PUBLIC HEARING
AGENDA

Monday, October 15, 2018
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. CALL TO ORDER

Mayor Schaffer calls the Public Hearing to order.

Mayor Schaffer reads a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advises how this Hearing has been publicized and of any correspondence received.

2. BUSINESS

a. Bylaw 3088 - Official Community Plan Amendment 1

To amend the Official Community Plan in order to incorporate provisions for a new seniors care district on Old Yale Road. The provisions require the following amendments:

- Section 16.0 Land Use Designations – the addition of a new Old Yale Road Seniors District designation and related policies
- Section 17.0 Development Permit Area Guidelines – the addition of an Old Yale Road Seniors District Development Permit Area and guidelines
- Schedule “A” – Land Use Designation Map - revised map including Old Yale Road Seniors District land use designation

The Mayor invites Roy Beddow, Deputy Director of Development Services to present the proposed bylaw application.

The Mayor invites those in attendance who deem their interest in property affected by the proposed bylaw and development permit to present their comments.

b. Bylaw 3067 - Zoning Amendment Bylaw and Development Permit

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20964, 20974, 20980, 21016, 21024 Old Yale Road from RS1 Single Family Residential Zone and the P2 Private Institutional/Recreation Zone to CD59 - Comprehensive Development Zone to accommodate a 292-unit seniors-oriented institutional and housing development consisting of a 28-bed long term care facility, 169 assisted living (congregate housing) units and 95 seniors-oriented multifamily residential units.

The Mayor invites Robert Billard, Billard Architecture to present the proposed bylaw and development permit application.

The Mayor invites those in attendance who deem their interest in property affected by the proposed bylaw and development permit to present their comments.

3. MOTION TO CLOSE PUBLIC HEARING

EXPLANATORY MEMO

OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600 AMENDMENT NO. 9, 2018, BYLAW NO. 3088

The purpose of Bylaw No. 3088 is to amend the Official Community Plan in order to incorporate provisions for a new seniors care district on Old Yale Road. The provisions require the following amendments:

- Section 16.0 Land Use Designations – the addition of a new Old Yale Road Seniors District designation and related policies
- Section 17.0 Development Permit Area Guidelines – the addition of an Old Yale Road Seniors District Development Permit Area and guidelines
- Schedule "A" – Land Use Designation Map - revised map including Old Yale Road Seniors District land use designation

The proposed OCP amendments were prepared in response to an application for a 292-unit seniors-oriented institutional and housing development and follow the recommendations of an Old Yale Road area planning study by City Spaces Consulting.

OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
AMENDMENT NO. 9

BYLAW NO. 3088

A Bylaw to amend City of Langley Official Community Plan Bylaw, 2005, No. 2600.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

1. **Title**

   (1) This bylaw shall be cited as the "City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 9, 2018, No. 3088".

2. **Amendment**

   (2) The City of Langley Official Community Plan Bylaw, 2005, No. 2600 is hereby amended:

   (a) by inserting after Section 16.4 Multiple Family Residential the following new section and by renumbering subsequent sections accordingly:

16.5 Old Yale Road Seniors District

City Spaces Consulting
2018 Planning Study

A 3.7 hectare (9.0 acre) urban area on either side of Old Yale Road near the City's eastern entrance is contained by park land, agricultural land and the Newlands Golf & Country Club. In 2018 the area was identified as the proposed site for a major seniors "campus of care" development. City Spaces Consulting prepared a planning study for the area to provide a comprehensive analysis of the proposal with recommended policies and design guidelines. The study recommended the creation of a new land use designation to guide the development of the area for seniors-oriented institutional and multifamily residential uses.

Policy 16.5.1

Seniors-oriented institutional and housing uses shall be permitted including, senior citizens care facilities, congregate housing, seniors-oriented multiple unit residential and assembly halls.

Old Yale Road Seniors District Context Map

Policy 16.5.2

⇨ **Maximum density and building height shall be as follows:**

Residential density - 173 units/hectare
Floor space ratio - 1.50
Building height – 6 storeys

Policy 16.5.3

⇨ **Rezoning applications for Old Yale Road Seniors District developments shall consider and respect the character of adjacent land uses, heritage features, and environmentally sensitive areas.**

Policy 16.5.4

⇨ **Development Permits shall be required for Old Yale Road Seniors District developments except as provided in Section 17.2.**

(b) by deleting the table in Section 16.11 Land Use Designations and Permitted Zones and substituting the following in its place:

	Zone													
OCP Land Use Designation	RS1	RS2	RM1	RM2	RM3	C1	C2	C3	I1	I2	P1	P2	A1	CD
Urban Residential	✓										✓	✓		✓
Estate Residential		✓									✓	✓		✓
Low Density Residential			✓								✓	✓		✓
Medium Density Residential			✓	✓							✓	✓		✓
High Density Residential			✓	✓	✓						✓	✓		✓
Old Yale Road Seniors District											✓	✓		✓
Downtown Commercial						✓					✓	✓		✓
Service Commercial							✓	✓			✓	✓		✓
Mixed Employment							✓		✓	✓	✓	✓		✓
Industrial									✓	✓	✓	✓		✓
Agricultural													✓	✓
Institutional											✓	✓		✓

(c) by inserting after 17.4 Multiple-Family Residential the following new Development Permit Area Guidelines and renumbering subsequent sections accordingly:

17.5 Old Yale Road Seniors District

Designation Criteria:

- *Establishment of objectives for the form and character of multifamily residential development*

Land Use Designation Map (Schedule "A"): Old Yale Road Seniors District

City Spaces Consulting
2018 Planning Study

Objective:

To provide for an integrated seniors care precinct providing opportunities for "aging in place" within a unique setting bounded by public and private open space, environmentally sensitive areas and farmland.

17.5.1 General

- ⇨ Integrate new developments with surrounding land uses;
- ⇨ Design for connection and interaction between compatible uses in a "campus of care"
- ⇨ Respect existing agricultural land uses to the east;
- ⇨ Acknowledge historical role of Old Yale Road and Murrayville area heritage in planning and design;
- ⇨ Minimize conflicts with existing single family land uses in transitional areas;
- ⇨ Building design and site planning should be in harmony with natural features;
- ⇨ Access for the disabled should be provided for in building and site design;
- ⇨ Apply CPTED (Crime Prevention Through Environmental Design) principles.

Magnolia Gardens Seniors Development

Harrison Landing – Congregate Housing

17.5.2 Seniors Care & Housing Developments

Site Planning

- ⇨ Orient building entrances to the fronting streets;
- ⇨ Provide drop-off areas at grade level near the main building entrance where possible;
- ⇨ Provide resident parking underground in a secured parkade;
- ⇨ In multiple building developments, site buildings to enclose courtyards and other landscaped spaces.

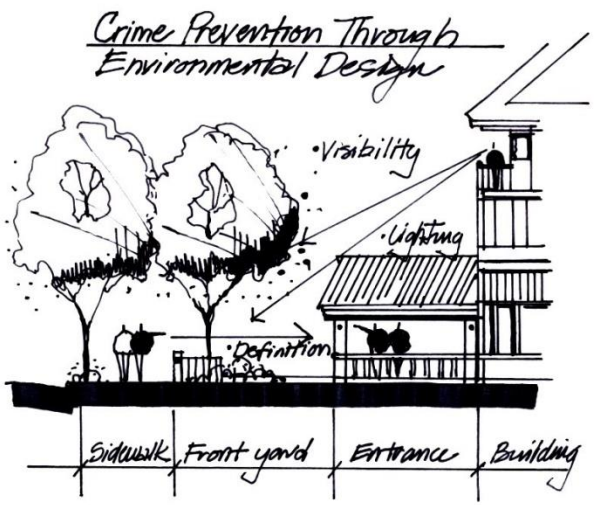
Building Form

- ⇨ Avoid blank or undifferentiated facades;
- ⇨ Reduce the apparent mass of buildings through roof design, façade articulation and shadowing;
- ⇨ "Step" building heights to relate to adjacent buildings;
- ⇨ Scale building height and massing in proportion to open spaces;
- ⇨ Provide balconies and roof gardens as amenity space
- ⇨ Minimize above grade projection of parkade structures.

Exterior Finishes and Building Envelope

- ⇨ High quality exterior finishes should be used to ensure the integrity of the building envelope and to present an attractive appearance;
- ⇨ Architectural designs should incorporate exterior finishes, colours and other features reflecting the area's heritage;
- ⇨ RCABC certification is required for flat roofs.

Magnolia Gardens



17.5.3 Landscaping

- ⇨ Landscape plans shall be prepared by a registered BC Landscape Architect;
- ⇨ Landscaping shall be in accordance with BCNTA/BCSLA standards and equipped with an in-ground irrigation system;
- ⇨ All trees shall be a minimum 6.0 cm caliper;
- ⇨ Street trees shall comply with the City of Langley Street Tree Master Plan;
- ⇨ Parking and loading areas should be appropriately screened;
- ⇨ Retain mature trees and vegetation wherever possible;
- ⇨ Differentiate between public and private spaces;
- ⇨ Encourage private outdoor living space in patios and roof gardens;
- ⇨ Provide connections for pedestrians and the disabled to other sites within the seniors precinct
- ⇨ Encourage courtyards and trellis work;
- ⇨ All wood applications shall be pressure treated.

17.5.4 Crime Prevention Through Environmental Design (CPTED)

<u>General</u>

- ⇨ Development projects shall be designed in accordance with the City of Langley CPTED Development Checklist;
- ⇨ The City may require institutional and seniors' multifamily development projects to be reviewed by an independent CPTED consultant.

e) by redesignating the area shown outlined in bold on Schedule A attached to and forming part of this Bylaw from Urban Residential and Institutional to Old Yale Road Seniors District in Schedule “A” – Land Use Designation Map:

READ A FIRST AND SECOND TIME this seventeenth day of September, 2018.

A PUBLIC HEARING, pursuant to Section 890 of the “Local Government Act” was held this -- day of --, 2018.

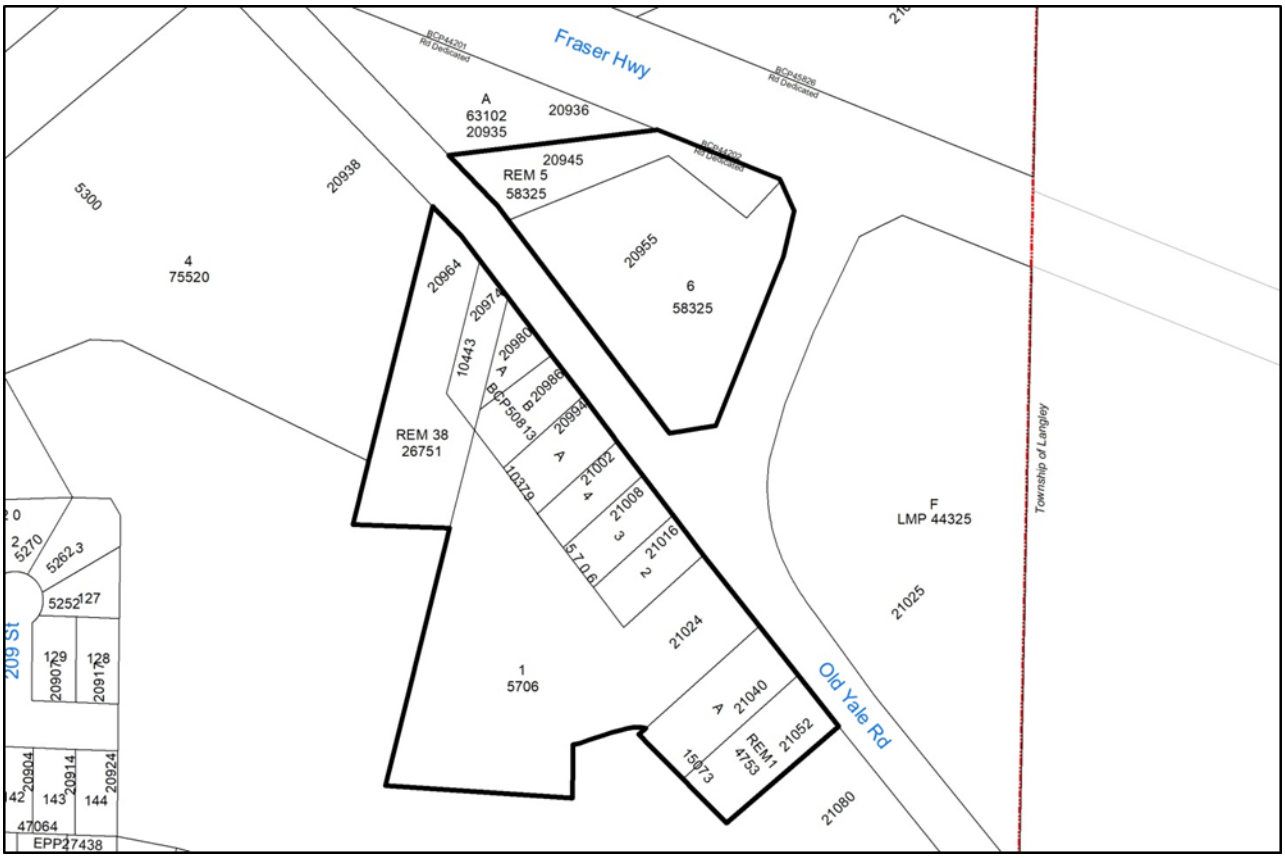
READ A THIRD TIME this -------- day of ---------- 2018.

FINALLY ADOPTED this ------- day of --------, 2018.

_____
MAYOR

_____
CORPORATE OFFICER

Schedule A


Fraser Hwy
Old Yale Rd
209 St
Township of Langley
A
63102
20935
20936
20945
REM 5
58325
20938
5300
4
75520
20955
6
58325
20964
10443
REM 38
26751
1
5706
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F
LMP 44325
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REM1
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47064
EPP27438

REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **OCP Amendment Bylaw No. 3088 - Public Consultation & Adoption Requirements**

Report #: 18-046

File #: 6480.00

Doc #:

From: Development Services & Economic Development Department

Date: September 10, 2018

RECOMMENDATION:

That Council:

1. Consider Official Community Plan Amendment Bylaw No. 3088 for first and second readings;

2. Provided that Bylaw 3088 receives first and second readings, direct staff to send copies of Official Community Plan Amendment Bylaw No. 3088 to the following organizations and authorities for consultation prior to holding a public hearing on October 15, 2018 in consideration of the requirements set out in Section 475 of the *Local Government Act*:

Township of Langley	Agricultural Land Commission
Metro Vancouver	Kwantlen First Nation
Ministry of Transportation & Infrastructure	TransLink
	Newlands Golf & Country Club

3. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3088 to all property owners within the proposed Old Yale Road Seniors District designation with an invitation to meet with City staff prior to the public hearing.

4. Consider Official Community Plan Amendment Bylaw No. 3088 in conjunction with the 2018-2022 Financial Plan Bylaw No. 3051 and the regional liquid and solid waste management plans in accordance with Section 477 (3) of the *Local Government Act*.

PURPOSE:

To consider the statutory public consultation and adoption requirements for OCP Amendment Bylaw No. 3088.

POLICY:

Section 475 of the *Local Government Act* sets out the public consultation requirements for Official Community Plan bylaws while Section 477 establishes the adoption procedures.

COMMENTS/ANALYSIS:

1. OCP Amendment Bylaw No. 3088

The purpose of Bylaw No. 3088 is to amend the Official Community Plan in order to incorporate provisions for a new seniors care district on Old Yale Road in response to an application for a 292-unit seniors-oriented institutional and housing development and in accordance with the recommendations of an Old Yale Road area planning study by City Spaces Consulting.

2. Public Consultation Requirements

Section 475 (1) of the *Local Government Act* requires that a local government "provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected" by an Official Community Plan bylaw during its development. Section 475 (2) of the *Act* outlines the specific considerations relating to public consultation. It is therefore recommended that Bylaw No. 3088 be referred to the agencies listed in Part 2 of the recommendation above. In addition, although the applicant for the 292-unit seniors development held public information meetings in the neighbourhood on September 18, 2017 and May 30, 2018, it is recommended that copies of Bylaw No. 3088 be sent to property owners within the proposed Old Yale Road Seniors District land use designation with an invitation to meet with City staff to provide additional information if requested (Part 3 of the recommendation).

3. Adoption Procedures

a) Official Community Plan Amendment

Section 477 (3) of the *Local Government Act* requires a local government to consider an OCP bylaw in conjunction with its Financial Plan and any applicable waste management plan after first reading but before holding a public hearing. This requirement is reflected in Part 4 of the recommendations above. The proposed

Official Community Plan amendments embodied in Bylaw No. 3088 do not commit the City to any new expenditures or unfunded projects. With respect to the regional waste management plans (Metro Vancouver's Solid and Liquid Waste Management Plans), the City is awaiting comments from Metro Vancouver staff on the proposed OCP amendments and their potential impact on the regional service plans.

b) Regional Context Statement

The proposed Official Community Plan amendments do not necessitate any changes to the City's Regional Context Statement and thus Metro Vancouver Board acceptance is not required.

BUDGET IMPLICATIONS:

Bylaw No. 3088 does not commit the City to any new expenditures or unfunded projects. The increased development density permitted in the proposed Old Yale Road District land use designation will enable increased revenues from development cost charges, community amenity charges and property taxes.

ALTERNATIVES:

1. Consider a revised public consultation process.

Respectfully Submitted,

Roy M. Beddow, MCIP, RPP
Deputy Director of Development Services & Economic Development

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

_____
Francis Cheung, P. Eng.
Chief Administrative Officer

Attachment(s): OCP Amendment Bylaw No. 3088

CITY OF LANGLEY

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, AUGUST 8, 2018 7:00 PM

Present: Mayor Ted Schaffer (Acting Chairman)
John Beimers
Trish Buhler
Shelley Coburn, School District No. 35
Kimberley Lubinich
Ron Madsen
Dan Millsip
Jamie Schreder

Staff: Roy Beddow, Deputy Director of Development Services & Economic Development
Gerald Minchuk, Director of Development Services & Economic Development

Absent: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
Constable Lisa Cormier, Langley RCMP
Kim Mullin

1) RECEIPT OF MINUTES

MOVED BY Commission Member Madsen
SECONDED BY Commission Member Buhler

THAT the minutes for the August 8, 2018 Advisory Planning Commission meeting be received.

CARRIED

2) OFFICIAL COMMUNITY PLAN APPLICATION OCP 01-18, REZONING APPLICATION RZ 07-18/DEVELOPMENT PERMIT APPLICATION DP 07-18- 20964, 20974, 20980, 21016, 21024 Old Yale Road

The Deputy Director of Development Services & Economic Development and Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Official Community Plan/Rezoning and Development Permit applications, and introduced Robert Billard, Billard Architecture , George Burns, P.Eng. and David Jerke, Van der Zalm & Associates Inc., Jas Binpal, Binpal Engineering (Environmental), Tarek Amoury, Tides Consulting Engineering (Geotechnical) who presented the proposed applications. Following discussion on OCP, building form and character, architectural design, environmental, geotechnical issues, parking, landscaping, sustainability features, CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Schreder

THAT OCP Application 01-18, Rezoning Application RZ 07-18, Development Permit Application DP 07-18 to accommodate an integrated seniors citizen housing development consisting of 28 Long Term Care units, 169 Assisted Living (Congregate Housing) units and 95 Seniors-Oriented Housing Units located at 20964, 20974, 20980, 21016, 21024 Old Yale Road be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

CARRIED

6) Next Meetings:

Wednesday, October 10, 2018

7) ADJOURNMENT

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Buhler

THAT the meeting adjourn at 8:30 P.M.

CARRIED

ADVISORY PLANNING COMMISSION ACTING CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 150, 2018, BYLAW NO. 3067
DEVELOPMENT PERMIT APPLICATION DP 07-18

To consider a Rezoning Application and Development Permit Application by Hehe Rosewood Senior Centre Inc. to accommodate a senior citizens housing development, including *Senior Citizens Care Facility*, *Congregate Housing*, and *Senior-Oriented Multiple Unit Residential.*

The subject properties are currently zoned RS1 Single Family Residential Zone and P2 Private Institutional/Recreation Zone in Zoning Bylaw No. 2100 and designated "*Urban Residential and Institutional"* in the Official Community Plan. All lands designated for Multifamily Residential and Environmentally Sensitive Areas are subject to a Development Permit.

Background Information:

Applicant:	Billard Architecture
Owners:	Hehe Rosewood Senior Centre Inc.
Civic Addresses:	20964, 20974, 20980, 21016, 21024 Old Yale Road
Legal Description:	Lots 1 and Lot 2, District Lot 36, Group 2, New Westminster District Plan 5706; Lot 38 Except: Firstly: Part Subdivided By Plan 41617; Secondly: Part Subdivided By Plan 66178; Thirdly: Part Subdivided By Plan 66179; District Lot 36, Group 2, New Westminster District Plan 26751; Parcel "A" (Explanatory Plan 10443) Lot 3, District Lot 36, Group 2, New Westminster District Plan 7420.
Density:	142.3 units/ha (57.6 units/acre)
Floor Area Ratio:	1.267
Total Parking Required:	226 (including 36 visitor and 12 H/C)
Total Parking Provided:	286 (Including 67 visitor and 15 H/C)
Existing Zoning:	RS1 Single Family Residential Zone & P2 Private Institutional/ Recreation Zone
Proposed Zoning:	CD 59 (Comprehensive Development Zone)
Proposed OCP Designation:	Old Yale Road Seniors District
Variances Requested:	None
Development Cost Charges:	$3,773,875.85 (City-$2,650,807.24, GVS&DD -$989,728.61, SD-$133,340.00
Community Amenity Charge:	264 Units @ $2,000/unit = $528,000.00

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 150

BYLAW NO. 3067

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD59) and to rezone the property located at 20964, 20974, 21016, 21024 Old Yale Road to the new zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

1. Title

This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 150, 2018, No. 3067".

2. Amendment

(1) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 59 (CD59) Zone: immediately after Comprehensive Development - 58 (CD58) Zone:

"DDD. CD59 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a senior citizens housing development , including *Senior Citizens Care Facility*, *Congregate Housing*, and *Senior-Oriented Multiple Unit Residential.*

2. Permitted Uses

The Land, buildings and structures shall only be used for the following uses only:

(a) *Senior Citizens Care Facility*;
(b) *Congregate Housing*;

(c) Senior-Oriented Multiple Unit Residential.

3. Site Dimensions

The following lot shall form the site and shall be zoned CD62 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 011-161-981
Lot 1, District Lot 36, Group 2, New Westminster District Plan 5706

(b) PID: 011-762-900
Lot 2, District Lot 36, Group 2, New Westminster District Plan 5706

(c) PID: 008-874-786
Lot 38 Except: Firstly: Part Subdivided By Plan 41617; Secondly: Part Subdivided By Plan 66178; Thirdly: Part Subdivided By Plan 66179; District Lot 36, Group 2, New Westminster District Plan 26751

(d) PID: 000-602-302
Parcel "A" (Explanatory Plan 10443) Lot 3, District Lot 36, Group 2, New Westminster District Plan 7420

(e) PID: 028-856-341
Lot A, District Lot 36, Group 2, New Westminster District Plan BCP50813

4. Site Area

The minimum lot area which may be created by subdividing the said lands in this Zone shall be .40 ha.

5. Siting and Size of Buildings and Structures and Site Coverage

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 63 pages and dated August 2018 prepared by Billard Architecture and Van Der Zalm & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 07-18.

6. Special Regulations

Special regulations shall comply with Special Regulations prescribed in the respective zones under different Parts of this bylaw.

7. Other Regulations

In addition, land use regulations including the following are applicable:

a. General provisions on use are set out in Section I.D. of this bylaw;

b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and

c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title* Act."

READ A FIRST AND SECOND TIME this seventeenth day of September, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this -- day of --, 2018.

READ A THIRD TIME this -- day of --, 2018.

FINALLY ADOPTED this -- day of --, 2018.

_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

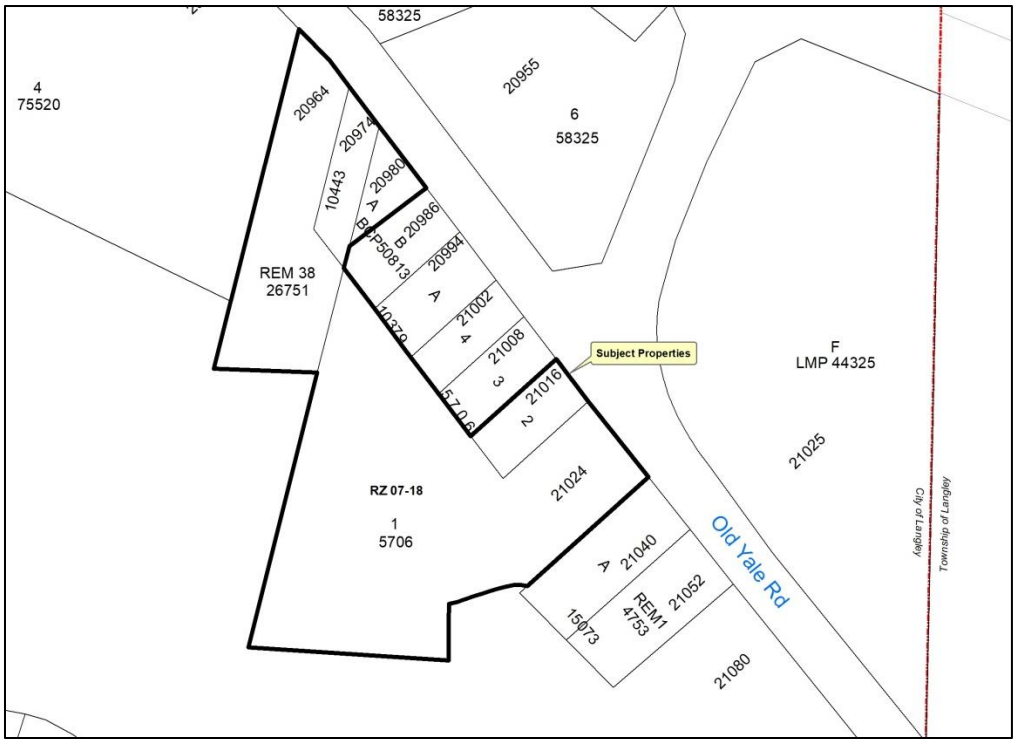
REZONING APPLICATION RZ 07-18
DEVELOPMENT PERMIT APPLICATION DP 07-18

Civic Address: 20964, 20974, 21016, 21024 Old Yale Road

Legal Description: Lot 1, District Lot 36, Group 2, New Westminster District Plan 5706; Lot 2, District Lot 36, Group 2, New Westminster District Plan 5706; Lot 38 Except: Firstly: Part Subdivided By Plan 41617; Secondly: Part Subdivided By Plan 66178; Thirdly: Part Subdivided By Plan 66179; District Lot 36, Group 2, New Westminster District Plan 26751;
Parcel "A" (Explanatory Plan 10443) Lot 3, District Lot 36, Group 2, New Westminster District Plan 7420.

Applicant: Billard Architecture

Owners: Hehe Rosewood Senior Centre Inc.



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **OCP Amendment Application OCP 01-18,**
Rezoning Application RZ 07-18,
Development Permit Application DP 07-18

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: August 27, 2018

COMMITTEE RECOMMENDATION:

THAT OCP Application 01-18, Rezoning Application RZ 07-18, Development Permit Application DP 07-18 to accommodate an integrated seniors citizen housing development consisting of 28 Long Term Care units, 169 Assisted Living (Congregate Housing) units and 95 Seniors-Oriented Housing Units located at 20964, 20974, 20980, 21016, 21024 Old Yale Road be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider an Official Community Plan Amendment Application, Rezoning Application and Development Permit Application by Billard Architecture consisting of a 28-bed Long Term Care facility, 169 Assisted Living (Congregate Housing) Units and 95 Seniors-Oriented housing units.

POLICY:

The subject lands are currently designated Urban Residential and Institutional in the Official Community Plan. An Official Community Plan amendment creating an Old Yale Road Seniors District is proposed to accommodate the subject development.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Billard Architecture
Owner:	Hehe Rosewood Senior Centre Inc.
Civic Addresses:	20964, 20974, 20980, 21016, 21024 Old Yale Road
Legal Description:	Lots 1 & 2, District Lot 36, Group 2, New Westminster District, Plan 5706; Parcel "A" (Explanatory Plan 10443), Lot 3, District Lot 36, Group 2, New Westminster District, Plan 7420; Lot 38 Except: Firstly: Part Subdivided by Plan 41617; Secondly: Part Subdivided by Plan 66178; Thirdly: Part Subdivided by Plan 66179; District Lot 36, Group 2, New Westminster District, Plan 26751 Lot A, District Lot 36, Group 2, New Westminster District Plan BCP50813
Site Area:	1.855 Hectares (4.581 Acres)
No. of Units:	28 Long Term Care Beds 169 Congregate Housing 95 Seniors-Oriented MF Residential
Density:	142.3 units/ha (57.6 units/acre)
Gross Floor Area:	23,503 m^2 (252,995 sq ft)
Floor Area Ratio:	1.267
Lot Coverage:	18.1%
Total Parking Required:	226 (incl. 36 visitor & 12 H/C)
Total Parking Provided:	286 (incl. 67 visitor & 15 H/C)
Existing Zoning:	RS1 Single Family Residential & P2 Private Institutional/Recreational
Proposed Zoning:	CD59 Comprehensive Development
Existing OCP Designation: **Proposed OCP Designation:**	Urban Residential and Institutional Old Yale Road Seniors District
Variances Requested:	None
Development Cost Charges:	$3,773,875.85 (City - $2,650,807.24 GVS&DD - $989,728.61, SD35 - $133,340.00)
Community Amenity Charge:	264 Units @ $2,000/unit = $528,000.00

Engineering Requirements:

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents. All work to be done to the City of Langley Specifications & MMCD Standards.

These requirements have been issued to reflect the application for rezoning and development for a proposed **292 Unit Seniors Centre; 20964-21024 Old Yale Road.**

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) The developer is responsible for the following work which shall be designed by a Professional Engineer:

1. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. Setbacks from Murray Creek should be shown on all plans, and protection of the riparian area must be part of the Erosion and Sediment control plan for all phases of work in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. As this project is located within the designated floodplain for Murray Creek, the Flood Construction Level shall be calculated as per the City of Langley Floodplain Elevation Bylaw No. 2768. The specified setback for Murray Creek shall be 15m, as per the City of Langley Floodplain Elevation Bylaw No. 2768.
3. The existing water and sewer mains shall be assessed for capacity. Any upgrades required servicing the site shall be designed and installed at the Developer's expense.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".

5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
6. New water and sanitary service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
7. A stormwater management plan for the site is required. No existing municipal drainage system exists in this area; the developers QEP will be responsible for determining if the sites can continue to drain to Murray Creek. Onsite rainwater management measures shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
9. If the proposed development will generate more than 100 additional peak direction trips (inbound or outbound) to or from the site during the peak hour, then a development traffic access and impact study will be required.
10. Old Yale Road shall be upgraded on a local road standard complete with curb, gutter, drainage, sidewalk, streetlighting as per SDR003 for the full extents of the project.
11. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost
12. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.

B) The developer is required to deposit the following bonding and connection fees:

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a $20,000 bond for the installation of a water meter to current standards.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

C) The developer is required to adhere to the following conditions:

1. Undergrounding of hydro, telephone and cable services to the development site is required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of “as-built” drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.

7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall accommodated on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

Discussion:

1. Development Proposal

   The applicant, whose client owns a senior's facility in Maple Ridge, is proposing to develop a large seniors care and housing complex on Old Yale Road at the eastern edge of the City. The complex consists of a 28-bed long term care facility, 169 "assisted living" (congregate housing) units and 95 seniors-oriented multifamily residential units.

2. Site & Context

   The site is comprised of five properties on the south side of Old Yale Road adjacent to Murray Creek. Currently the site is occupied by four single family homes. Between the two road frontages of the site there remain four single family lots that are not part of the subject application. Newlands Golf & Country Club is located to the south of the subject property and a further two single family homes are located east of the site on the south side of Old Yale Road. Across Old Yale Road to the north is St. Andrews Anglican Church. Northeast of the site is farmland that stretches to the Murrayville area of the Township of Langley.

3. Official Community Plan

   The existing Official Community Plan land use designations would not accommodate the proposed development so the applicant has applied to amend the OCP. In order to analyse this proposal and its land use implications, staff engaged City Spaces Consulting to prepare a planning study of the development site and the adjacent properties along Old Yale Road with development potential (i.e. excluding City parks and land within the Agricultural Land Reserve). In staff's view the scale of the proposed development and its implications for the remaining properties in the area

necessitated a comprehensive consideration beyond the development site itself.

Old Yale Road Planning Study Area (shown in blue)

The planning study recommends the creation of a new land use designation to enable the development of a seniors care campus that provides for aging in place with appropriate housing and institutional services. Accordingly, staff have prepared OCP Amendment Bylaw No. 3088 for Council's consideration. Bylaw No. 3088 would create an Old Yale Road Seniors District with associated policies and development permit area guidelines.

4. <u>Architectural Design & Concept</u>

The applicant's proposal includes two buildings: a main building ("Building 1") at the southeast end of the site and an annex building ("Building 2") in the northwest corner of the site.

a) Main Building ("Building 1")

The main building contains the long term care and assisted living (congregate housing) units and includes indoor and outdoor amenity

spaces as well as offices and supporting facilities for staff. The six-storey building steps down to four storeys along the street frontage providing roof gardens for the enjoyment of residents and a softer interface with Old Yale Road and the remaining single family homes. The long term care units and associated services are located on the ground floor. The assisted living units (called "congregate housing" in the City's zoning bylaw) are located on the upper floors. The congregate housing units are complete dwellings with full living and cooking facilities intended for independent seniors but also offer shared dining and other supportive services such as nursing. The irregular floorplan follows the Stream Protection and Enhancement Area (SPEA) boundary, highlighting the environmental constraints imposed upon the site. The site plan also provides an 8.0 m fire access lane along the north façade of the building. The architectural expression is modern employing flat roofs, simple forms and minimal ornamentation. The architect has, however, incorporated natural wood trims and earth toned colours in deference to the natural setting and the agricultural heritage of the area.

b) Annex Building ("Building 2")

The six-storey annex building houses the seniors-oriented multifamily residential units. These are apartment units designed for independent owners aged 55 and over. A curvilinear plan is used to position the building outside the environmental setback, placing the main entrance at the north end of the site, creating a strong presence on Old Yale Road. An 8.0 m wide fire access along the east façade is provided to meet fire department requirements. Muted, earth-toned colours and wood trims pay homage to the natural setting and area history. Vertical wood fins function as privacy screens and *brise-soleil* (sun screens) for balconies, adding natural materials and "warmth" to the design.

5. <u>Environmental Considerations</u>

The subject properties back onto Murray Creek, a Class "A" fisheries watercourse whose riparian area is identified in the City's Environmentally Sensitive Area mapping. The ESA areas within the site have sensitivity values ranging from "Moderate" to "High". Under the City's Official Community Plan, development is prohibited in areas with "Moderately High" to "High" sensitivity values. The applicant engaged a Qualified Environmental Professional (QEP) to prepare a Riparian Area Assessment in accordance with provincial requirements. The RAR assessment identified a Stream Protection and Enhancement Area along Murray

Creek. The proposed development is sited outside the SPEA boundary and the City's ESA areas.
The subject properties are located within the 1 in 200 year floodplain boundaries of Murray Creek and the Nicomekl River and are thus subject to the City's Floodplain Elevation Bylaw. Under the bylaw, the development must comply with minimum building elevation and setback requirements. The applicant has engaged a civil engineer to address flood protection requirements in the development.

The applicant has provided a geotechnical engineering report with recommended design and mitigation strategies for structural integrity and soil stability.

6. CPTED

The proposed development benefitted from a Crime Prevention Through Environmental Design (CPTED) review by Liahona Security Consortium Inc. whose recommendations were incorporated into the plans.

Fire Department Comments:

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the September 12, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 17th , 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $2,650,807.24 to City Development Cost Charge accounts and $550,000.00 in Community Amenity Charges.

ALTERNATIVES:

1. Require changes to the applicant's proposal.
2. Deny application.

Prepared by:

Gerald Minchuk, MCIP
Director of Development Services & Economic Development

Concurrence:

Rick Bomhof, P.Eng.
Director of Engineering, Parks & Environment

Concurrence:

Rory Thompson, Fire Chief

Attachment(s):

OLD YALE ROAD

OCP Designation Planning Study for a Seniors' Precinct

July 2018

Langley City
THE PLACE TO BE

CITY SPACES

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Introduction

CitySpaces Consulting was commissioned by the City of Langley to undertake an impartial micro-area planning study to evaluate a new seniors campus-oriented OCP land use designation located at Old Yale Road. The study area comprises properties located near the intersection of Fraser Highway and Old Yale Road, within close proximity to the municipal boundary with the Township of Langley, as shown in Figure 1.

This study is in response to the Hehe Rosewood Seniors Centre Development Application (comprising an OCP Amendment, Rezoning Amendment, and Development Permit Application) that was recently submitted by Billard Architecture (the applicant) in relation to 21024 and 20964 Old Yale Road, as shown as "Proposed Rosewood Seniors Centre" in Figure 2 on the following page. The proposal is for a residential seniors housing development project that includes congregate living, assisted living, and long term care units over 24,445 square metres of floor space.

In addition to evaluating the rationale for a new OCP land use designation, this study provides guidance to inform Development Permit Application guidelines. In summary, the study includes the following key tasks and activities:

- Site reconnaissance to assess strengths, weaknesses, opportunities and threats (SWOT) for the study area based on environmental and urban design factors;
- A review of relevant legislation, bylaws, and studies that impact development of the properties;
- Assessment of on-site and adjacent land uses, environmental factors and constraints, character areas and other local influences, to develop an understanding of the context and existing urban and physical structure (including sites across the municipal boundary in the Township of Langley);
- A critique of the Hehe Rosewood Seniors Centre development application drawings as provided, to fully understand the design proposal and its potential impact on the area;
- Case study research on comparable seniors campuses in similar Metro Vancouver contexts to explore good practice design aspects, zoning and land use designations; and
- Recommendations for the preferred land use designation(s) and design guidelines for the study area supported with rationale and justifications. These recommendations provide an appropriate land use framework to help guide future development in the study area properties.

The development application submission is in reference to 20964, 20974, 21016 and 21024 Old Yale Road, as identified through Figure 2. The four properties referenced above comprise the '**application area**'. Subsequent to the development application submission, we understand 20980 Old Yale Road has also been purchased by the applicant. The study area also includes the following adjacent residential properties – 20986, 20994, 21002, 21008, 21040, 21052 Old Yale Road, as well as St. Andrew's Anglican Church (20955 Old Yale Road) and the vacant property north of the church (20945 Old Yale Road), as seen highlighted in blue in Figure 2. This blue highlighted area will herein after be called the '**study area**'. Figure 3 depicts an aerial view of the application area and study area for reference.

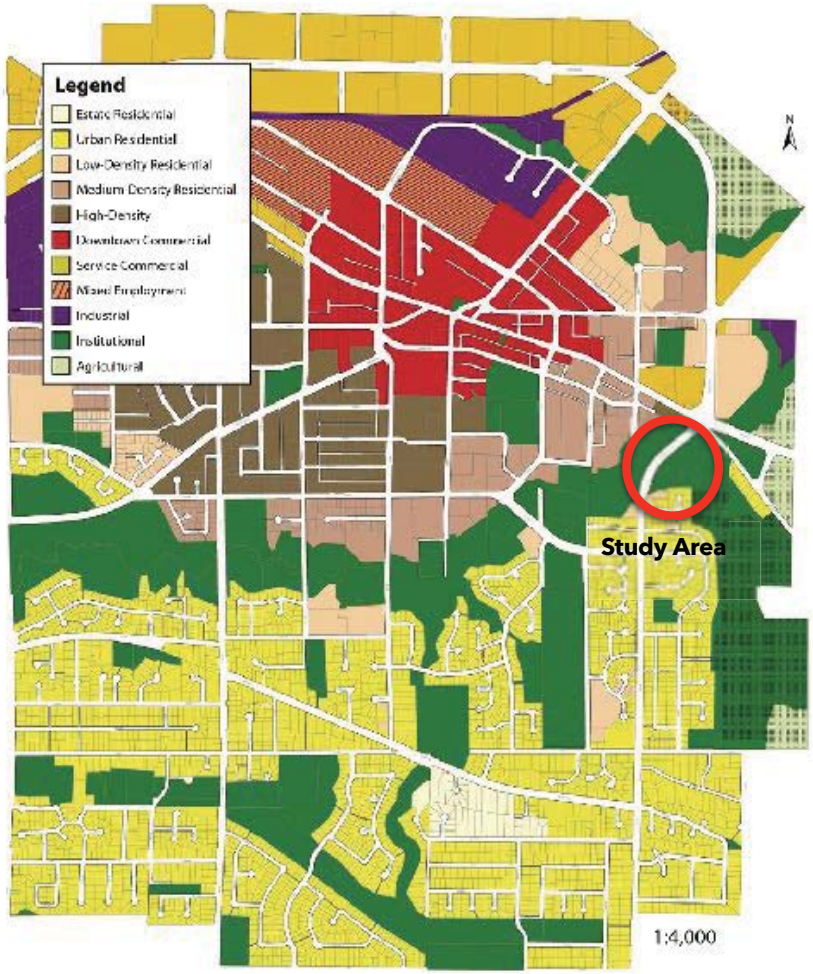


Figure 1 – City of Langley Land Use Designation Map (City of Langley OCP)

Figure 2 – Proposed Rosewood Seniors Centre (City of Langley)

Figure 3 – Study Area Aerial View (City of Langley mapping)

Context

Community Profile (2014)

In Metro Vancouver's Regional Growth Strategy, the City of Langley's population is projected to increase by almost 50%, and increase in housing demand by nearly 70% by 2040. This spike in population will likely be a higher proportion of seniors due to Canada's aging population and the demand for baby-boomers needing seniors housing and care facilities, mixed with the mass exodus from expensive city centres like Vancouver. The City of Langley's Community Profile states that the population of seniors in the City is the age group with the most amount of people, and has increased significantly since 1991, as seen in Figure 4. Current census information illustrates that seniors comprise 19.2% of the City's population, indicating a substantial housing need for this demographic.

Coupled with the City of Langley's five year area growth rate of 16.6%, Langley can expect a drastic increase in population that must be accommodated in the coming years. With this projected population increase, the City of Langley is focusing housing growth in higher-density areas, and development plans include more mixed-use residential/commercial buildings and multi-family residential housing.

Regional Context Statement (2013)

The Metro Vancouver Regional District (Metro Vancouver) requires all municipalities to have a Regional Context Statement (RCS) that aligns itself with the Regional Growth Strategy, to project changes in population and to better manage growth. The City of Langley's latest RCS is from 2013, and is structured to match the Regional Growth Strategy's priorities of creating a compact urban area, supporting a sustainable economy, protecting the environment and responding to climate change, developing complete communities, and supporting sustainable transportation choices.

In the RCS, the study area is located within the Urban Containment Boundary (UCB, black outline) in the City of Langley. Interestingly, the study area is directly on the border of where the UCB meets agricultural (light green) and conservation and recreational areas (dark green), as shown in Figure 5.

The City of Langley completed an Affordable Housing Strategy, whereby the City prioritizes providing new affordable units and working with the development community, non-profit housing providers and health authorities to build seniors' and other special needs housing with support services. With an aging population and due to the large proportion of the City's demographic as seniors, this policy is notable when reviewing this application.

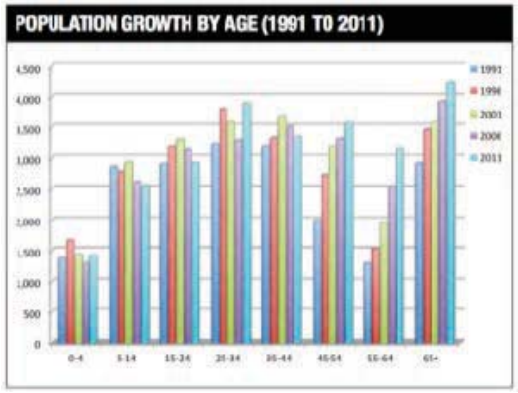


Figure 4 – Population Growth By Age Chart

Figure 5 – Regional Context Statement Map

Existing Land Uses and OCP

The current land uses for the application and study areas, as designated in the Official Community Plan, are Institutional and Urban Residential, as shown in Figure 6.

The Institutional designation is intended to accommodate a variety of recreational, civic and other institutional uses in the City, with 20% of the City's land area allocated for this purpose in the form of parks, schools, a university, and a private golf course.

The Urban Residential designation is intended to maintain the single family residential character of areas that are located mainly south of the Nicomekl River, with 22% of the City's land area allocated for this purpose. The OCP describes how the Urban Residential designation is "*intended to maintain the single family residential character of areas north of the Nicomekl River and the low density suburban and rural areas*" and that it "*provides a transition between the multifamily residential areas north of the Nicomekl River and the low density suburban and rural areas beyond the City's boundaries*".

Although the Urban Residential land use designation is intended to maintain single family residential character, the OCP recognizes intensification in these areas as a possible strategy for attracting investment, revitalization, and to mitigate some growth management constraints in the rest of the City. Concurrently, the OCP encourages support for institutional uses in Urban Residential areas, as stated in Policy 16.2.2:

> *"Institutional uses providing a service to neighbourhood residents such as schools, churches and child care facilities may be permitted through zoning subject to a comprehensive review of potential impacts such as traffic, parking and noise."*

The parcels abutting the subject area have different land use designations including Urban Residential, Institutional, and Agricultural, as illustrated in Figure 8. Agricultural land use is intended to protect areas suitable for "farm use" in accordance with the Agricultural Land Commission Act. The City has a limited amount of agricultural land (approximately 16 hectares), much of it being utilized for recreational or educational purposes. In the OCP, Policy 16.9.4 under the agricultural land use designation states that "*urban land uses shall respect the integrity of adjacent ALR lands inside and outside of the City*".

Policy 5.2.1 of the OCP covers densification, stating that efforts should *"continue the long term residential densification both around and within the downtown core"*. The study area is located slightly outside the downtown core, so the development proposal is not necessarily consistent with this, however it is close to higher density land uses, such as medium density residential uses on the north side of the Fraser Highway and 208 Street.

The development proposal is not consistent with Policy 5.2.2 which encourages applicants to "*transition residential densities downwards moving out from the downtown core*". However, as noted, the study area and development application properties are very close to medium density residential land uses on the north side of the Fraser Highway and 208 Street junction.

Figure 6 – Existing OCP Land Use Context

The development proposal is in keeping with Policy 5.2.3 of the OCP which describes how the City will "*encourage a variety of housing types to meet the needs of the population and the demographic challenges faced by the City*."

Policy 16.4.6 of the OCP describes how "*development projects shall not isolate parcels or sites having areas below the minimum lot size prescribed in the Zoning Bylaw for the highest density use contemplated for the area in the Land Use Designation Map*". This is an important consideration in determining any proposed future OCP Land use designation for the remaining single family lots on Old Yale Road that are adjacent to the application area.

Existing Zoning

The study area is currently zoned as 'P2 – Private Institutional/Recreation Zone' and 'RS-1 – Single Family Residential Zone', shown in Figure 7. The adjacent properties are zoned as 'RS1 – Single Family Residential Zone', 'P2 – Private Institutional/Recreation Zone', 'P1 – Public Institutional/Recreational Zone', and 'A1 – Agricultural Zone'. The P2 zone allows for a seniors care facility, however the RS-1 zone does not, hence the development proposal requires a rezoning. There are no specific Development Permit Area (DPA) Guidelines pertaining to the existing land use designations on the site, though DPA Guidelines for Multifamily Residential, and Environmentally Sensitive Areas in the OCP provide some general guidelines that are applicable to the proposed development.

<u>P2 zoning allows for the following uses:</u>

A. Assembly Hall.
B. Private *School*.
C. Private *Hospital*.
D. Child Care Centre.
E. Community Service.
F. Golf Course.
G. Parking Facilities.
H. *Accessory uses* limited to the following:
   1. Caretaker's dwelling unit; and
   2. Eating Establishment.
I. Senior Citizens Care Facility.

<u>RS-1 zoning allows for the following uses:</u>

A. Single Family Residential.
B. Accessory Uses limited to Home Occupation and Secondary Suite.
C. Private Care Facility.

<u>A1 zoning allows for the following uses:</u>

A. Agriculture.
B. Single Family Residential.
C. Accessory uses limited to a Home Occupation.

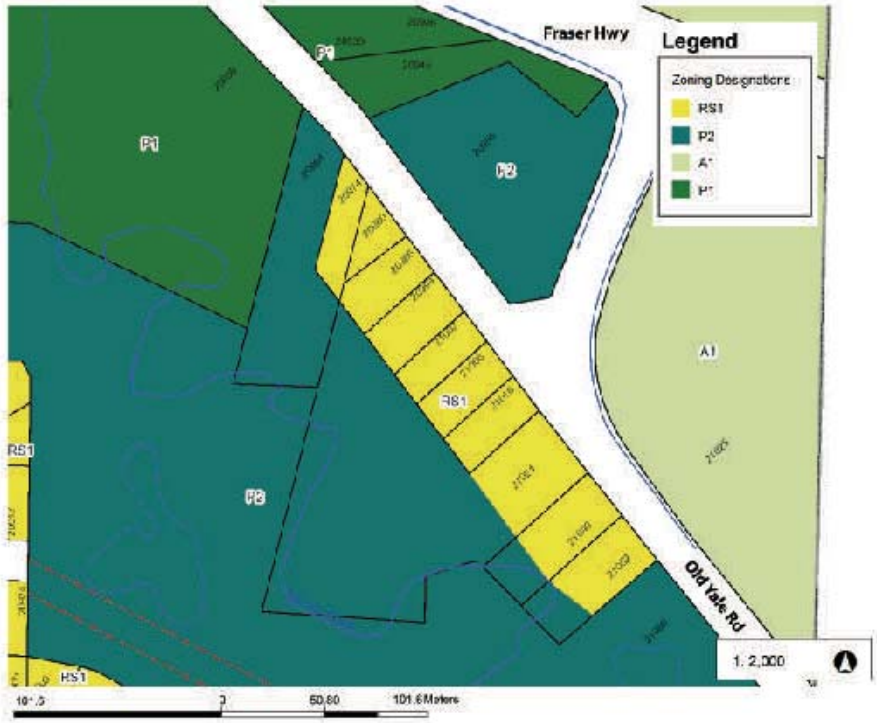


Figure 7 – Existing Zoning Study Area

The property directly south of the study area is zoned P2, part of the Agricultural Land Reserve and currently used as a golf course operated by Newlands Golf and Country Club. The P2 zoned property directly to the north of the application properties is used as a church and parking lot by St. Andrew's Anglican Church. The vacant property to the north of the church is zoned for P1. Other uses of land within 5 minutes walking distance of the study area include an arboretum and demonstration garden to the north, and an active farm to the east.

Physical and Environmental Characteristics

As part of this study, a site reconnaissance was completed to assess strengths, weaknesses, opportunities and threats (SWOT) for the study area based on environmental and urban design factors. These findings are annotated within the following context plans. There are several physical and environmental factors that limit the study area's development potential, due to floodplains and natural habitat.

Environmental Characteristics

The study area is located on or near two major watercourses. The most impactful watercourse – Murray Creek – runs northwestwards through the following study area properties on Old Yale Road – 20964, 21024, 21040 and 21052. The other proximal river to the site is the Nicomekl River, running east to west a short distance north of the study area and across the entirety of the City of Langley.

Murray Creek is classified as a Class A watercourse under the Riparian Areas Regulation Protection Act, whereby salmon inhabit or potentially inhabit these watercourses year round. Murray Creek is part of the Nicomekl floodplain. Both banks of the creek are steep through the application site. On-site the riparian canopy composes predominantly mature trees and shrubs that shade the creek throughout the site. A Streamside Protection and Enhancement Area (SPEA) and geotechnical setback area have been established on the application properties, both of which significantly inhibit their development potential. The impacts of the Environmentally Sensitive Area plan, and Murray Creek can be seen in Figure 8, ranking the study area as moderate and high sensitivity areas. Development within environmentally sensitive areas ranked moderate to high value is prohibited in the OCP. This site also requires a 30 metre minimum setback from Class A watercourses in Riparian areas.

With the physical and environmental factors outlined above considered, the following pages contextualize constraints for the study site, and provide opportunities for the development of the site.

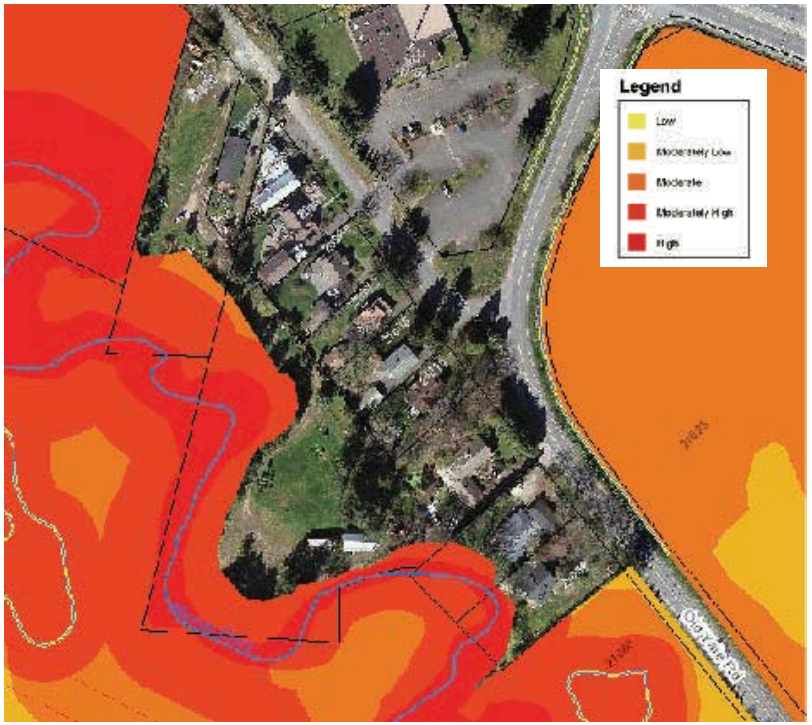
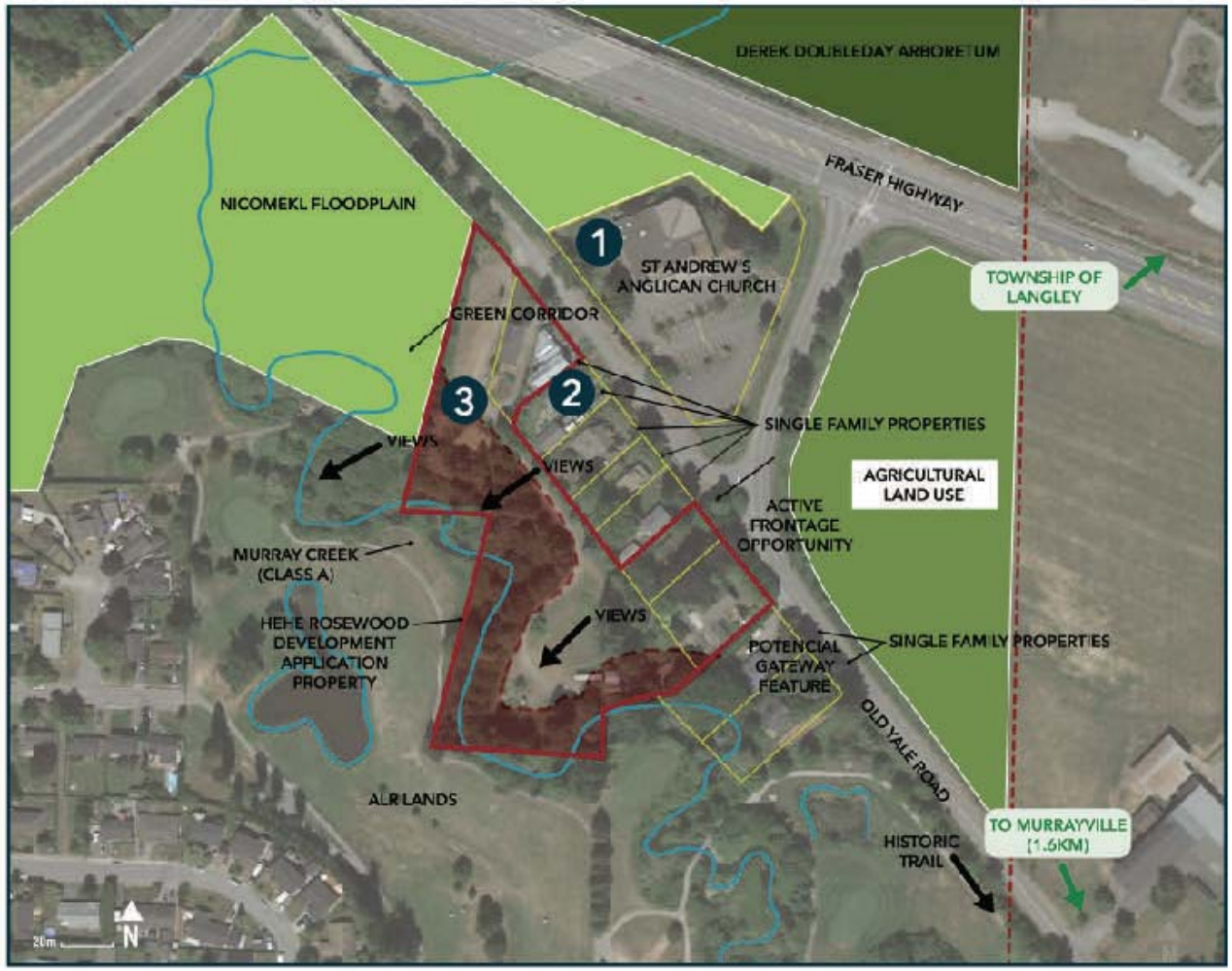


Figure 8 – Murray Creek and Environmentally Sensitive Areas (City of Langley mapping)

Context – Physical and Environmental Constraints Plan

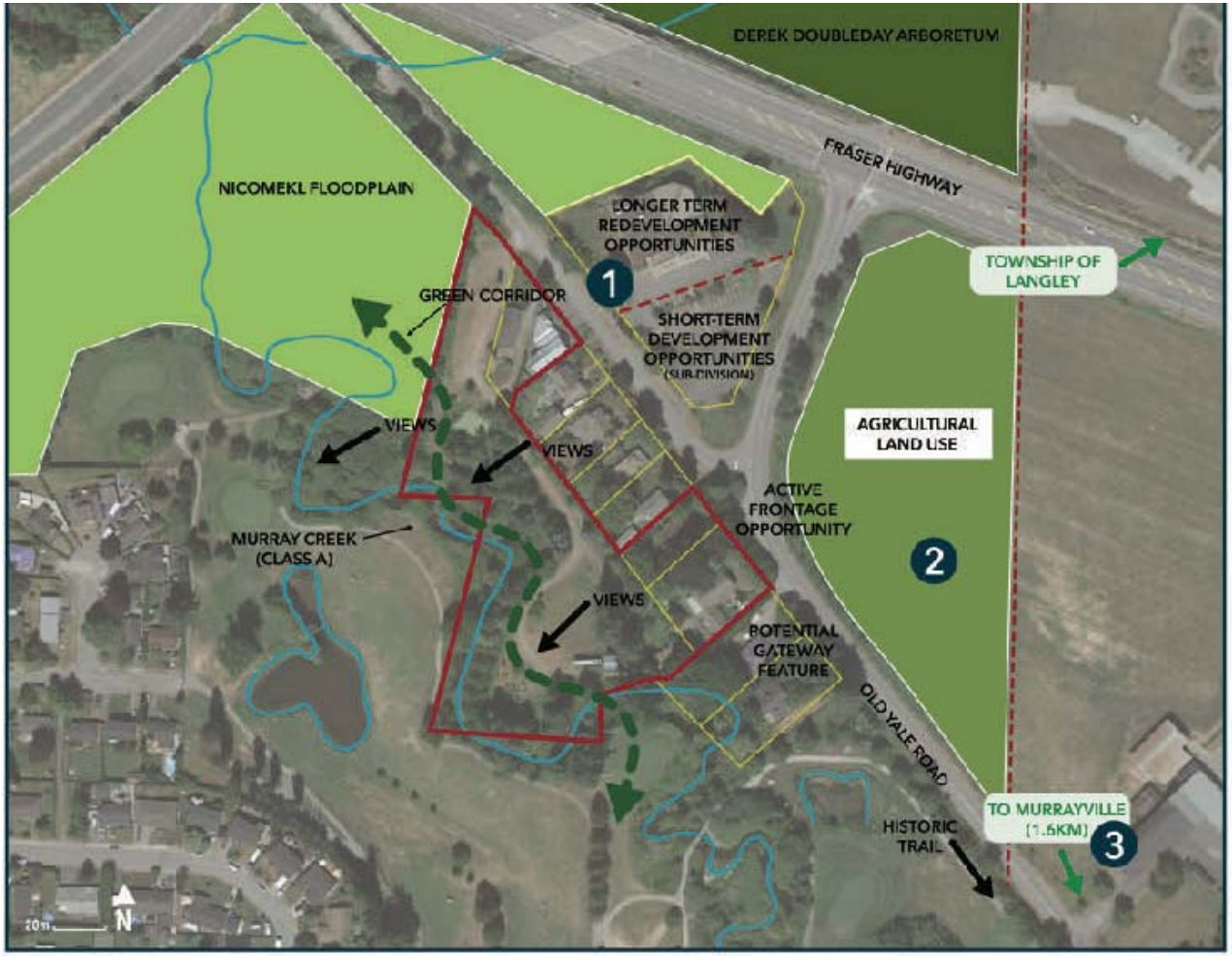


St Andrew's Anglican Church

Adjacent single-family properties on Old Yale Road that the proposed development would wrap around.

View to the environmentally sensitive area at the rear of the development application property.

Context - Opportunities Plan



The memorial garden at St Andrew's Anglican Church.

Agricultural land use opposite the property.

Murrayville heritage building.

Strengths, Weaknesses, Opportunities, Threats (SWOT) Summary

The table below covers a SWOT analysis of the study area in relation to a potential seniors development project. It is based on the environmental and urban design factors that were determined during the site reconnaissance.

Strengths	Weaknesses
• Close proximity to City Centre services and amenity spaces such as the Derek Doubleday Arboretum and the Church's memorial garden. • Edge of urban area location and views across the Newlands Golf & Country Club and to the rich agricultural lands within the Township of Langley. The views are an asset particularly for those residents with mobility issues, for which a pleasant outlook will have an uplifting effect. • Direct access to the Fraser Highway (a major road with bus services), good access to Langley Hospital, proximity to Langley Regional Airport. • Close proximity and comfortable walking distance to the commercial area of Langley City Centre with the amenities and services that residents can access.	• Environmental and topographical constraints on the development application site and across the study area. • Limited frontages on Old Yale Road associated with the development application site. An active frontage adds interest, life and vitality to the public realm. • Limited planning framework against which the development proposals can be assessed (e.g. there is no neighbourhood concept plan or appropriate OCP land use policy). The development proposal is not consistent with Policies 5.2.1 and 5.2.2 of the OCP, however it is consistent with Policy 5.2.3.
Opportunities	**Threats**
• This location is an eastern 'gateway' into the City of Langley. This provides an opportunity for a high-quality scheme that announces an arrival into the City. • Old Yale Road and the proximity to historic Murrayville provides a heritage context for the study area. • Low intensity development at the St Andrew's Anglican Church site and the vacant property to its north. • Strengthening of the green corridor along Murray Creek, linking the floodplain to the north with the natural vegetation at the Golf Course. • Active frontage opportunity on Old Yale Road. • Senior friendly amenities in close proximity to the site.	• The riparian area renders much of the development application site environmentally sensitive. • Integrating with the neighbourhood context including the single-family properties on Old Yale Road in the near term while planning for a longer-term development scenario across the study area. • Neighbour concerns with the disproportionate scale, massing and design of the Hehe Rosewood development application. • Irregular development parcel for the Hehe Rosewood scheme.

Hehe Rosewood Development Application Review

Proposal

The development application, as submitted by Billard Architecture, proposes an OCP amendment, Rezoning and Development Permit Application. The application seeks a Rezoning from 'P2 – Private Institutional/Recreation Zone' and 'RS1 – Single-Family Residential' to 'CD – Comprehensive Development', to accommodate a large seniors campus of care.

The proposed development application is for two separate buildings, the Main Building and the Annex Building, on the lots currently zoned as 'P2 – Institutional/Recreational' and at 21024 Old Yale Road currently zoned 'RS-1 – Single Family Residential'. The project would be developed around adjacent single family homes presently located between the two developable lots on Old Yale Road, as shown in Figure 10. The buildings propose to accommodate long term care (28 rooms), assisted living (183 units), and independent living residents (92 units). The application also proposes 293 parking stalls, scooter and bicycle parking, and storage lockers.

The application indicates a future development potential and assumes the six adjacent 'RS1 – Single-Family Residential' zoned properties on Old Yale Road (20986, 20994, 21002, 21008, 21040, 21052) will be assembled for future phasing though there is no indication of timings or whether all of the owners are planning or willing to sell. It is therefore important that the development proposal works as a standalone scheme.

The following provides a synopsis of the Hehe Rosewood development application.

- FSR: 1.36
- Lot Coverage: 24%
- Proposed Height: 18.4 metres
- Units: 275 units and 28 congregate care housing rooms
- Amenities: rooftop gardens, cafe, pub, laundry facility, medical clinic, pharmacy, salon, fitness centre, theatre, games room, and multi-purpose room. Note – a pharmacy use may not be permissible at this location. Page 16 of the City of Langley's zoning bylaw (Regulations Applicable to all Zones section) states that "*no pharmacy shall be located within 400 metres of any other pharmacy*". The closest pharmacy is at Safeway on the Langley Bypass, which is believed to be less than 400 metres away.

Figure 9 – Proposed Hehe Comprehensive Living for Seniors Development (Billard Architecture)

Figure 10 – Proposed Main Building (Billard Architecture)

Analysis

The applicant sets out a design rationale for the proposed development and identifies the overarching influence that environmental factors have had on the buildings' form and siting. Much of the property is not developable owing to the aforementioned on-site constraints, hence the applicant has orientated considerable density and built massing within the residual development parcels. The resultant effect is disproportionate in scale to the single family adjacent properties on Old Yale Road. Within the existing proposals, those neighbours are almost certain to experience significant adverse impacts associated with loss of privacy/overlooking, infringement of daylight/sunlight and overshadowing. The applicant has in-fact provided a shadow study within the submission that demonstrates the single family properties adjacent to the proposed buildings on Old Yale Road will be adversely affected.

The applicant suggests that there is future development potential, which would result in redevelopment of the adjacent single family properties on Old Yale Road, however this scenario is not guaranteed and no details or timings are provided. A future development of these single family properties may be many years away as the developer seeks to assemble all of the privately owned properties. The design proposal should therefore appropriately reflect an interim scenario whereby these properties will remain and should not be adversely impacted to such an extent. Recommended design changes include:

- Drop the buildings' heights closest to the single family properties (to three or, a maximum, four storeys) so they are more in keeping with the scale of these properties;
- Amend the buildings' layouts and orientations to address the overlooking issue – this is particularly true of the proposed Annex Building which does not in any way respect the privacy of its neighbours; and
- Increase side yard setbacks so they are in keeping with comparable residential zones in the City, such as RM2 of the City of Langley's zoning bylaw that proposes 7.5 metre setbacks. These setbacks should incorporate the required fire truck access of 8 metres. The applicant has not indicated the size of the setbacks in the proposal, however, these appear to be much less.

The proposed design is a bold statement and has the potential to make an exciting contribution to the built environment in the City. The location allows for an opportunity to provide a landmark building or feature at the City of Langley's eastern gateway and this appears to be the design intention. However, the contemporary design, building form and materials do not reflect the local heritage context for the study area location on Old Yale Road, the adjacent agricultural character, nor built vernacular more widely including the historical setting at nearby Murrayville.

The proposal would benefit from having a stronger relationship with Old Yale Road. Presently both the Main Building and the Annex Building do not have any presence or frontage onto the street; this would help more successfully integrate the development into the neighbourhood. In revisiting the design, the applicant might also consider how the compromised livability of the Assisted Living units on floors 3 to 6 might be addressed – these are the closely inward facing units with balconies that are almost touching.

Figure 11 – Proposed Annex Building (Billard Architecture)

Both of the proposed buildings' are likely to have a large dominating presence within the neighbourhood. A finer grain of smaller buildings would help foster a more human scale of development that is less institutional and more attractive to seniors. Introducing more smaller buildings would not necessarily result in a lack of overall floorspace, however it would help to create a more intimate environment.

The proposed development will help to meet an important need for new seniors' accommodation in the area, as evidenced within the OCP (page 10) which discusses a growing elderly population. However this should not be to the detriment of those already living or working in the neighbourhood. The proposal has incorporated many good practice design aspects, however there are ways it can be revised to ensure it fits more harmoniously and appropriately into the existing environment and neighbourhood context.

Case Study Research

Comparable new seniors housing and care facilities in Metro Vancouver were researched and reviewed to assess their key design attributes, land use and zoning contexts and settings. Outlined in this section are three good practice examples. While it can be acknowledged that every site is unique and that the design influences will vary according to environmental, locational and market influences, the following examples help to provide an appropriate context against which some aspects of the development proposal may be evaluated.

Case Study 1 – Gilmore Gardens, Richmond (4088 Blundell Road)

Gilmore Gardens is a four story retirement residence for seniors located in a central area of Richmond (see Figure 12). It was jointly developed with Gilmore Park United Church in 1999. This site was chosen due to its location within a neighbourhood where many local seniors were looking to remain but downsize. The development is well integrated with the adjacent single family housing properties and with the church. Site specific characteristics are outlined below:

- Zoning: ZIS-2 – Religious and Congregate Housing
- Land Use: Community Institutional – those areas of the City which are intended for institutions engaged in religious, educational or cultural activities, and may include other uses.
- FSR: 1.8
- Site characteristics:
  - Neighbouring church
  - Adjacent to single family housing
  - Welcoming frontage onto Blundell Road
  - Successful landscape screening to adjacent properties
  - Walkable to grocery store / amenities
  - Transit access / bus stop across the street

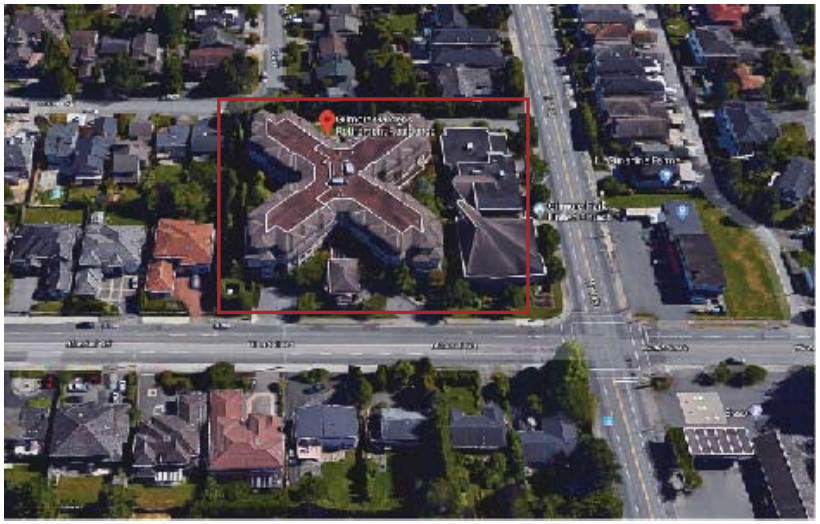


Figure 12 – Gilmore Gardens is a four story retirement residence

Best Practice Features

Design: Appropriate scale of development allowing successful neighbourhood integration with the adjacent single family properties and effective landscape screening.

Built Environment: Developed in conjunction with a community asset – Gilmore Park United Church, helping to foster an identity for the development and sense of place for residents who attend this place of worship.

Zoning: Site-specific ZIS-2 – Religious and Congregate Housing Zone
Notable Excerpts from City of Richmond Zoning By-Law specific to this development:

Purpose:
This zone provides for congregate housing, religious assembly and religious education

Permitted Uses:
Child care, congregate housing, education, commercial, religious assembly

Permitted Density:

A. The maximum floor area ratio on church site is 0.6.

B. The maximum floor area ratio on retirement residence site is 1.6.

Permitted Lot Coverage:

A. The maximum lot coverage on church site is 40%.

B. The maximum lot coverage on retirement residence site is 43%.

Parking shall be setback:

A. 6.0 m from the north lot line;

B. 10.0 m from the south lot line;

C. 7.5 m from the east lot line;

D. 6.0 m from the west lot line;

E. 0 m where the lot line abuts a property zoned this site specific zone district.

Permitted Heights:

The maximum height for buildings and accessory structures is 16.0 m.

On-Site Parking and Loading:

Minimum number of parking spaces required shall be 110 for a religious assembly and related facilities and 40 for a congregate housing facility.

Figure 13 – Successful landscape buffer between land uses

Figure 14 – Exemplary placemaking with adjacent church and integration with banners and landscaping

Case Study 2 – Chartwell Churchill House Retirement Residence, North Vancouver (150 W 29th St)

Chartwell Churchill House is a 2008 built four story retirement residence for seniors located in the District of North Vancouver. This site is a comparable case study owing to its adjacency to single family housing, its proximity to neighbourhood services, and its successful design and landscaping features which help to ensure its integration within the neighbourhood context. Site specific are outlined below:

- FSR: 1.55
- Zoning: CD-49
- Land Use: RES5 – Medium Density Apartment – provides increased multifamily housing up to approximately 2.50 FSR at strategic locations in centres and corridors. Development are typically medium rise apartment which must be integrated with other adjacent uses including single family homes.
- Site characteristics:
  - Modest design
  - Well landscaped
  - Subtle colouring
  - Walkable to church, grocery store, coffee shops, restaurants

Best Practice Features

Design: The development provides a contemporary example of medium density dwelling units integrated within a mature neighbourhood comprised of older single family homes. The site has effective street presence on 29th Street West but still provides privacy, welcomes nature and provides integrated landscaping. Accessibility and mobility needs are met with private drop off and below-grade parking. The building utilizes a subtle colour palette helping it to blend in with the surrounding built environment character.

Built Environment: Well-located in the neighbourhood and walkable to many senior-friendly amenities such as coffee shops, churches, grocery stores, and restaurants.

Policy Framework: The property is within the Form and Character Development Permit Area of the District of North Vancouver. Policies regulate the design of the neighbourhood to maintain a cohesive feel and to preserve the history and character of the area. The guidelines also offer design direction such as massing, rooftop features, balconies, weather protection, and identity and relationship to the street. OCP Form and Character Development Permit Area objectives include guidelines for:

Figure 15 – Aerial view of Chartwell Churchill House Retirement Residence

Figure 16 – Subtle colour palette and interesting gardening and landscaping features

- *Accessibility + Connectivity:* Age friendly development; ease of approaching, entering and exiting buildings; integration of trees, plants and natural elements for shade, sensory and health benefits, puts the pedestrian first; has a walkable, interconnected block pattern; orients buildings and their entries to the street; connects or is enhanced by natural features.

- *Design Excellence*: Is appropriately scaled and massed within the context of its location; has well articulated, timeless architecture; has variation and unique features from one building to the next.

- *Placemaking:* Lasting architectural character; places to gather, play, relax, enjoy nature or garden; building heights and siting in proportion to street width; coordinated and attractive landscaping, street furniture and amenities.

Figure 17 – Successful fencing and tree buffer to enhance privacy

Case Study 3 – Chartwell Renaissance Retirement Residence, Langley (6676 203 St)

Chartwell Renaissance Retirement Residence is a four story retirement residence for seniors located in the Township of Langley which was built in 2005. This site was chosen due to its adjacency to multi-family townhouses (which may or may not form part of a future development phase adjacent to the Hehe Rosewood proposal), proximity to amenities, and its location in the Township of Langley. Site specific characteristics can be seen below:

- FSR: 1.6
- Zoning: P-3A
- Land Use: Residential Institutional
  - Integrated well with surrounding built environment
  - Direct access to 203 Street with on-site visitor parking at the rear of the facility
  - Modest building scale reflects massing of neighbourhood buildings on each side
  - Softer colour palette reflects the existing character of the neighbourhood
  - Strong frontage on 203 Street
  - Walkable to amenities: Walmart, Costco, and London Drugs
  - Local bus stop beside property

Best Practice Features

Design: Building setbacks on 203 Street are sufficient to allow for suite privacy but still help to provide a relationship with the street. Seniors' accessibility is taken into consideration with front pick-up/drop off driveway with surface level visitor parking at the rear. Resident throughway/nature path provides a landscape screening for single-family residential immediately adjacent to the property.

Built Environment: This neighbourhood is primarily multi-family townhouses to the west, north and south, which means this medium density development does not feel out of scale. Residents can easily access community facilities and amenities with close walking distance to Walmart, Costco, and London Drugs.

Figure 18 – Aerial view of Chartwell Renaissance Retirement Residence

Figure 19 - Successful integration with nature pathway, appropriate street furniture, and landscaping

Conclusions and Recommendations

Following our research activities, CitySpaces outlines the following conclusions and recommendations.

Recommended land use designation

R1. Designate the entire study area lands 'Multiple Family Residential Seniors' (MFRS) or similar with the Medium Density Residential land use designation. This designation should reflect a seniors focus. The permissible land uses within should be 'Senior Citizens Care Facilities', 'Congregate Housing', and 'Senior's Oriented Multifamily Residential' and related institutional uses such as Assembly Hall, as per the Zoning Bylaw's defined terms.

The proposed development will help fulfil an important local demand for new seniors' accommodation in the area. This is articulated in the Langley City OCP Policy 5.2.3 and the preceding background text, therefore a new OCP Land Use designation for the study area should reflect and provide for this demographic need. Many of the seniors' campus case studies are based on multiple-family residential land use designations.

The maximum building height should be 6 storeys, with buildings stepped down to three or four storeys when they interface with single family neighbours. At present, the proposed scheme appears to have very minimal setbacks and this will likely adversely impact neighbours. 7.5 metre setbacks should be considered on each side of the property, except where a fire truck access is expected to be accommodated (in which case it should be extended to 8.0 metres), which is the same as the setbacks within the most comparable RM2 and RM3 residential zones of the City of Langley Zoning Bylaw. The setbacks could incorporate fire truck access as noted, something we understand the fire chief at the City has asked for in relation to both of the proposed buildings.

Accessory uses should be those institutional uses that provide a service to a seniors community, such as churches, amenity open space and healthcare facilities. The recommended MFRS land use is appropriate for St Andrew's Anglican Church, which may or may not redevelop in-situ as part of a residential-led intensification in the future.

Density

R2. Permit three remaining areas with future development potential in the study area* to be developed to a maximum of 173 units per hectare (70 units per acre). This would be based on the comparable and preferred Medium Density Residential land use of the City of Langley's OCP.

The Hehe Rosewood development proposal consists of 275 units over approximately 4.44 acres (1.8 hectares) resulting in a density of 62 units per acre (153 units per hectare). Without the aforementioned environmental constraints, a higher density up to 70 units per acre (173 units per hectare) could have been appropriate under a medium density scenario. It is difficult to imagine how the Hehe Rosewood proposal

Figure 20 – Car park at St Andrew's Anglican Church

could be amended to increase its FSR any further without having any more significant adverse impact on single family neighbours on Old Yale Road.

The three remaining areas with development potential in the study area as defined could accommodate medium density multiple family residential land uses for seniors with accessory uses, which would complement the Hehe Rosewood development and help create a new seniors precinct at this location. As noted, the OCP through Policy 5.2.3 supports the growth of housing for seniors and the Old Yale Road study area location is a ideal location for reasons demonstrated in the SWOT summary. All three potential development areas would meet the minimum lot size and width of the three Multiple Residential Zones (RM1, RM2 and RM3) of the City of Langley's zoning bylaw.

* Three areas with future development potential in the study area (as identified in the SWOT summary and plans) and their potential unit yield based on 70 u.p.a. are as follows:

- No. 1 – 21040 & 21052 Old Yale Road (3,573 m2/0.36 ha/0.89 ac @ 70 u.p.a. = 61 units)
- No. 2 – 20986, 20994, 21002, 21008 Old Yale Road (4,011 m2/0.40 ha/0.99 ac @ 70 u.p.a. = 69 units)
- No. 3 – St Andrew's Anglican Church site – 20955 Old Yale Road (10.827 m2/1.08 ha/2.67 ac @ 70 u.p.a = 187 units)

Design Guidelines

Building Form and Orientation

R3. It is recommended that the applicant amends the design's orientation, particularly of the Annex Building, to address the overlooking issues. This would also include lowering the buildings' heights to three or four storeys where they interface with the adjacent single family properties, so they are more respectful of the existing scale of developments in the neighbourhood.

A fundamental design requirement to any new multifamily proposal, be it for seniors, families or both, is to ensure integration, compatibility and harmony with the surrounding built environment. The Hehe Rosewood proposal is disproportionate in scale to the single family adjacent properties on Old Yale Road, who are likely to experience significant adverse impacts, particularly associated with loss of privacy. It is recommended that the proposed design is amended to address this issue. This may be achieved by lowering the buildings' heights closest to the single family properties so they are more in keeping with the scale of these properties – potentially three of four storeys can help achieve this at this location.

In addition, the buildings' layouts and orientations should be amended to address the overlooking issue – this is particularly true of the proposed Annex Building which does not in any way respect the privacy of its neighbours. Presently the suites and front of building balconies in the Annex Building are directly overlooking into the rear yards of the adjacent single family properties and likely the bathrooms and bedrooms at the rears of these houses.

Figure 21 – Gateway access point into the City from the Township of Langley - view towards the single family properties on Old Yale Road

Both of the proposed buildings' in their present form are likely to have a large dominating presence within the neighbourhood. A finer grain of smaller buildings would help foster a more human scale that is less institutional and more attractive to seniors. Breaking the buildings – in particular the Main Building – into two smaller buildings would not necessarily result in a lack of overall floorspace, however it would help to create a more intimate and attractive environment.

If the other listed sites (listed on page 18) with development potential in the study area come foreword for development, their design proposals should complement the scale, height and orientation of any development that the applicant brings forward. Any new buildings at these locations should have an active frontage on Old Yale Road and respect existing development in the neighbourhood.

The specific design guidelines reflected above align closely with the 'general' OCP Development Permit Area Guidelines for Multiple-Family Residential.

Landmarks and Heritage

R4. Encourage the applicant to amend the design to reflect local heritage influences

The study area's Old Yale Road eastern gateway location into the City allows for an opportunity to provide a landmark building or feature at the development application property. However the contemporary design and materials being proposed within the Hehe Rosewood scheme do not reflect the local heritage context on Old Yale Road, the adjacent agricultural character, nor built vernacular more widely including the historical setting at nearby Murrayville.

It is recommend that the design is amended to pay homage to these heritage influences through use of materials, colours and design features, so it may integrate more comfortably into the character of the neighbourhood. One such design intervention would be the introduction of storyboards at the property which commemorate the important influence of Old Yale Road in the settlement of BC by pioneers. Other recommended design interventions would be the use of natural wood elements, other local building materials and drawing on local traditions of built form. A softer and more muted colour scheme is also recommended to be provided by the applicant as part of the next design iteration.

Relationship with the Street

R5. Encourage the applicant to amend the design so there is a stronger relationship with Old Yale Road

Currently both the Main Building and the Annex Building are inward looking development proposals, that do not have any presence or frontage on Old Yale Road. Reconfiguring the design to achieve this basic good practice urban design objective would help more successfully integrate the development into the neighbourhood. A softer, more welcoming Old Yale Road frontage can also help alleviate any neighbour concerns.

In revisiting the design, the applicant might also consider how the compromised livability of those Assisted Living units on floors 3 to 6 will be addressed – these are the units that are closely inward facing with balconies almost touching each other.

Future Development Potential for the Study Area

R6. Understand if or when the identified (possible) future development opportunities in the study area (outside of the application site) are likely to come forward

Neighbours (including the Church) have not been consulted as part of this work scope, nor are their future intentions known, however the City of Langley has asked CitySpaces to consider the future development potential for the residential land in the study area. These sites are identified above as future development opportunities 1, 2 and 3. From an urban design perspective, the identified sites are obvious opportunities for future development, and they are more likely to come forward once a new overarching OCP land use for the study area has been adopted. The single family properties on Old Yale Road, if assembled by a developer who would need to have a controlling interest in them, would form a logical part of a future multifamily seniors project. As mentioned above, such developments should front onto the street and closely integrate with any future Hehe Rosewood development proposal. All three future development opportunities that have been identified are of sufficient size to meet the minimum lot size and width of the preferred RM2 multiple residential medium density zone of the City of Langley's zoning bylaw.

As noted above, CitySpaces is not generally aware of neighbours' future intentions, having not consulted nor spoken with them. However we understand from speaking to the City, who has confirmed that the applicant is in discussions with neighbours, these single family properties (20974 – 21040 Old Yale Road) may or may not form part of a future potential development. It is important that the applicant's proposal works as a stand-alone project.

We assume the City will consult further with the neighbours to fully understand levels of support or concern for the applicant's proposal prior to making any recommendations to Council. CitySpaces has seen emailed comments from one Old Yale Road neighbour upset about the applicants' proposal owing to the perceived adverse impact it will have upon his property. This feedback is not reflected in the applicant's write up of the public consultation events that CitySpaces has seen.

A shorter term project could involve a seniors development within the Church's parking area, which may or may not be under-utilized (see the Opportunities Plan). This would require the property to be subdivided. The entire property could be redeveloped and the Church re-provided on-site if there is a will to remain at this location longer term and a willingness to be involved in a more comprehensive and ambitious project.

Figure 22 – Single Family properties on Old Yale Road – possible future phase

Crime Prevention through Design

R7. Review the design submission for crime prevention interventions

Opportunities to help prevent and reduce crime at the application property through environmental design interventions could include the following:

- Layout – the design for the development should allow for natural surveillance, both on the street and internally within the site.
- Parking – controlled and well designed access to the underground parking will help ensure criminals cannot easily break into vehicles. The design proposes that all parking will be underground.
- Open spaces and landscaping – the open spaces around the property should be designed for maximum surveillance to encourage their use rather than misuse. Pedestrian routes through the development's open spaces should be designed to ensure safety and convenience, with adequate levels of lighting and signage.
- Boundaries to the application property – the homeless encampment to the north of the property is an ongoing concern for the community. A landscaped buffer may be an effective deterrent to unauthorized entry from that side of the property. The use of physical barriers such as a robust fence, and clear delineation of the edge of the private property from the street are encouraged to help make intruders feel unwelcome. By removing any excuse for entering the property, the opportunity for criminality is significantly reduced. Active frontages to buildings, as has been recommended by CitySpaces, and well thought through design treatments can reduce the need for physical barriers.
- CCTV is effective in crime prevention, however, its main role should be to complement good design rather than replace it. Good design encourages natural surveillance and the continuous occupation of buildings and spaces.

The applicant has engaged a specialist to advise on crime prevention, though clearly the architect and landscape architect will have an equally important role to play to ensure the buildings and environment reflect the good practice guidelines outlined above.

Appendix A – Defined Terms

Defined Terms

The terms below have been identified in the City of Langley's Zoning Bylaw. These different land use definitions provide a context for the following evaluation of potential land use designations for the study area.

- Senior Citizens Care Facility – a facility licensed under the Community Care Facility Act, providing sleeping units as well as medical, food and personal services for elderly persons but does not include dwelling units.

- Congregate Housing – a multiple unit residential use for elderly persons in the form of rental occupancy only, with shared dining, social, and recreational facilities and dwelling units having a gross floor area not to exceed 70 m2 (753 sq. ft.) each and may also include a caretaker's dwelling unit, as well as administrative office and personal services for the use of residents.

- Seniors-Oriented Multifamily Residential – a multiple unit residential use oriented toward persons aged 55 years and over and includes personal services for the use of residents.

- Assembly Hall – a building which provides for the gathering of persons for religious, charitable, philanthropic, cultural or educational purposes and includes churches, auditoriums and youth services, but excludes private schools or child care centres.

- Accessory Uses – a use which is secondary and ordinarily incidental to that of a principal use situated on the same lot and which occupies a smaller area of the lot or a building on the lot than the principal use.

Appendix B – References

Context and Opportunities

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Case Study 1 – Gilmore Gardens, Richmond

Images: Google Maps

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Case Study 2 – Chartwell Church House Retirement Residence, North Vancouver

Images: Google Maps

Building Information:

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Case Study 3 – Chartwell Renaissance Retirement Residence, Langley

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HEHE COMPREHENSIVE LIVING FOR SENIORS

21024, 20964 OLD YALE ROAD
LANGLEY BC

AUGUST 2018

OCP Amendment

Rezoning Amendment

Development Permit Application

Billard Architecture

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HeHe Rosewood Comprehensive Living for Seniors is a private lifestyle facility designed for individuals and couples wishing to age in place in the Fraser Valley.

The modern well-appointed buildings include congregate living, assisted living, and long-term care spanning 4380square meters set into a beautiful natural ecological landscape in Langley BC.

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21024/20964 Old Yale Road is situated near Fraser Highway and Langley By-Pass, downtown Langley shopping, beautiful park land, a golf course, places of worship, and medical facilities.

It allows residents who have called Langley and the Fraser Valley home to stay in an area that is comfortable and continue to be an active member of their community.

YLY – LANGLEY REGIONAL AIRPORT

Consultation has happened with a Transport Canada civil aviation inspector.

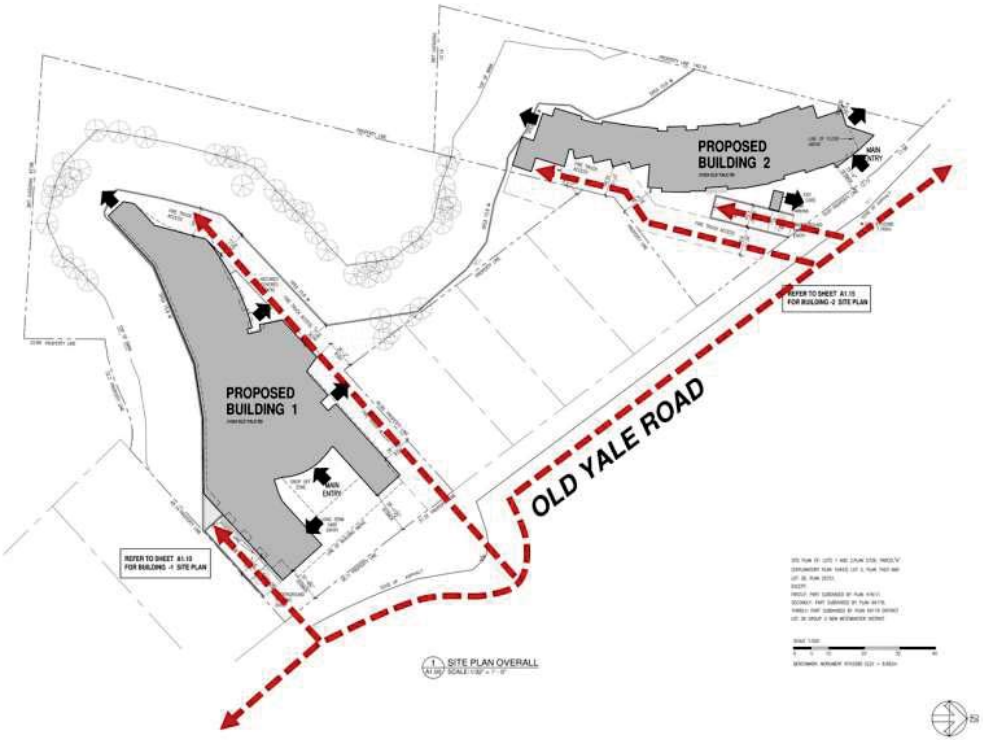
We have submitted documents for approval by NAVCAN and Transport Canada.

"The property is not affected by approach or transitional surfaces but it does lie beneath the outer surface and so there is a height limitation of 150 feet above ground or 177 feet above sea level."

TRAFFIC

Old Yale Road is a dead end that serves five single family homes and the entrance to St. Andrews Anglican Church. Consideration was made to create vehicle entrances that pull traffic off the street and into the property to reduce impact on street parking. Pedestrian access to the intersection at Fraser Highway and 208 Avenue is served with a paved walkway maintained by the city of Langley.

With exit options to continue down Old Yale Road or to the major intersection, it is not anticipated that there will be significant traffic delays due to increased density in this area.



DESIGN RATIONALE

DESIGN RATIONALE

The design was influenced by the 15.8m riparian set back and is integrated into the natural surroundings. Taking advantage of the creek's location, the design of each building compliments the other and provides a new layer of character to the area.

The design also responds to the critical Flood Construction Level due to the proximity to Murray Creek and the Nicomekl River. As such the floor level of the buildings is considerably higher than the natural grades. The design responds by using the landscaping and pulling the access points back as far as possible so that they can be accessed easily by low slope ramping as well as not impacting the riparian set back.

Distributing the facility over two buildings allows for a more comprehensive "campus of care" that promotes aging in place.

The contemporary feel of this development reflects the future generations who will be living here for decades to come. Picking up cues from the surroundings such as the large barns, glass greenhouses and farmhouses, the design includes the gentle curves of nature, subtle wood cladding with touches of west coast cedar, and a few vibrant splashes of playful colour.

This creates a joyful environment for all residents, with opportunities to take part in local activities or to enjoy the serene natural surroundings from the large floor to ceiling windows, balconies or rooftop decks. It is designed to welcome visitors and families and set the stage for an inclusive community who wish to age with grace.

MAIN BUILDING

This portion of the facility is designed for graduated care incorporating both assisted living and long-term care.

This building is home to the indoor amenity spaces for residents, employee facilities, and ample parking for all.

ANNEX BUILDING

The annex is designed with the young at heart in mind with efficient suites and a strong visual connection to the abundant surrounding nature.

DESIGN RATIONALE

MATERIALS & ENVIRONMENT

The buildings will be clad in durable stained wood, such as cedar, as well as composite metal and cementitious panels for their high recycle content and provide connection to the surrounding built forms such as the barns, greenhouses and remaining residential homes. All cladding will be long-lasting, low maintenance and graffiti proof.

Energy efficiencies are met through high-efficiency glazed windows, radiant heat, deep set balconies for passive cooling, low-flow toilets and urinals, and smart technologies such as motion-sense lighting in common areas.

PUBLIC REALM

The buildings' massing is designed to address the prominence of the historic Old Yale Road as well as to "pull back" from the remaining single-family residences so that its mass does not impact them adversely.

Vehicle entrances are designed to pull traffic off the road and onto the property quickly and contain the traffic to the property. Ample parking was designed in consideration of the limited street parking in the area. Exterior lighting will be designed to ensure privacy and night sky darkness for neighbours.

An acoustic consultant will provide best practices for containing noise and ensuring optimal STC rating.

Please see the attached CPTED report for more information.

FEEDBACK FROM COMMUNITY

On September 18, 2017, and again on May 30, 2018 Billard Architecture Inc. hosted a community-wide open house in Langley.

A scale model and presentation boards were made available as well as opportunity to speak with the staff of Billard Architecture Inc and ask questions about the project. Copies of the feedback surveys are available upon request.

16 people attended the first session. Most of them also attended the second session, with 4 new attendees. Feedback from one event to the other was mixed though generally well received Feedback included:
- good use of land – growing number of seniors in Langley
- good area – close to shopping
- looking forward to increasing the number of people in the area [congregation]
- "when can I move in?"

Concerns brought forward included
- building on flood plain
- relocation of homeless population that uses the green space
- size of individual suites being no smaller than 500 sq ft
- capacity of city infrastructure (sewage, water, etc)

With the community feedback in mind, revisions were made to the design.

OVERALL SITE

STATISTICS

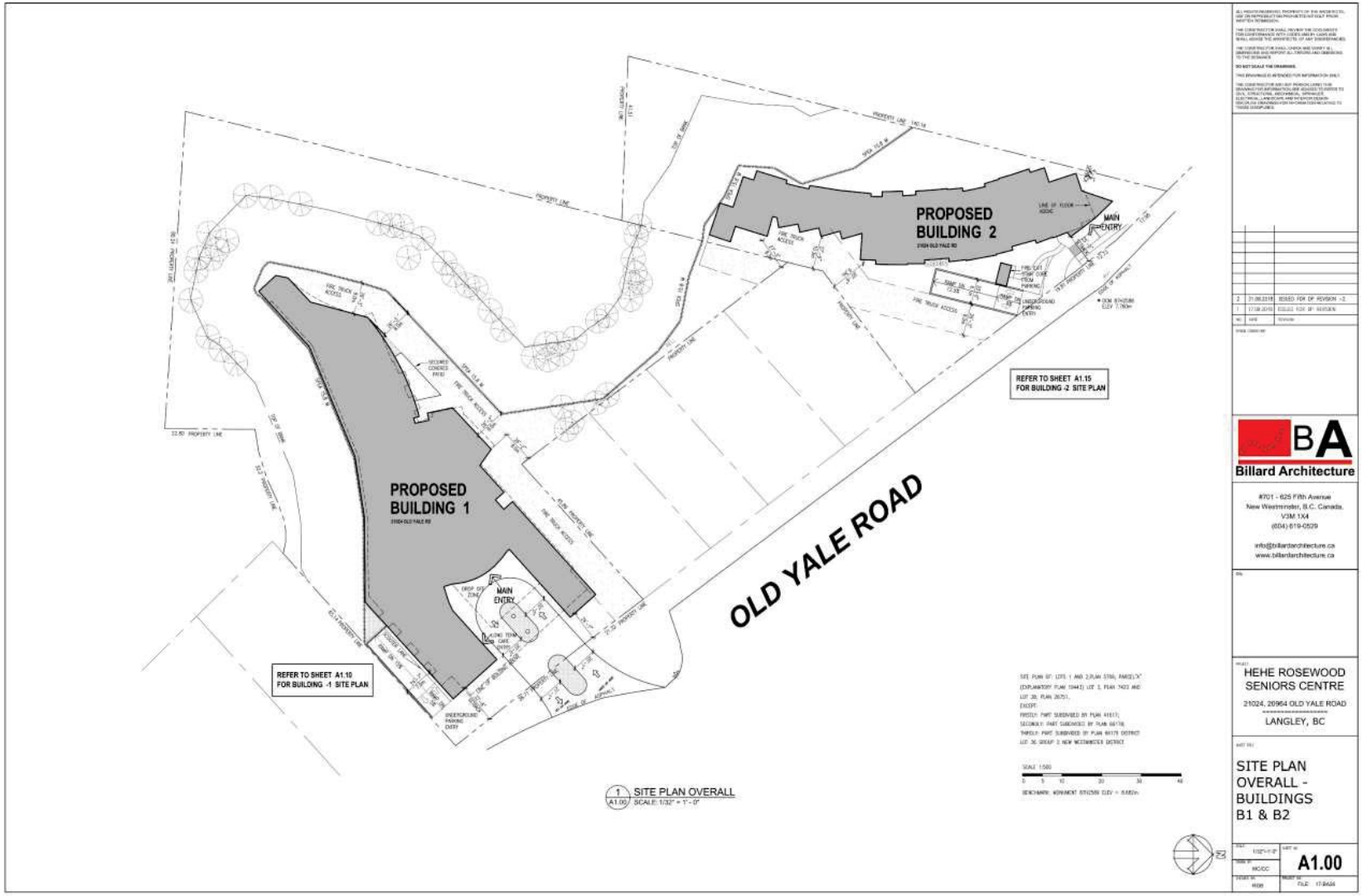
BUILDING AREAS	SQ FT	SQ M
MAIN BUILDING	162851.64	15128.90
ANNEX	90143.15	8374.29
TOTAL	**252994.80**	**23503.19**
TOTAL EXEMPTIONS	0.00	0.00
AREA FOR FSR	252994.80	23503.19
FSR	**1.27**	**1.27**

SITE & ZONING INFO	
SITE AREA (SQ FT)	**SITE AREA (SQ M)**
199730.1433	18554.93

HEIGHT		
	ALLOWED	**PROPOSED**
MAIN	TBD	23.98 M
ANNEX	TBD	23.40 M

SETBACKS			
	REQUIRED	**PROPOSED**	**COMMENT**
FRONT	TBD	9.6M	
SPEA	TBD	15.8M	TOP OF BANK
FIRELANE	TBD	8.0M	

SITE


PROPOSED BUILDING 1
PROPOSED BUILDING 2
OLD YALE ROAD
MAIN ENTRY
REFER TO SHEET A1.10 FOR BUILDING -1 SITE PLAN
REFER TO SHEET A1.15 FOR BUILDING -2 SITE PLAN
1 SITE PLAN OVERALL
A1.00 SCALE: 1/32" = 1'-0"
Billard Architecture
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V3M 1X4
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www.billardarchitecture.ca
HEHE ROSEWOOD SENIORS CENTRE
21024, 20964 OLD YALE ROAD
LANGLEY, BC
SITE PLAN OVERALL - BUILDINGS B1 & B2
A1.00

MAIN BUILDING

Along with ample resident, visitor and employee parking, this building has 3 loading bays, a turnaround at the entrance for drop off/pick up, scooter and bicycle parking, storage, and rooftop gardens.

The four rooftop patios offer shaded seating areas, quite reflection, walking paths, raised garden plots for personal gardening for everyone, including those using wheelchairs.

Following items are of note with regard to the design of the main building in so far as how it provides privacy to neighbouring homes and critical life safety:

1. Setbacks of 7.5m at property lines adjacent to existing residential homes.
2. An 8m fire truck access lane is provided alone the whole of the north façade of the main building. Areas where the second floor project over the fire truck access lane do not project more than 2m and are not lower than 5m off grade.
3. The design steps back significantly so that it is not more than a maximum of 4 storeys where the building is adjacent neighbouring homes.
4. The design addresses Old Yale Road significantly and creates a usable courtyard feel while not creating uncomfortable overlook between units.
5. Units have been removed from areas where there might be overlook on neighbouring homes.
6. Shading/privacy fins have been added in areas to reduce the potential for overlook on to adjacent properties.

LONG TERM CARE

The long-term care portion of the main building is self contained on the ground floor and designed with comfort and discretion in mind. It has a separate entrance (south-east corner) from the assisted living area 28 rooms, 29 beds, 24 hour nursing stations, medical spas, recreation room, and shares the following amenities with the assisted living residents:

dining room
commercial kitchen
café
pub
laundry
medical clinic
salon
fitness centre
theatre
games room
multi-purpose room
secure outdoor patio

ASSISTED LIVING

There are 169 units. Each is wheelchair accessible, has its own washroom and kitchenette with full access to all of the building's amenities listed above including meal and laundry service.

MAIN BUILDING

STATISTICS

PARKING SPACE BREAKDOWN (LANGLEY)	DIMENSIONS	ALLOWABLE / REQUIRED	PROPOSED
RESIDENTIAL COMPACT (40%)	2.44M X 4.57M	38 MAX	20
RESIDENTIAL STANDARD	2.74M X 5.30M	57 MIN	84
RESIDENTIAL ACCESSIBLE	3.90M X 5.50M	7 MIN	4
VISITOR ACCESSIBLE	3.90M X 5.50M		4
RESIDENTIAL ELECTRIC	2.74M X 5.30M	N/A	5
VISITOR STANDARD	2.74M X 5.30M	16 MIN	32
VISITOR COMPACT	2.44M X 4.57M	18 MAX	8
VISITOR ELECTRIC	2.74M X 5.30M	N/A	2
STAFF REGULAR	2.74M X 5.30M	N/A	1
STAFF COMPACT	2.44M X 4.57M	N/A	10
TOTAL PARKING PROVIDED			**170**
TOTAL STANDARD			124
TOTAL COMPACT (40%)		49 MAX	38
TOTAL VISITOR		37 MIN	46
TOTAL STAFF		N/A	11

MAIN BUILDING (B-1)

					Residential Gross Area			
Floor	Gross Area (sq ft)	SQ M	LTC Wing Gross Area (SQ FT)	LTC Wing Gross Area (SQ M)	ASSISTED LIVING (SL) (SQ FT)	ASSISTED LIVING (SL) (SQ M)	LONG TERM CARE (LTC) (SQ FT)	LONG TERM CARE (LTC) (SQ FT)
1	29782.65	2766.81	17691.67	1643.55	0.00	0.00	8541.68	793.52
2	30484.69	2832.02	0.00	0.00	17002.78	1579.56	0.00	0.00
3	29258.42	2718.10	0.00	0.00	20593.21	1913.11	0.00	0.00
4	29258.42	2718.10	0.00	0.00	20593.21	1913.11	0.00	0.00
5	24162.01	2244.65	0.00	0.00	16701.48	1551.57	0.00	0.00
6	19905.46	1849.21	0.00	0.00	13519.07	1255.92	0.00	0.00
TOTAL	**162851.64**	**15128.90**	**17691.67**	**1643.55**	**88409.74**	**8213.26**	**8541.68**	**793.52**

UNIT MIX		SL % BREAKDOWN
LONG TERM CARE	28	
STUDIO	15	8.20%
1 BEDROOM	122	66.67%
1 BEDROOM + DEN	25	13.66%
2 BEDROOM	7	3.83%
	197	

Amenity/Service per unit	(SQ FT)	(SQ M)
Indoor	13616.42	1264.96
Outdoor	10642.71	988.71
Total	**24259.13**	**2253.67**
Per SL unit (169)	**143.55**	**13.34**

SCOOTER/BICYLCE PARKING

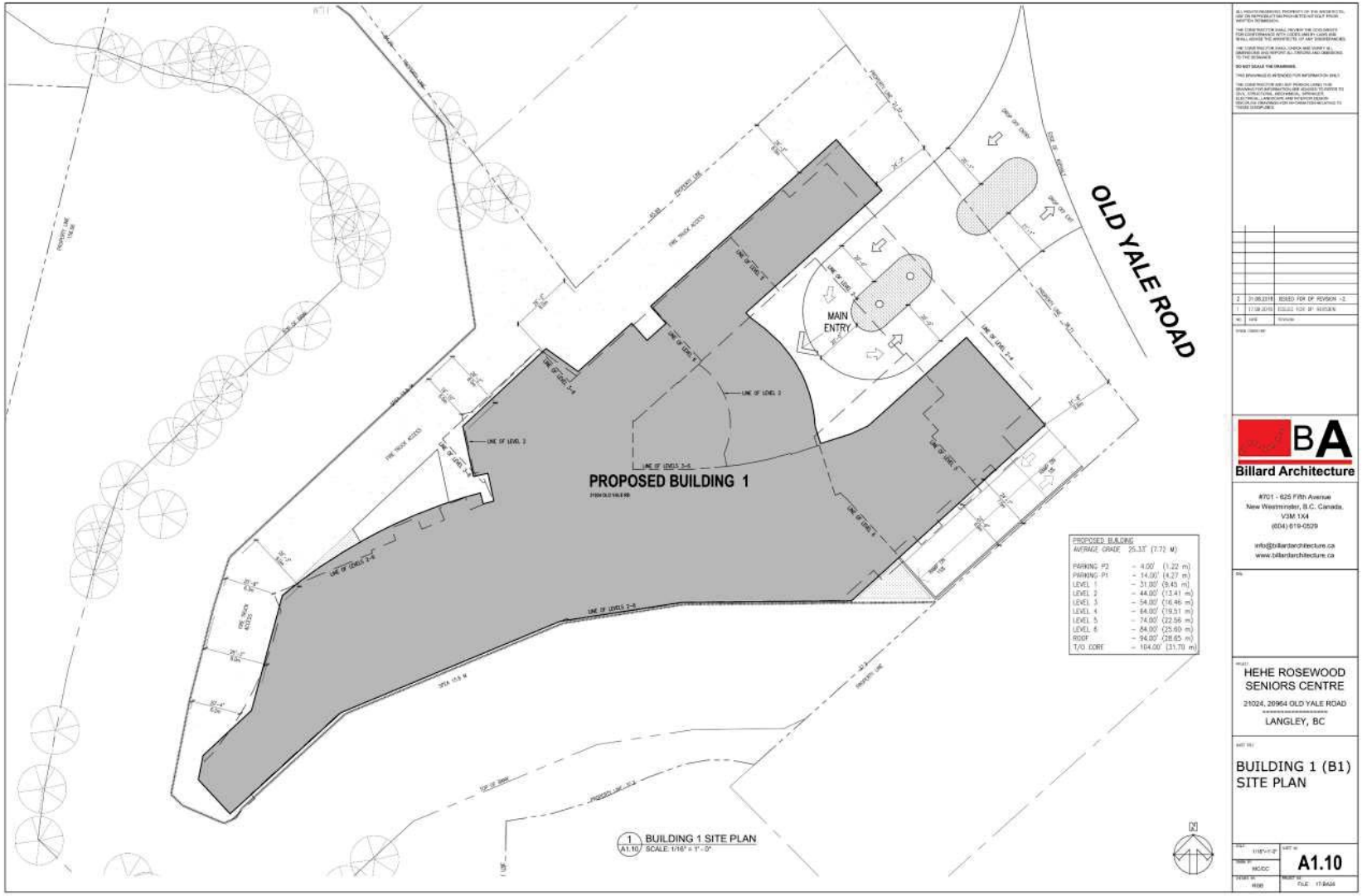
REQUIRED PARKING (CITY of LANGLEY)		UNITS / STALLS	STALLS REQ.
RESIDENTIAL - CONCREGATE CARE	N/A	169	0.00
VISITOR	6/BUIDLING	1	6.00
Total Stalls Required			**6.00**

PROVIDED

RESIDENTIAL - CONCREGATE CARE	N/A	169	88.00
VISITOR	6/BUIDLING	1	6.00
Total Stalls Provided			**94.00**

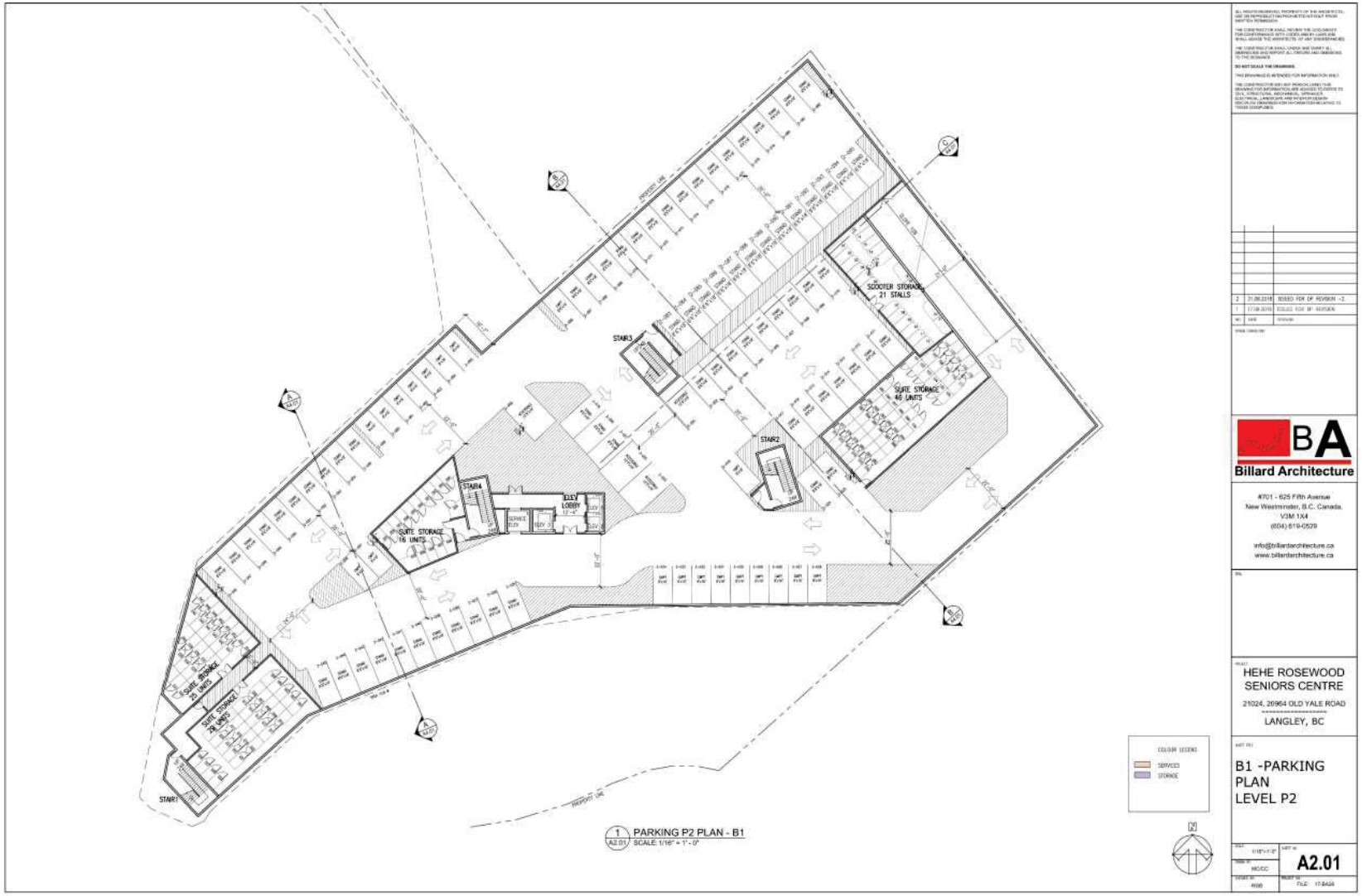
MAIN BUILDING

SITE



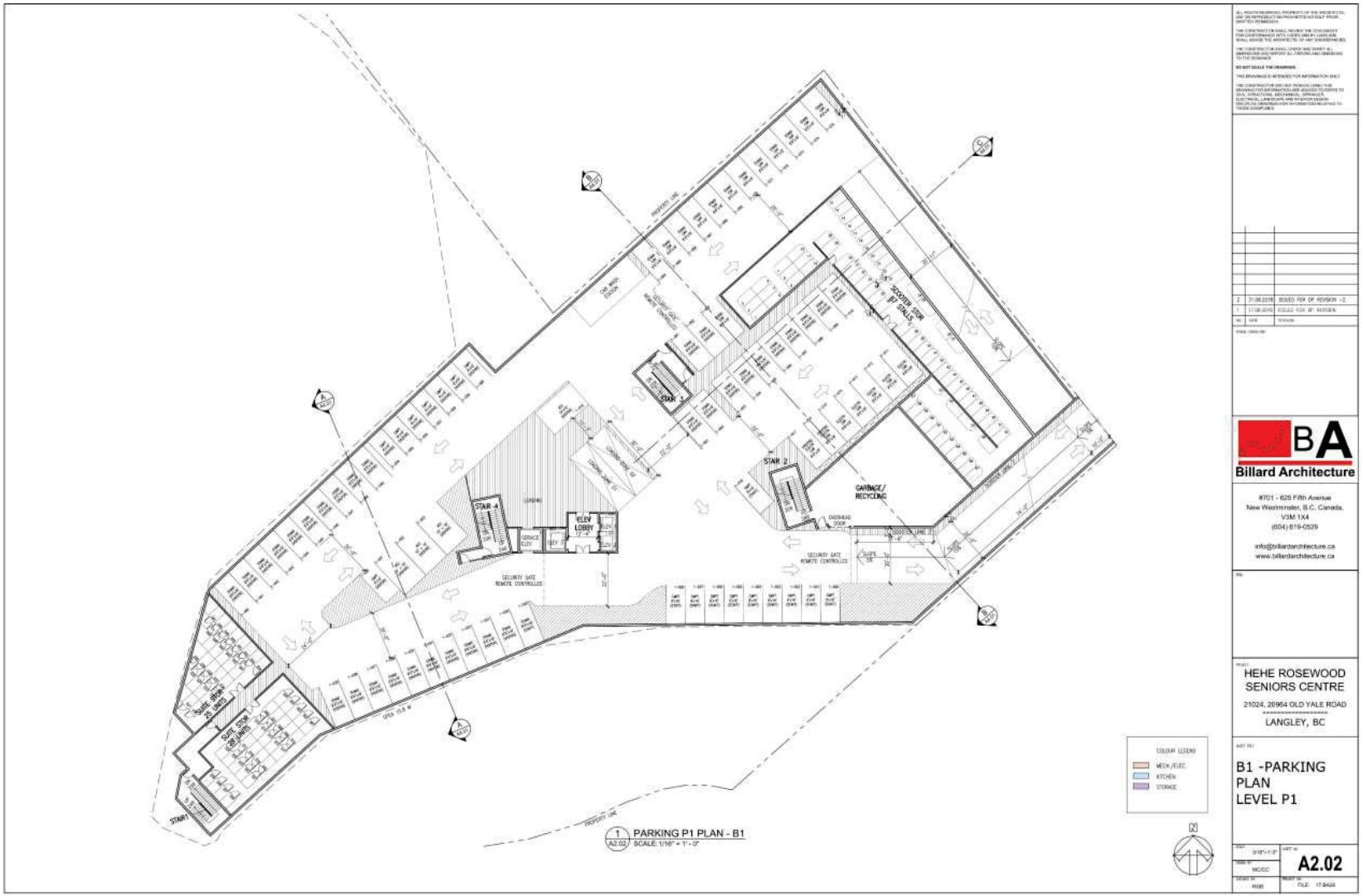
MAIN BUILDING

LEVEL: P2



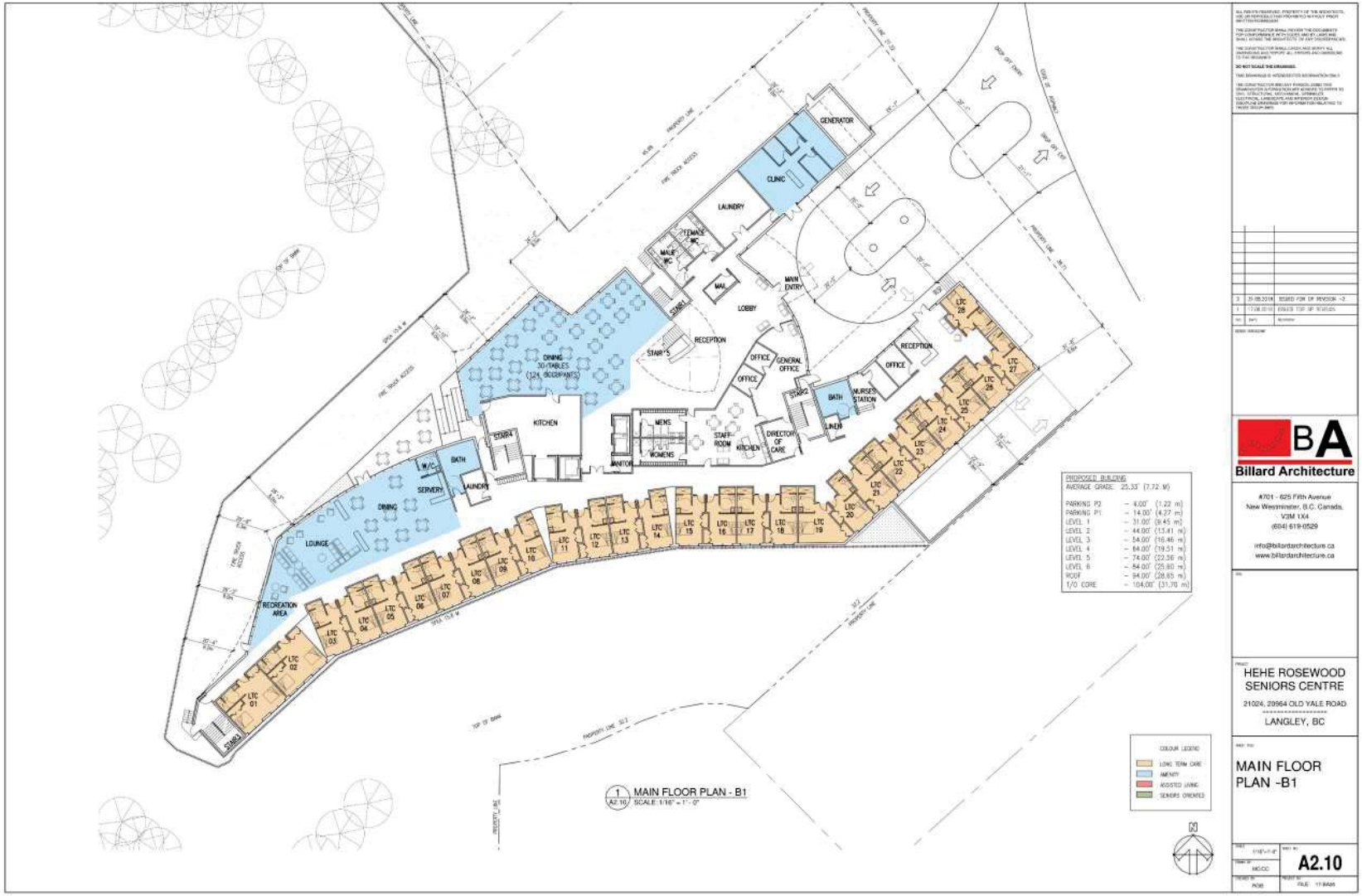
MAIN BUILDING

LEVEL: P1



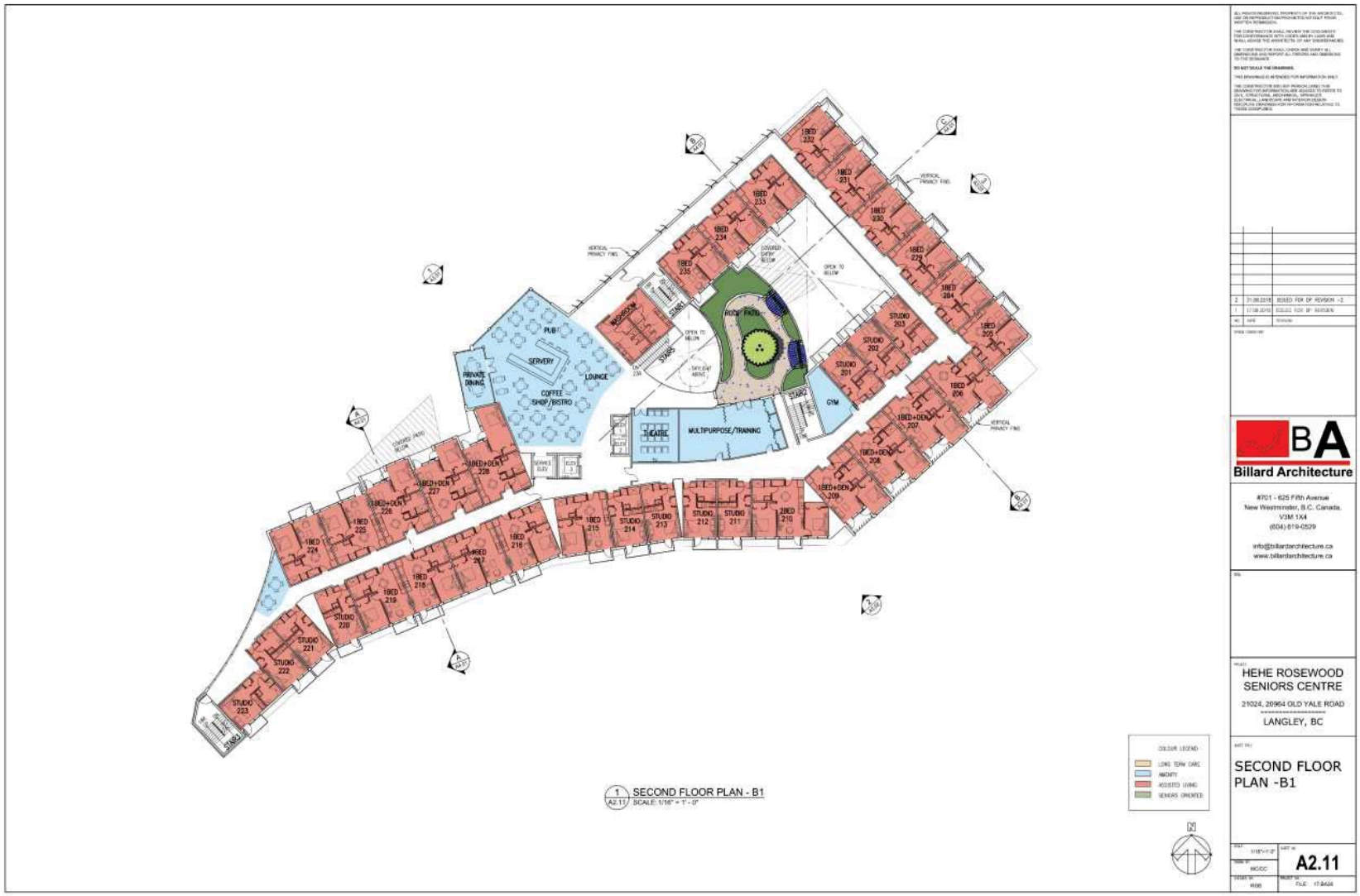
MAIN BUILDING

LEVEL: FLOOR 1



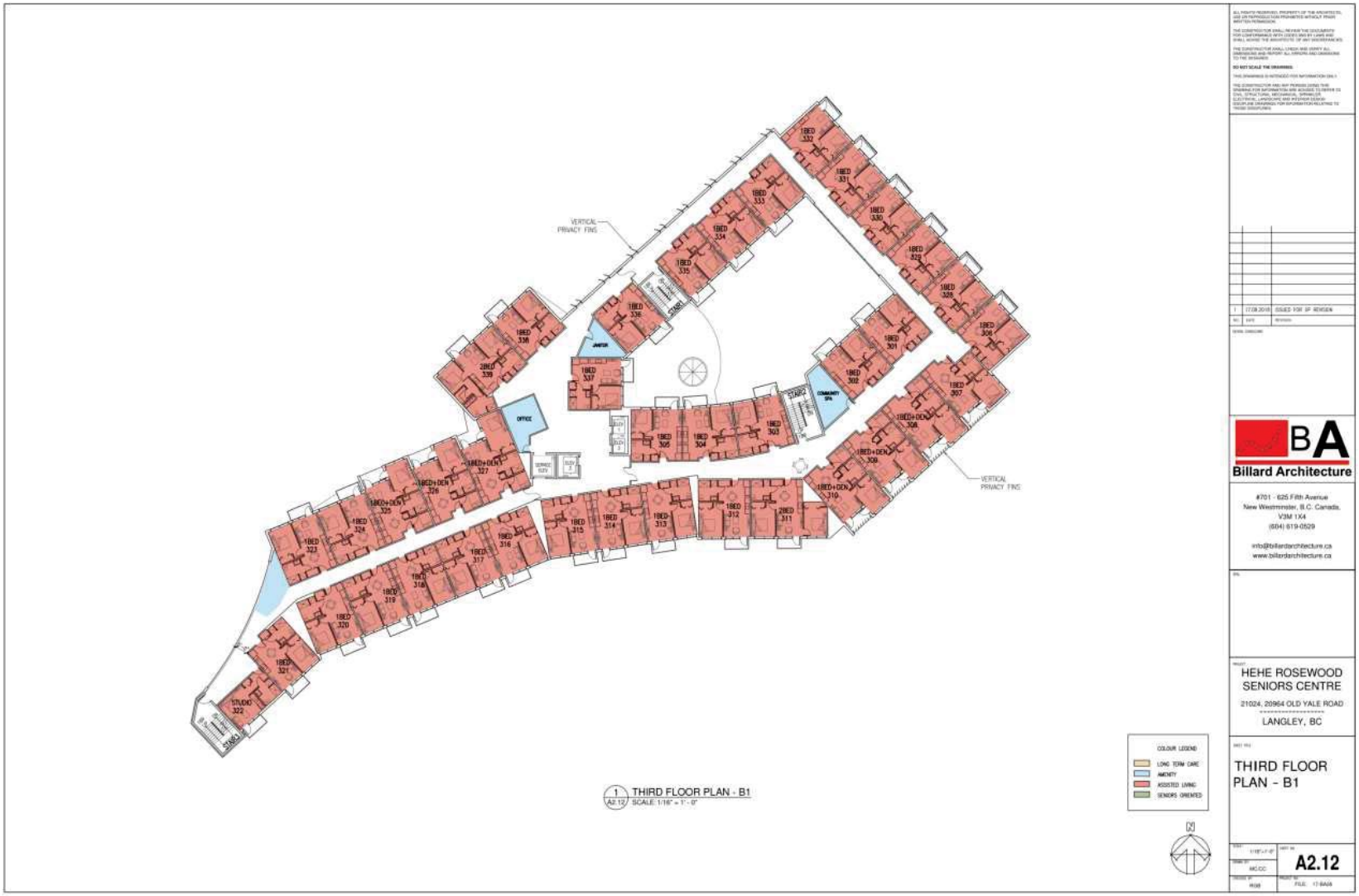
MAIN BUILDING

LEVEL: FLOOR 2



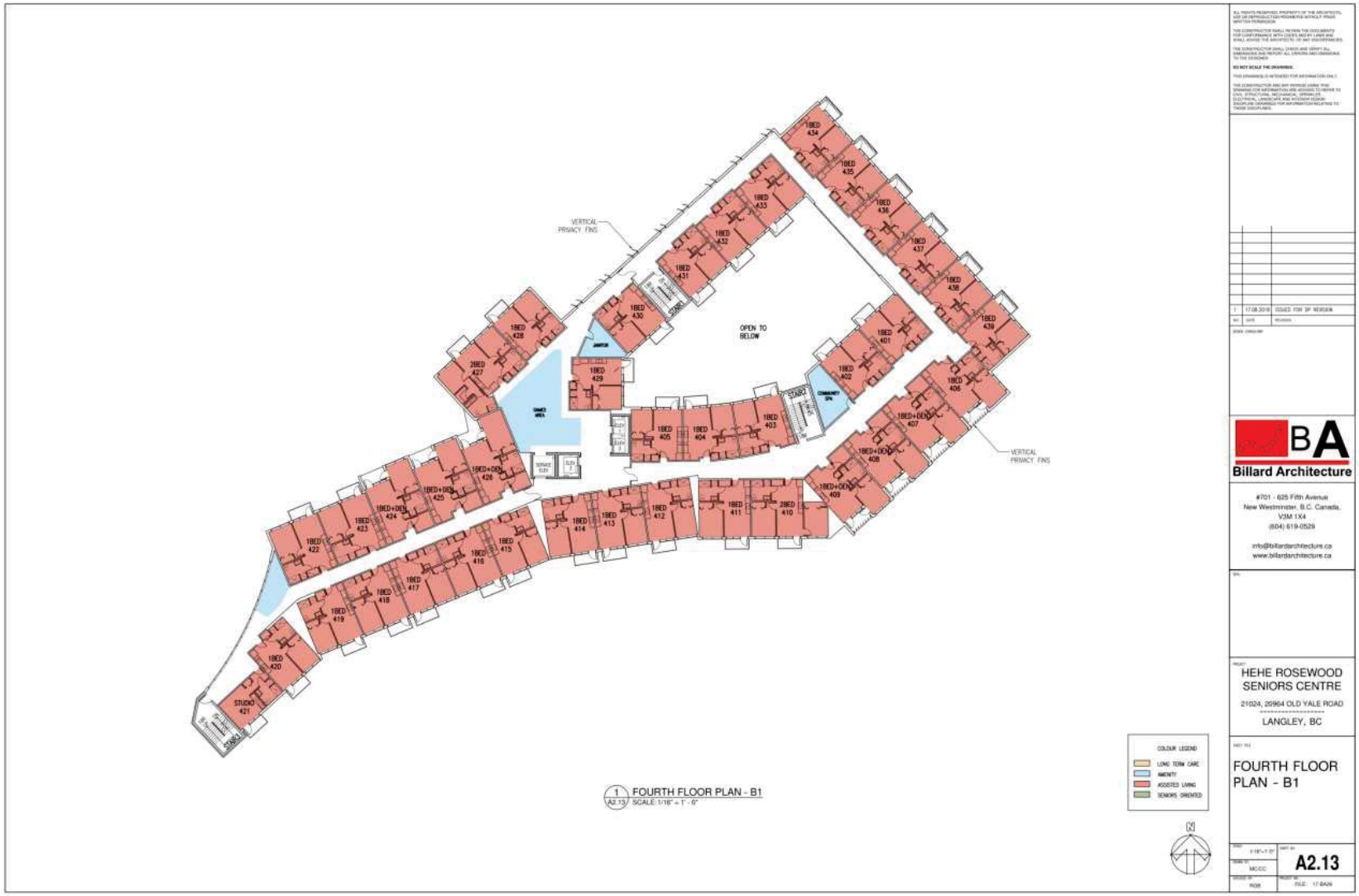
MAIN BUILDING

LEVEL: FLOOR 3



MAIN BUILDING

LEVEL: FLOOR 4



MAIN BUILDING

LEVEL: FLOOR 5

MAIN BUILDING

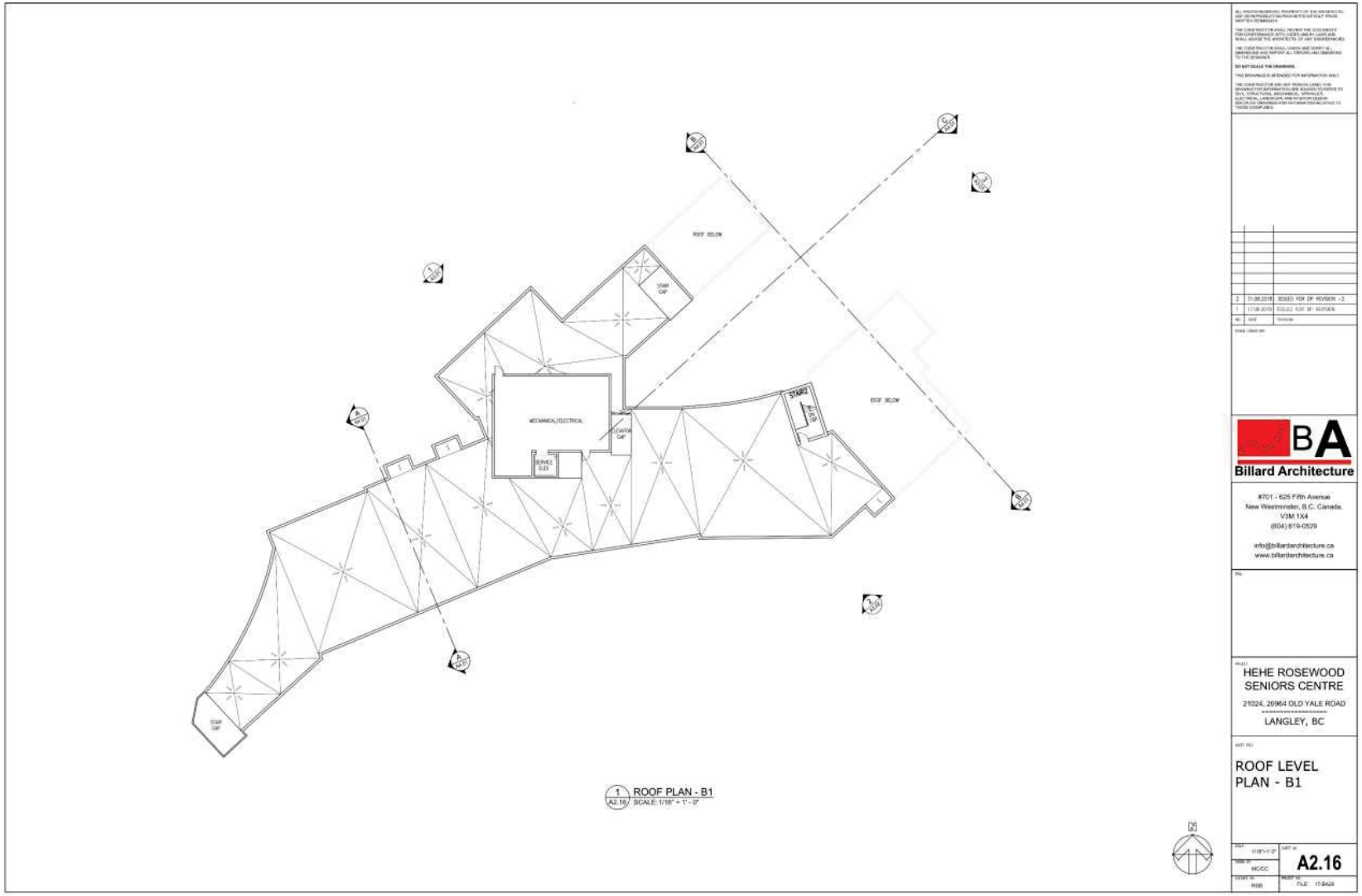
LEVEL:

FLOOR 6

MAIN BUILDING

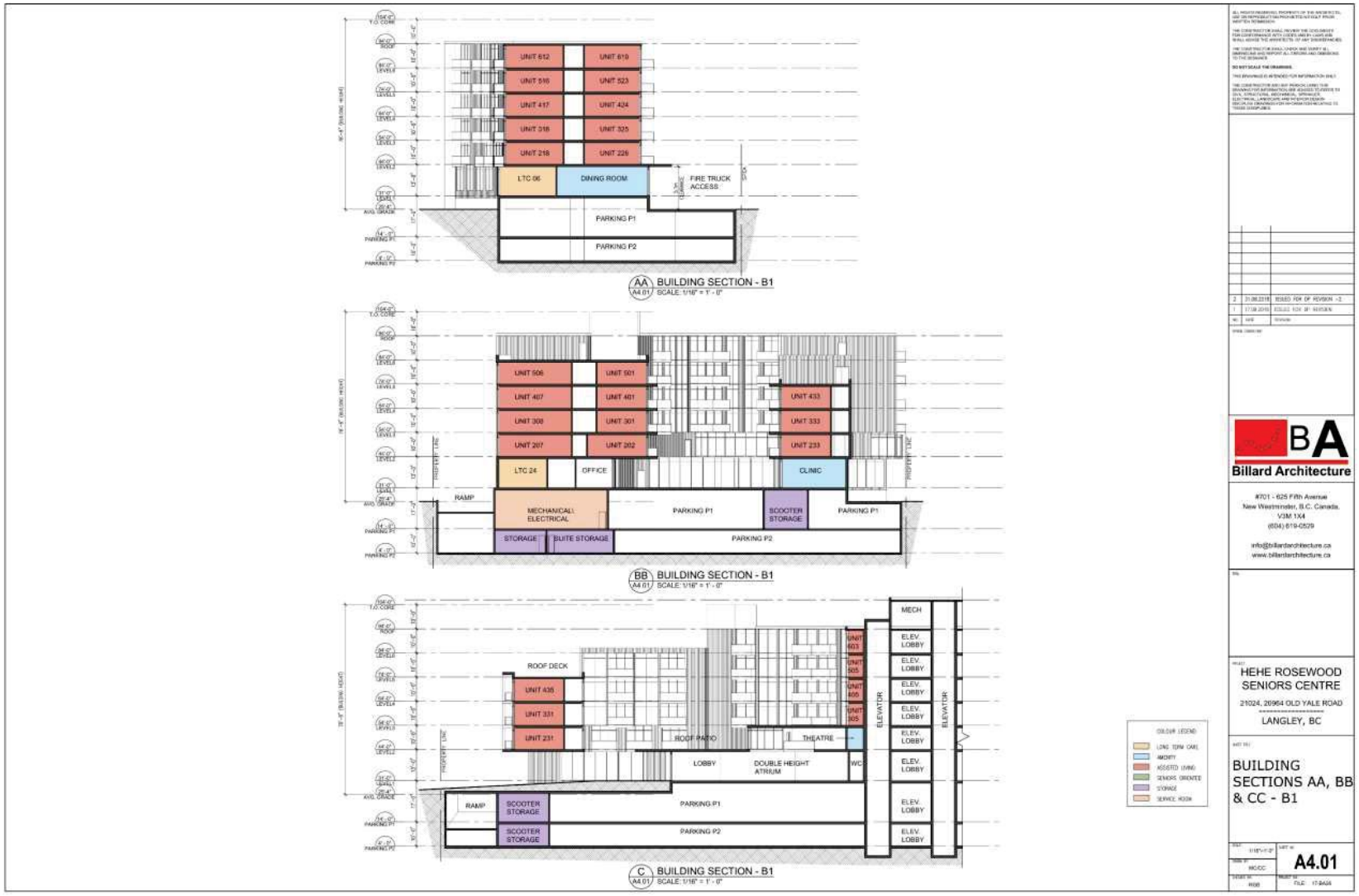
LEVEL:

ROOF



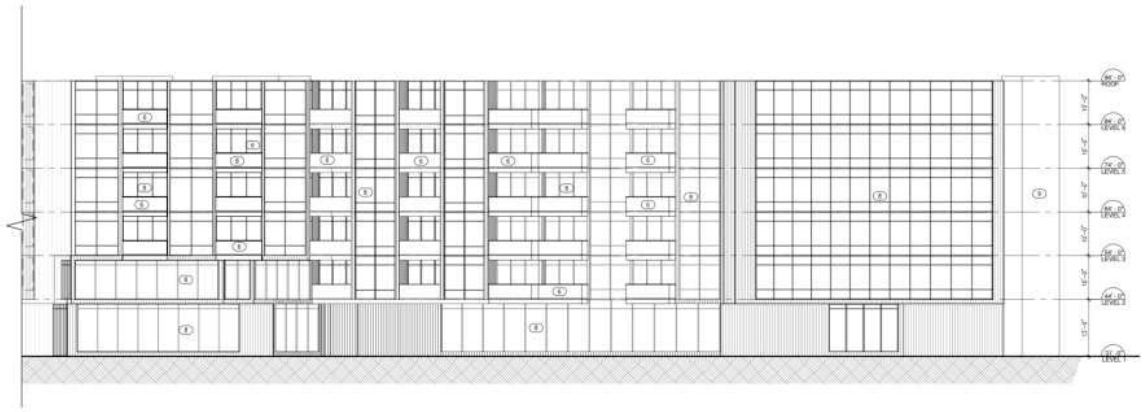
MAIN BUILDING

SECTION

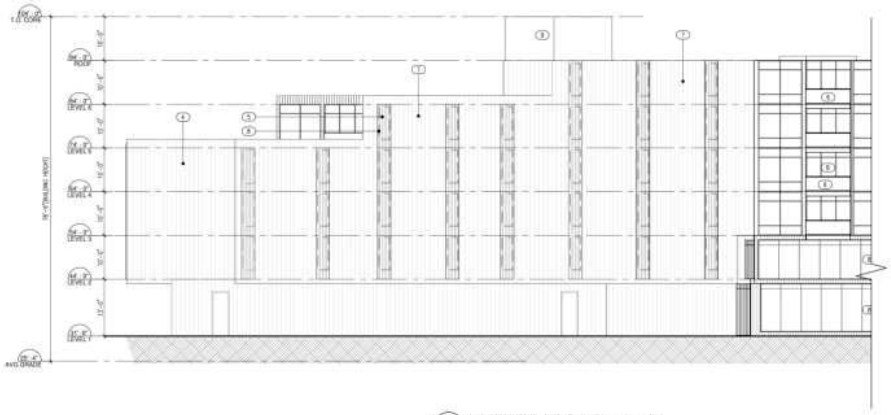


MAIN BUILDING

ELEVATION NORTH



1 A3.01 NORTH ELEVATION - B1
SCALE: 3/32" = 1' - 0"



2 A3.01 NORTH ELEVATION - B1 (cont'd)
SCALE: 3/32" = 1' - 0"

EXTERIOR FINISHES

1	COMPOSITE METAL PANEL - BLACK
2	COMPOSITE METAL PANEL - WHITE
3	COMPOSITE METAL PANEL - RED
4	CEDAR PANEL - RED
5	SUNSHADE/ PRIVACY FINS
6	TEMPERED CLEAR GLASS GUARD
7	CEDAR PANEL - ASH
8	CURTAIN WALL
9	CONCRETE

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No.	DATE	REVISION
1	17.08.2018	ISSUED FOR DP REVIEW

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#701 - 625 Fifth Avenue
New Westminster, B.C. Canada,
V3M 1X4
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info@billardarchitecture.ca
www.billardarchitecture.ca

PROJECT
HEHE ROSEWOOD SENIORS CENTRE
21024, 20964 OLD YALE ROAD
LANGLEY, BC

SHEET TITLE
ELEVATION NORTH - B1

SCALE: 3/32"=1'-0"
DRAWN BY: MC.CC
CHECKED BY: RGB
SHEET NO. A3.01
PROJECT NO. FILE: 17-8408

2 / A0.05 NORTH ELEVATION RENDER - B1
SCALE: N/A

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HEHE ROSEWOOD SENIORS CENTRE

21024, 20964 OLD YALE ROAD

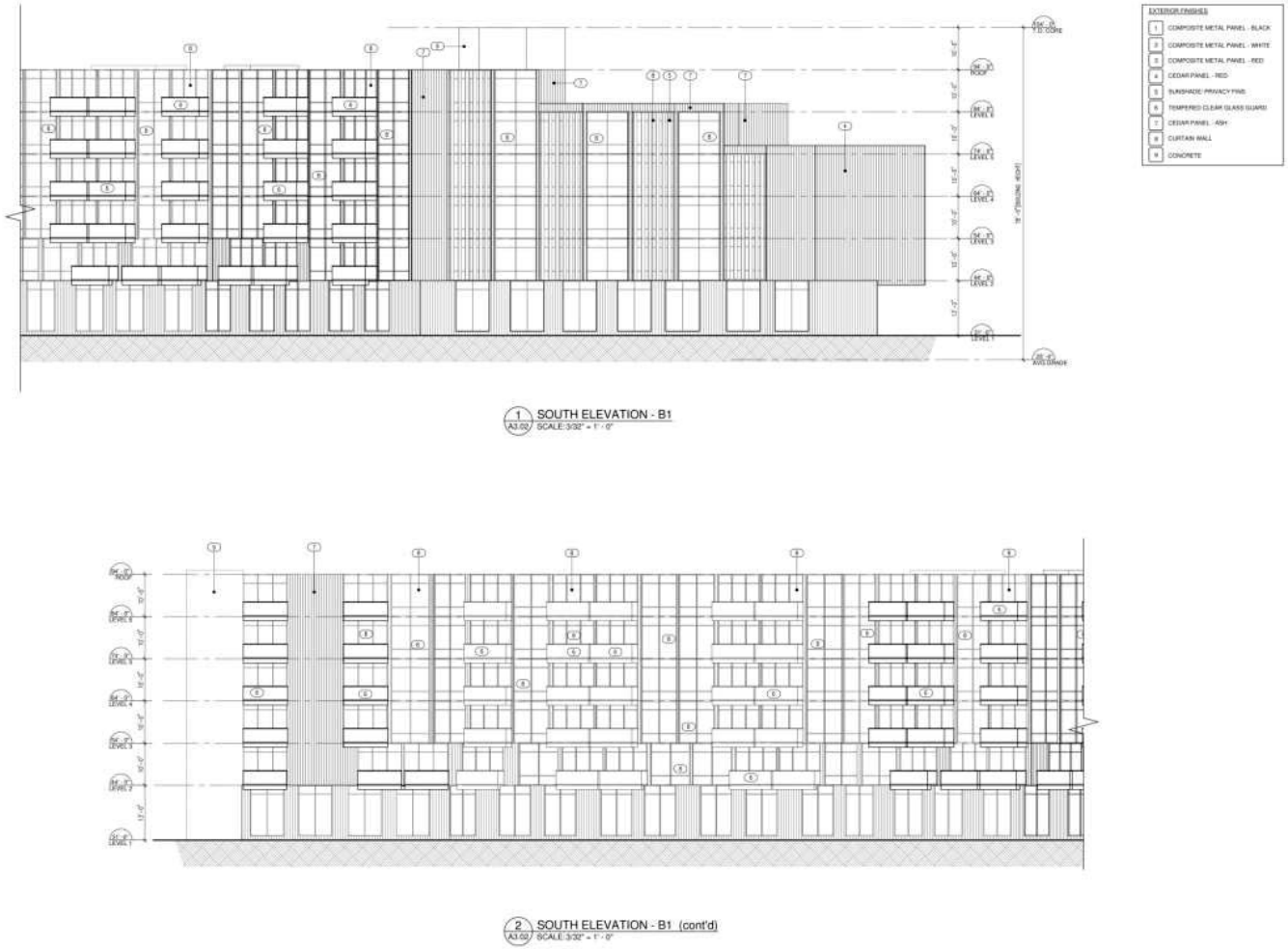
LANGLEY, BC

ELEVATION RENDER NORTH - B1

A0.05

MAIN BUILDING

ELEVATION SOUTH



2 A0.05 NORTH ELEVATION RENDER - B1
SCALE: N/A

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HEHE ROSEWOOD SENIORS CENTRE

21024, 20964 OLD YALE ROAD

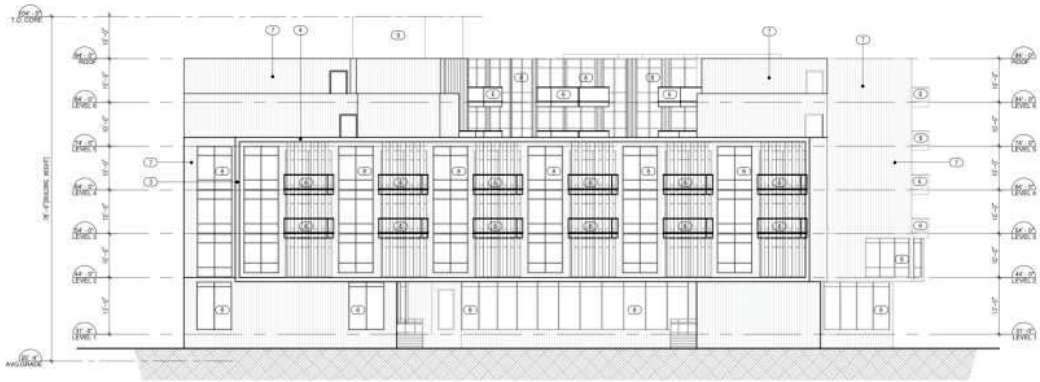
LANGLEY, BC

ELEVATION RENDER NORTH - B1

A0.05

MAIN BUILDING

ELEVATION EAST



1 A3.03 EAST ELEVATION - B1
SCALE 3/32" = 1' - 0"

EXTERIOR FINISHES

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2	COMPOSITE METAL PANEL - WHITE
3	COMPOSITE METAL PANEL - RED
4	CEDAR PANEL - RED
5	SUNSHADE: PRIVACY FINS
6	TEMPERED CLEAR GLASS GUARD
7	CEDAR PANEL - ASH
8	CURTAIN WALL
9	CONCRETE

1	17.08.2018	ISSUED FOR DP REVIEW

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HEHE ROSEWOOD SENIORS CENTRE

21024, 20964 OLD YALE ROAD
LANGLEY, BC

ELEVATION
EAST -B1

3/32" = 1' - 0"
MC/CC
RGB
A3.03
FILE 17-8468

3 A0.06 EAST ELEVATION RENDER - B1
SCALE: N/A

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NO.	DATE	REVISION
1	17.08.2018	ISSUED FOR DP REVIEW

SEAL/ SIGNATURE

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PROJECT
HEHE ROSEWOOD SENIORS CENTRE
21024, 20964 OLD YALE ROAD
LANGLEY, BC

SHEET TITLE
ELEVATION RENDER EAST - B1

SHEET NO.
A0.06

DRAWN BY: MC/CC
CHECKED BY: RGB
PROJECT NO.: FILE: 17-BA28

ANNEX

The Annex is a familiar condo style for independent seniors. It has 95 homes. Each is laid out with seniors in mind: wheel chair accessible, efficient and bright layouts with, full kitchens. The building boasts an on-site manager, workshop/makers space, multi- purpose room, and a shared social area on the main floor.

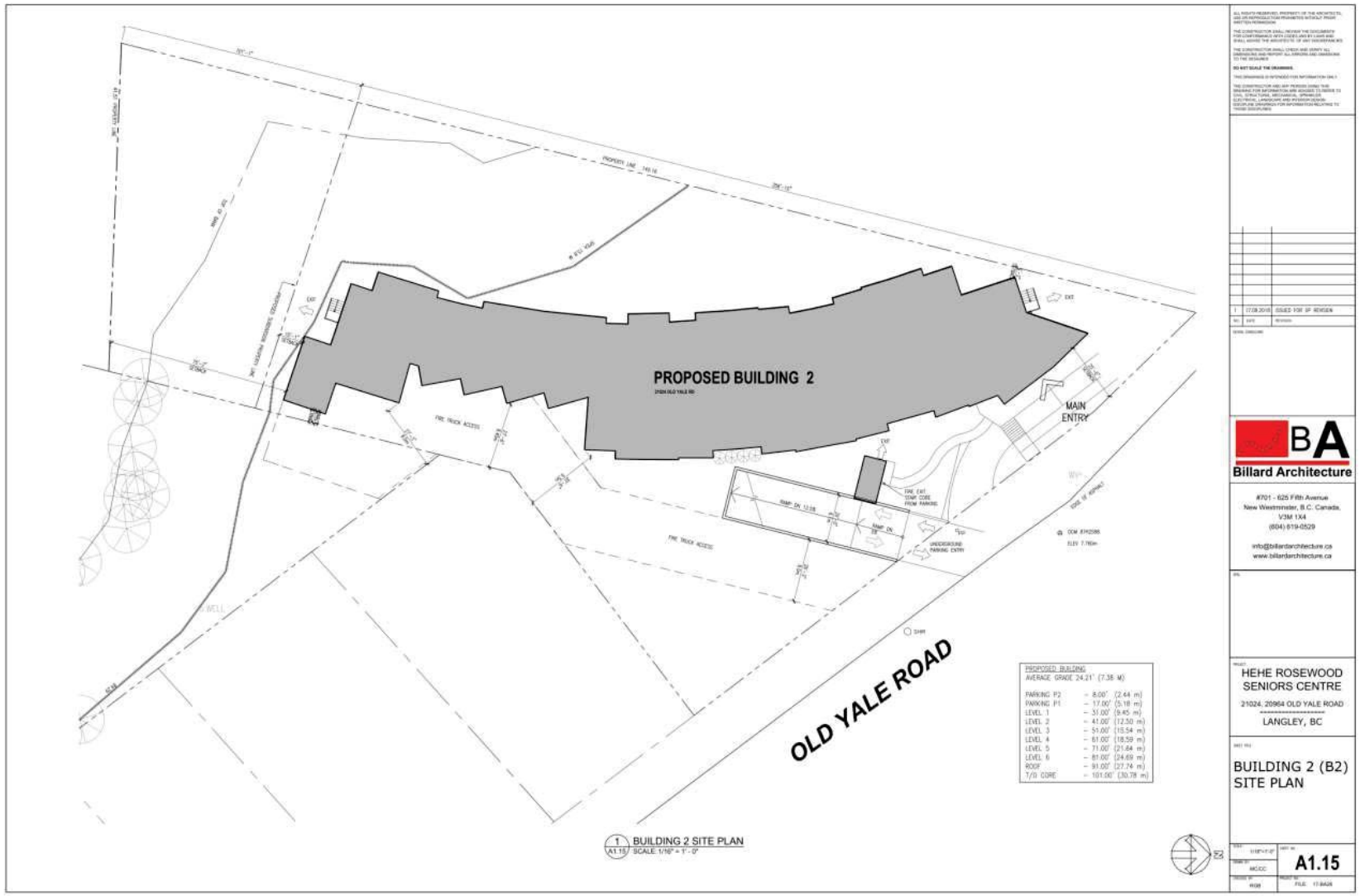
With easy access to transit along Fraser Highway and 208 Avenue, ample parking, and bicycle storage, this building is designed with active seniors in mind.

Following items are of note with regard to the design of the main building in so far as how it provides privacy to neighbouring homes and critical life safety:

1. Setbacks of 7.5m at property lines adjacent to existing residential homes.
2. An 8m fire truck access lane has been provided alone the whole of the south façade.
3. Units have been removed from areas where there might be overlook on neighbouring homes.
4. Shading/privacy fins have been added in areas to reduce the potential for overlook on to adjacent properties.

ANNEX

SITE


PROPOSED BUILDING 2
MAIN ENTRY
OLD YALE ROAD
FIRE TRUCK ACCESS
PROPERTY LINE
UNDERGROUND PARKING ENTRY
PROPOSED BUILDING
AVERAGE GRADE 24.21' (7.38 M)
PARKING P2 - 8.00' (2.44 m)
PARKING P1 - 17.00' (5.18 m)
LEVEL 1 - 31.00' (9.45 m)
LEVEL 2 - 41.00' (12.50 m)
LEVEL 3 - 51.00' (15.54 m)
LEVEL 4 - 61.00' (18.59 m)
LEVEL 5 - 71.00' (21.64 m)
LEVEL 6 - 81.00' (24.69 m)
ROOF - 91.00' (27.74 m)
T/O CORE - 101.00' (30.78 m)
1 BUILDING 2 SITE PLAN
A1.15 SCALE 1/16" = 1'-0"
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HEHE ROSEWOOD SENIORS CENTRE
21024, 20964 OLD YALE ROAD
LANGLEY, BC
BUILDING 2 (B2) SITE PLAN
A1.15

ANNEX

STATISTICS

PARKING SPACE BREAKDOWN (LANGLEY)	DIMENSIONS	ALLOWABLE / REQUIRED	PROPOSED
RESIDENTIAL COMPACT (40%)	2.44M X 4.57M	38 MAX	26
RESIDENTIAL STANDARD	2.74M X 5.30M	57 MIN	53
RESIDENTIAL ACCESSIBLE	3.90M X 5.50M	6 MIN	5
VISITOR ACCESSIBLE	3.90M X 5.50M		2
RESIDENTIAL ELECTRIC	2.74M X 5.30M	N/A	11
VISITOR STANDARD	2.74M X 5.30M	13 MIN	9
VISITOR COMPACT	2.44M X 4.57M	8 MAX	4
VISITOR ELECTRIC	2.74M X 5.30M	N/A	6
TOTAL PARKING PROVIDED			**116**
TOTAL STANDARD			64
TOTAL COMPACT (40%)		45 MAX	30
TOTAL VISITOR		19 MIN	21

BICYLCE PARKING/STORAGE

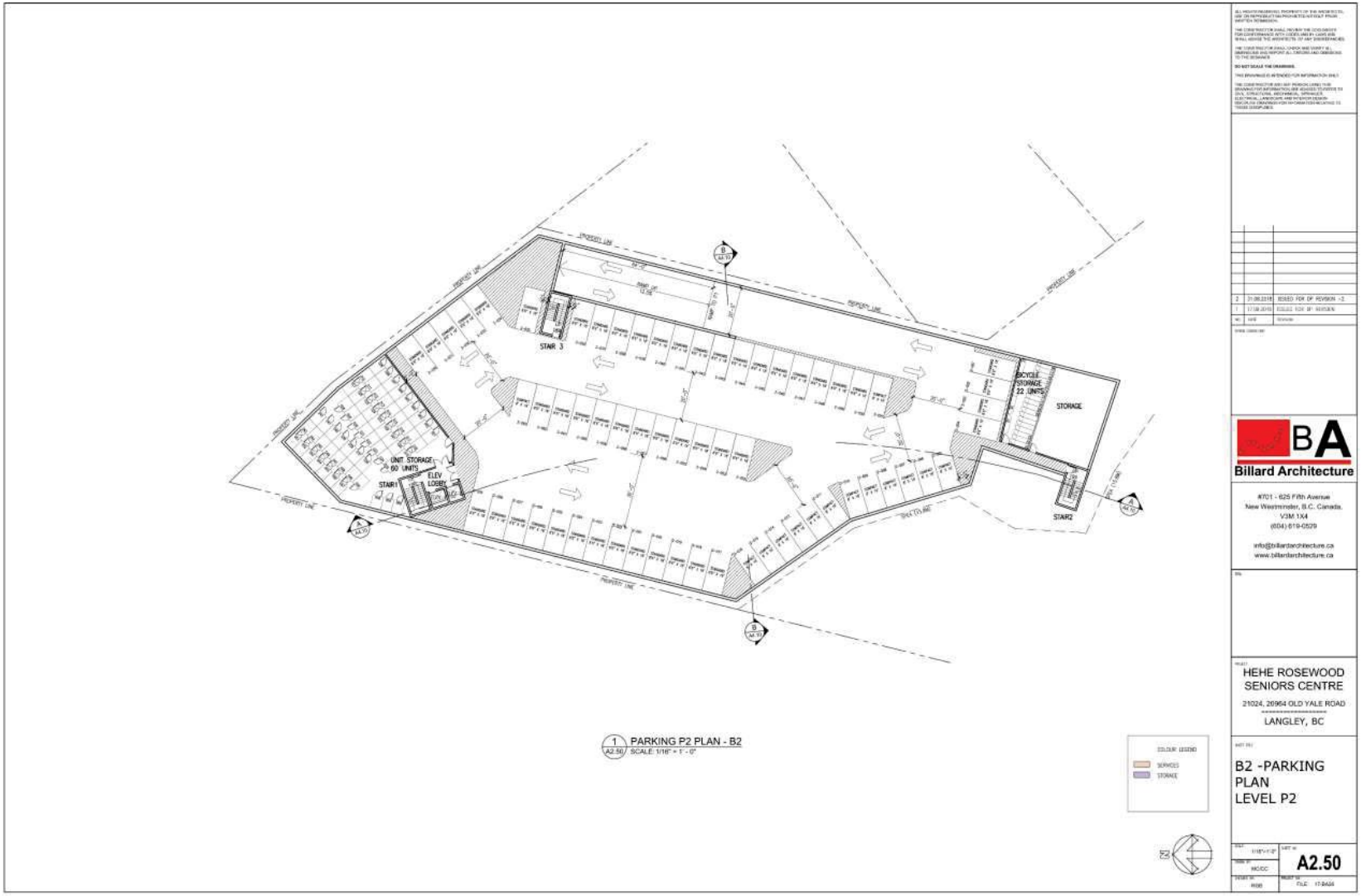
REQUIRED PARKING (CITY of LANGLEY)		UNITS / STALLS	STALLS REQ.
RESIDENTIAL - SENIORS ORIENTED	N/A	95	0.00
VISITOR	6/BUILDING	1	6.00
Total Stalls Required			**6.00**
PROVIDED			
RESIDENTIAL - SENIORS ORIENTED	N/A	95	68.00
VISITOR	6/BUILDING	1	6.00
Total Stalls Provided			**74.00**

ANNEX		(B-2)	Residential Gross Area	
Floor	Gross Area (sq ft)	SQ M	SENIORS' ORIENTED (SO) (SQ FT)	SENIORS' ORIENTED (OL) (SQ M)
1	15256.88	1417.36	10769.57	1000.49
2	14977.26	1391.39	11442.37	1062.99
3	14977.26	1391.39	12225.37	1135.74
4	14977.26	1391.39	12225.37	1135.74
5	14977.26	1391.39	12225.37	1135.74
6	14977.26	1391.39	12225.37	1135.74
TOTAL	90143.15	**8374.29**	**71113.41**	**6606.43**

UNIT MIX		SO % BREAKDOWN
STUDIO	18	18.95%
1 BEDROOM	0	0.00%
1 BEDROOM + DEN	23	24.21%
2 BEDROOM	54	56.84%
	95	

ANNEX

LEVEL: P2



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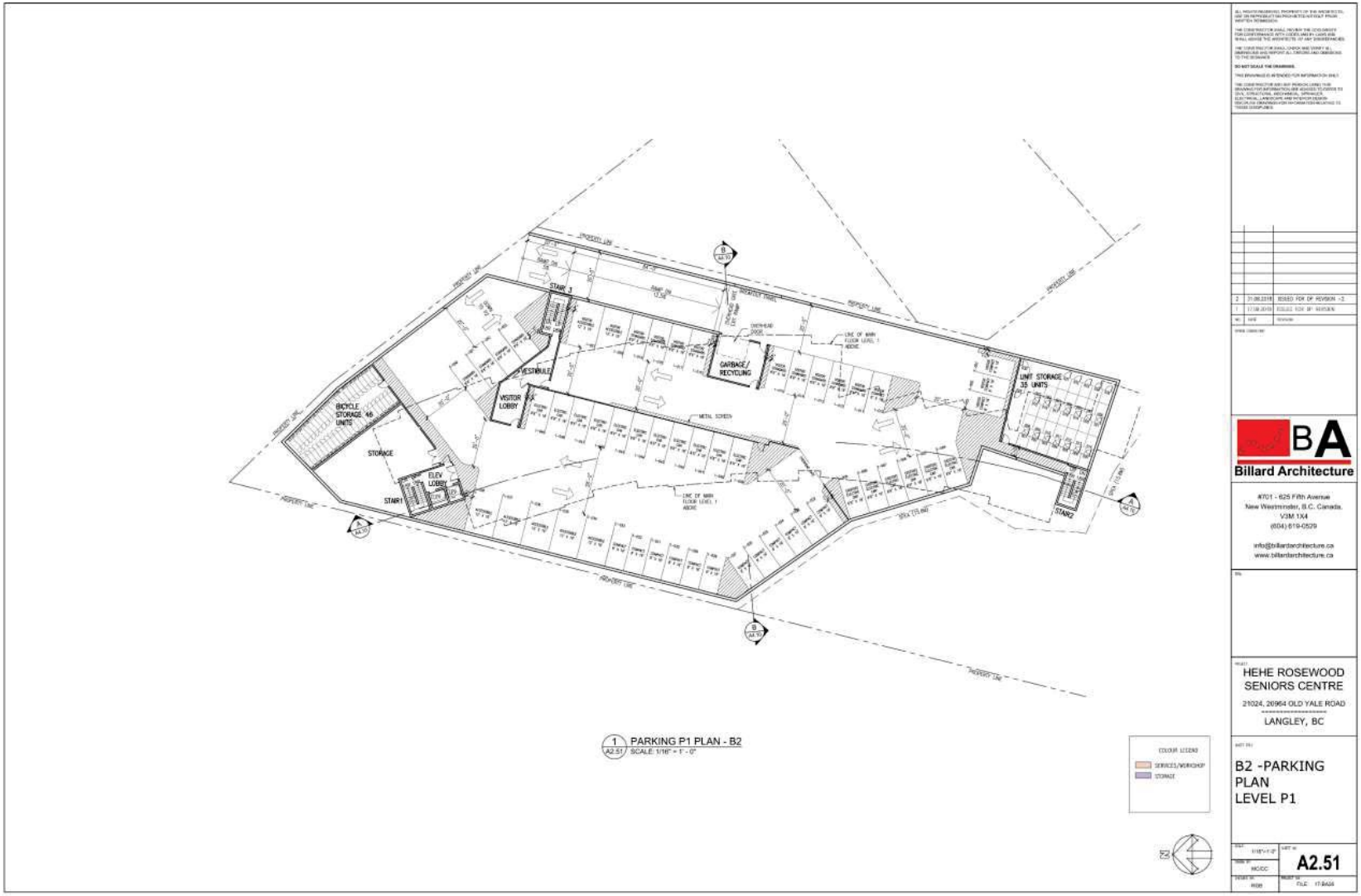


ANNEX

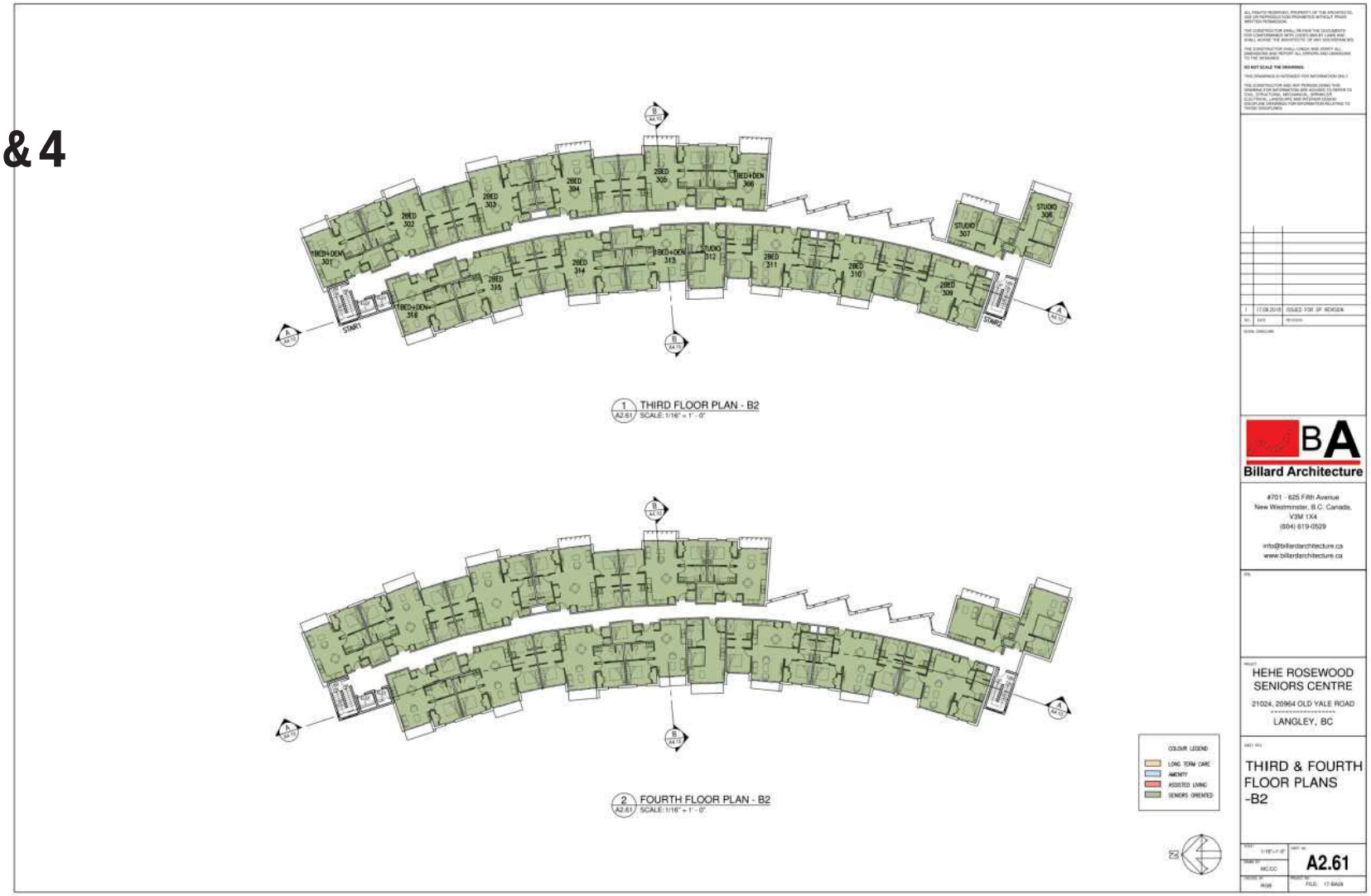
LEVEL:

FLOORS 1 & 2

ANNEX

LEVEL:

FLOORS 3 & 4



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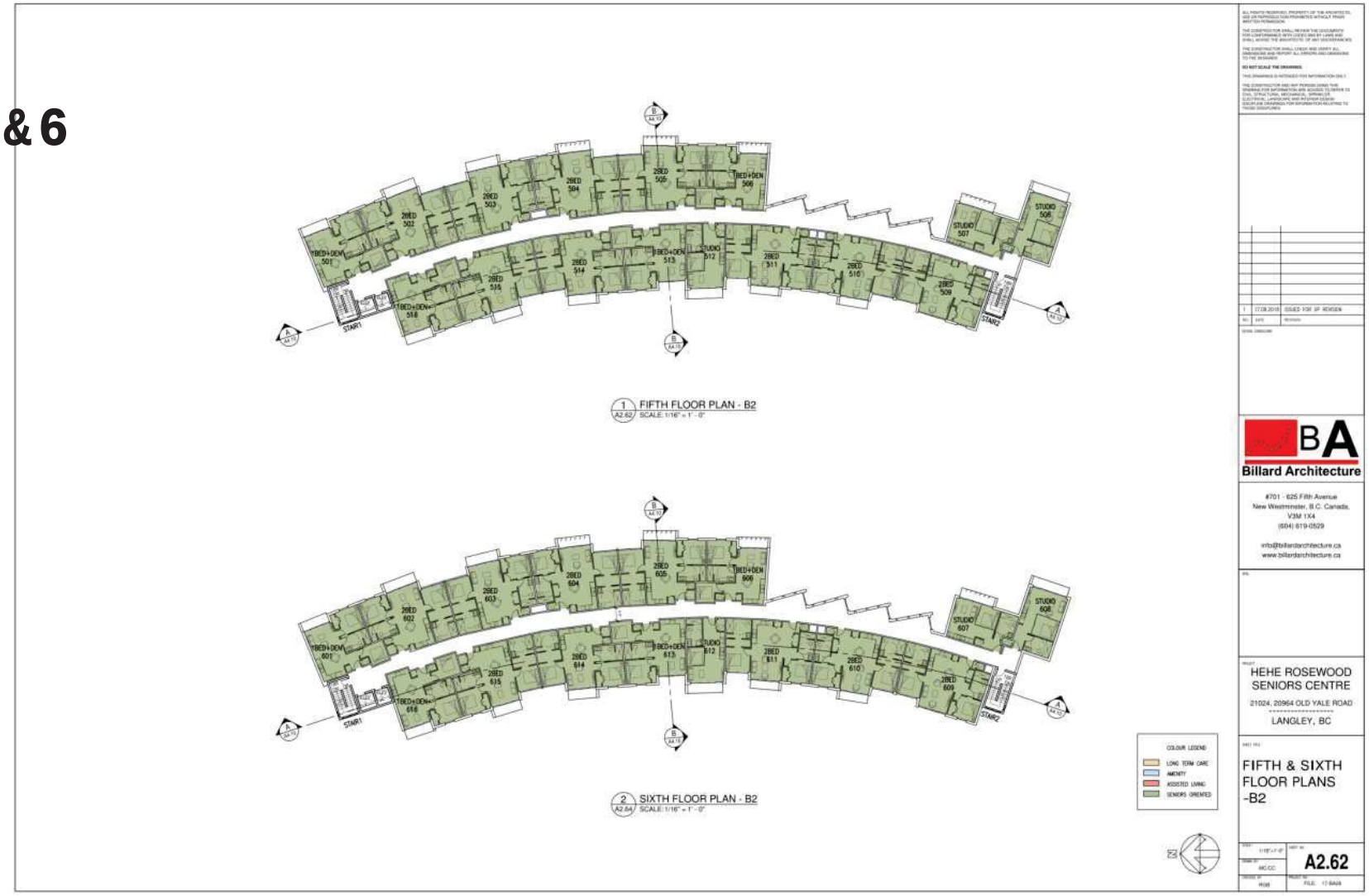
LEVEL:

FLOORS 5 & 6



ANNEX

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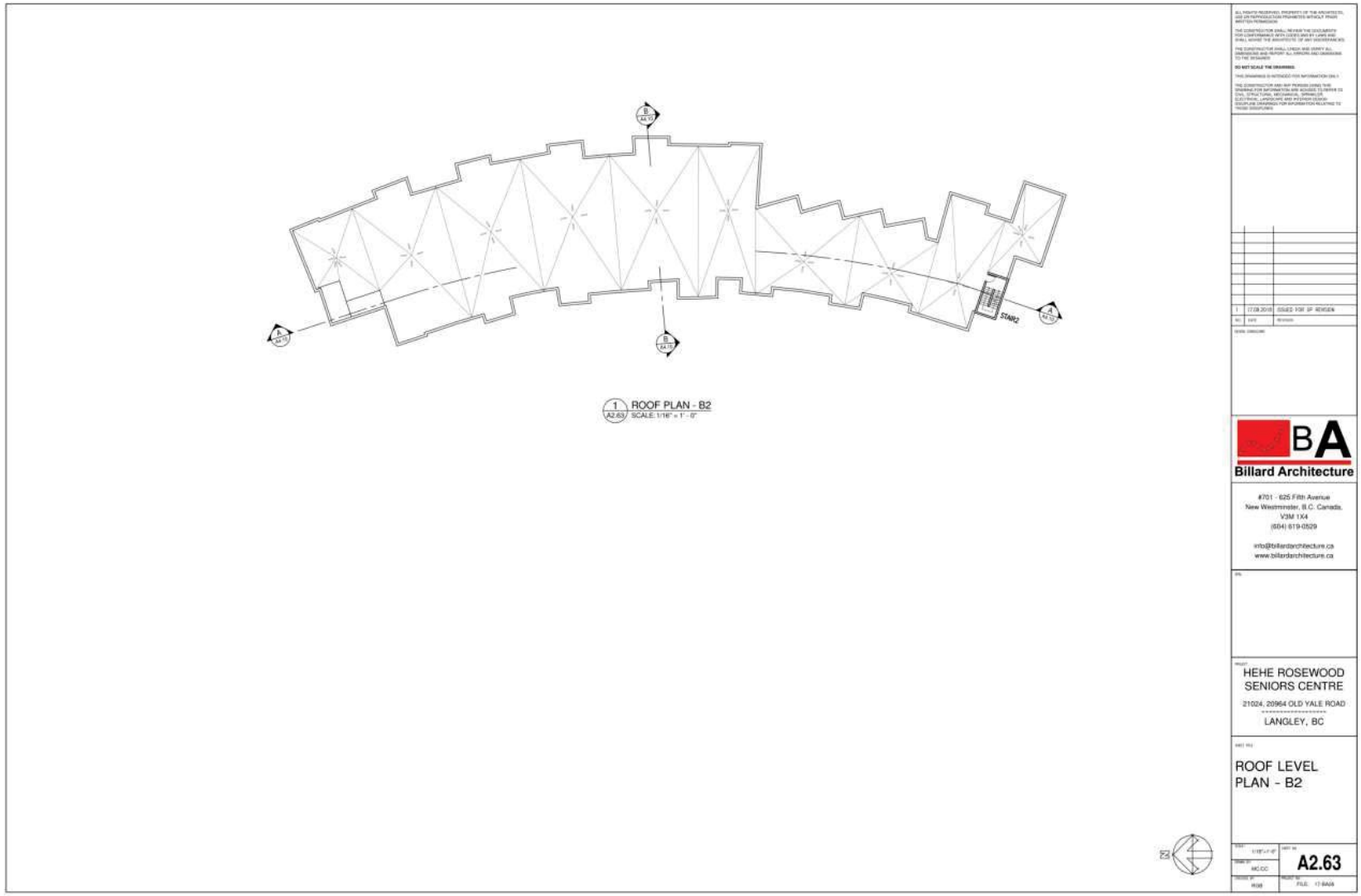

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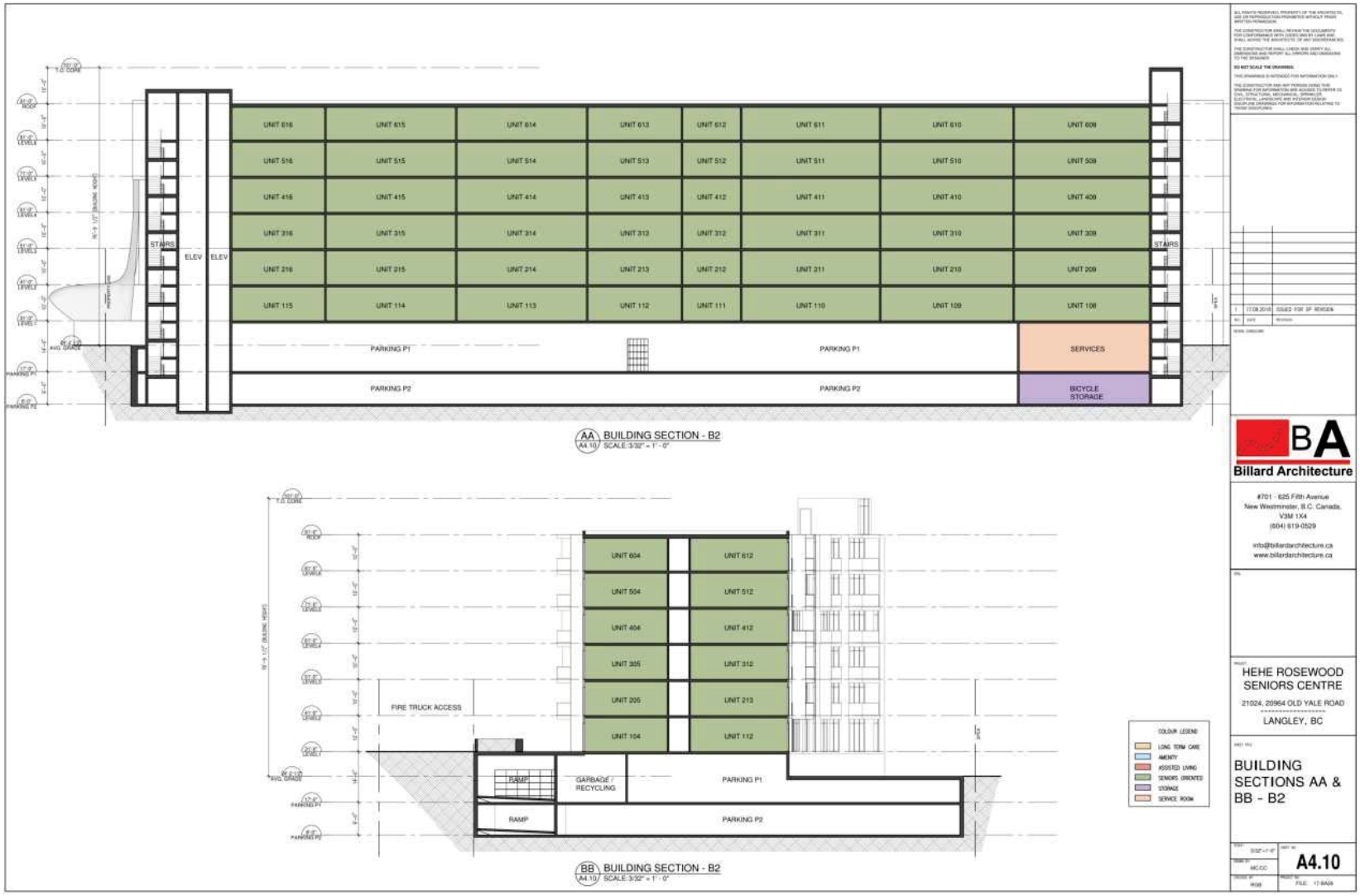
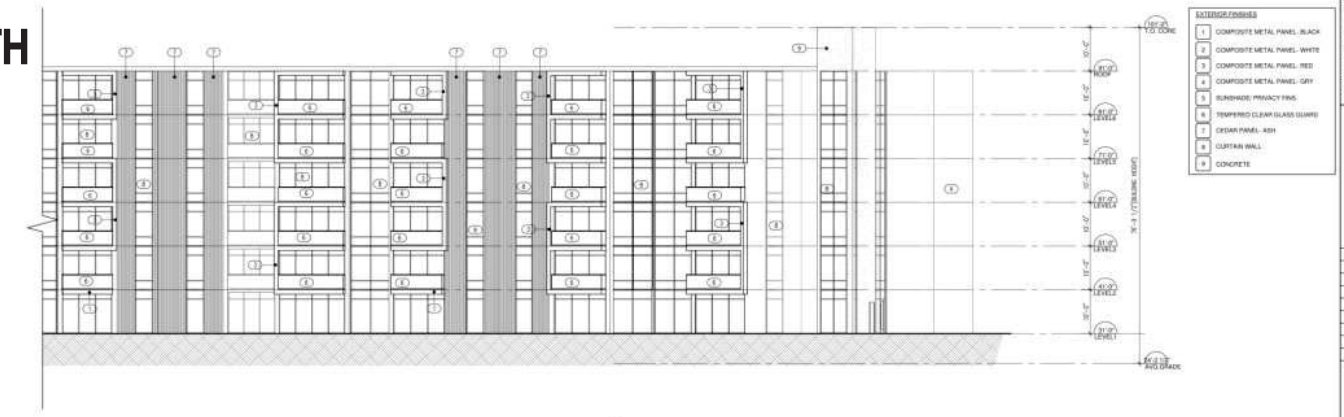
SECTION

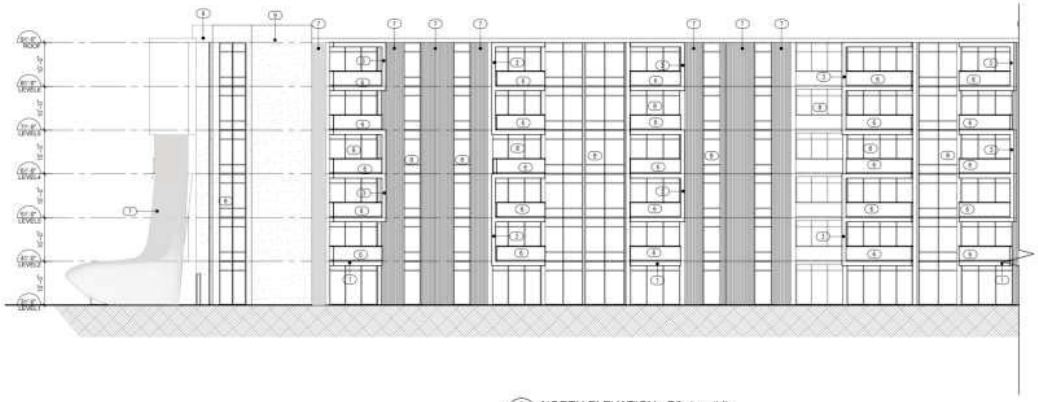


ANNEX

ELEVATION NORTH



1 A3.10 NORTH ELEVATION - B2
SCALE: 3/32" = 1' - 0"



2 A3.10 NORTH ELEVATION - B2 (cont'd)
SCALE: 3/32" = 1' - 0"

EXTERIOR FINISHES

1	COMPOSITE METAL PANEL - BLACK
2	COMPOSITE METAL PANEL - WHITE
3	COMPOSITE METAL PANEL - RED
4	COMPOSITE METAL PANEL - GRY
5	SUNSHADE/ PRIVACY FINS
6	TEMPERED CLEAR GLASS (GUARD)
7	CEDAR PANEL - ASH
8	CURTAIN WALL
9	CONCRETE

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No.	Date	Revision
1	17.08.2018	ISSUED FOR DP REVIEW

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PROJECT
HEHE ROSEWOOD SENIORS CENTRE
21024, 20964 OLD YALE ROAD
LANGLEY, BC

SHEET TITLE
ELEVATIONS NORTH -B2

SCALE: 3/32" = 1' - 0"
DRAWN BY: MC.CC
DESIGN BY: ROB
SHEET NO. A3.10
PROJECT NO. FILE: 17-8468

4 NORTH ELEVATION RENDER - B2
A0.07 SCALE: N/A

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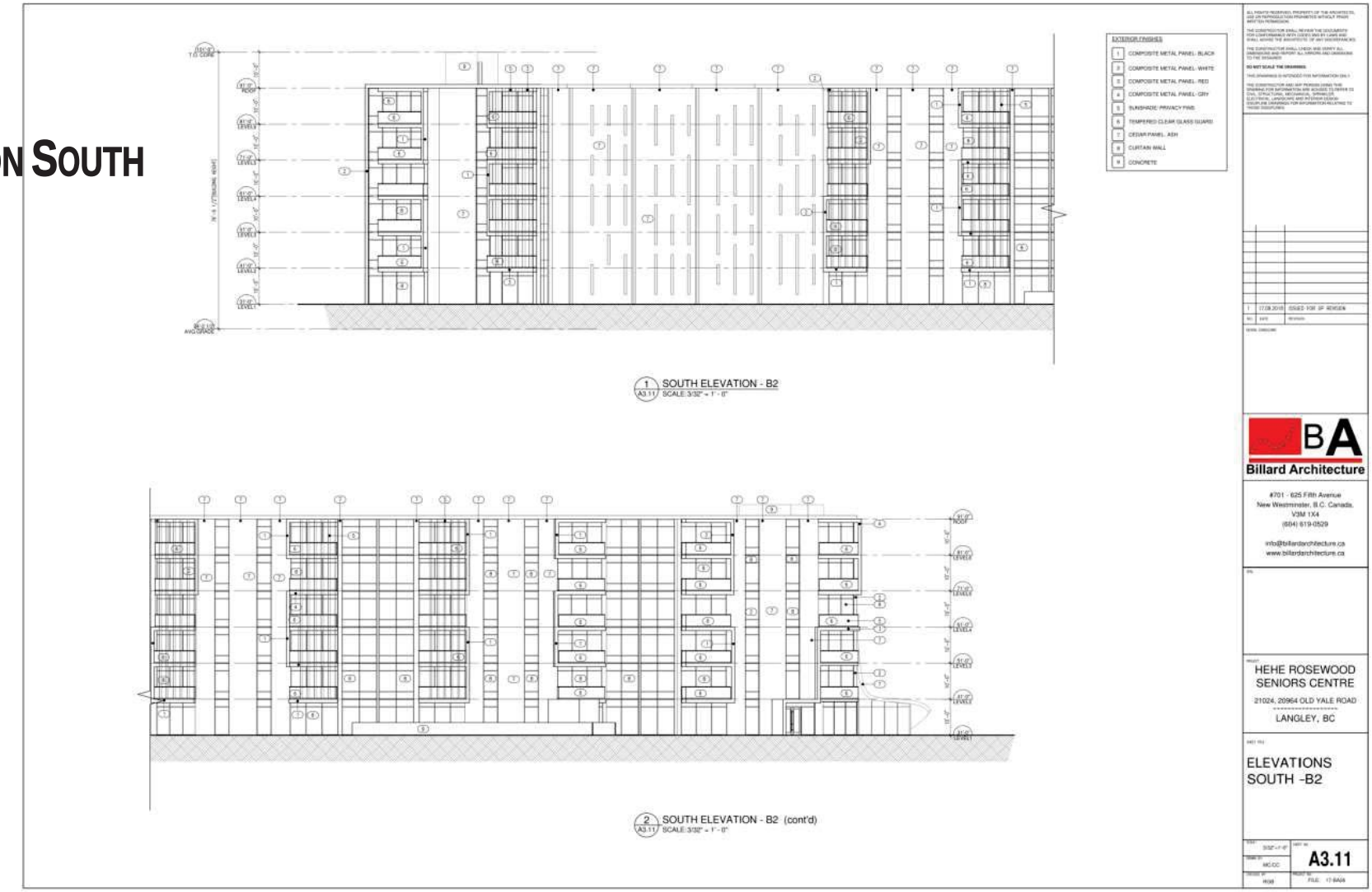
LANGLEY, BC

ELEVATION RENDER NORTH - B2

A0.07

ANNEX

ELEVATION SOUTH



5 A0.08 SOUTH ELEVATION RENDER - B2
SCALE: N/A

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PROJECT
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21024, 20964 OLD YALE ROAD
LANGLEY, BC

SHEET TITLE
ELEVATION RENDER SOUTH - B2

SHEET NO. A0.08

DRAWN BY MC/CC
CHECKED BY RGB
PROJECT NO. FILE: 17-8429

ANNEX

ELEVATION

EAST/WEST

Langley Senior Care Facility

Issued for Development Permit

Contact Information	Other Key Contacts:	
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Phoenix Chan phoenix@vdz.ca o. 604 546 0927 Alternate contacts (incase away): David Jerke Principal Landscape Architect david@vdz.ca o. 604 546 0921	Jinbin He Project Owner Address 1 Address 2 Phone	Billard Architecture Project Building Architecture 625 5th Ave - Suite 701 New Westminster, BC V3M 1X4 p. 604 619 0529
	Legal Address and Description:	
	Lot 2, Plan 5706, and Lot 38, Plan 26751, Except: Firstly: Part subdivided by Plan 41617; Secondly: Part Subdivided by Plan 66178; Thirdly: Part Subdivided by Plan 66179 District Lot 36 Group 2, New Westminster District	

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	LANDSCAPE PLAN
L-02A	MAIN BUILDING LANDSCAPE PLAN
L-02B	ANNEX BUILDING LANDSCAPE PLAN
L-03A	MAIN BUILDING NORTH PLANTING PLAN
L-03B	MAIN BUILDING SOUTH PLANTING PLAN
L-04A	ANNEX BUILDING WEST PLANTING PLAN
L-04B	ANNEX BUILDING EAST PLANTING PLAN
L-05	MAIN BUILDING LEVEL 2 - AMENITY SPACE
L-06	MAIN BUILDING LEVEL 5 - AMENITY SPACE
L-07	MAIN BUILDING LEVEL 6 - AMENITY SPACE
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS

1 SITE PLAN OVERVIEW
Scale 1:750

2 LOCATION MAP
Scale NTS

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Langley, BC

Drawn: PC/TS

Checked: DJ

Approved: DJ

Scale: AS SHOWN

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Drawing Title: COVER PAGE

VDZ Project #: DP2017-49

Drawing #: L-01

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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE SURFACING
	5 LD-02	CRUSHED GRANITE PATH
	2 LD-02	CLASSIC NEVADA PAVER Pattern:Running Bond; w/ Soldier Course Size: 301 x 301 x 60 mm Colour: Natural Manufacturer: Abbotsford Concrete
	3 LD-02	Texada Hydrapressed Slabs Pattern:Running Bond Size: 610 x 610 x 50 mm Colour: Brown Manufacturer: Abbotsford Concrete
	2 LD-02	CLASSIC CALIFORNIA PAVER Pattern:Herringbone w/ Soldier Course Size: 301 x 151 x 80 mm Colour: Charcoal Manufacturer: Abbotsford Concrete
	2 LD-02	CLASSIC CALIFORNIA PAVER Pattern:Running Bond w/ Soldier Course Size: 301 x 151 x 60 mm Colour: Brown Manufacturer: Abbotsford Concrete
	5 LD-01	DRIP STRIP
	6 LD-02	PRIVACY FENCE
		GUARDRAIL
		EXISTING TREE
	1,2 LD-01	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING
	3 LD-01	OFF-SITE PLANTING
	4 LD-02	TABLE & CHAIRS
	6 LD-01	BOLLARD LIGHTING
	7 LD-01	GRASSPAVE
	5 LD-03	BENCH

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Drawing Title: LANDSCAPE PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-02

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HARDSCAPE MATERIALS

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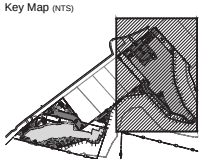
Key Map (NTS)



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Drawing Title: MAIN BUILDING LANDSCAPE PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-02A

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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE SURFACING
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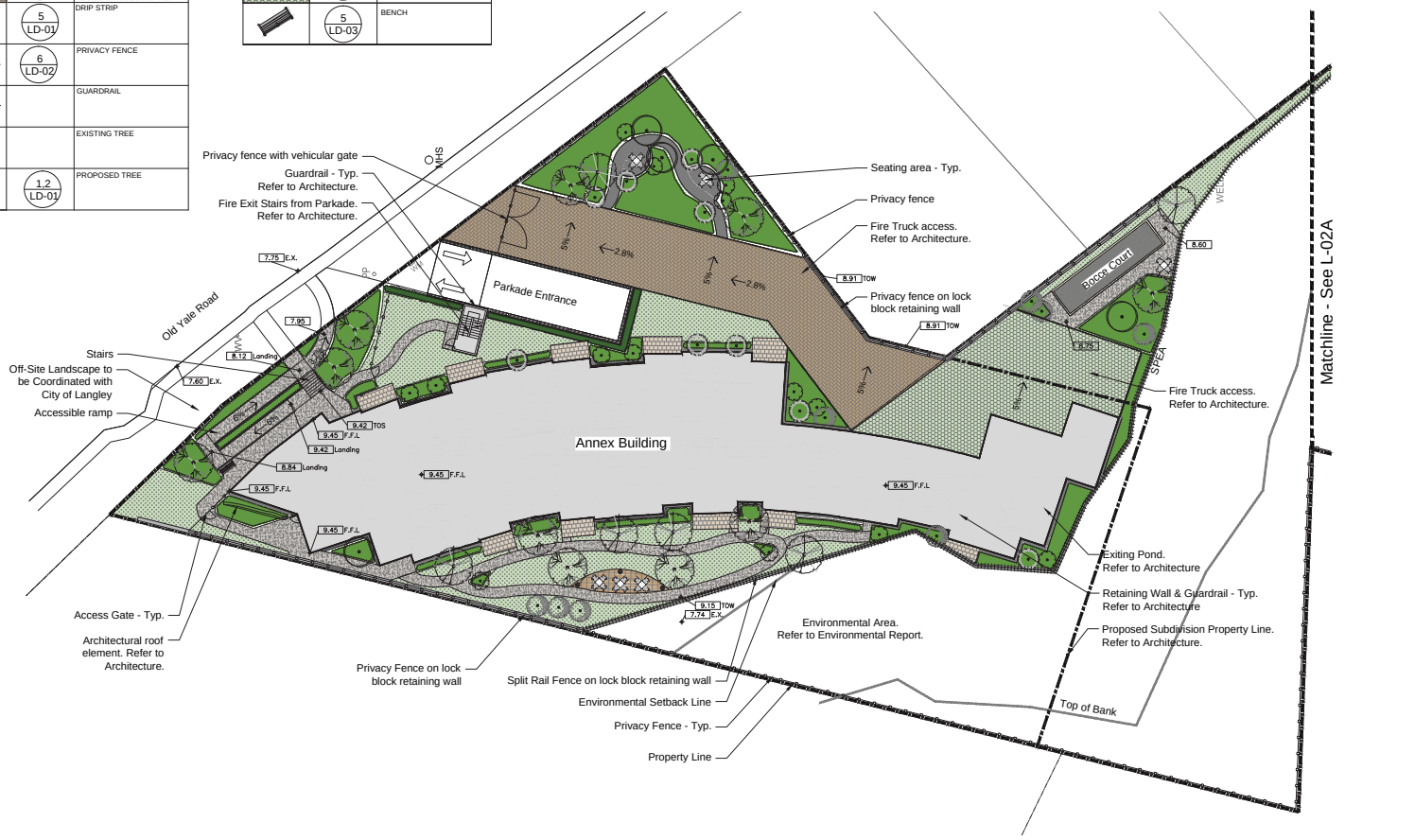
		SOD See Critical Landscape Notes for Specifications
	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING
	3 LD-01	OFF-SITE PLANTING
	4 LD-02	TABLE & CHAIRS
	6 LD-01	BOLLARD LIGHTING
	7 LD-01	GRASSPAVE
	5 LD-03	BENCH



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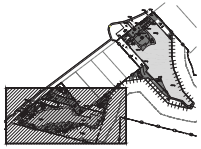
Key Map (NTS)



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Drawing Title: ANNEX BUILDING LANDSCAPE PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-02B

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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	AP	Acer palmatum `Seiryu` / Seiryu Japanese Maple	B & B	6cm cal; 1.2Std	21
	LS	Liquidambar styraciflua 'Emerald Sentinel' / American Sweet Gum	B & B	6cm cal; 1.2Std	13
	MG	Magnolia grandiflora `Edith Bogue` / Edith Bogue Southern Magnolia	B & B	6cm cal; 1.2Std	6
	ME	Magnolia x `Elizabeth` / Magnolia	B & B	6cm cal; 1.2Std	12
	PP	Picea pungens `Fastigata` / Fastigiate Colorado Spruce	B & B	3.0m ht.	14
	PS	Prunus serrulata `Mt. Fuji` / Japanese Flowering Cherry	B & B	6cm cal; 1.2Std	9

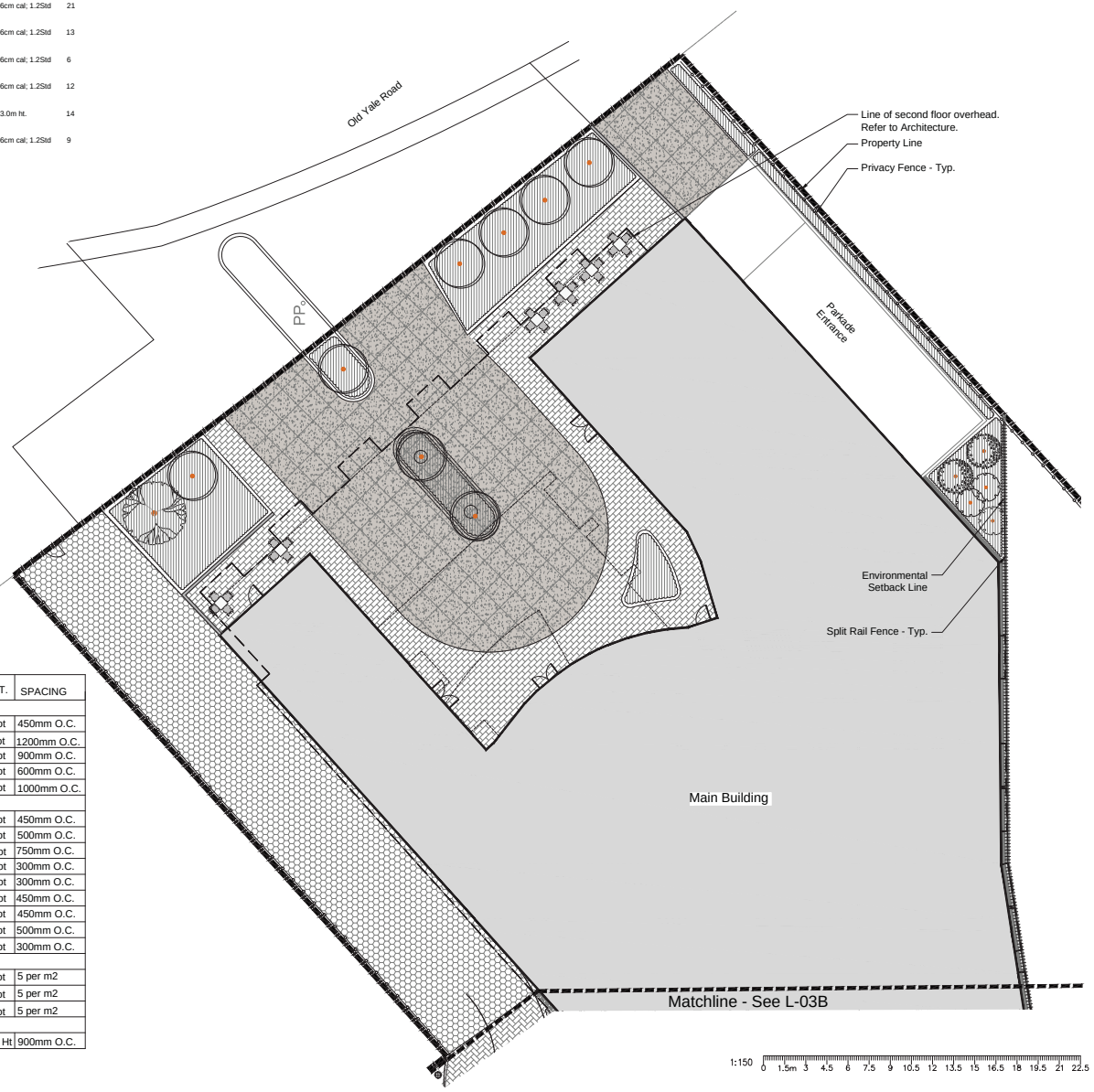
SOFTSCAPE MATERIALS

	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING
	3 LD-01	OFF-SITE PLANTING

PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
SHRUBS					
Cs	-	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Dogwood	#2 Pot	450mm O.C.
Ctv	-	Ceanothus thyrsiflorus var repens	California Lilac	#3 Pot	1200mm O.C.
Ea	-	Euonymus alatus 'Compacta'	Compact Euonymous	#3 Pot	900mm O.C.
Sh	-	Sarcococa hookeriana	Himalayan Sweetbox	#2 Pot	600mm O.C.
Pl	-	Philadelphus lewisii	Mock Orange	#2 Pot	1000mm O.C.
PERENNIALS & GRASSES					
C	-	Carex obnupta	Slough Sedge	#1 Pot	450mm O.C.
Ep	-	Echinacea purpurea	Purple Coneflower	#2 Pot	500mm O.C.
Haf	-	Hosta Autumn Frost	Medium Hosta	#1 Pot	750mm O.C.
Ha	-	Hosta 'Alakazaam'	Groundcover Hosta	#1 Pot	300mm O.C.
I	-	Liriope muscari	Blue Lily Turf	#1 Pot	300mm O.C.
It	-	Iris tenax	Blue Flag Iris	#2 Pot	450mm O.C.
La	-	Lavandula angustifolia 'Hidcote'	English Lavender	#2 Pot	450mm O.C.
Sa	-	Sedum 'Autumn Joy'	Stonecrop	#1 Pot	500mm O.C.
St	-	Stipa tenuissima	Mexican Feather Grass	#1 Pot	300mm O.C.
GROUNDCOVER					
	-	Erica carnea 'springwoodwhite'	Winter Heather	#1 Pot	5 per m2
	-	Pachysandra terminalis	Japanese Spurge	#1 Pot	5 per m2
	-	Arctostaphylos uva-ursi	Common Bearberry	#1 Pot	5 per m2
HEDGING					
Tm	-	Taxus x media 'H.M. Eddie'	Eddie Yew	1.5m Ht	900mm O.C.

Notes:
1. Assume 450mm growing medium depth (import) for new planting beds (typ)



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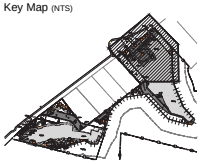
Key Map (NTS)



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Langley, BC

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Approved: DJ

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Drawing Title: MAIN BUILDING NORTH PLANTING PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-03A

V:\VDZ - SERVER\PROJECTS\DC-VELDMENT PERMIT DACTIVE\DP 2017-49C LANGLEY SENIOR CARE FACILITY\DWG\SHEET SET\L-03A MAIN BUILDING NORTH PLANTING PLAN.DWG

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	AP	Acer palmatum `Seiryu` / Seiryu Japanese Maple	B & B	6cm cal; 1.2Std	21
	LS	Liquidambar styraciflua 'Emerald Sentinel' / American Sweet Gum	B & B	6cm cal; 1.2Std	13
	MG	Magnolia grandiflora `Edith Bogue` / Edith Bogue Southern Magnolia	B & B	6cm cal; 1.2Std	6
	ME	Magnolia x `Elizabeth` / Magnolia	B & B	6cm cal; 1.2Std	12
	PP	Picea pungens `Fastigata` / Fastigiate Colorado Spruce	B & B	3.0m ht.	14
	PS	Prunus serrulata `Mt. Fuji` / Japanese Flowering Cherry	B & B	6cm cal; 1.2Std	9

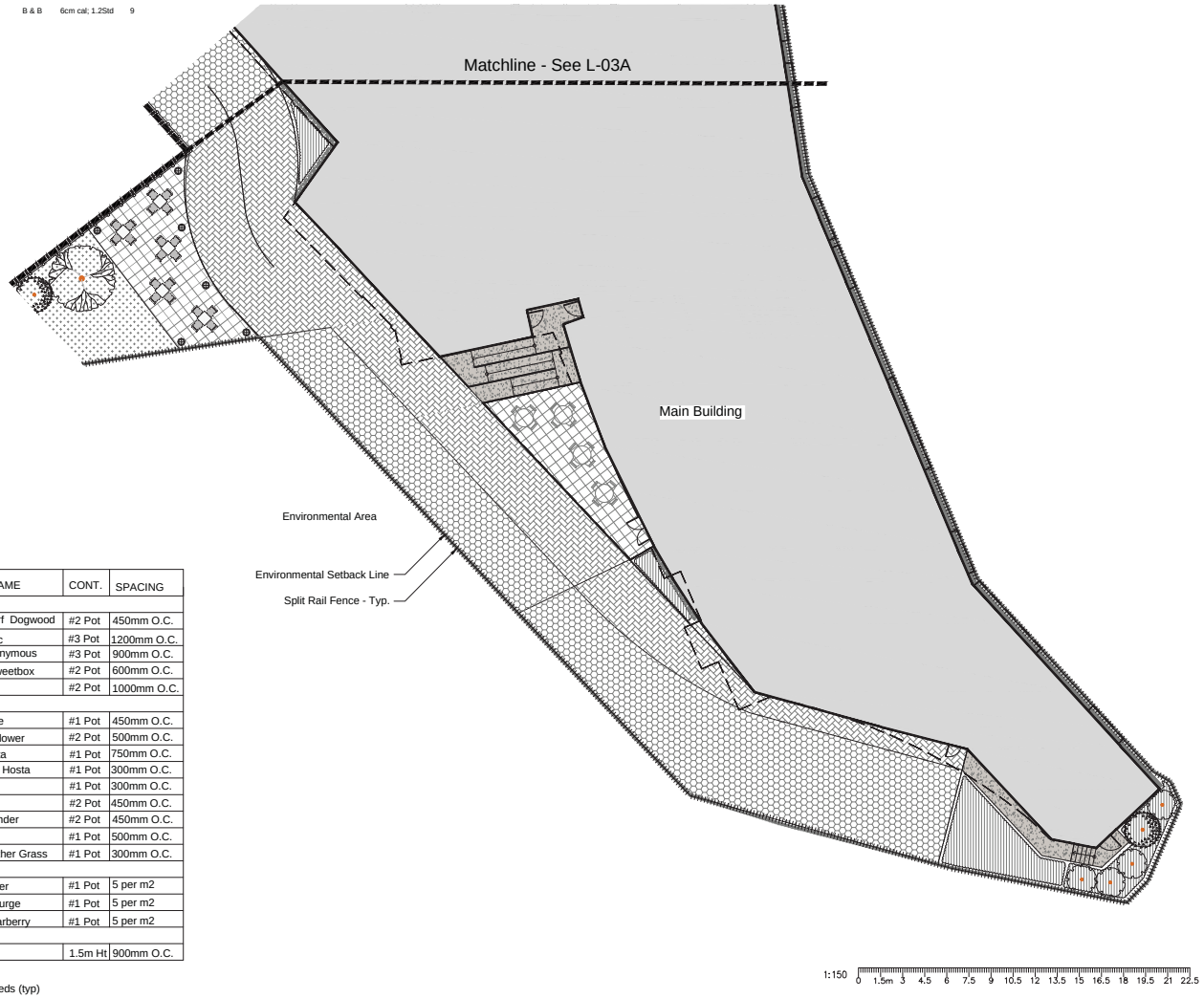
SOFTSCAPE MATERIALS

	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING
	3 LD-01	OFF-SITE PLANTING

PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
SHRUBS					
Cs	-	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Dogwood	#2 Pot	450mm O.C.
Ctv	-	Ceanothus thyrsiflorus var repens	California Lilac	#3 Pot	1200mm O.C.
Ea	-	Euonymus alatus 'Compacta'	Compact Euonymous	#3 Pot	900mm O.C.
Sh	-	Sarcococa hookeriana	Himalayan Sweetbox	#2 Pot	600mm O.C.
Pl	-	Philadelphus lewisii	Mock Orange	#2 Pot	1000mm O.C.
PERENNIALS & GRASSES					
C	-	Carex obnupta	Slough Sedge	#1 Pot	450mm O.C.
Ep	-	Echinacea purpurea	Purple Coneflower	#2 Pot	500mm O.C.
Haf	-	Hosta Autumn Frost	Medium Hosta	#1 Pot	750mm O.C.
Ha	-	Hosta 'Alakazaam'	Groundcover Hosta	#1 Pot	300mm O.C.
I	-	Liriope muscari	Blue Lily Turf	#1 Pot	300mm O.C.
It	-	Iris tenax	Blue Flag Iris	#2 Pot	450mm O.C.
La	-	Lavandula angustifolia 'Hidcote'	English Lavender	#2 Pot	450mm O.C.
Sa	-	Sedum 'Autumn Joy'	Stonecrop	#1 Pot	500mm O.C.
St	-	Stipa tenuissima	Mexican Feather Grass	#1 Pot	300mm O.C.
GROUNDCOVER					
	-	Erica carnea 'springwoodwhite'	Winter Heather	#1 Pot	5 per m2
	-	Pachysandra terminalis	Japanese Spurge	#1 Pot	5 per m2
	-	Arctostaphylos uva-ursi	Common Bearberry	#1 Pot	5 per m2
HEDGING					
Tm	-	Taxus x media 'H.M. Eddie'	Eddie Yew	1.5m Ht	900mm O.C.

Notes:
1. Assume 450mm growing medium depth (import) for new planting beds (typ)



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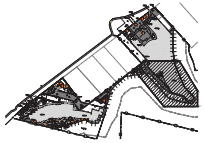
Key Map (NTS)



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Langley Senior Care Facility

Location:

21024 & 20964 Old Yale Road
Langley, BC

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Drawing Title: MAIN BUILDING SOUTH PLANTING PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-03B

V:\VDZ-SERVER\PROJECTS\25-RESIDENTIAL\DEVELOPMENT PERMIT\ACTIVE\DP 2017-49\ LANGLEY SENIOR CARE FACILITY\DWG\SHEETS\L-03B MAIN BUILDING SOUTH PLANTING PLAN.DWG

PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
SHRUBS					
Cs	-	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Dogwood	#2 Pot	450mm O.C.
Ctv	-	Ceanothus thyrsiflorus var repens	California Lilac	#3 Pot	1200mm O.C.
Ea	-	Euonymus alatus 'Compacta'	Compact Euonymous	#3 Pot	900mm O.C.
Sh	-	Sarcococa hookeriana	Himalayan Sweetbox	#2 Pot	600mm O.C.
Pl	-	Philadelphus lewisii	Mock Orange	#2 Pot	1000mm O.C.
PERENNIALS & GRASSES					
C	-	Carex obnupta	Slough Sedge	#1 Pot	450mm O.C.
Ep	-	Echinacea purpurea	Purple Coneflower	#2 Pot	500mm O.C.
Haf	-	Hosta Autumn Frost	Medium Hosta	#1 Pot	750mm O.C.
Ha	-	Hosta 'Alakazaam'	Groundcover Hosta	#1 Pot	300mm O.C.
I	-	Liriope muscari	Blue Lily Turf	#1 Pot	300mm O.C.
It	-	Iris tenax	Blue Flag Iris	#2 Pot	450mm O.C.
La	-	Lavandula angustifolia 'Hidcote'	English Lavender	#2 Pot	450mm O.C.
Sa	-	Sedum 'Autumn Joy'	Stonecrop	#1 Pot	500mm O.C.
St	-	Stipa tenuissima	Mexican Feather Grass	#1 Pot	300mm O.C.
GROUNDCOVER					
	-	Erica carnea 'springwoodwhite'	Winter Heather	#1 Pot	5 per m2
	-	Pachysandra terminalis	Japanese Spurge	#1 Pot	5 per m2
	-	Arctostaphylos uva-ursi	Common Bearberry	#1 Pot	5 per m2
HEDGING					
Tm	-	Taxus x media 'H.M. Eddie'	Eddie Yew	1.5m Ht	900mm O.C.

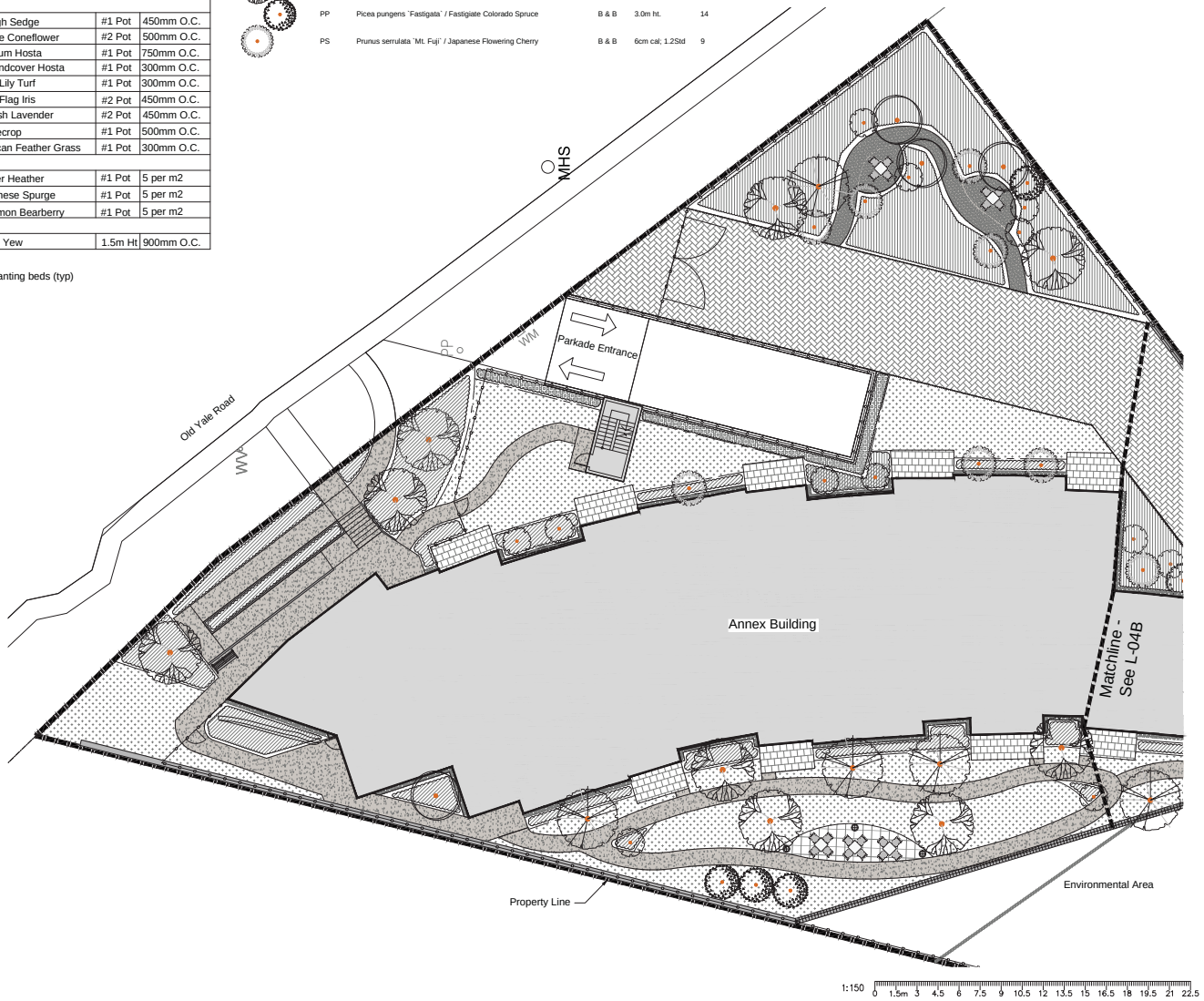
Notes:
1. Assume 450mm growing medium depth (import) for new planting beds (typ)

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	AP	Acer palmatum `Seiryu` / Seiryu Japanese Maple	B & B	6cm cal; 1.2Std	21
	LS	Liquidambar styraciflua 'Emerald Sentinel' / American Sweet Gum	B & B	6cm cal; 1.2Std	13
	MG	Magnolia grandiflora `Edith Bogue` / Edith Bogue Southern Magnolia	B & B	6cm cal; 1.2Std	6
	ME	Magnolia x `Elizabeth` / Magnolia	B & B	6cm cal; 1.2Std	12
	PP	Picea pungens `Fastigata` / Fastigiate Colorado Spruce	B & B	3.0m ht.	14
	PS	Prunus serrulata `Mt. Fuji` / Japanese Flowering Cherry	B & B	6cm cal; 1.2Std	9

SOFTSCAPE MATERIALS

	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING
	3 LD-01	OFF-SITE PLANTING



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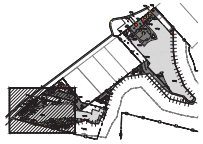
Key Map (NTS)



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Drawing Title: ANNEX BUILDING WEST PLANTING PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-04A

V:\VDZ-SERVER\PROJECTS\25-DEVELOPMENT PERMIT (ACTIVE)\DP 2017-49 LANGLEY SENIOR CARE FACILITY\DWGS\HSE-TBL-04A ANNEX BUILDING WEST PLANTING PLAN.DWG

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	AP	Acer palmatum `Seiryu` / Seiryu Japanese Maple	B & B	6cm cal; 1.2Std	21
	LS	Liquidambar styraciflua 'Emerald Sentinel' / American Sweet Gum	B & B	6cm cal; 1.2Std	13
	MG	Magnolia grandiflora `Edith Bogue` / Edith Bogue Southern Magnolia	B & B	6cm cal; 1.2Std	6
	ME	Magnolia x `Elizabeth` / Magnolia	B & B	6cm cal; 1.2Std	12
	PP	Picea pungens `Fastigata` / Fastigiate Colorado Spruce	B & B	3.0m ht.	14
	PS	Prunus serrulata `Mt. Fuji` / Japanese Flowering Cherry	B & B	6cm cal; 1.2Std	9

SOFTSCAPE MATERIALS

	3 LD-01	SHRUB PLANTING
	3 LD-01	HEDGE PLANTING
	3 LD-01	OFF-SITE PLANTING

PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
SHRUBS					
Cs	-	Cornus sericea 'Kelseyi'	Kelsey's Dwarf Dogwood	#2 Pot	450mm O.C.
Ctv	-	Ceanothus thyrsiflorus var repens	California Lilac	#3 Pot	1200mm O.C.
Ea	-	Euonymus alatus 'Compacta'	Compact Euonymous	#3 Pot	900mm O.C.
Sh	-	Sarcococa hookeriana	Himalayan Sweetbox	#2 Pot	600mm O.C.
Pl	-	Philadelphus lewisii	Mock Orange	#2 Pot	1000mm O.C.
PERENNIALS & GRASSES					
C	-	Carex obnupta	Slough Sedge	#1 Pot	450mm O.C.
Ep	-	Echinacea purpurea	Purple Coneflower	#2 Pot	500mm O.C.
Haf	-	Hosta Autumn Frost	Medium Hosta	#1 Pot	750mm O.C.
Ha	-	Hosta 'Alakazaam'	Groundcover Hosta	#1 Pot	300mm O.C.
I	-	Liriope muscari	Blue Lily Turf	#1 Pot	300mm O.C.
It	-	Iris tenax	Blue Flag Iris	#2 Pot	450mm O.C.
La	-	Lavandula angustifolia 'Hidcote'	English Lavender	#2 Pot	450mm O.C.
Sa	-	Sedum 'Autumn Joy'	Stonecrop	#1 Pot	500mm O.C.
St	-	Stipa tenuissima	Mexican Feather Grass	#1 Pot	300mm O.C.
GROUNDCOVER					
	-	Erica carnea 'springwoodwhite'	Winter Heather	#1 Pot	5 per m2
	-	Pachysandra terminalis	Japanese Spurge	#1 Pot	5 per m2
	-	Arctostaphylos uva-ursi	Common Bearberry	#1 Pot	5 per m2
HEDGING					
Tm	-	Taxus x media 'H.M. Eddie'	Eddie Yew	1.5m Ht	900mm O.C.

Notes:
1. Assume 450mm growing medium depth (import) for new planting beds (typ)

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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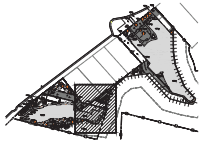

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Drawing Title: ANNEX BUILDING EAST PLANTING PLAN

NORTH

VDZ Project #: DP2017-49

Drawing #: L-04B

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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3 LD-02	Texada Hydrapressed Slabs Pattern Running Bond Size: 610 x 610 x 50 mm Colour: Brown Manufacturer: Abbotsford Concrete
	3 LD-01	SHRUB PLANTING
	4 LD-02	TABLE & CHAIRS
	3 LD-03	TRELLIS
	4 LD-03	OUTDOOR KITCHEN & BBQ
	5 LD-03	BENCH
	6 LD-03	DINING TABLE
	1 LD-02	CONCRETE SURFACING

Notes:
1. Planting beds to start at paving height and mound towards centre of garden bed or wall if there is a wall.
2. All walls to have guardrails as per building code.

PLANT SCHEDULE - LVL 2

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Cornus kousa / Kousa Dogwood	B & B	3.0m ht.	Multi-Stem	1

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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Drawing Title: MAIN BUILDING LEVEL 2 - AMENITY SPACE

NORTH

VDZ Project #: DP2017-49

Drawing #: L-05

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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3 LD-02	Texada Hydrapressed Slabs Pattern:Running Bond Size: 610 x 610 x 50 mm Colour: Brown Manufacturer: Abbotsford Concrete
	3 LD-01	SHRUB PLANTING
	4 LD-02	TABLE & CHAIRS
	3 LD-03	TRELLIS
	4 LD-03	OUTDOOR KITCHEN & BBQ
	5 LD-03	BENCH
	6 LD-03	DINING TABLE
	1 LD-02	CONCRETE SURFACING

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Cornus kousa / Kousa Dogwood	B & B	3.0m ht.	Multi-Stem	4
	Pinus nigra `Arnold Sentinel` / Arnold Sentinel Austrian Black Pine	B & B	3.0m ht.		8

Notes:
1. Planting beds to start at paving height and mound towards centre of garden bed or wall if there is a wall.
2. All walls to have guardrails as per building code where garden beds adjoin walls.

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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Drawing Title: MAIN BUILDING LEVEL 5 - AMENITY SPACE

NORTH

VDZ Project #: DP2017-49

Drawing #: L-06

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HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	3 LD-02	Texada Hydrapressed Slabs Pattern Running Bond Size: 610 x 610 x 50 mm Colour: Brown Manufacturer: Abbotsford Concrete
	3 LD-01	SHRUB PLANTING
	4 LD-02	TABLE & CHAIRS
	3 LD-03	TRELLIS
	4 LD-03	OUTDOOR KITCHEN & BBQ
	5 LD-03	BENCH
	6 LD-03	DINING TABLE
	1 LD-02	CONCRETE SURFACING

Notes:
1. Planting beds to start at paving height and mound towards centre of garden bed or wall if there is a wall.
2. All walls to have guardrails as per building code where garden beds adjoin walls.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Cornus kousa / Kousa Dogwood	B & B	3.0m ht.	Multi-Stem	4

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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Drawing Title: MAIN BUILDING LEVEL 6 - AMENITY SPACE

NORTH

VDZ Project #: DP2017-49

Drawing #: L-07

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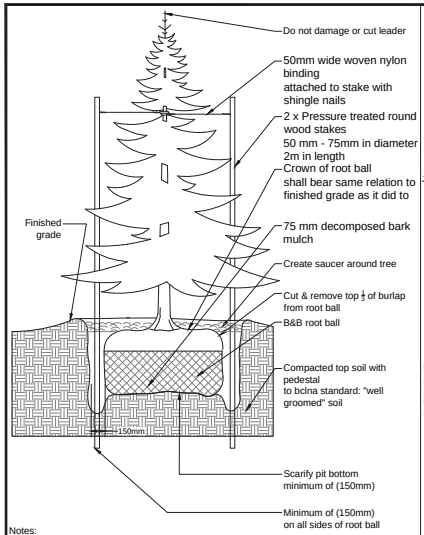
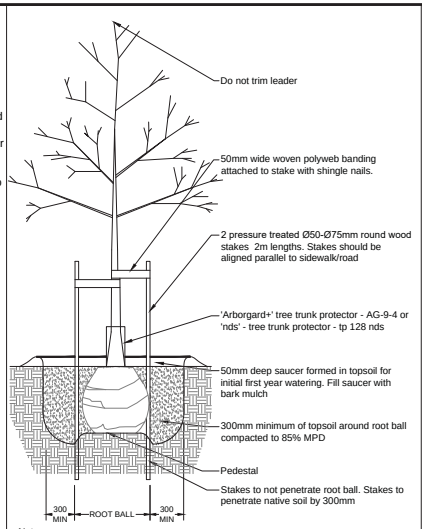


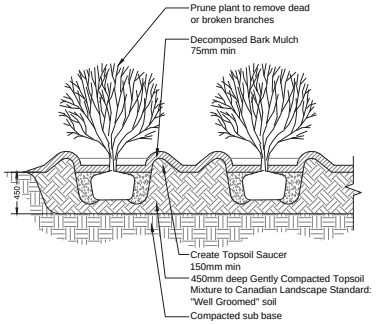
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

1 CONIDEROUS TREE PLANTING
Scale 1:25



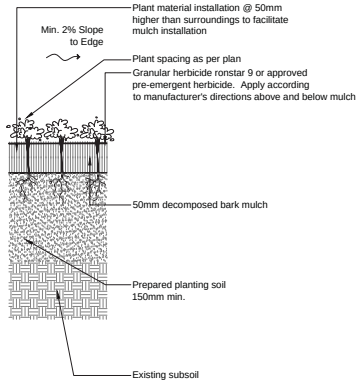
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

2 DECIDUOUS TREE PLANTING
Scale 1:25

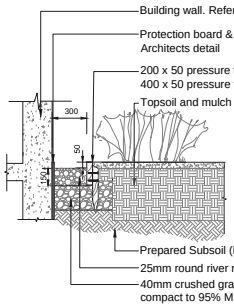


NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

3 SHRUB PLANTING
Scale 1:25



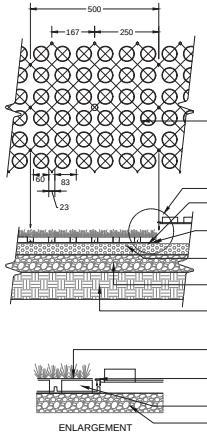
4 GROUNDCOVER PLANTING
Scale 1:10



5 DRIP STRIP
Scale 1:20

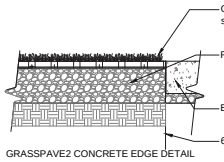
Bollard Lighting
Model: BOR80-TBC2
Size: 1054mm HT
Colour:Textured Bronze
Mount: Surface
Supplier: Lumec
www.lumec.com

6 BOLLARD LIGHTING
Scale NTS



SPECIFICATIONS
Unit size - 500x500x25
Available in 9 standard roll sizes
Unit weight - 2.0kg
Strength - 402kg/cm (5720psi)
Colour - Black (standard)
Resin - HDPE (with some post-consumer recycled content)

Note:
1. Compacted subgrade, 95% modified proctor density
2. Grass/plant types shall be specified by a landscape architect



GRASSPAVE2 CONCRETE EDGE DETAIL

Note:
1. Compacted subgrade, 95% modified proctor density
2. Grass/plant types shall be specified by a landscape architect

7 GRASSPAVE
Scale 1:20

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No.	By:	Description	Date
1	TS	Issued For Development Permit	August 15, 2018

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Langley Senior Care Facility

Location:

21024 & 20964 Old Yale Road
Langley, BC

Drawn: PC/TS

Checked: DJ

Approved: DJ

Scale: AS SHOWN

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: DETAILS

VDZ Project #: DP2017-49

Drawing #: LD-01

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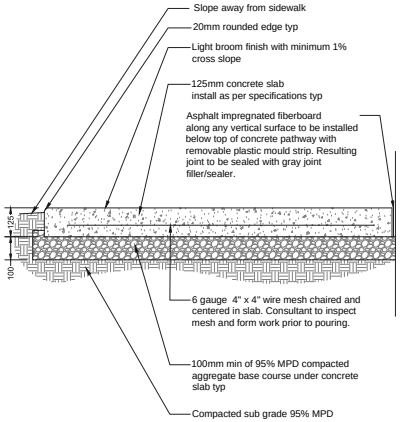
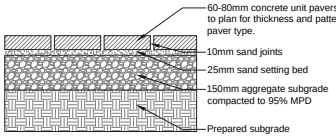
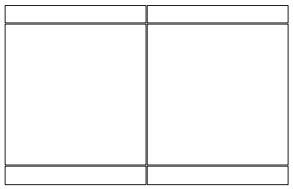


Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish or to match existing concrete pathway

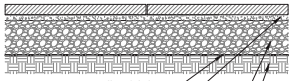
1 CONCRETE SURFACING
Scale 1:10



2 UNIT PAVERS
Scale 1:10



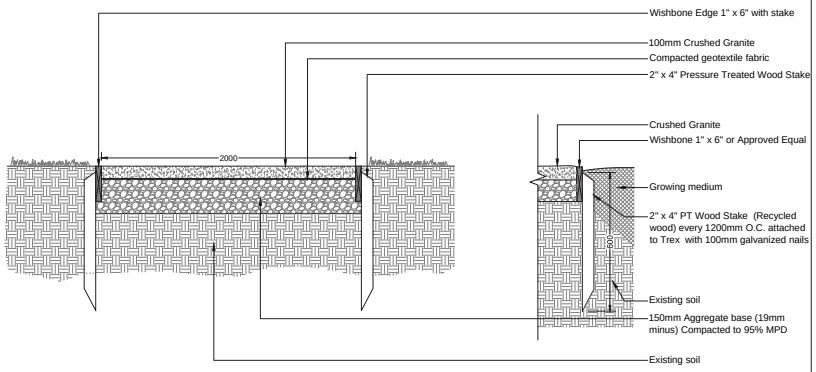
Hydrapressed Slabs
Type: Texada
Size: 610 x 610 x 50
Colour: Brown
Manufacturer: Abbotsford Concrete



3 HYDRAPRESSED SLAB
Scale 1:10

YORKTOWN TABLE & CHAIRS
Table Model # YO2G32C By Sudden Fun
Table Finish: Faux-wood, weathered
Chair Model # Y09112C
Chair Finish: Faux-wood, weathered
Contact: Sudden Fun Recreation Equipment Ltd.
www.suddenfun.com

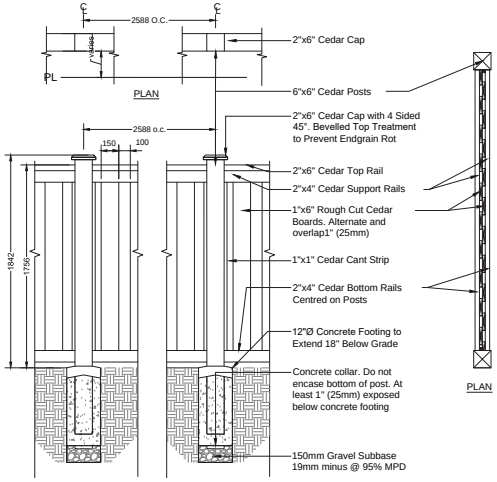
4 TABLE & CHAIRS
Scale NTS



NOTES:
1. Contractor to provide 1L sample of crushed granite material for approval by landscape architect prior to installation.
2. Ensure top of edge board meets flush with crushed granite pathways.
3. Refer to Wishbone Perma-Deck anchor detail.
4. Minimum 2% cross slope.

NOTES:
1. Growing medium to be 25mm below top of edger board.
2. Edger
   2.1. Model: Wishbone Perma-Deck plastic lumber
   2.2. Color: Slate Gray

5 CRUSHED GRANITE PATH
Scale 1:10



Note:
1. Fence to be constructed in conformance with the Morgan Creek Design Guildelines part 3.12.
2. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.

6 PRIVACY FENCE
Scale 1:20

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Drawing Title: DETAILS

VDZ Project #: DP2017-49

Drawing #: LD-02

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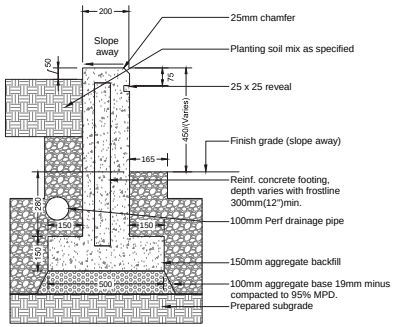
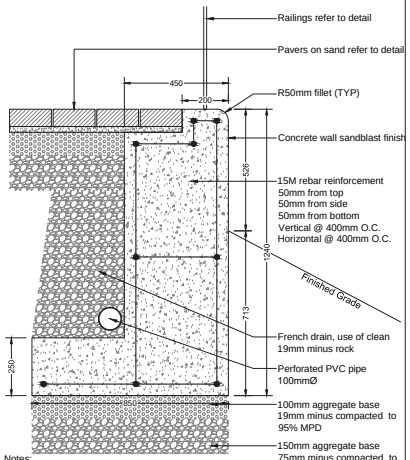


Note:
Concrete wall detail see structural engineer drawings

1 CONCRETE PLANTER WALL
Scale 1:10



Notes:
1. Vertical Control Joints Every 3m on center.
2. Wall heights vary. Refer to Grading Plan.
3. Refer to 1B/LD-009 for concrete curb limits.

2 CONCRETE RETAINING WALL
Scale 1:10

Size: 7500 MM X 2000 X 3200MM
Material: Wood
Contractor to provide shop drawings for landscape architect approval

3 TRELLIS
N.T.S

OUTDOOR KITCHEN:
Type: Stainless Steel
Colour: Weathered Slate
Components: 1 Sink, 1 Grill, 2 Cabinets
Manufacturer: New Age Products
www.newageproducts.ca

4 OUTDOOR KITCHEN WITH BBQ
N.T.S

BENCH
Model #: FGP Backed 70"
Size: 28" x 70" x 30"
Colour: Wood
Mount: Surface
Manufacturer: Landscape Forms
www.landscapeforms.com
1-800-430-6209

5 BENCH
N.T.S

MultipliCITY Table
Size:910 MM x 2430 MM x 735 MM
Material: Wood top, Aluminium supports
Manufacturer: Landscape Forms
www.landscapeforms.com
1-800-430-6209

6 DINING TABLE
N.T.S

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Drawing Title: DETAILS

VDZ Project #: DP2017-49

Drawing #: LD-03

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