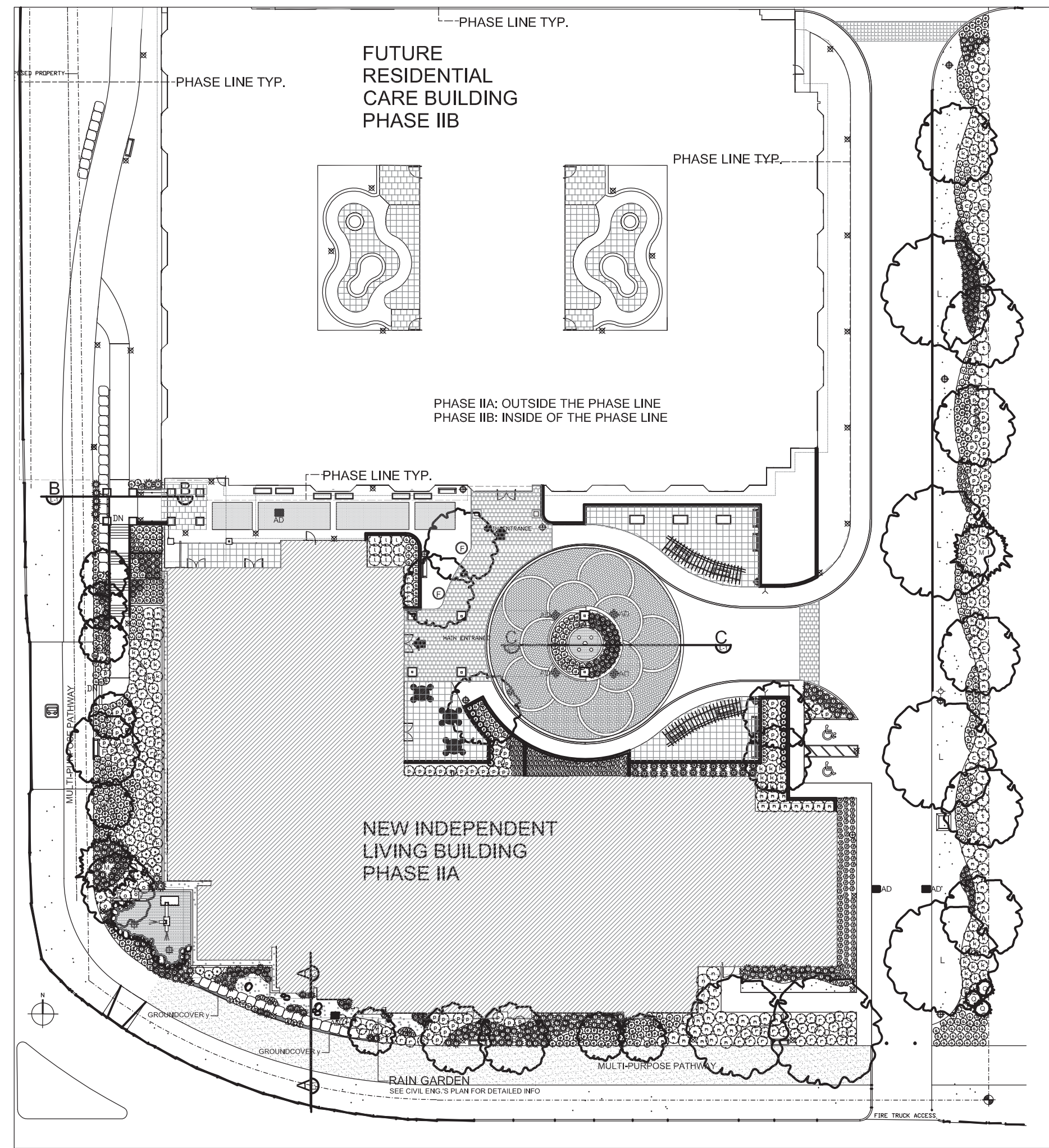
WOODEN FENCE DETAIL

LEGEND

- CW CONCRETE WALKWAY
- SCA STAMPED CONC. PAVING-TYPE A (COLOR AND PATTERN, MATCH PH)
- SCB STAMPED CONC. PAVING-TYPE B (COLOR: EARTH TONE)
- SCC STAMPED CONC. PAVING-TYPE C (COLOR: MEDIUM GREY)
- CP CONC. PAVING
- CC COURED CONC. PAVING (COLOR: EARTH TONE)
- PLN CONC. PLANTER, 2' HIGH MIN.
- PLNL CONC. PLANTER, 1' HIGH MIN.
- PLA ALLAN BLOCK PLANTER, 2.5' HIGH, 1' WIDE
- BENCH (MATCH PH)
- ROCK
- BOLLARD LIGHTING, 3' HIGH (MATCH PH)
- 14' HIGH LIGHTING POLE (MATCH PH)
- SUBMERSIBLE POND LIGHT
- DECORATIVE FENCE
- PRE-MADE CONC. PLANTER 2' X 6' X 2.5' HIGH
- PRE-MADE CONC. PLANTER 4' DIA, 3' HIGH
- MOVABLE TABLE AND CHAIRS
- MOVABLE CHAIR
- LWN LAWN
- RE RETAINING WALL-SEE CIVIL ENG. PLANS FOR DETAILED INFO
- RRE ROCK RETAINING WALL-SEE CIVIL ENG. PLANS FOR DETAILED INFO
- CU CONC. CURB, 6" HIGH
- ASPHALT PAVING
- PRE-MADE CONC. PLANTER 3' X 6' X 2.5' HIGH, BY OWNER FOR COMMUNITY GARDEN



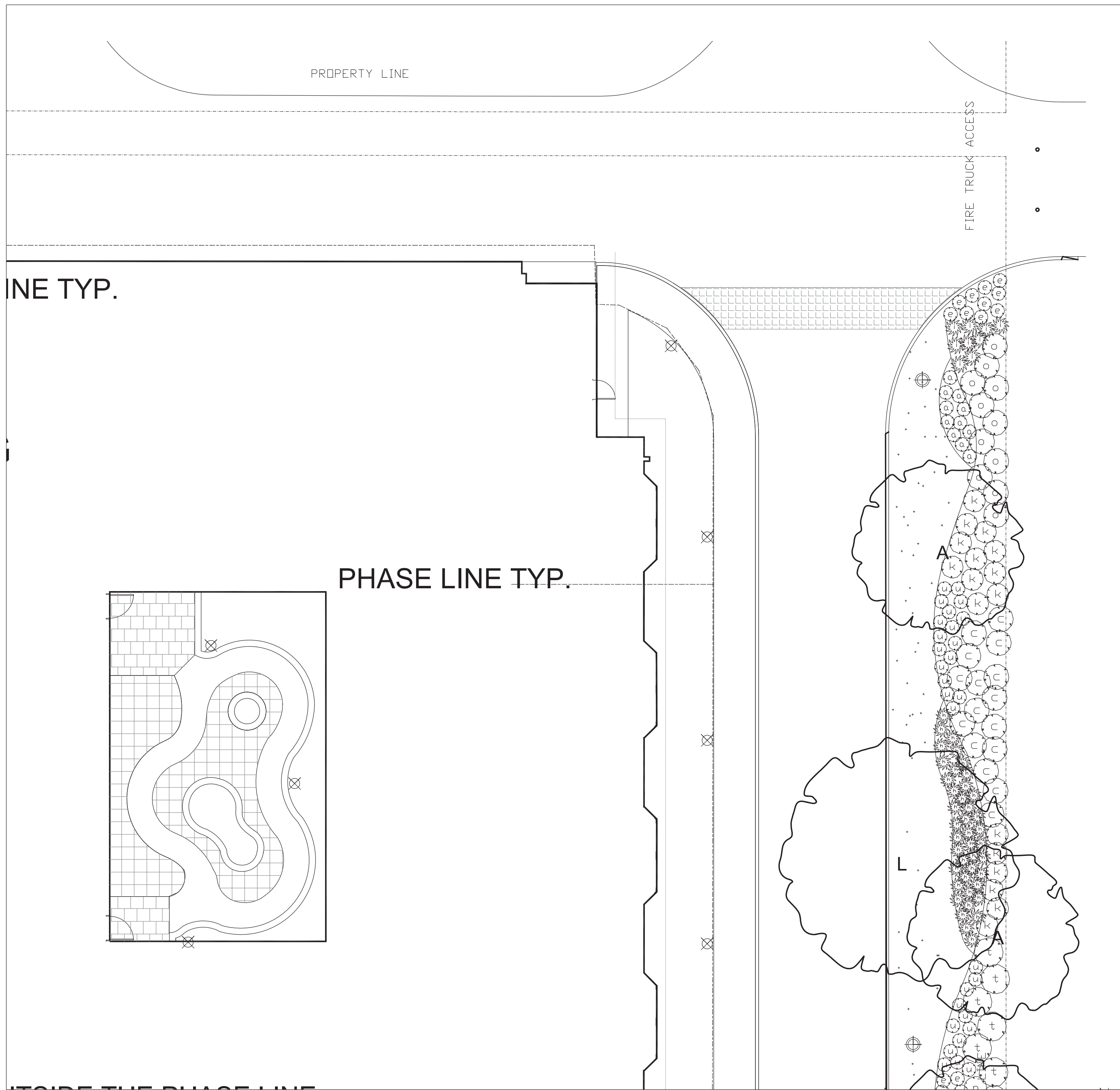
7915-0079-00 (AA)



OVERALL REFERENCE PLAN

PLANT LIST-PHASE II A					
Quantity	Symbols	Botanical Name	Common Name	Size	Spacing
Trees					
6	A	Prunus x bireiana	Japanese Flowering Plum	6cm cal B&B	as shown
2	B	Styrax japonica	Japanese Snowbell	6cm cal B&B	as shown
2	C	Magnolia stelleta	Star Magnolia	6cm cal B&B	as shown
1	D	Quercus rubra	Red Oak	8cm cal B&B	as shown
0	E	Cornus mas	Pink Flowering Dogwood	6cm cal B&B, Tree Form	Spacing
5	F	Prunus yedoensis 'Akebono	Akebono Cherry	7cm cal B&B	as shown
0	G	Cornus kousa 'Satomi'	Kousa Dogwood	7cm cal B&B	as shown
0	H	Acer palmatum 'Sangu Kaku'	Coral Bark Maple	5cm cal B&B, Tree Form	as shown
3	I	Acer circinatum	Vine Maple	5cm cal B&B, Tree Form	as shown
0	J	Prunus serrulata 'Amanogawa'	Amanogawa Cherry	6cm cal B&B	as shown
5	K	Cercis canadensis	Eastern Redbud	6cm cal B&B	as shown
4	L	Acer rubra 'Red Sunset'	Red Sunset Maple	7cm cal B&B	as shown
2	M	Pinus nigra	Austrian Black Pine	3.5m High	as shown
0	N	Liquidambar styraciflua	Sweet Gum	7cm cal B&B	as shown
1	O	Cercidiphyllum japonica	Katsura	8cm cal B&B	as shown
0	P	Robinia pseudoacacia 'Frisia'	Golden Leaf Black Locust	7cm cal B&B	as shown
3	Q	Serbian Spruce	Picea omorika	3.5m High	as shown
Shrubs, Perennials & Grasses					
147	a	Azalea japonica 'Girard Fuchsia'	Evergreen Azalea	# 2 pot	as shown
37	b	Azalea japonica 'Gumpo Pink'	Evergreen Azalea	# 2 pot	as shown
22	c	Cornus alba 'Ivory Halo'	Variiegated Dogwood	# 3 pot	as shown
26	d	Buxus microphylla 'Winter Gem'	Asian Boxwood	# 3 pot	as shown
164	e	Erica x darleyensis 'Silberschme'	Winter White Bell Heather	# 1 pot	as shown
271	f	Carex flacca	Blue Sedge	# 1 pot	as shown
22	g	Iris sibirica 'Fight of Butterflies'	Siberian Iris	# 1 pot	18" o.c.
123	h	Carex morrowii 'Aureovariegata'	Variiegated Sedge	# 1 pot	as shown
154	i	Helictotrichon sempervirens	Blue Oat Grass	# 1 pot	as shown
0	j	Astilbe x arendsi 'Hybrids'	Garden Astilbe	# 1 pot	as shown
103	k	Mahonia aquifolium 'Compacta'	Dwarf Oregon Grape	# 2 pot	as shown
9	l	Rhododendron 'Pink Walloper'	Pink Walloper Rhododendron	# 2 pot	as shown
53	m	Pieris japonica 'Debutante'	Dwarf Pieris	# 2 pot	as shown
4	n	Nandina domestica	Heavenly Bamboo	# 3 pot	as shown
19	o	Rhododendron 'Gomer Waterer'	Rhododendron	# 3 pot	as shown
77	p	Rhododendron 'Mary Fleming'	Rhododendron	# 3 pot	as shown
0	q	Camellia japonica	Japanese Camellia	# 3 pot	as shown
77	r	Rose meiland 'La Sevillana'	meiland La Sevillana Rose	# 2 pot	as shown
17	s	Escallonia Pink Princess'	Pink Princess Escallonia	# 2 pot	as shown
16	t	Euonymus alata 'Compacta'	Winged Burning Bush	# 2 pot	as shown
105	u	Gaulltheria shallon	Saia	# 1 pot	as shown
0	v	Prunus lusitanica	Portugal Laurel	# 3 pot	as shown
47	w	Polystichum munitum	Western Sword Fern	# 1 pot	as shown
6	x	Miscanthus 'Gracillimus'	Maiden Grass	# 2 pot	as shown
350	y	Arctostaphylos uva ursi 'Vancouver'	Kinnikinnick	# 1 pot	spaces on the rock walls
22	z	Taxus x media 'H. M. Eddie'	Eddies Yew	4' height, B&B	as shown

TOTAL 34 REPLACEMENT TREES PROPOSED FOR PH1



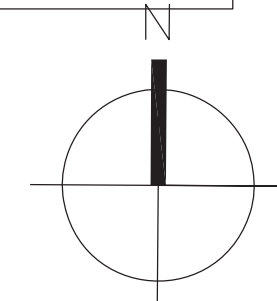
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	2013-11-11	ISSUED FOR BUILDING PERMIT SUBMISSION

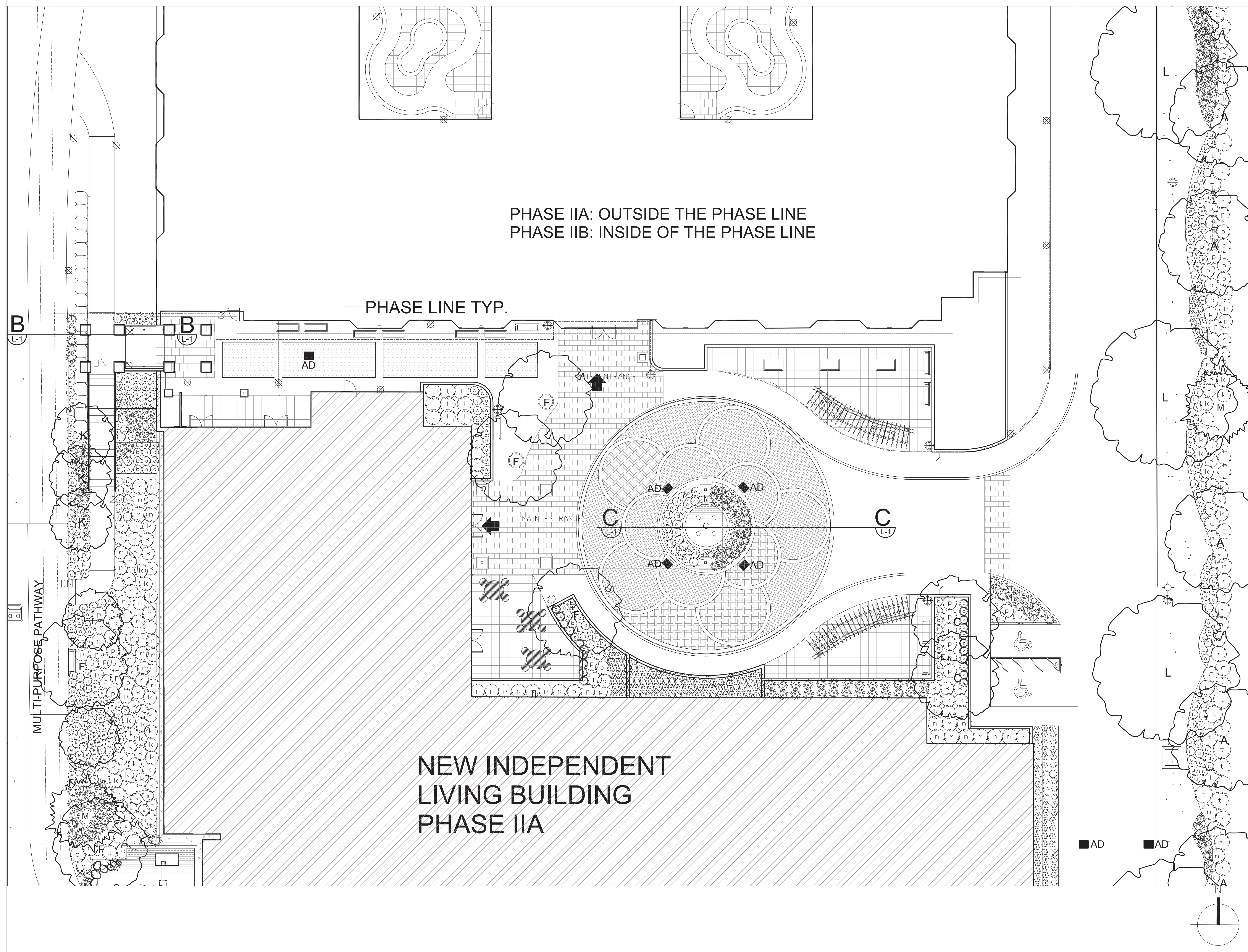
PROJECT TITLE
ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE II A
DP, 7912-0211-00

15280 34th Avenue
Surrey, British Columbia

DRAWING TITLE
OVERALL REFERENCE PLANT LIST PLANTING DESIGN FOR NORTH SECTION

CHECKED BY: _____ DRAWN BY: _____
SCALE: 3/32"=1'-0" DATE: 2013.11.11
PROJECT NO. _____ DRAWING NO. _____





PHASE IIA: OUTSIDE THE PHASE LINE
 PHASE IIB: INSIDE OF THE PHASE LINE

PHASE LINE TYP.

NEW INDEPENDENT
 LIVING BUILDING
 PHASE IIA

CEI Architecture
 500-1500 West Georgia Street
 Vancouver, BC V6G 2Z6
 TEL 604-687-1898 FAX 604-682-5398
 www.ceiarchitecture.com | Vancouver Victoria Kelowna

JHL DESIGN GROUP INC.
 Landscape Architecture + Urban Design

4370, Maple Street, Vancouver, BC
 Tel: 604-263-8613
 Fax: 1-866-277-9554
 Email: jhl@jhlshow.ca



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PROJECT TITLE
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 DP, 7912-0211-00

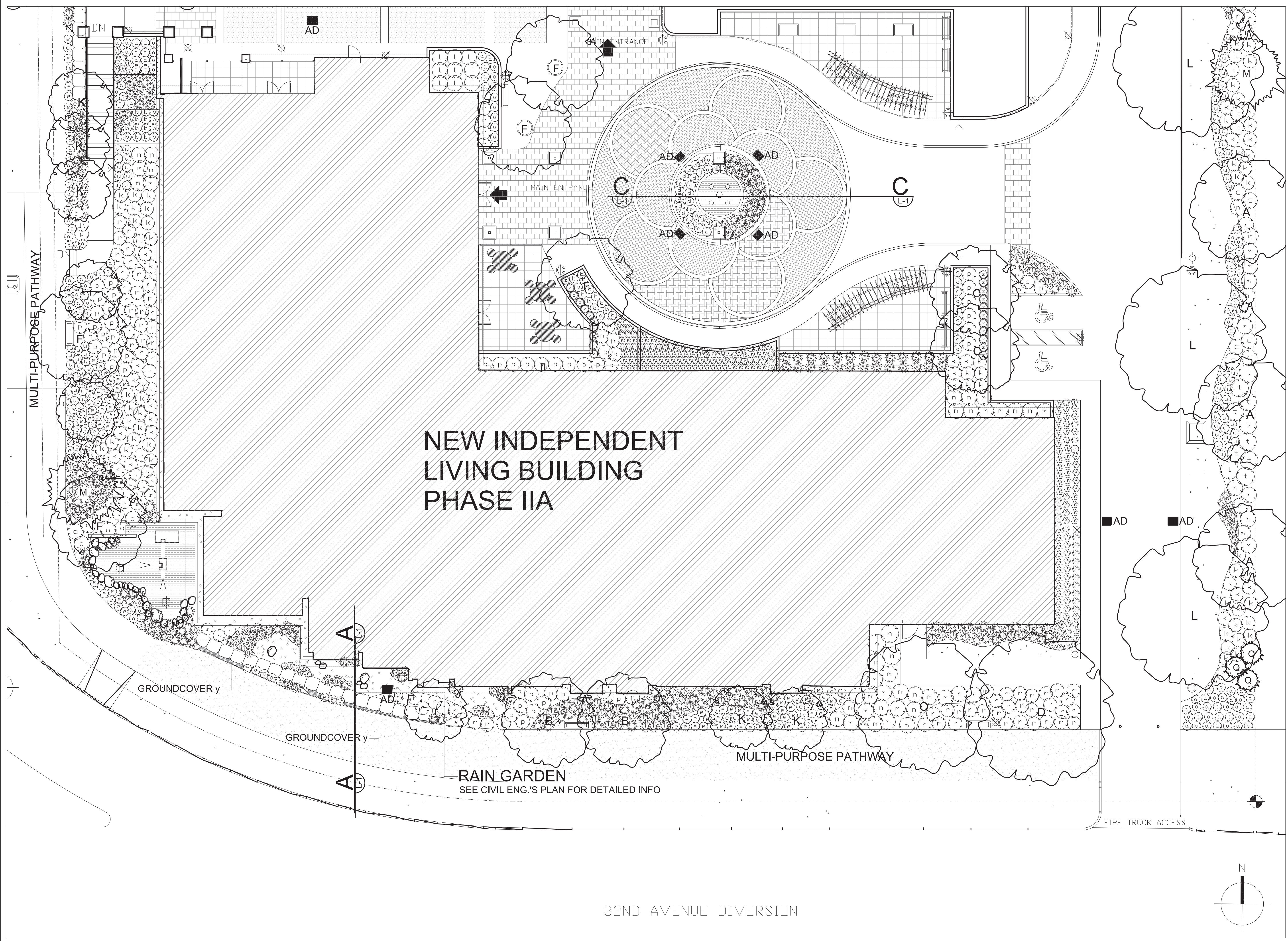
15280 34th Avenue
 Surrey, British Columbia

DRAWING TITLE
PLANTING DESIGN FOR MIDDLE SECTION

CHECKED BY: _____ DRAWN BY: _____

SCALE: 3/32"=1'-0" DATE: 2013.11.11

PROJECT NO. _____ DRAWING NO. _____



NEW INDEPENDENT LIVING BUILDING PHASE IIA

RAIN GARDEN
SEE CIVIL ENG.'S PLAN FOR DETAILED INFO



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PROJECT TITLE
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DP, 7912-0211-00

15280 34th Avenue
Surrey, British Columbia

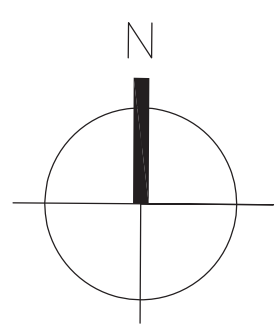
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PLANTING DESIGN FOR SOUTH SECTION

CHECKED BY: DRAWN BY:

SCALE: 3/32" = 1'-0" DATE: 2013.11.11

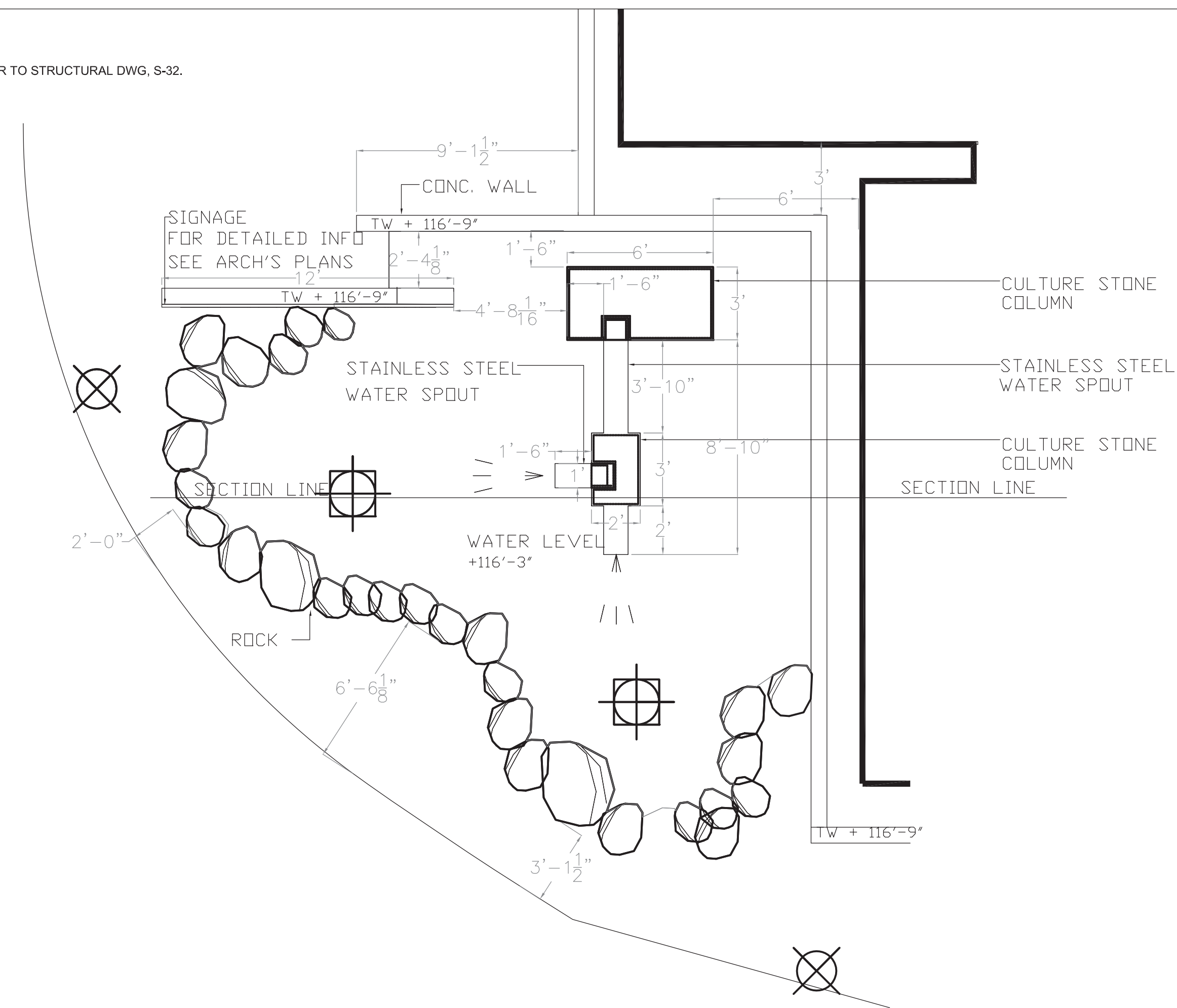
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32ND AVENUE DIVERSION

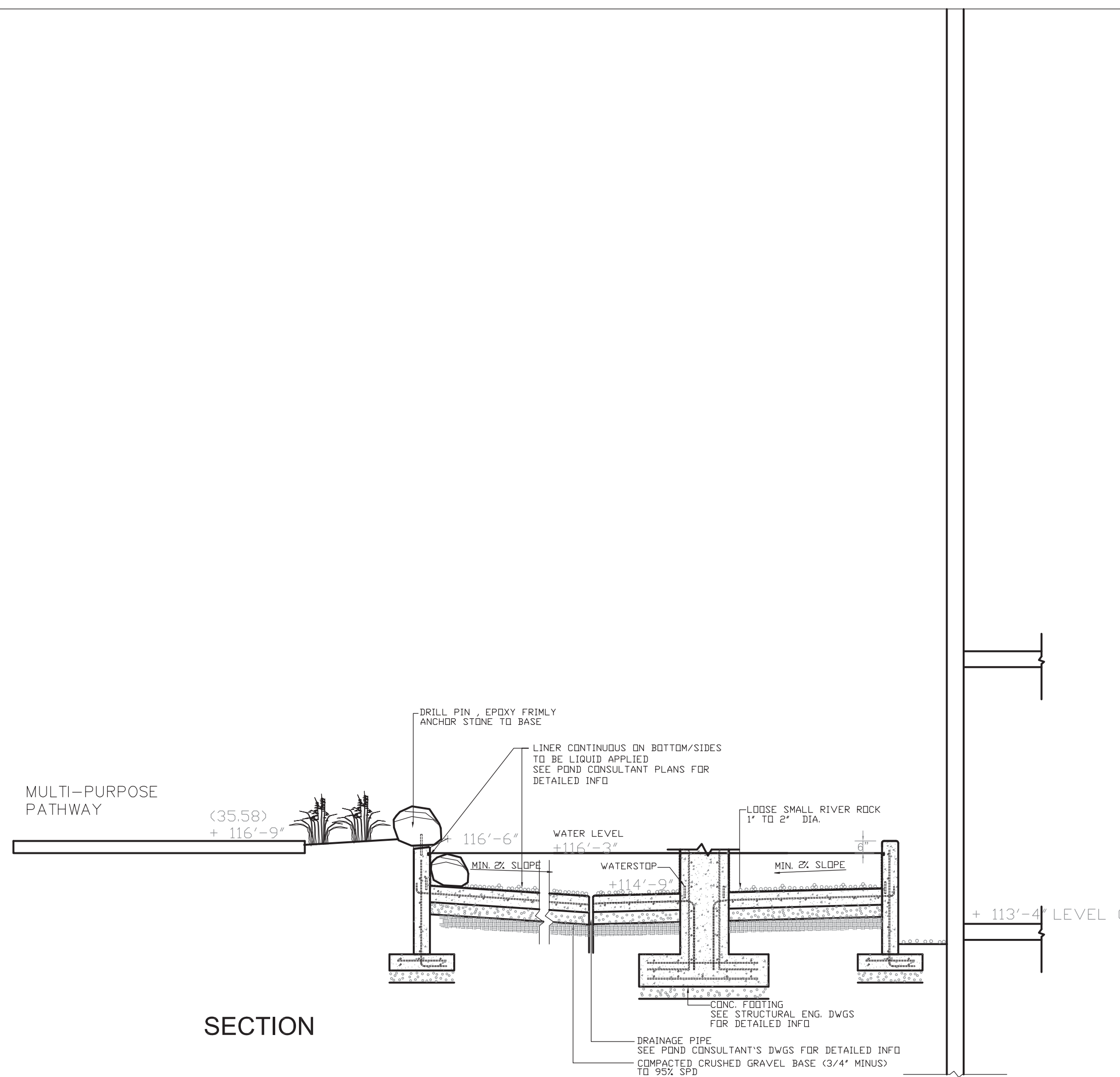


7915-0079-00 (DD) L-6

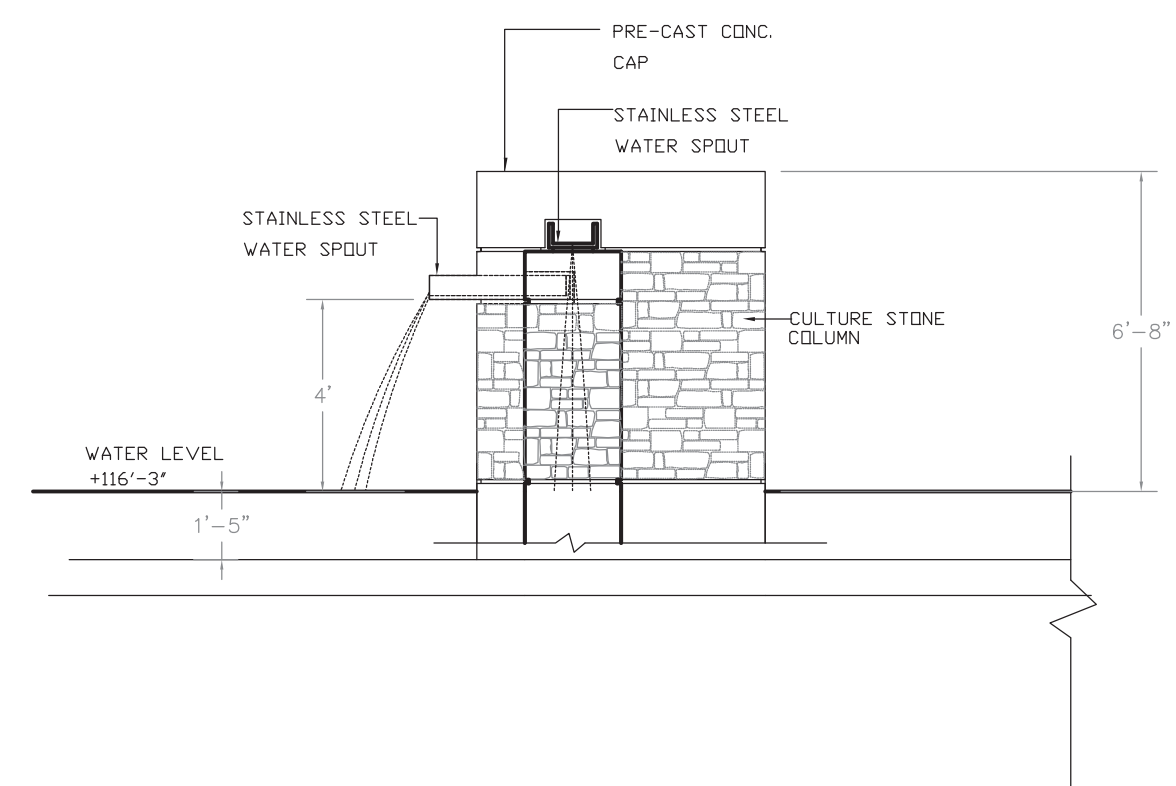
FOR ADDITIONAL INFORMATION, REFER TO STRUCTURAL DWG. S-32.



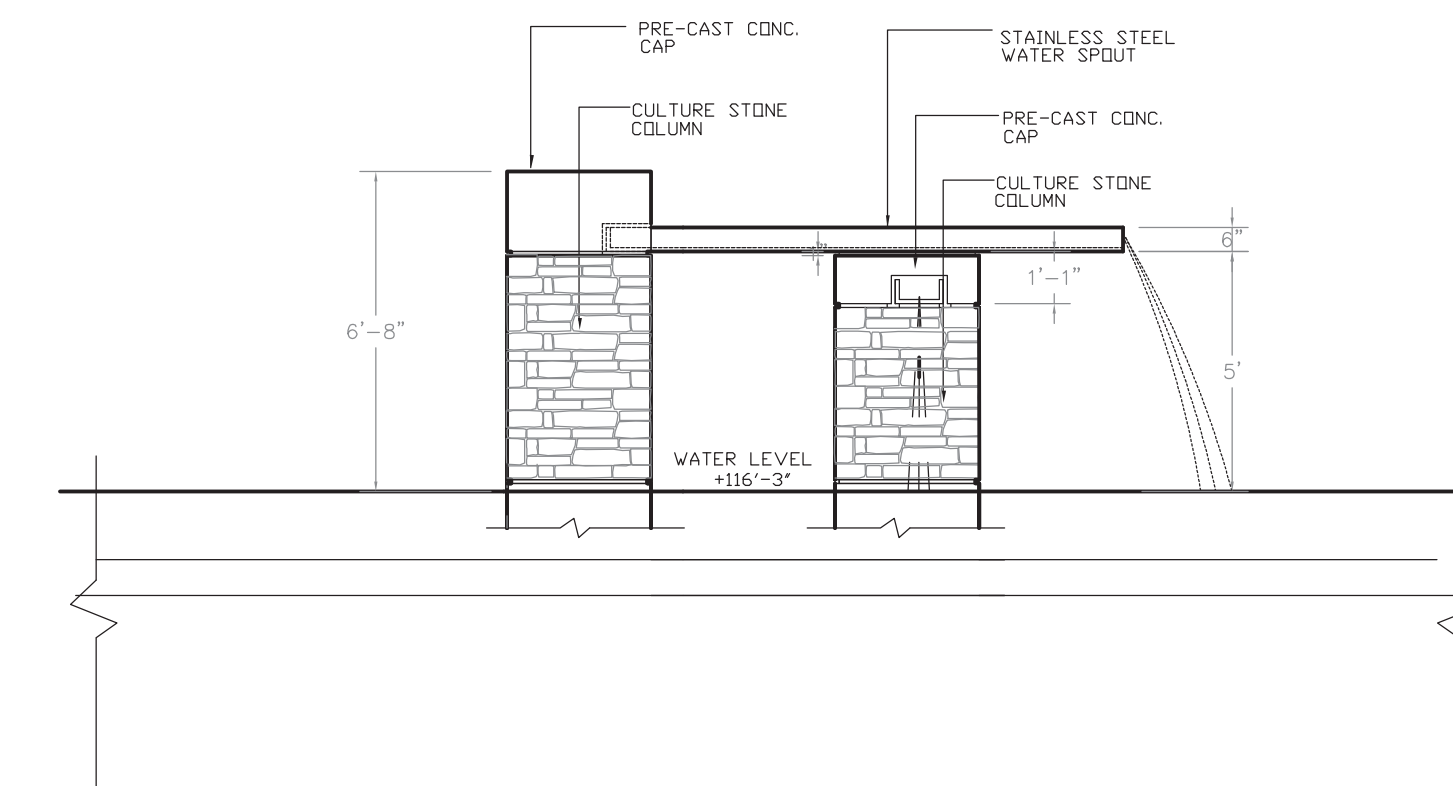
PLAN



SECTION



NORTH ELEVATION OF PROPOSED WATER FALL



EAST ELEVATION OF PROPOSED WATER FALL

WATER FEATURE AT CORNER OF 152 STREET AND 32 AVENUE

D1
L-8

SCALE 1/4"=1'-0"



500-1500 West Georgia Street
Vancouver, BC V6G 2Z6
TEL 604-687-1898 FAX 604-682-5398

www.ceiarchitecture.com | Vancouver Victoria Kelowna

JHL DESIGN GROUP INC.

Landscape Architecture + Urban Design

4370, Maple Street, Vancouver, BC
Tel: 604-263-8613
Fax: 1-866-277-9554
Email: jhl@designshaw.ca



Retirement Concepts

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DP, 7912-0211-00

15280 34th Avenue
Surrey, British Columbia

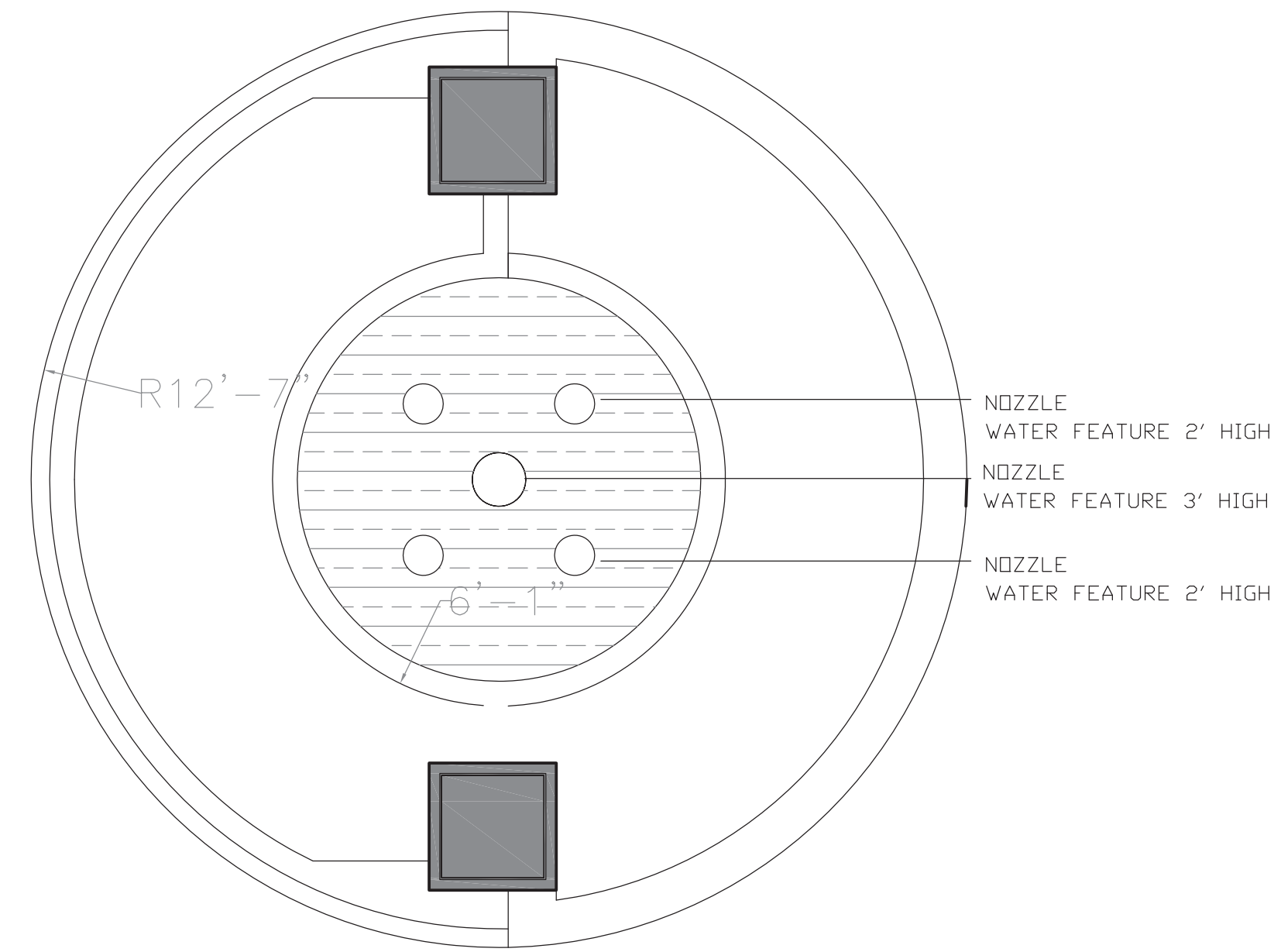
DRAWING TITLE
WATER FEATURE (CORNER OF 32 AVE & 152 ST)
LAYOUT PLAN
ELEVATIONS
DETAILS

CHECKED BY: _____ DRAWN BY: _____

SCALE 1/4"=1'-0" DATE: 2013.11.11

PROJECT NO. _____ DRAWING NO. _____

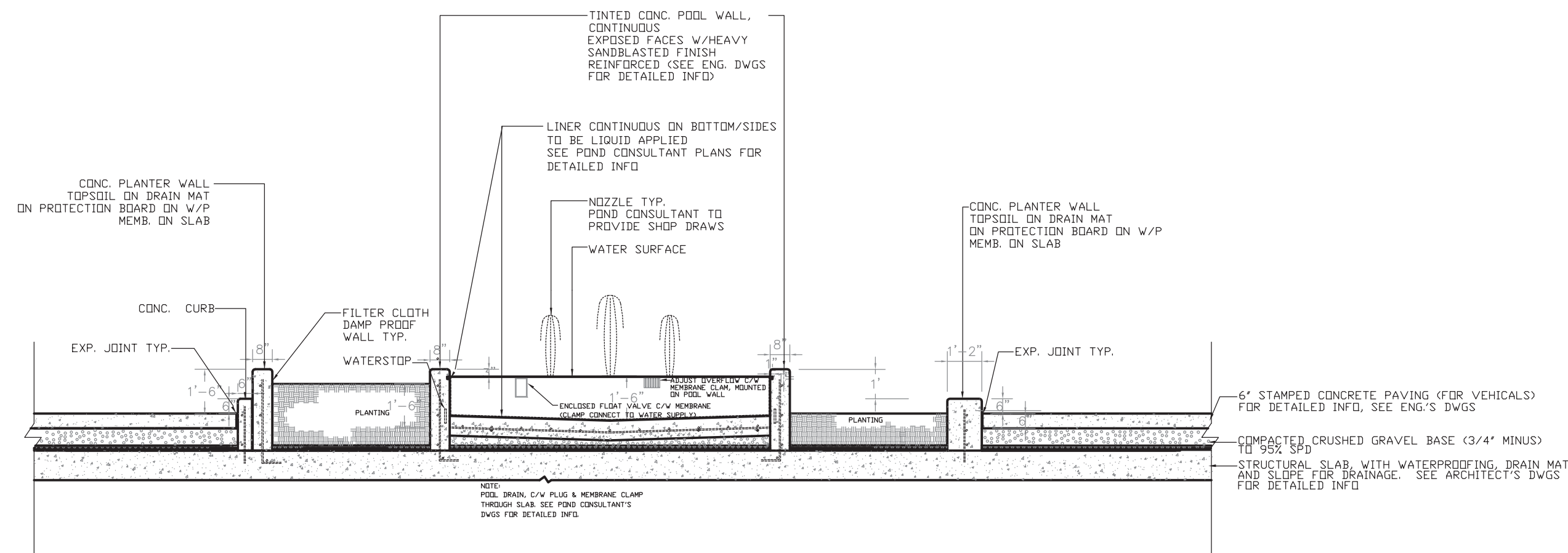
FOR ADDITIONAL INFORMATION, REFER TO STRUCTURAL DWG, S-32,
AND POND CONSULTANT'S DWGS



NOZZLE
WATER FEATURE 2' HIGH

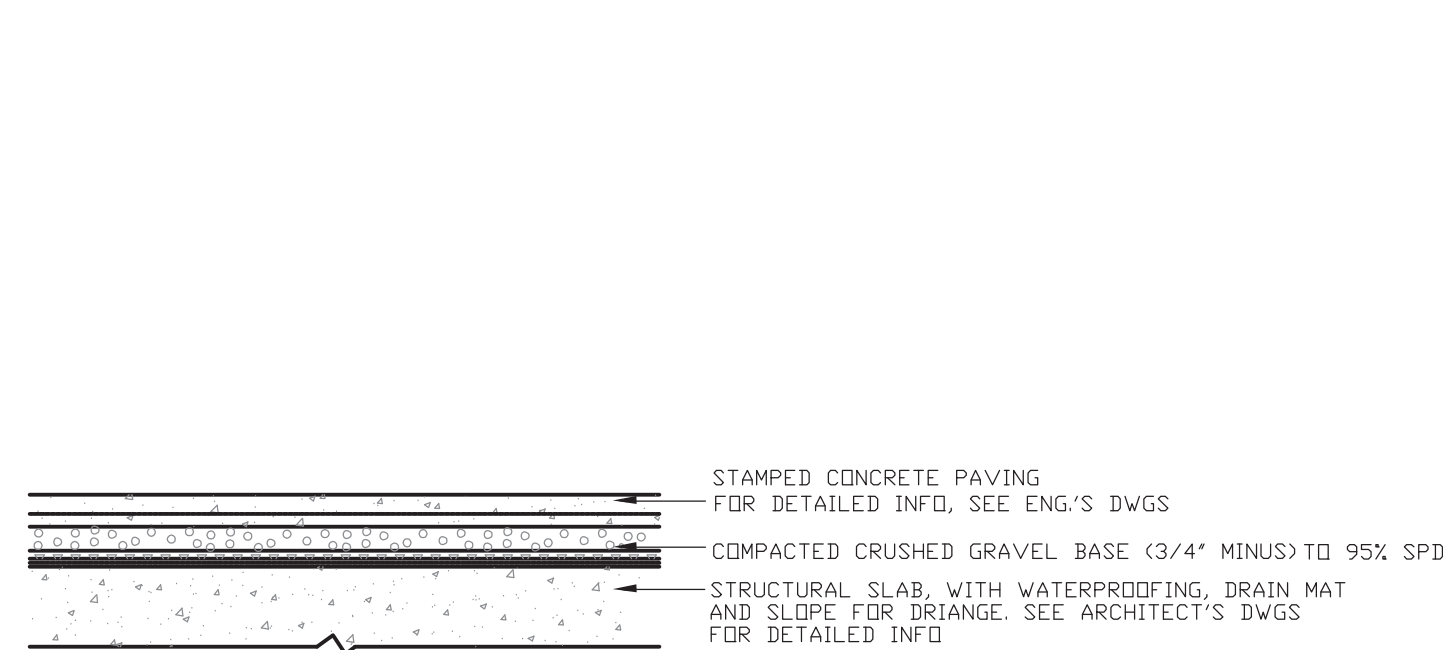
NOZZLE
WATER FEATURE 3' HIGH

NOZZLE
WATER FEATURE 2' HIGH

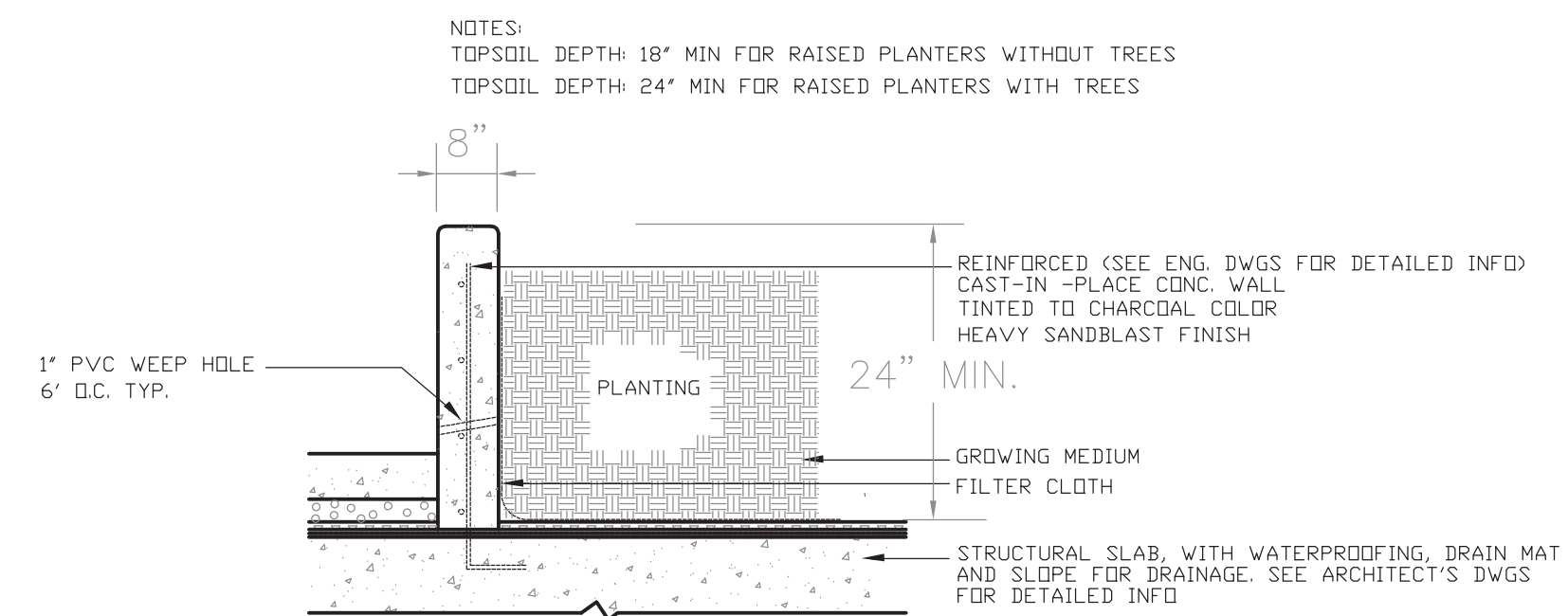


WATER FEATURE AND PLANTERS FOR CENTRAL COURTYARD SCALE 1/8\"/>

FOR ADDITIONAL INFORMATION, REFER TO STRUCTURAL DWG, S-32.



D3 L-9 STAMPED CONCRETE PAVING (FOR PEDESTRIAN) SCALE 3/4\"/>



D4 L-9 CONCRETE PLANTER WALL SCALE 3/4\"/>



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DP, 7912-0211-00

15280 34th Avenue
Surrey, British Columbia

DRAWING TITLE
DETAILS

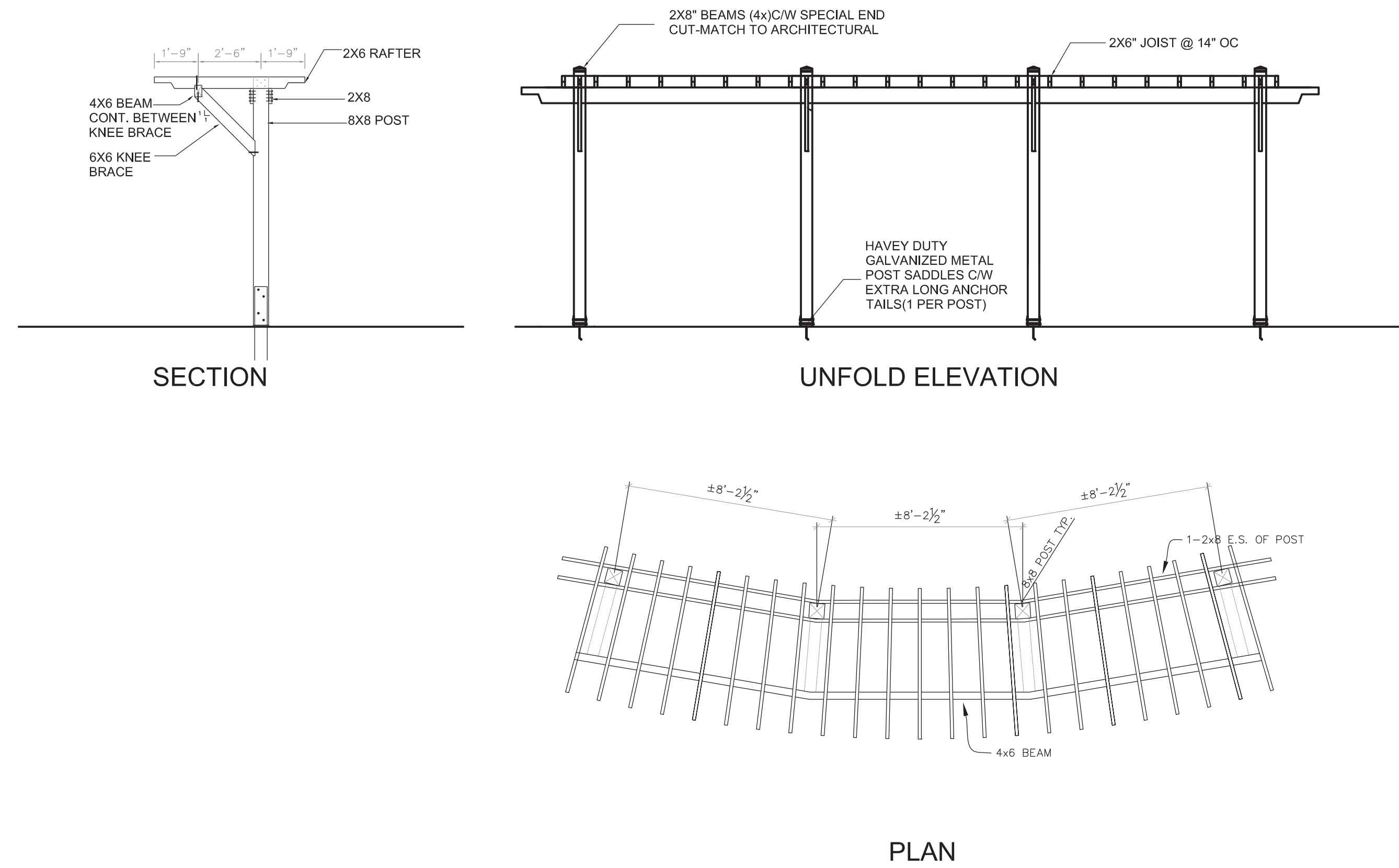
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SCALE: 1/4\"/>

PROJECT NO. DRAWING NO.

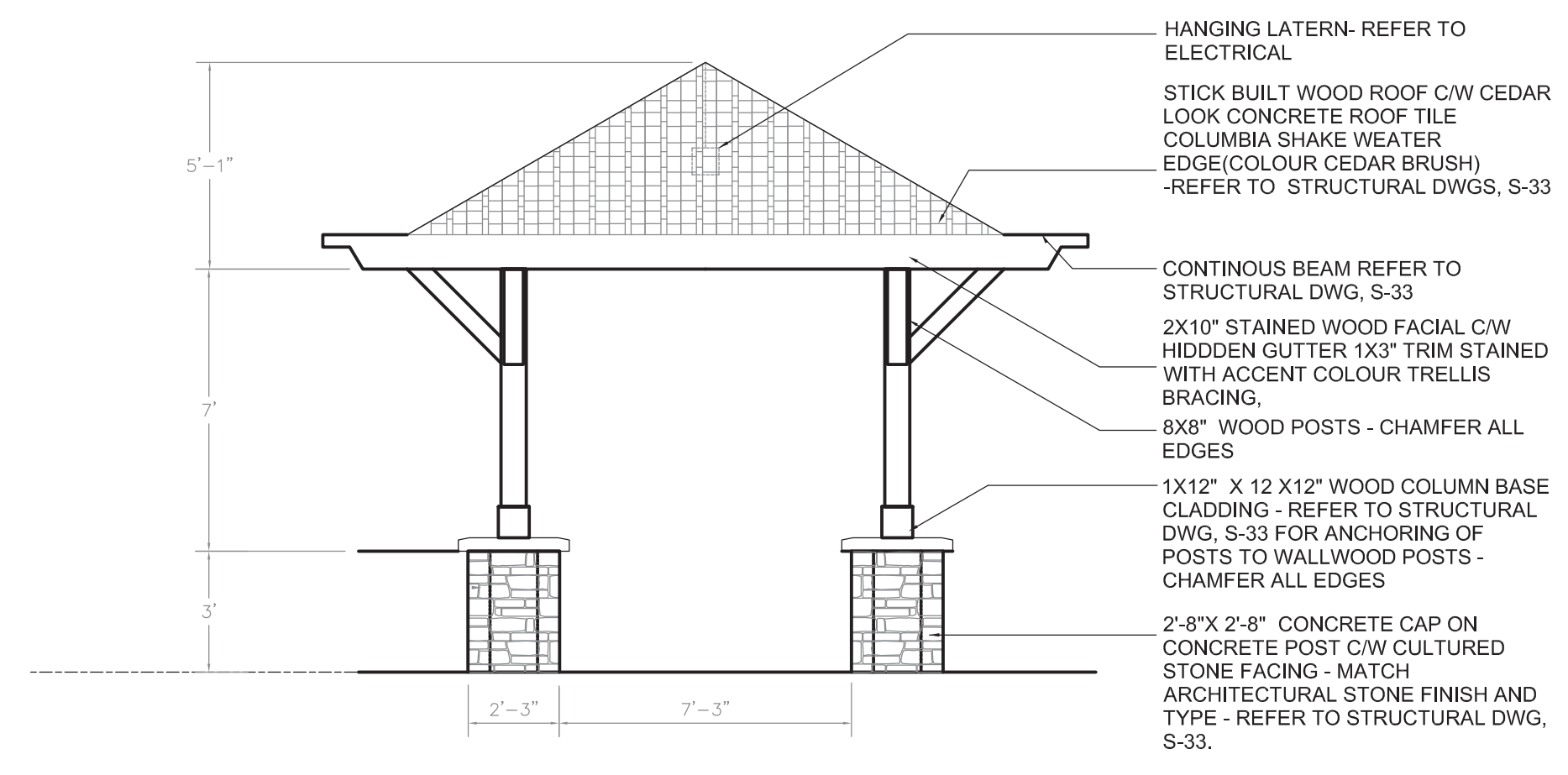
7915-0079-00 (FF)

FOR ADDITIONAL INFORMATION, REFER TO STRUCTURAL DWG. S-33.

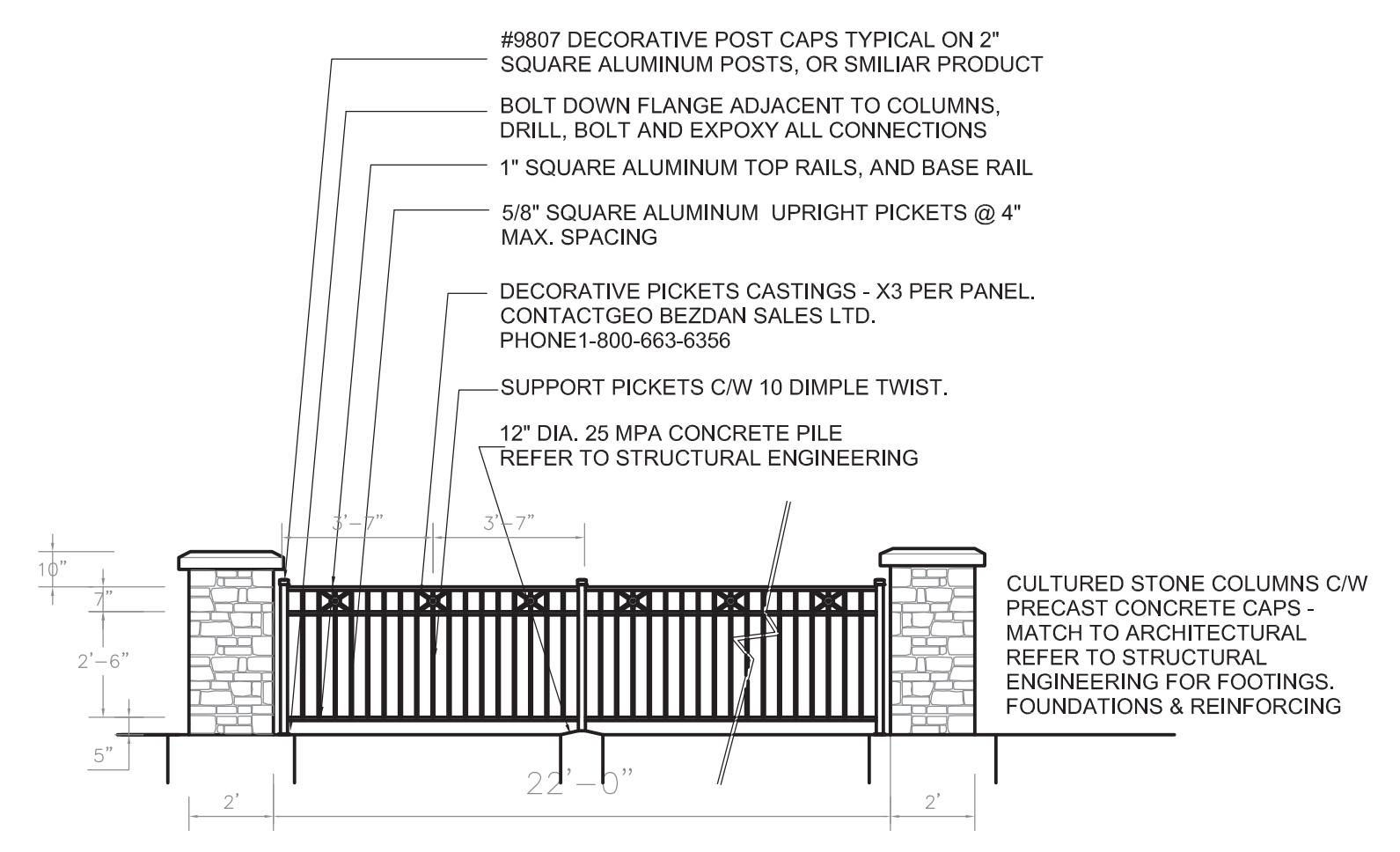


D6
L-10 **TRELLIS** SCALE 1/4"=1'-0"

FOR ADDITIONAL INFORMATION, REFER TO STRUCTURAL DWG. S-33.



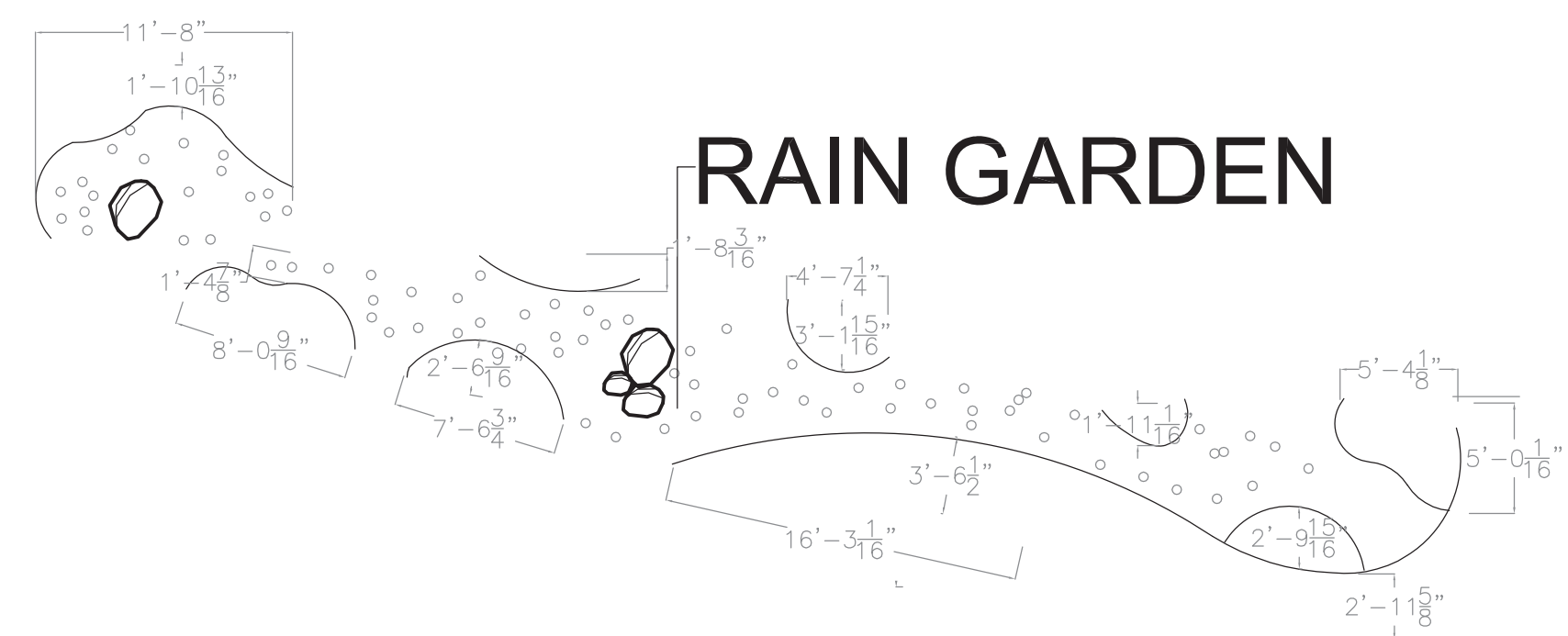
D7
L-10 **GAZEBO** SCALE 1/4"=1'-0"



D8
L-10 **DECORATIVE FENCE** SCALE 1/4"=1'-0"

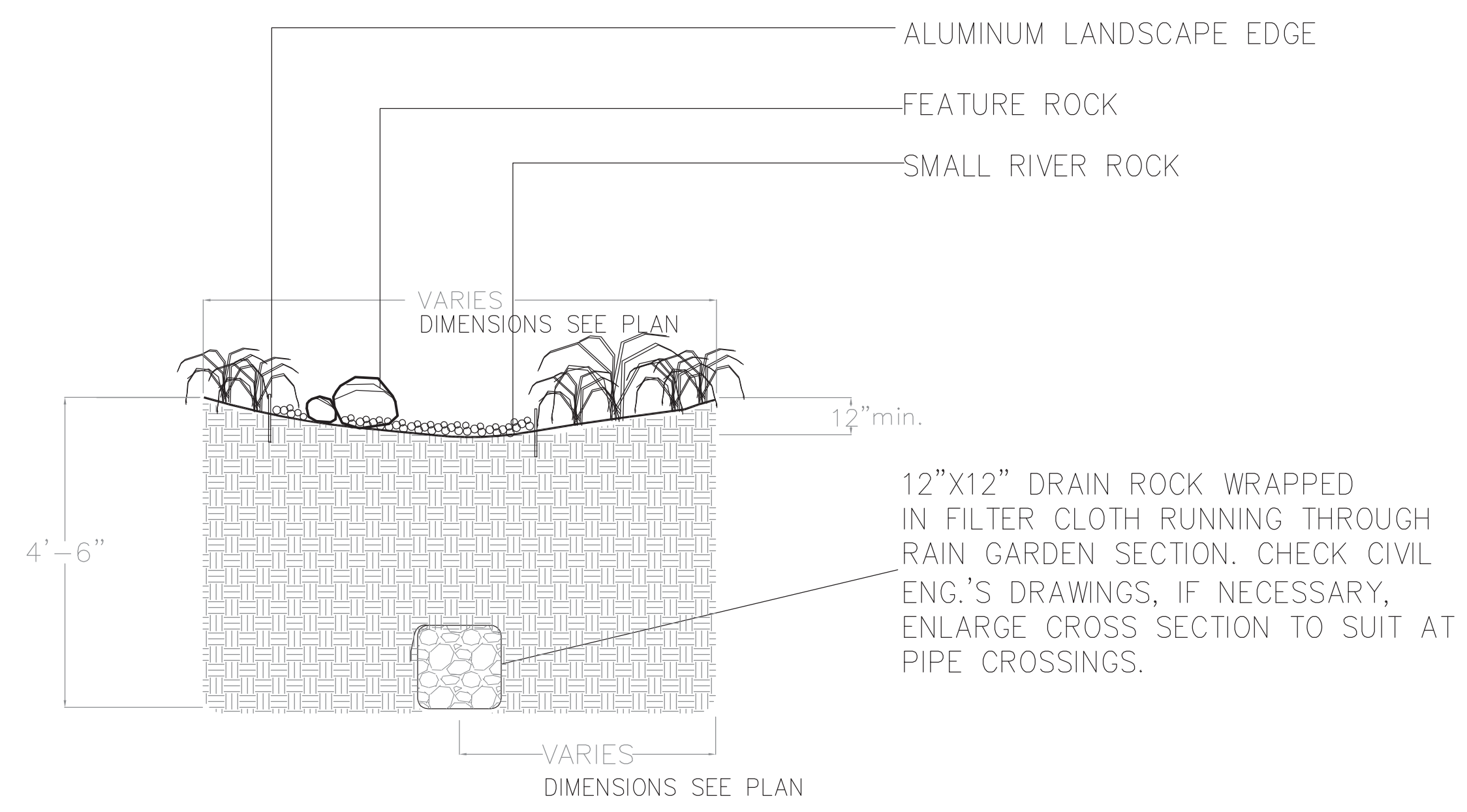
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LN



RAIN GARDEN

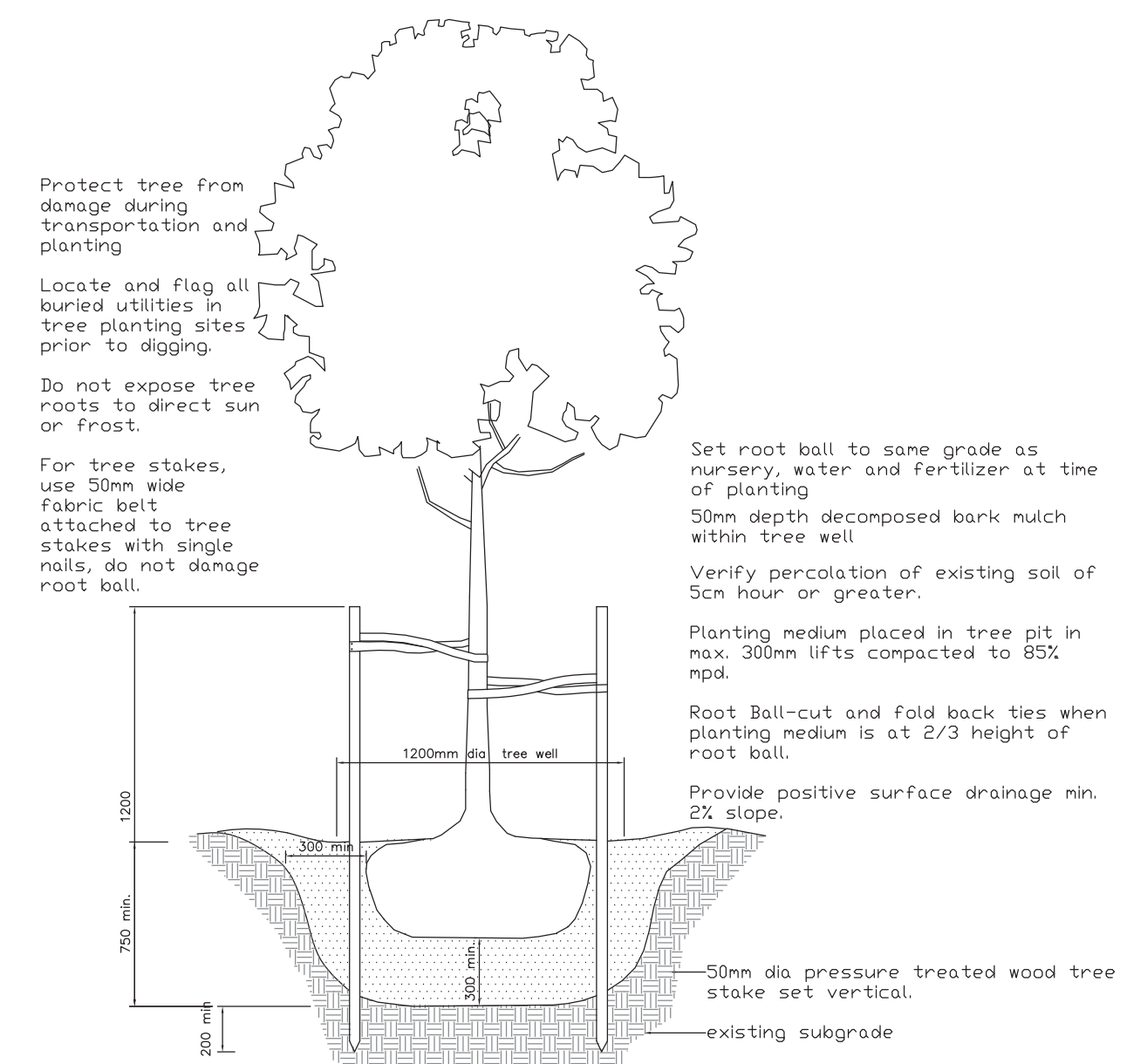
RAIN GARDEN LAYOUT PLAN 1/8"=1'-0"



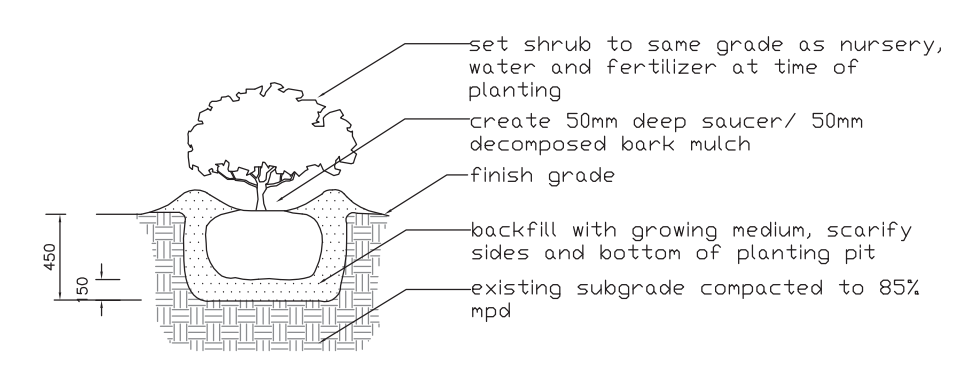
RAIN GARDEN DETAIL

N.T.S.

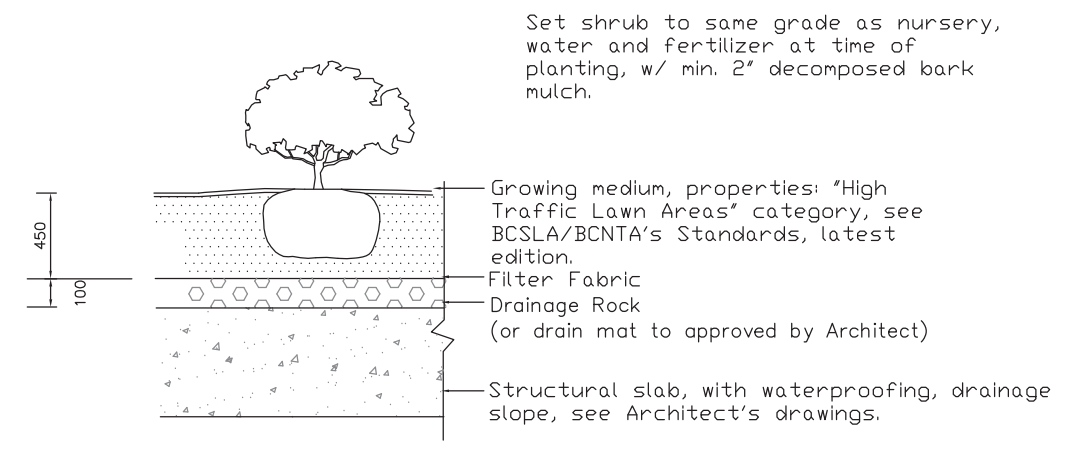
D9
L-11



TREE PLANTING DETAIL

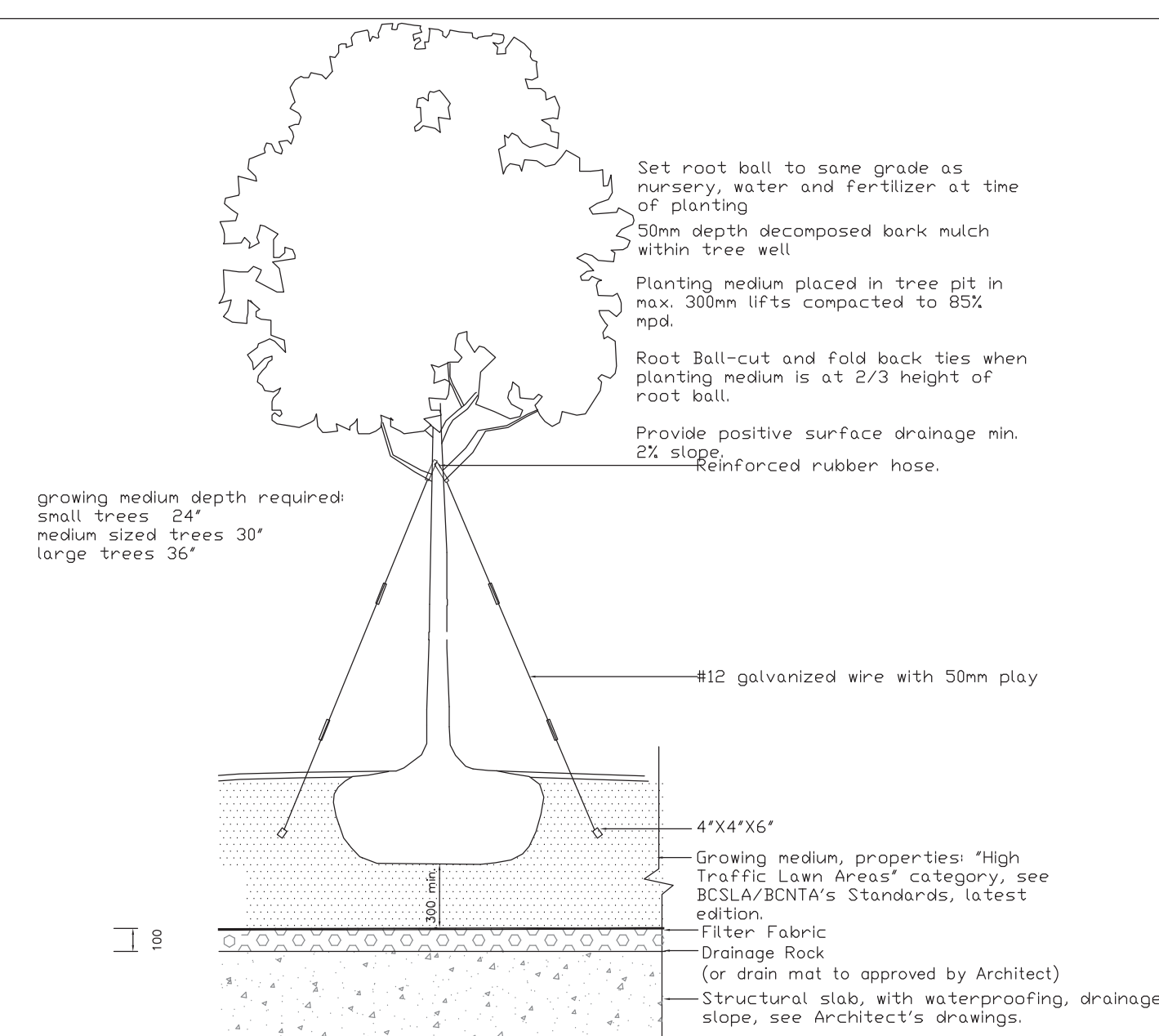


SHRUB PLANTING DETAIL



SHRUB PLANTING OVER SLAB IN CONC. BLOCK PLANTER NOT TO SCALE

TREE PLANTING DETAIL (ON SLAB)



TREE PLANTING OVER SLAB IN CONC. BLOCK PLANTER NOT TO SCALE

SHRUB PLANTING DETAIL (ON SLAB)



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ISSUED FOR		
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ROSEMARY HEIGHTS SENIORS VILLAGE - PHASE II A
DP, 7912-0211-00

15280 34th Avenue
Surrey, British Columbia

DRAWING TITLE
RAIN GARDEN DETAILS

CHECKED BY: DRAWN BY:

SCALE: 1/4"=1'-0" DATE: 2013.11.11

PROJECT NO. DRAWING NO.

CITY OF SURREY

BY-LAW NO.

A by-law to amend provisions of "Rosemary Housing Agreement Authorization By-law, 2006, No. 15951, Amendment By-law, 2009, No. 17088, Amendment By-law, 2012, No. 17852."

.....

WHEREAS the City of Surrey has received an application to amend a housing agreement;

AND WHEREAS Section 905 of the Local Government Act, R.S.B.C. 1996 c.323, as amended (the "Local Government Act"), empowers the Council or the City of Surrey to enter into a housing agreement.

NOW, THEREFORE, the Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. The City of Surrey is hereby authorized and empowered to amend the housing agreement authorized by Rosemary Housing Agreement Authorization By-law, 2006, No. 15951, Amendment By-law, 2009, No. 17088, Amendment By-law, 2012, No. 17852 in the form attached hereto as Schedule A and forming part of this By-law (the "Housing Amendment Agreement") with the following party:

Rosemary Heights Seniors Village Holdings (Inc. No. BC0721894)
 2900 - 550 Burrard Street
 Vancouver, BC
 V6C 0A3

and with respect to that certain parcel or tract of lands and premises, situate lying and being in the City of Surrey, in the Province of British Columbia and being more particularly known and described as:

Parcel Identifier: 029-224-993
 Lot 1 Section 26 Township 1 New Westminster District Plan EPP33231

15240 - 34 Avenue

(the "Lands")

2. The Mayor and Clerk are hereby empowered to execute the Housing Amendment Agreement on behalf of the City of Surrey.

3. The City of Surrey shall file in the Land Title Office a notice against the Lands in accordance with Section 905 of the *Local Government Act*, that the Lands are subject to the Housing Amendment Agreement.

4. This By-law shall be cited for all purposes as "Rosemary Housing Agreement Authorization By-law, 2006, No. 15951, Amendment By-law, 2009, No. 17088, Amendment By-law, 2012, No. 17852, Amendment By-law, 2015, No. _____."

PASSED THREE READINGS on the ____ day of _____, 2015.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the ____ day of _____, 2015.

_____ MAYOR

_____ CLERK

\\file-server1\net-data\csdc\generate\areaproduct\save\27974042055.doc
. 10/29/15 9:31 AM

**THIRD AMENDING AGREEMENT -
HOUSING AGREEMENT**

THIS AMENDING Agreement is dated for reference the ____ day of _____, 2015.

BETWEEN:

CITY OF SURREY, having its City offices at 13450 - 104th
Avenue, Surrey, British Columbia, V3T 1V8

(hereinafter called the "**City**")

AND:

ROSEMARY HEIGHTS SENIORS VILLAGE HOLDINGS LTD. (Inc. No. BC0721894), a company duly incorporated under the laws of the Province of British Columbia and having its registered and records office at 2900 – 550 Burrard Street, Vancouver, British Columbia, V6C 0A3

(hereinafter called "**Rosemary**")

WHEREAS:

A. Rosemary is the registered owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, and legally described as:

PID: 029-224-99

Lot 1 Section 26 Township 1 New Westminster District Plan EPP33231

(the "**Lands**")

B. The City and Rosemary are parties to a Housing Agreement, notice of which was registered on the title to the Lands under No. BA561357 on October 20, 2006 (the "**Original Housing Agreement**"), as amended by an Amendment to Housing Agreement, notice of which was registered on title to the Lands under No. BB1138043 on January 27, 2010 (the "**First Amending Agreement**"), as further amended by an Amending Agreement, notice of which was registered on title to the Lands on November 13, 2013 under No. CA3453383 (the "**Second Amending Agreement**", and together with the Original Housing Agreement and the First Amending Agreement, the "**Housing Agreement**"); and

C. The parties wish to amend the Housing Agreement in accordance with this Amending Agreement to confirm that certain of the Housing Units originally contemplated as being used as independent living accommodation may be used as assisted living accommodation;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration for the covenants and agreements contained in this Agreement and other good and valuable consideration the parties hereto covenant and agree as follows:

1. **Definitions.** Unless defined otherwise herein, all capitalized terms shall have the same meaning as given to them in the Housing Agreement.
2. **Amendments.** The Housing Agreement is hereby amended as follows:
 - (a) by deleting Recital A and replacing it with Recital A from this Agreement; and
 - (b) by adding the following as Section 4 of Article II:
 - (i) “Notwithstanding anything else contained herein, the City acknowledges and agrees that Rosemary may, at any time and from time to time, use up to eleven (11) of the independent living Housing Units constructed upon the Lands as assisted living Housing Units”.
3. **Further Acts.** The parties covenant and agree to do such further acts and things and to execute and deliver such further documents and instruments as may be necessary or desirable from time to time to give effect to this Agreement.
4. **Enforceability.** In all other respects, except as set out herein, the Housing Agreement remains unaltered and in full force and effect.
5. **Previous Agreements.** This Amending Agreement, together with the Housing Agreement and the ancillary documents referenced therein, replace and supersede any and all previous agreements, whether written or oral, made among the respective parties with respect to the respective subject matters thereof, except to the extent that any rights or liabilities arose under the former agreements in which case those are not waived unless specifically done so in writing by the party having the benefit of the right or liability.

[remainder of page intentionally left blank]

6. **Counterparts.** This Amending Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which, when taken together, shall be deemed to constitute one and the same instrument. Any such executed counterpart may be delivered by facsimile transmission or by e-mail with it attached in PDF format and will be deemed to be an original document.

IN WITNESS WHEREOF Rosemary Heights Seniors Village Holdings Ltd. and the City of Surrey have executed this Agreement under seal of their duly authorized officers as of the reference date of this Agreement.

**ROSEMARY HEIGHTS SENIORS
VILLAGE HOLDINGS LTD.**

by its authorized signatory:

Name:

CITY OF SURREY

by its authorized signatories:

Name:

Name:



Advisory Design Panel Minutes

PRC₁
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, DECEMBER 6, 2012
Time: 4:00 pm

Present:

Chair – L. Mickelson
Panel Members:
N. Baldwin
T. Ankenman
S. Lyon
K. Newbert
T. Wolf
M. Searle

Guests

Sam Chan, Ionic Architecture
Marlene Messer, PMG Landscape Architects
William Locking, CEI Architects
Amy Johnston, CEI Architects
Shehzad Somjii, Retirement Concepts

Staff Present:

M. Rondeau, Acting City Architect,
Planning & Development
H. Dmytriw, Legislative Services

Regrets:

S. Vincent –written
comments provided

A. RECEIPT OF MINUTES

It was

Moved by S. Lyon

Seconded by K. Newbert

That the minutes of the Advisory Design Panel

meeting of November 22, 2012, be received.

Carried

B. SUBMISSION

1. 4:00 PM

File No.:

7912-0206-00

Description:

Panorama Business Park

Address:

15250 / 15330 – 54A Avenue

Developer

Ken Giesbrecht, Prodo Holdings

Architect:

Sam Chan, Ionic Architecture

Landscape Architect:

Marlene Messer, PMG Landscape Architects

The **City Architect** presented an overview of the proposed project and noted that the site is not on a main public routes in the city. The parking located away from the front yard is a positive feature of the site plan. The application meets the intent of the zoning. There have been no specific issues identified.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The overall site is an irregular shaped lot, watercourse preservation areas are provided along the northeast, east and south property lines. An adjoining creek at the west end of the property is dedicated as park land.
- The topography at the rear of the site is approx. 3 m lower than the street level, the remaining of the rear site portion is relatively flat. The topography lends

itself to street friendly buildings with 2 storeys at the front and 3 storeys at the rear.

- The proposed development will be two lots, three phases of development, with building 5 as the first phase, building 6 as second phase and the rear building, building 7 the last phase.
- Parking is both on-surface throughout site plus partial underground.
- Entrance roundabout is off 54A Avenue. A smaller driveway located at the west end of the development serves a daycare centre and the site.
- Three amenity areas in the leftover areas and paths from street to perimeter of each building linking them.
- Green riparian area is fenced.
- The entire parking area is secured with a gate across the main entrance to the project.
- 360 parking stalls are required, 519 will be provided. The parking is necessary as found on other sites in the area.
- The third floor balcony will be ramped for accessibility.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- There is a lot of green space for the size of the property.
- Bioswales are located at the end of parking lot; several amenity areas with picnic benches are provided.
- Decorative pavers to be used in entrances at back and front.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Panorama Business Park
15250 / 15330 - 54A Avenue
File No. 7912-0206-00

It was

Moved by S. Vincent

Seconded by S. Lyon

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

A general comment was made that higher density, larger scale projects would be a more urban and sustainable concept looking into the future rather than the ones like these with low density and car oriented surface parking.

Site

- Consider relocating the back building 7 to leave a "clean" site for a later denser, more sustainable development.
- The back building 7 could amalgamate with the front building or be located east of the front building 6 or shifted on axis with the entry driveway and roundabout.

- The roundabout is a focal point. This location could have a strong impact. A good opportunity to work in some public area or some other feature.
- Although appreciated, the green front yard area does not seem to reach its full potential of engaging the street.
- Consider reducing number of parking spaces and enlarging landscape areas.
- Although the amount of pedestrian zone, exterior amenity and greenery is appreciated, they could be laid out to create better lunch space and links to the park to the north and south of the daycare site. The amenity areas could be linked.
- The daycare drop off should be separate, and not shared as a parking entry.

Building Form and Character

- The architectural design needs an overall concept that binds the site and buildings – it appears placeless. This site could be seen as more of an office village.
- Work on 54A Avenue frontage to better engage the street. Individual entrances and patios could be added where the floor levels are close to the grade. Also, windows, entries, signs, canopies, etc.
- The rendered 2D elevations show the level of detail needed and should be further developed. Use richer materials for street and other canopies/steel, wood, glass not concrete.
- Building 7 is a symmetrical form that is asymmetrical to the axis, could be an asymmetrical form. The building form is also blocky, it could be 2 storey with the second floor extending over the parking.
- Consider operable windows.
- Consider shading on south side of buildings 5 and 6 and southeast and southwest on building 7.
- Consider further development of interior corridors to enhance the feel of community.

Landscaping (*written comments read into minutes*)

- Good use of structural soil where some tree pits in the paving are too small, such as along the building fronts
- Good provision of outdoor sitting areas for employees

CPTED

- No pre-existing crime calls in this area.
- Patrol concerns - ensure way finding for calls of service
- Site is buffered by riparian and provides a barrier.
- Common to these types of buildings is that employees park on perimeters of site and at end of day employees walk the farthest. Have clearly defined, consider CCTV and well lit.
- Interior parking should be well lit and have security enclosure.
- Ground level units should be protected from driving into fronts of shops with bollards etc.

Disabled Access

- Appreciate the written accessibility statement.
- Have power doors.
- Elevator panels to be horizontal.

- Emergency call buttons in parking lobby and underground.
- Access to third floor roof decks assured by applicant.
- Building 5 let downs for wheelchair access in parking be placed on corner to left and right of entrance.

Sustainability

- Appreciate the sustainability statement.
- Would very much like to see a development such a this have a LEED goal at least. LEED Gold would be excellent, but LEED Silver acceptable. Certified LEED rather than equivalent would be even better.
- Consider providing extensive green roofs to all three buildings.
- Systems are indicated as split heat pump and fan coil system. Look at central heat pumps to benefit from inherent heat recovery.
- Parking should be reduced, made permeable to somehow deal with the amount of asphalt.

2. 4:45 pm

File No.:	7912-0211-00
Description:	Rosemary Height Seniors Development – Proposed expansion of a senior’s care facility, including 167 new residential care beds and 79 independent living units. The buildings are 3 and 5 storeys.
Address:	15211 32 Ave. and 15240 34 Ave and 3336 152 St.
Developer:	Retirement Concepts Developments - Shehzad Somji
Architect:	William Locking, CEI Architects
Landscape Architect:	Amy Johnson, CEI Architects

** Resubmit - Note: **Statement of Review** from October 25, 2012 minutes re Rosemary Height Seniors Development were attached.*

The Architect provided responses to comments from the previous ADP meeting and highlighted the following:

- The driveway turnaround is centred which allows usable open space on both sides.
- The existing solid wood fence on 152 Street side (Phase 1) acts as a safe area for dementia patients.
- The corner of 152 Street and 32 Avenue was never intended to create a beacon but to quietly introduce the building to the corner. The window layout and the cultured stone base, with the feature ends is highlighted throughout the project. A band of shingles ties the project together.
- The number of lower units on 152 Street was reduced and the change to the grade down to the sidewalk was edited. All these units have standard sill height, and will be landscaped between the residential units and the sidewalk.
- Lower income residential units will have the same amenities and services.
- The dining area is on the main level in all of the Retirement Concepts developments. Window patterns have been ordered to unify the space and to create a more orderly facade.

- The entrance canopy to the independent living and the residential care building was cantilevered outwards for more presence. Added glass to the top for weather protection and added cultured stone at bases.
- There were concerns regarding the half base at the corners of the residential care building. Worked to create more balance and added more windows for more natural daylight.
- A cobblestone hardi plank on the side of the base and moss coloured shingles to the gables of the bay elements.
- LEED score cards were provided on table.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rosemary Height Seniors Development

15211 32 Ave. and 15240 34 Ave and 3336 152 St.

File No. 7912-0211-00

It was

Moved by T. Ankenman

Seconded by S. Lyon

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the ADP, at discretion of planning staff).

Carried with N. Baldwin opposed.

STATEMENT OF REVIEW COMMENTS

Site

- The courtyard turnaround is improved by locating in the middle.
 - Landscaped spaces could be created asymmetrically to address the sunny side and the shaded.
 - Ensure that inner radius of turnaround is sufficient when cars are stopped in the outer rim.
 - Show garden plots and the necessary support such as storage.
 - There is an opportunity to create a stronger gateway. The location and design of the trellis could be enhanced by using the same detail as the porte-cochère columns and creating an 'L' Shape perpendicular to the sidewalk, for example. The 'feature' would have a stronger presence, perhaps using the same base detail as the fence and Gazebo column base.
 - The proposed drop of parking stalls could be disguised with specialty paving.

Building Form and Character

- The corner element is improved but still needs more resolution. Some ideas included:
 - removing the pyramidal roof and doing a strongly expressed base would help,
 - corner windows could be more 'special', and
 - the stone base could be pulled out from the wall above.
- The 'basement' suites in the independent living still appear to be below street level. Also, having a few suites separate from the life of the facility and sharing a corridor with storage and services uses makes them demonstrably second class which is a concern. Consider improving lower floor units at street:

- patios with secondary low barrier between patio and sidewalk,
- make these units appear as equal to the rest of the units.
- larger windows. Where the three units in the care building (on each level) face into the independent living building, these units have very compromised outlooks and an alternate use should be considered in this area.
- Consider amalgamating the entrance canopies and the canopy of the care building should not appear as second class.
- Simplify roof forms and unify architectural expression with the rest of the building.
- Raise windows under gables.
- The corners (half bays) on the care building are improved but could be even better with slightly more special windows and glazing in the exit stairs.
- Take care with detailing and materiality.
 - Consider using a differently scaled and textured cladding for the (non-stone) base. Usually the base colour is dark and the upper colour lighter, this is switched. Use different width forms for different purposes.
 - The floor bond at every level doesn't seem necessary, consider a more subtle detailing,
 - The soffit material is important and should be specified.

Landscaping

- Create private zone in front of the 'basement suites'. This could be with low walls.
- The two internal courtyard spaces are identical for the care building. There is an opportunity to create a different space. If this is going to be used for residents with dementia (as noted in response *xvi*). I could see this as being more confusing for them (and other residents). It should be uniquely different. Perhaps a sensory garden with a soothing water sound or herb garden for smells, or some other program that would serve some interest.
- Enhance gardening opportunities for the residents.
- The exterior lighting serves an important purpose and there seems to be a good amount of light, mostly provided by bollards and poles throughout the entrance area. However, this creates an unnecessary amount of 'clutter'. There are many vertical elements where lights can be added and 'clean-up' the area so there are fewer barriers to manoeuvre around (important at this type of facility).

CPTED

- Ground floor residents units need a buffer to create the transition from public to private.

Sustainability

- Previous comments dealt with.
- LEED Gold equivalent is admirable. Proof of equivalency should be a requirement.
- Radiant heat is a good solution.
- Strongly suggest heat recovery whether it is local by suite or centralized.

C. RESUBMISSIONS

D. OTHER COMPETENT BUSINESS

E. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, December 20, 2012.

F. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:35 pm.

Jane Sullivan, City Clerk

Leroy Mickelson, Chairman
Advisory Design Panel