

EDGEMONT SENIOR LIVING

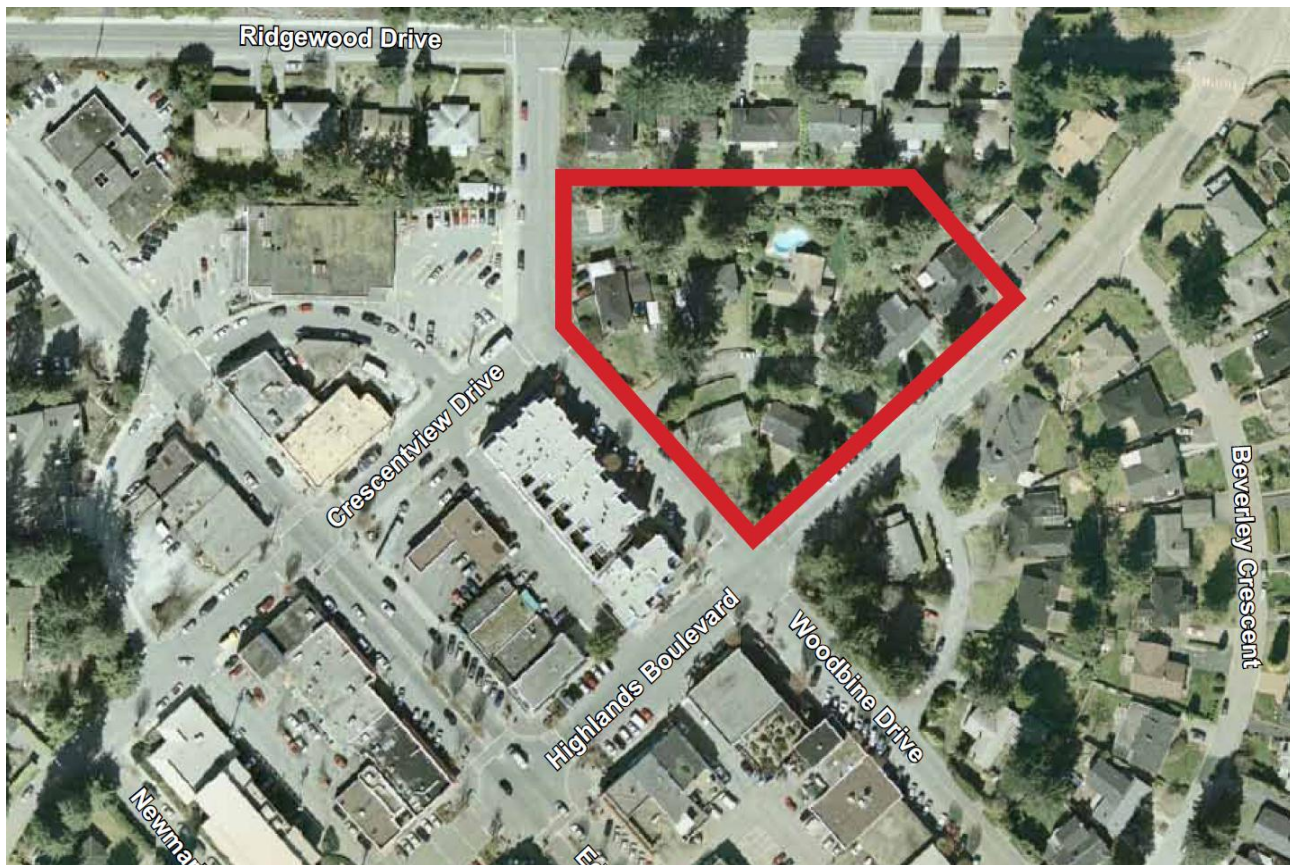
Presented to the Edgemont & Upper Capilano Community Association

June 13, 2012



Introduction

Edgemont Senior Living is proposing to develop a seniors independent living rental facility to be located at the northwest corner of Highland Boulevard and Woodbine Drive.



Planning Context

Edgemont Senior Living is proposing an Official Community Plan amendment and rezoning for seven residential lots and the closure of the western portion of Canfield Crescent in order to accommodate a seniors independent living rental facility.

OCP Designation

The site is currently designated Residential Level 2: Detached Residential

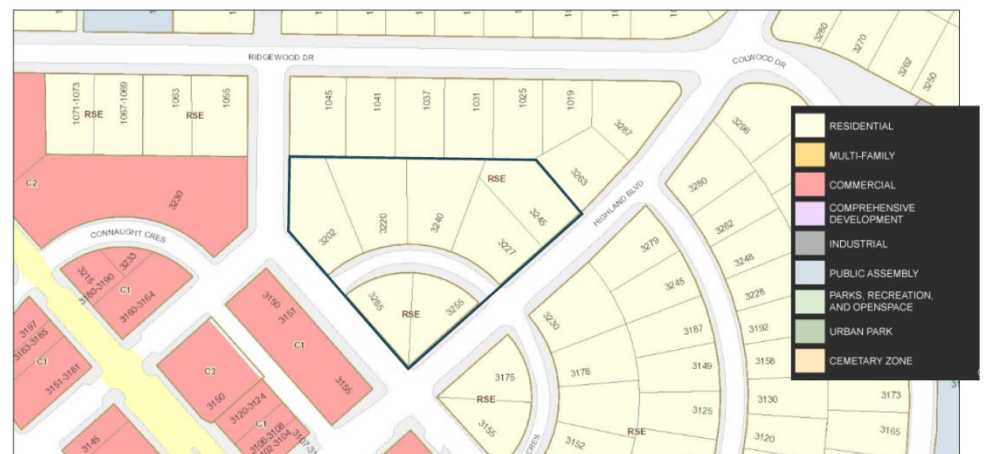
Zoning

Current zoning: Single Family Residential Edgemont Zone

Proposed zoning: Comprehensive Development (CD)



OCP Map (above), Zoning Map (below)



Urban Design Workshop (May 29)

On May 29th, 2012, an Urban Design Workshop was held to discuss the proposal, and to explore how it could best fit into its Edgemont Village setting.

Attendees: 35

Comment Forms Submitted: 21

Comment Form Feedback:

The majority of respondents felt that rental seniors housing is an appropriate use within the Edgemont / Upper Capilano Community and that this is a suitable site to accommodate this use.

The most frequent concerns raised by the respondents related to view loss, increased height, change to character of the neighbourhood and transportation (i.e.: creation of congestion and traffic issues).

Open House (June 12)

On June 12, 2012, an Open House was held to review the workshop outcomes and to discuss the proposal further.

Attendees: approx.115

Comment Forms Submitted: 59 (submission deadline is June 18)

Edgemont Senior Living Concept

Architectural Style

From its country club inspired dining room, library, theatre and lounge areas, to its apartment style homes, the design of Edgemont Senior Living will be warm and welcoming.

Facility Details:

As currently envisioned, there are to be 138 units including:

- Studio
- One bedroom
- One bedroom and den
- Two bedroom homes

All will include a small kitchen and dining area and in-suite laundry. A private dining room will also be available to residents for special events or to host visiting loved ones. A number of furnished studio homes will be set aside for family visits. The proposed facility would promote continued independence and well-being by providing:

- A full complement of amenities and services including daily meals, snacks, transportation and round-the-clock emergency assistance.
- A broad range of physical and social wellness programs.
- Additional services such as housekeeping and medication management will be available on an à la carte basis.

Monthly rents inclusive of meals, use of all amenity areas and the services described above are currently projected to range from just under \$3,000 for a studio to \$5,500 for a two bedroom unit.



Precedent Images



THE EXPRESSIVE USE OF WOOD MATERIALS AT ALL SCALES OF DESIGN...A WELCOMING ENTRY WITH A SIGNATURE DESIGN MOMENT...CAREFUL DETAILING AT ALL SCALES OF DESIGN



A CONTEMPORARY WEST COAST ARCHITECTURAL EXPRESSION...A SENSITIVE RESIDENTIAL SCALE AND CHARACTER...A WARM AND INVITING DESIGN PALETTE BOTH ON THE EXTERIOR AND INTERIOR...A COMPLEMENTARY USE OF NATIVE LANDSCAPE PLANTINGS AND NATURAL MATERIALS



Precedent Images

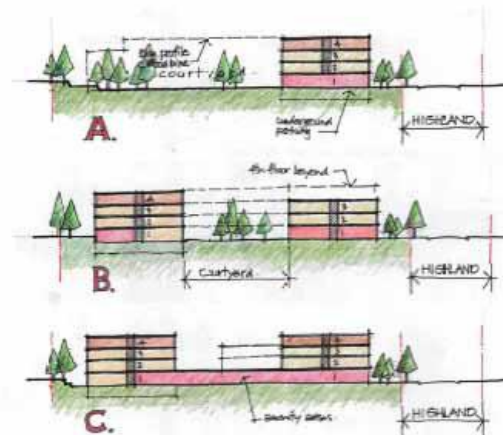


A SEAMLESS INDOOR / OUTDOOR RELATIONSHIP AT GRADE LEVEL, TO PROVIDE VIEWS AND ACCESS TO THE OUTDOOR AMENITY...EXTENSIVE USE OF GLAZING TO PROVIDE AMPLE NATURAL LIGHT AND AIR TO THE MAIN LIVING FUNCTIONS



Massing Options

Many massing options were explored before the current site plan orientation was determined. These are some of the options that were considered:



Preferred Option – Main Floor Plan



Preferred Option – Second and Third Floor Plan



Preferred Option – Fourth Floor Plan



Cross Section - Woodbine Drive



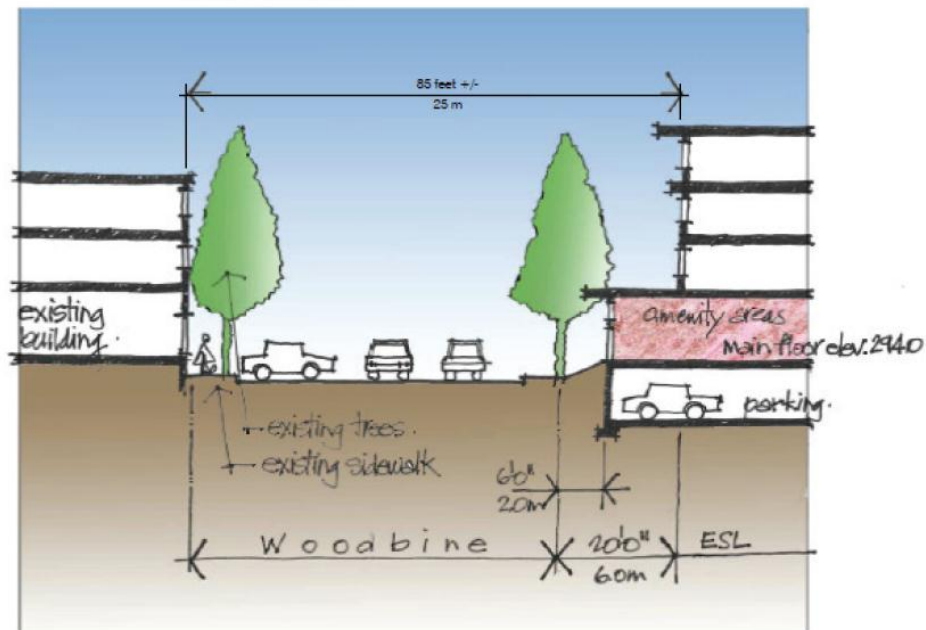
Existing Building to West



Existing Building to West



Woodbine Street View

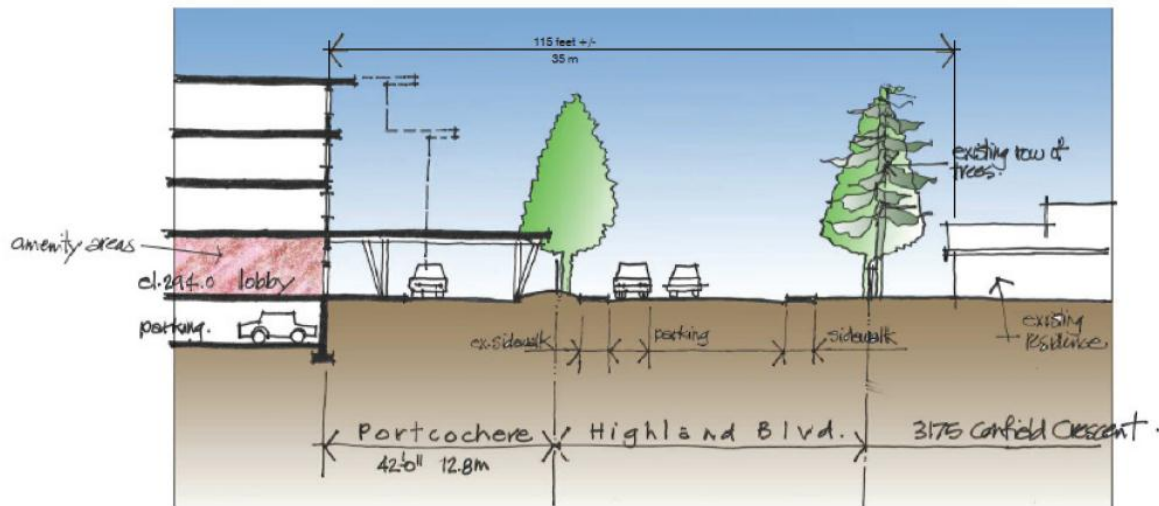
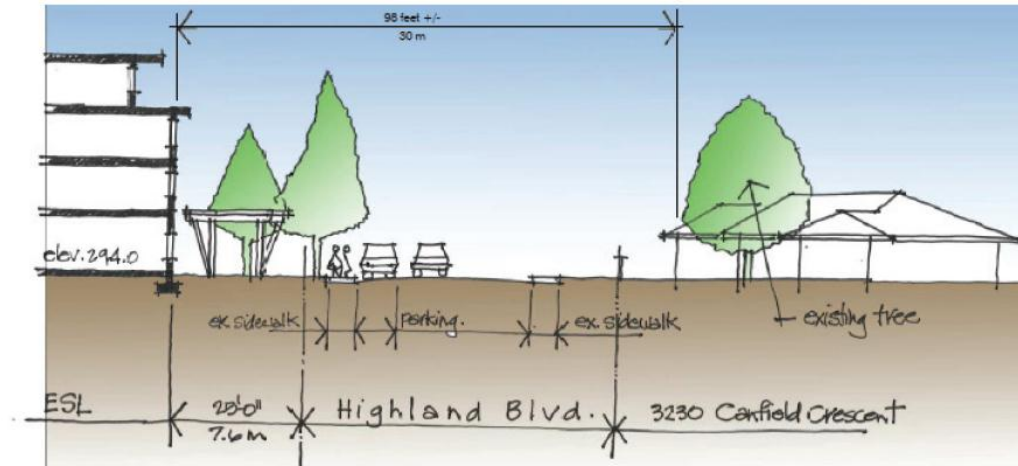


Existing Site Conditions



Existing Site Conditions

Cross Section – Highlands Boulevard



Cross Section – Ridgewood Drive

