

Pacific Arbour welcomes your participation

Early Input Opportunity Open House

Preliminary Plans and Ideas for an
Independent and Assisted Living
Seniors Residence in the Seymour Community

OCTOBER 25, 2007



“Each of our residences is stamped with an individual personality – no cookie cutter solutions. We are sensitive to the environment and responsive to the needs of seniors.”

RAINER MÜLLER

Founder and owner, Pacific Arbour Retirement Communities

Early Input Opportunity – Open House

Pacific Arbour thanks you for participating today. We are at the early stages of our seniors residence project and your input is very important.

Below is a summary of the information you will find on your Open House tour. At each station, we are seeking your input and comments. We want to know:

- What do you think?
- What do you like?
- What would you change?
- What are your concerns?

Your information is meaningful and valuable to us and we commit to listening openly and responding back to you at our next meeting in mid-November 2007.

At this time, no development application has been made to the District of North Vancouver and there will be a formal process that would require further input at that time.

HIGHLIGHTS FROM THE OPEN HOUSE MATERIALS

THE NEED – There is a need for Seniors Housing in the Seymour Area

A SENIORS RESIDENCE – It is a service, not just another development

THE LOCATION – The selected site is ideal for seniors and is the best option in Seymour

THE SIZE – It is a combination of seniors rental suites for independent and assisted living

THE SHAPE – Determining the best design requires community input

WE NEED TO HEAR FROM YOU

We are interested to hear your perspectives and comments on all areas of our information. Please join us at the end of your tour for a coffee and snack (courtesy of The Summerhill Seniors Residence) and provide your input. Thank you again for your time.

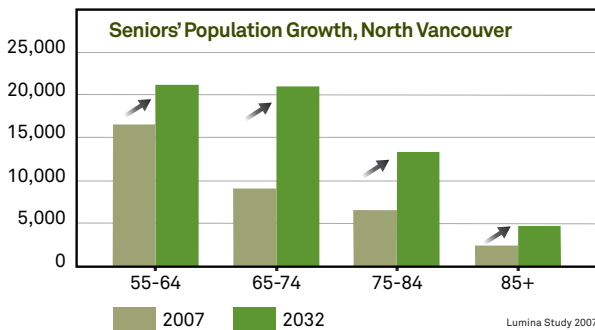


Responding to Seymour Housing Needs

NORTH VANCOUVER SENIORS NEED HOUSING OPTIONS

The North Vancouver seniors population (age 75+) will **increase 16.5%** (8,733 to 10,177) in the next 10 years and **will more than double** in the next 25 years.

~ Lumina Study 2007



Today the **demand exceeds supply** for seniors housing in North Vancouver by 3 times.

~ Health Trust Study 2006

NORTH VANCOUVER SENIORS ARE SEEKING ALTERNATIVES

A study of 600 North Vancouver seniors shows:

- 3 out of 4 would consider moving to a seniors residence, and
- 4 out of 5 want to stay and live on the North Shore.

~ Lionsview Housing Report 2005

CURRENT SENIORS HOUSING OPTIONS IN NORTH VANCOUVER ARE LIMITED

- There are no independent or assisted living residences in Seymour
- The Summerhill off Lonsdale offers independent living and is currently 100% occupied with a waitlist
- Sunrise at Lynn Valley offers assisted living and long-term care and is currently 100% occupied with a waitlist
- Churchill House off upper Lonsdale offers independent and government-funded assisted living
- Kiwanis in Seymour offers long-term care (government-funded) and is 100% occupied with a waitlist
- Kiwanis near Lions Gate Hospital offers assisted living
- Home support agencies assist with home care services

TOP REASONS SENIORS CHOOSE RETIREMENT HOUSING

- A health concern
- Death of a spouse
- Home maintenance issues
- Loneliness and isolation



Bringing Value to Seymour Community

SENIORS RESIDENCE DELIVERS SOCIAL AND ECONOMIC BENEFITS

- Provides seniors a choice to stay in their community
- Offers employment for 40 people (part-time and full-time)
- Expands seniors housing options to include independent and assisted living
- Enables existing infrastructure to accommodate new families without additional development
- Augments existing seniors programs and services currently offered in the area with specialties such as PositScience™ brain fitness
- Provides \$3 million in annual spending to the local economy.

COMMUNITY CONNECTIONS ARE VALUED

Pacific Arbour believes in offering opportunities for lifelong learning, in building strong community ties, in bringing people together, in respecting seniors as accomplished people and in giving back to local organizations. That's why the company actively partners with community organizations that reflect these values. In North Vancouver and Burnaby, the company supports:

- **Eldercollege** (at Capilano College)
- Silver Harbour Centre (for seniors)
- North Shore Community Foundation
- Artists for Kids
- John Braithwaite Community Centre
- Falls Prevention Society
- Edmonds Fall Fair
- Citizen Support Services
- Edmonds Santa Claus and Hats Off Parades
- Network of Burnaby Seniors
- **Vancouver Symphony's Tea & Trumpets Series**

“My impression is that Pacific Arbour is committed to the community, by the way it gives back to local organizations. The company's people actively seek out ways to help seniors. They don't just mouth the words; they put their words into action.”

LYNN JEST

Director, Continuing Education Division
Capilano College, North Vancouver

Pacific Arbour is a member of British Columbia Retirement Communities Association.



Offering Services to Keep Seniors Independent

A WIDE RANGE OF SERVICE OPTIONS ARE PROVIDED



ASSISTED LIVING AND AGING IN PLACE HEALTH & WELLNESS SERVICES – assisted living suites with 24/7 oversight supervision, on-site home support, RN health clinics, and visiting specialists



HEALTHY DINING CHOICES – inspired by our residents and prepared by our chef, our homemade meals are served in a casual or more formal setting



MENTAL FITNESS – an eight-week scientifically validated brain fitness program (PositScience™)



STAYING ACTIVE – choice of gentle aerobics, strength or flexibility training or customized personal training to improve mobility and stamina



SHUTTLE SERVICE – for personal appointments and group outings

SAMPLE OF OTHER SERVICES AND AMENITY OPTIONS

- Fitness studio
- Library
- Lounges and bistro
- Art studio
- Underground parking

“Before my father and step-mother moved to a Pacific Arbour residence, they were not eating quality food. Now the meals are so much better – they are fresh, they are healthy and they are suitable for seniors. I’m impressed with the meals that are served.”

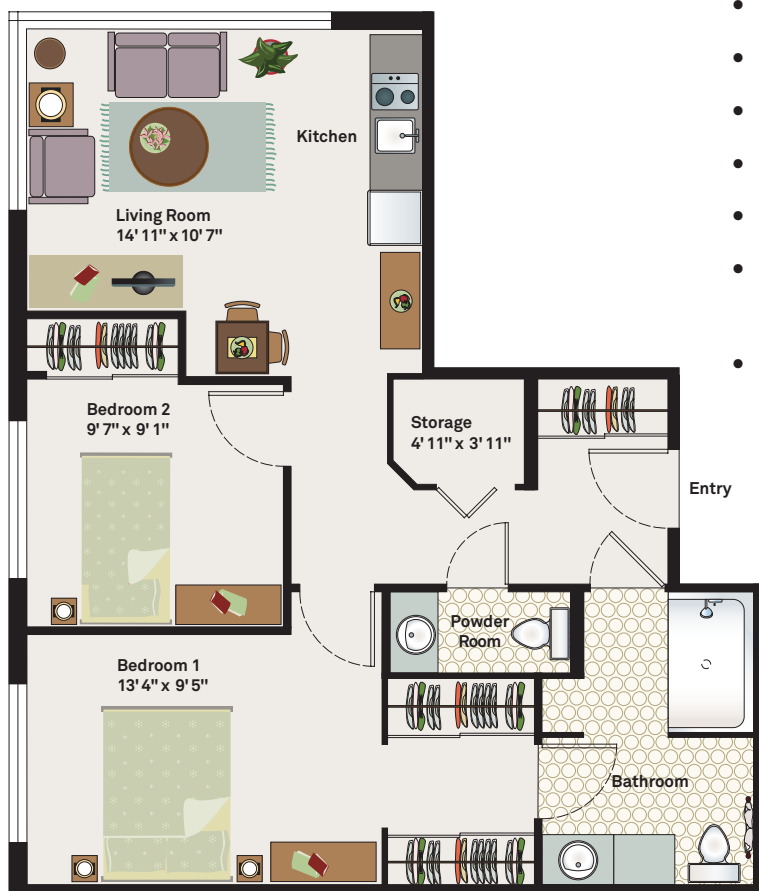
PAT GREENFIELD

Burnaby

Offering Designs that Support Aging in Place



1 Bedroom Suite Example



2 Bedroom Suite Example

EXAMPLES OF CUSTOMIZED FEATURES THAT ENHANCE SAFETY AND SECURITY

- Accessible building interphone and call buttons
- Lever door handles
- Slip resistant flooring
- Signage with contrast colors
- Adequate light level
- Accessible kitchenette counter
- Accessible washrooms and fixtures
- Accessible electrical outlets
- Sufficient maneuvering space
- Voice annunciated elevators
- Art work / path finding
- Barrier-free shower in washroom
- Emergency call buttons
- Furniture height and firmness adapted to senior ergonomics
- Accessible parking including scooters

Defining the Project

COMBINATION OF SENIORS RENTAL SUITES

- 125 independent living suites
 - mid-way between The Mulberry and The Summerhill (existing projects);
 - seven years of successful operations;
 - rental rates that most seniors can afford
- 30 assisted living suites

Assisted living services fill an important need

- 24/7 health and personal care
- Keeps residents independent and involved

Living spaces are functional and substantial

- Suite sizes range between 500-800 sq.ft.
- Large common spaces include areas for dining, fitness, social interaction, and recreation programs

Rewarding employment opportunities

- 40 staff
- Training and development provided
- Local recruitment efforts
- Meaningful work

Long-term solution

- Pacific Arbour owns and operates
- Valuable community connections are made and maintained

DEVELOPMENT PROCESS

- **Community engagement**
 - Public open house #1 - Oct. 25, 2007
 - Public open house #2 - Nov. 2007
 - Neighbourhood canvassing ongoing
 - Meetings with community groups, residents, and other associations

SEVERAL APPROVALS REQUIRED

- Rezoning
- Seymour local plan
- Development permit
- Unopened lane closure
- Land sale



An Ideal Location

THE BEST LOCATION FOR SENIORS

- Flat site (level ground for walking)
- Within seniors-walking distance to a mall, churches and services
- Reachable by public transit for relatives and staff
- Near a main artery for ease of access by car
- Within a community where seniors are living (the right demographic)
- Offers views and a familiar natural setting
- Allows for a garden and access to greenspace
- Close to medical professions including clinics, pharmacists, dentist

“We give seniors the chance to live in the centre of the community, where they are part of the neighbourhood. They deserve to be in the midst of everything – not tucked away somewhere.”

RAINER MÜLLER

Founder and owner,
Pacific Arbour Retirement Communities



Traffic

Pacific Arbour retained Bunt & Associates to provide a Traffic Impact Study. Summarized as follows:

EXISTING CONDITIONS



Volumes on Mt. Seymour Parkway

- Highest during afternoon commuter peak period
- Weekends busy around Parkgate Shopping Centre

Existing traffic operations are good

- Volume-to-Capacity ratios are 0.63 or less
- Relatively low average delays at traffic signals near site

Good transit service and bicycle access

Significant numbers of illegal pedestrian crossings of Mt. Seymour Parkway

- Mid-block between Mt. Seymour Road and Parkgate Avenue.

“I have no family in the Lower Mainland, so when I was looking for a seniors residence I wanted one that had a family atmosphere. At The Summerhill, I now enjoy the friendship of other seniors. We get along so well together. I also appreciate all the programs that are offered – there’s something for everyone.”

JUNE MILNER
Resident, The Summerhill

SITE TRAFFIC GENERATION & IMPACT

Seniors assisted/independent living:

Generates far less traffic than typical residential development as most traffic is generated by staff and visitors, not residents.

- Has peak traffic demands outside of commuter peak periods

Summary of Net Site Traffic Generation during Peak Hours

Description	Weekday PM Peak Hour Generations (vehicles per hour)		Saturday Mid-Day Peak Hour Trip Generations (vehicles per hour)	
	Entering	Exiting	Entering	Exiting
Proposed Development Trip Generation	15	20	26	29
Less Existing Single Family Homes Trip Generation	-2	-1	-2	-1
Net Additional Site Trip Generation	13	19	24	28

LOCAL IMPACT

This level of trip generation on Mt. Seymour Parkway:

- Will result in about 1 additional vehicle every 2 minutes during the weekday commuter peak period, and about 1 vehicle a minute during the peak mid-day Saturday period
- Will not be discernable to the drivers on Mt. Seymour Parkway
- Will have negligible impact on traffic operations near the site
- Requires no off-site road or traffic improvements to support the site redevelopment

The Project Team recommends a cross walk and a push-button pedestrian signal be provided (at the developer's cost) near the site access to:

- Address anticipated increase in pedestrian crossing demand and the current situation with illegal mid-block crossings
- Connect to the neighbourhood to the south via a trail network through the site
- Ensure safer crossings for all

REGIONAL IMPACT

Supports TransLink's desire for "complete communities" to reduce travel demands including:

- Promoting a reduction in longer-distance commuting and commuting across the congested Burrard Crossings by employing North Shore residents
- Minimizing impact on bridge congestion as employees from beyond the North Shore will commute against the peak direction flows; and
- Reducing distances that visitors must travel to visit relatives since seniors are able to live within their own community

SITE ACCESS OPTIONS

Various site access options are being considered, and are illustrated here. Note that Left-out movements onto Mt. Seymour Parkway will not be permitted by the District of North Vancouver for safety reasons.

OPTION 1: Right-in/out at Middle of Site



OPTION 2: Right-in/out at West End of Site, Right-in/out and Left-in at Middle of Site



OPTION 3: Right-in/out at Middle of Site, Rear Access to Roche Point Drive



- All left turns would need to be completed by using other roads such as Roche Point Drive, Garibaldi Drive and Apex Avenue to enter/exit the site

- Similar to Option 1
- Adds a second access opposite the Parkgate Shopping Centre to permit a left-in movement from Mt. Seymour Parkway,
- Reduces traffic volumes on Roche Point Drive, Garibaldi Drive and Apex Avenue

- Similar to Option 1
- Adds a rear access from the site to Roche Point Drive
- Left turns can be made via Roche Point Drive and the traffic signal at Mt. Seymour Parkway/ Mt. Seymour Road

OUR EVALUATION OF THE SITE ACCESS OPTIONS

EVALUATION CRITERIA	OPTION 1	OPTION 2	OPTION 3
Impact on Traffic operations on Mt. Seymour Parkway	MEDIUM No left turns permitted but low volume	LOW Westbound left turn into site	LOW No left turns
Impact on Residents on Roche Point Drive	MEDIUM All westbound left turns into site plus left turns out of site must use Roche Point Drive (16-26 vph)	LOW Only left turns out of site must use Roche Point Drive (9-13 vph)	MEDIUM All westbound left turns into site plus some of left turns out of site must use Roche Point Drive; also, some right-out movements may choose to use Roche Point Drive (16-26 vph)
Impact on Residents on Garibaldi Drive and Apex Avenue	MEDIUM All westbound left turns into site plus left turns out of site must use Roche Point Drive (16-26 vph)	LOW Only left turns out of site must use Garibaldi Drive and Apex Avenue (9-13 vph)	LOW Only some of left turns out of site must use Garibaldi Drive and Apex Avenue (less than 9-13 vph)
Impact on Trees	NONE	LOW Loss of a few trees in median on Mt. Seymour Parkway	HIGH Loss of a significant number of large trees along public right-of-way between site and Roche Point Drive
Impact on Proposed Trails through Site	NONE	NONE	MEDIUM

*VPH = Vehicles per hour

Preserving the Spirit of Seymour



SITE CONTEXT



Site Planning Considerations

- Respond to seniors' needs with a "state of the art" building
- Connect, listen and resonate with the community, the immediate neighbours, the seniors and integrate with the existing developments
- Respond to Seymour, its nature, its history and its site ecology
- Respect site heritage stumps



Architectural Theme and Vocabulary



Pacific Arbour wants to create great architecture which is defined by the following four attributes:

Presence – How the building sits on the property and in its context

Specifically, it feels comfortable, it rests with dignity which stems from careful landscaping; and it occupies an intimate relationship with the site.

Significance – How the project relates to individuals

Specifically, the planners to anticipate its completion, the contractors to take pride in telling their children of their role, seniors to anticipate moving to the residence and tenants to delight in their stay.

Materiality – How everything is natural

The project establishes a direct connection with the materials and methods used in its construction. For example, plastic makes no pretense to being wood, concrete does not rest on wood, and veneer does not cover endgrain.

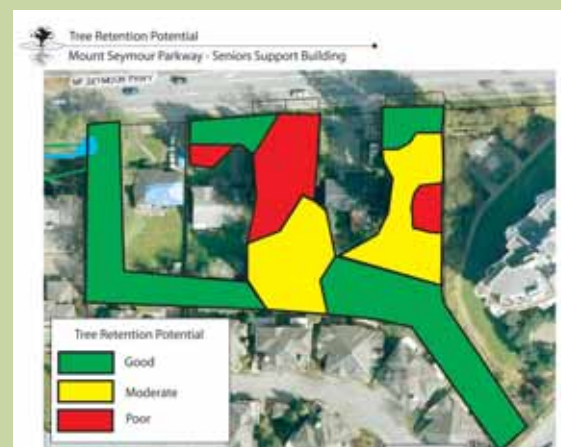
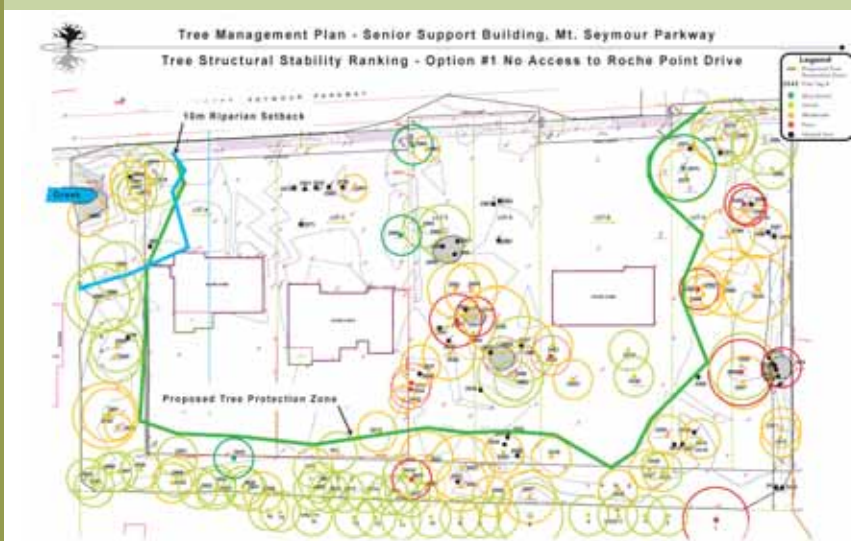
Familiarity – How the building is modest, even humble

It is well crafted, authentic, representative of its team members' best work, but it is not self-referential. As an example, tenants feel comfortable placing a magazine casually on the coffee table without needing to place it 'just right' to respond to the photograph in a brochure. It is familiar.

Environmental Sustainability

'Green' Objectives

- Preserve and manage existing trees
- Plant native shrubs and trees
- Enhance bio-diversity
- Protect Taylor Creek
- Manage invasive species



'Green' Building Measures/Integrated Design Process

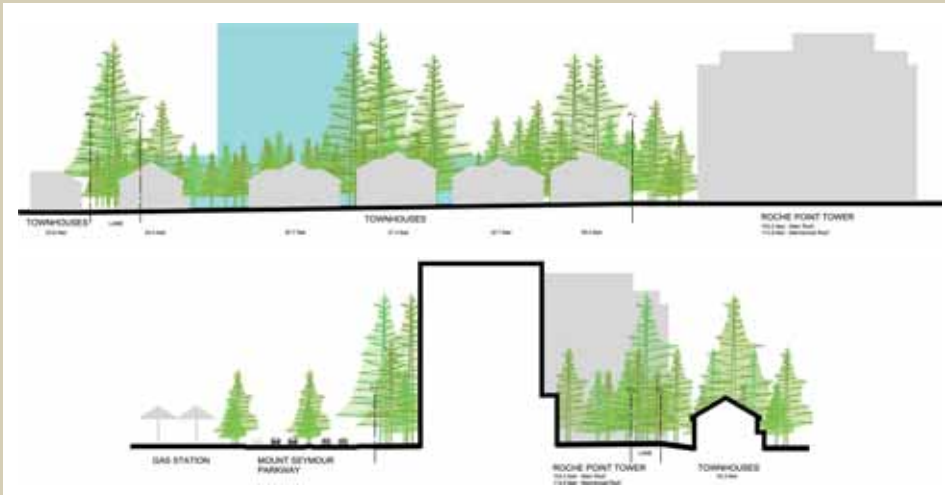
- Orientation and massing of building
- Site design, water management and consumption
- Envelope consideration
- Ventilation effectiveness
- Lighting and power consumption
- Heating, cooling and energy consumption
- Regional materials with low VOC (Volatile Organic Compound) and recycled content
- Quality assurance and monitoring of systems
- Innovation and education

Building

Target for LEED™
Certification through
Canadian Green Building
Council (CGBC)



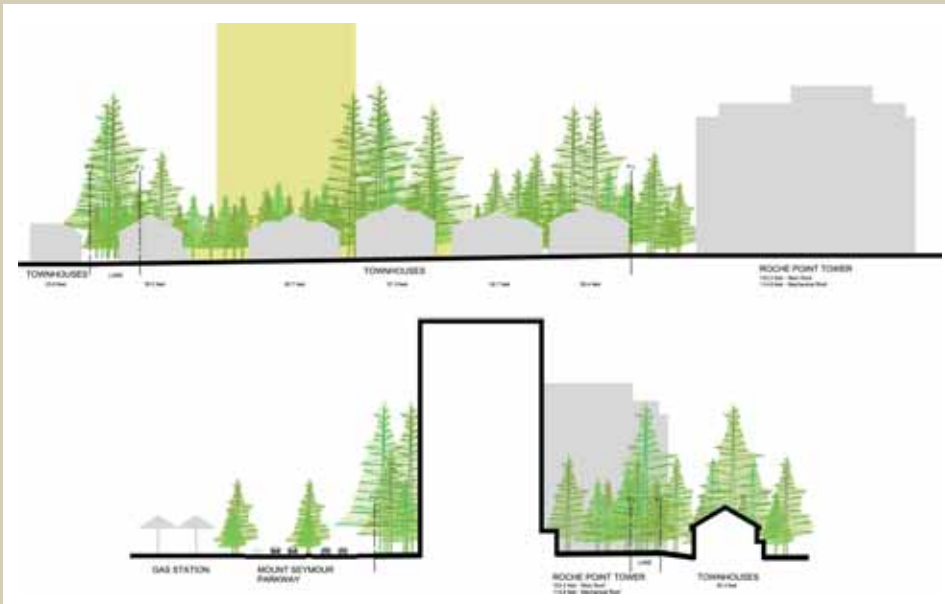
Design Alternatives



BLUE

Elevation looking North

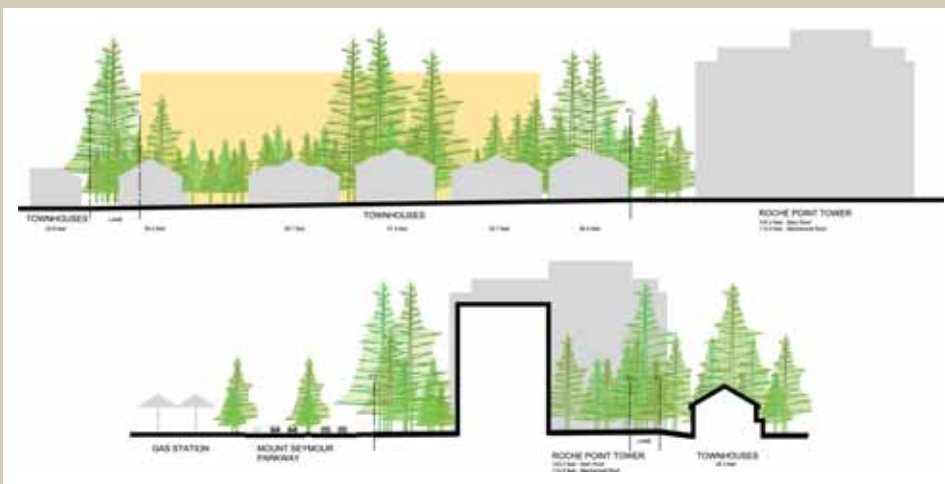
Section looking East



GREEN

Elevation looking North

Section looking East



YELLOW

Elevation looking North

Section looking East

Models Presented at October 25th Open House



B L U E M O D E L

Looking south east

Looking north west

Aerial view down
Mt. Seymour Parkway



G R E E N M O D E L

Looking west

Looking east

Looking south east



Y E L L O W M O D E L

Looking south east

Aerial looking east down
Mt. Seymour Parkway

Aerial looking west down
Mt. Seymour Parkway

About Pacific Arbour

OUR RESIDENCES



- Opened in 2001
- Located in the heart of Lonsdale, City of North Vancouver
- Home to 115 seniors and 9 pets
- Built with 108 suites
- Employs 29 staff, of which 23 are North Shore residents
- Recognized with awards from the Urban Development Institute, Canadian Home Builders Association of B.C., and the Georgie Awards



- Opened in 2005
- Located in the HighGate community, City of Burnaby
- Home to 162 seniors and 4 pets
- Built with 146 suites
- Employs 33 staff, several who live within walking distance
- City of Burnaby Community Recognition Award, 2005
- Finalist in the Burnaby Board of Trade Excellence in Business Awards 2007

OUR PEOPLE

- **Rainer Müller**, Founder/Owner, Pacific Arbour Retirement Communities
- **Mary McDougall**, President of Pacific Arbour Three
- **Tony Griffin**, Director of Design, Pacific Arbour Three
- **Carol Omstead**, COO and Vice-president, Pacific Arbour
- **Adena Waffle**, General Manager of The Summerhill
- **Earl Bergen**, General Manager of The Mulberry
- **Bruce Hemstock**, PWL Partnerships, Landscape Architect
- **Don Conley**, Community Consultant, Monkey Forest Consulting
- **Helen Besharat**, Architect, Besharat Friars
- **Jane Farquharson**, Traffic Consultant, Bunt & Associates
- **Mike Coulthard**, Arborist, Diamond Head Consulting
- **Rick Cook**, Consultant, Jordan Cook Associates



Where good things come together.

Next Steps

Following today Pacific Arbour will:

- Summarize your feedback for the project team and DNV's staff consideration
- Report to Council on the results from this early input from the community (i.e. door-to-door canvassing, open house and other meetings)
- Revise the building concepts and bring a submission back to the community for further comment (mid-November 2007)
- Summarize your feedback on this revised building concept for further consideration
- Decide whether to submit a preliminary planning application to the District and to proceed with formal approvals
- Seek Municipal review of rezoning, Seymour Local Plan, unopened lane closure, land sale and development permit requirements for the proposed project



“Pacific Arbour believes in what they do. It’s one thing to operate a business, and it’s quite another thing to say we believe seniors should be healthy and active, and we want to help them do that. But that’s what the company is doing.”

ANNWEN LOVERIN

Executive Director, Silver Harbour Centre, North Vancouver

Thank You for your Input

Locate Your Home Here



The sole purpose of this information is for the Open House meeting on October 25, 2007 and it is considered void after that date. Revisions will be made based on the community input received.