

Arbutus & Nanton

4330 – 4408 Arbutus Street & 2092 Nanton Avenue

Urban Design Panel

Presentation Boards



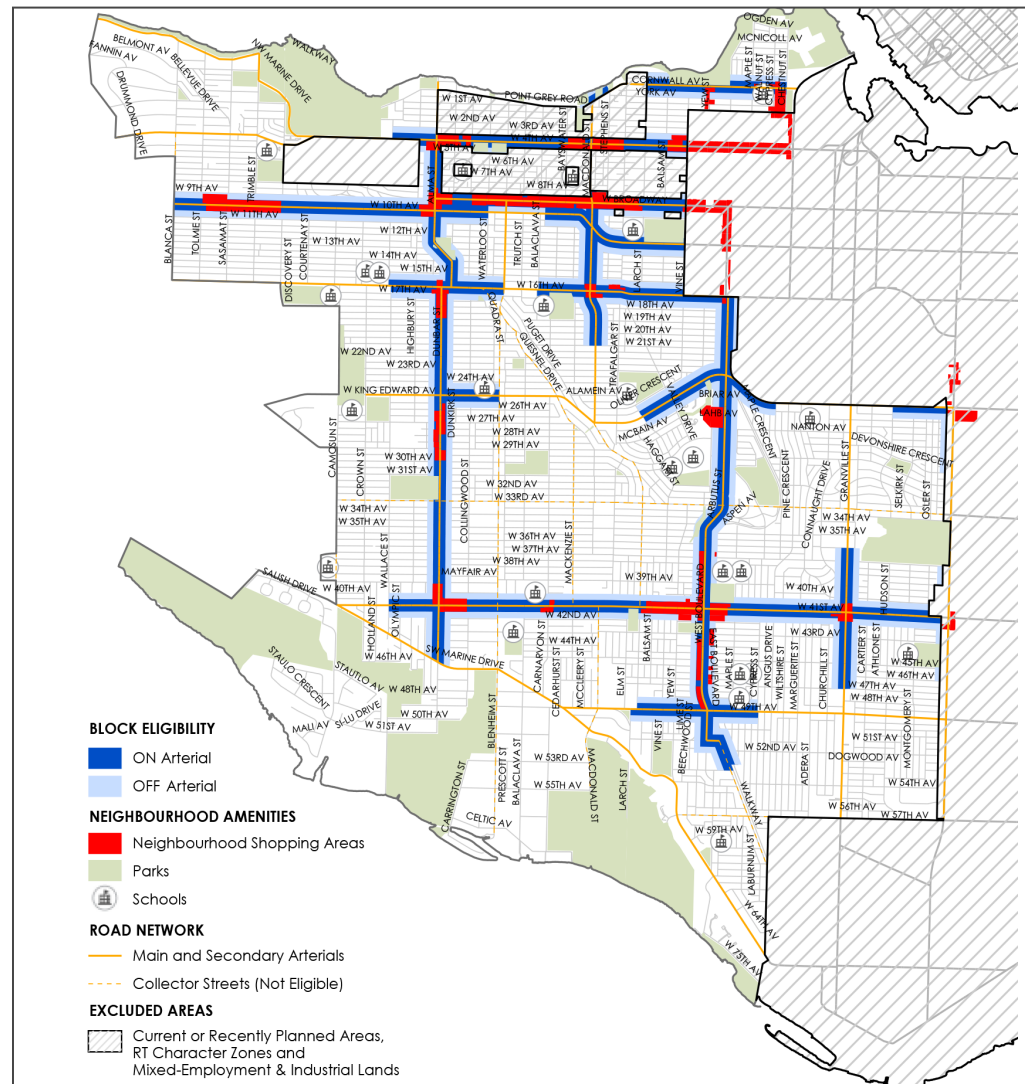
West Elevation

Neighbourhood Context

The intent of this application is to consolidate and rezone the subject land assembly from RS-1 to CD-1 to allow for the development of a 6-storey Community Care Facility. The proposed development is located within the Arbutus Ridge neighbourhood and is bordered by Arbutus Street to the west, Nanton Avenue to the north, and a laneway to the east.

The site is conveniently located near neighbourhood amenities including shopping, parks, public transit and other daily needs.

The 6-storey building has been designed to fit contextually with current and potential developments along the arterial corridor and respect neighbouring adjacencies. The eligibility map illustrates that the proposed site meets the location criteria that applies under the secured Rental Policy. Per the City of Vancouver Residential Rental Districts Schedules Design Guidelines, the Arbutus Ridge neighbourhood would allow for various building typologies, including buildings up to 6-storays in height.

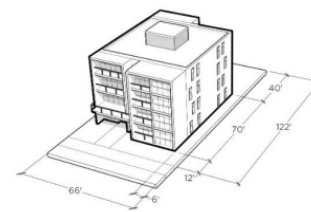


Source: City Of Vancouver Secured Rental Policy, March 2022

SRP Permitted Building Typology

Table 4: 4-storey Apartment Regulations

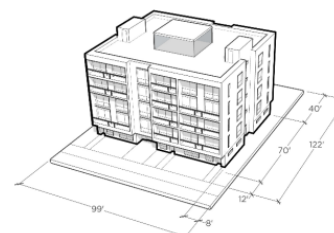
RR-2A



LOT STANDARDS

Table 5: 5-storey Apartment Regulations

RR-2B



LOT STANDARDS

Table 3: 6-storey Mixed-use Residential¹ Building Regulations

RR-3B

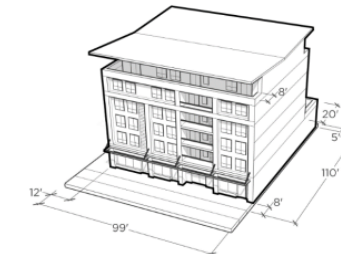


Table 6: 6-storey Apartment Regulations

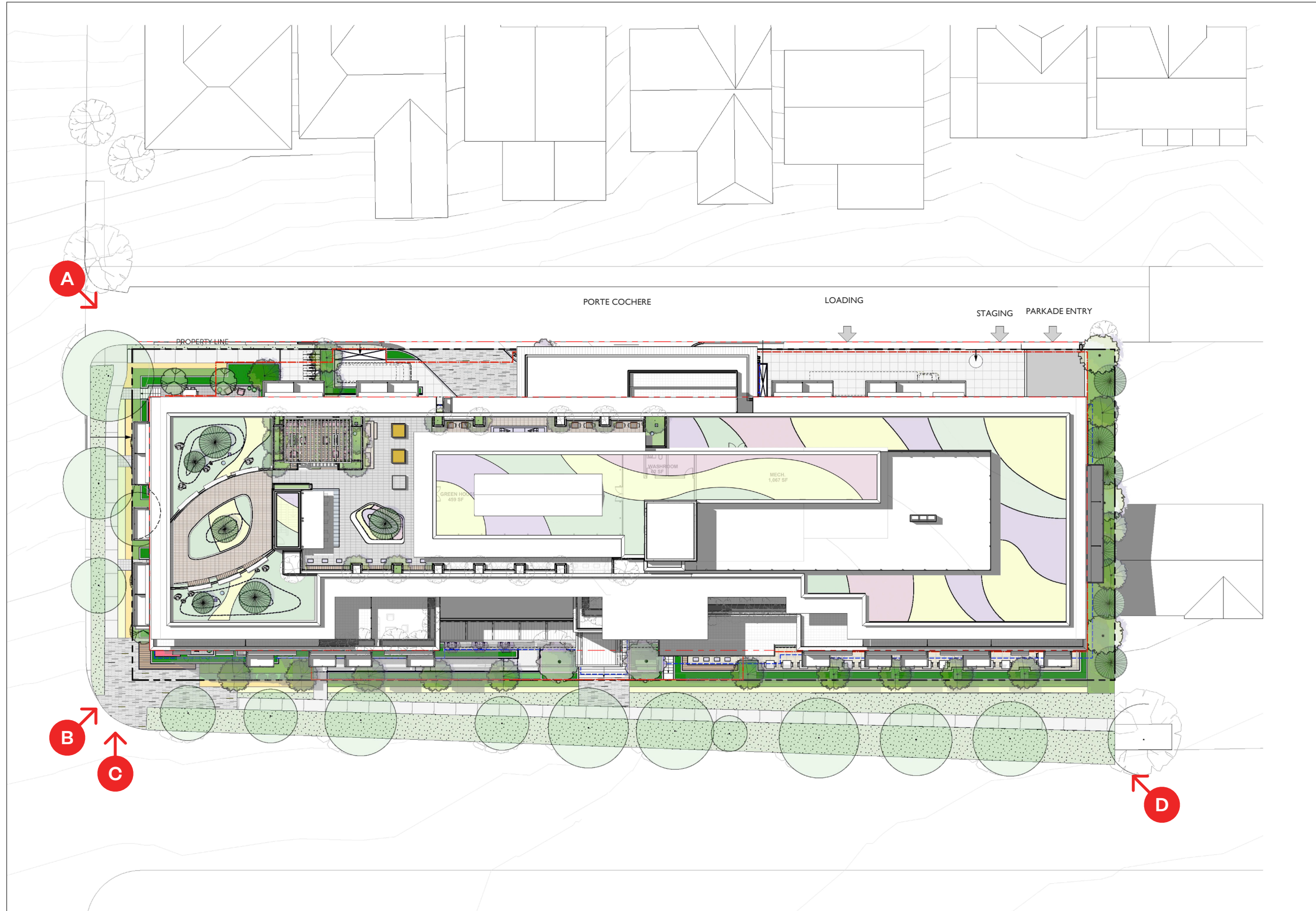
RR-2C



LOT STANDARDS

Source: City Of Vancouver Residential Rental Districts Schedules Design Guidelines

Site Plan and Area Context

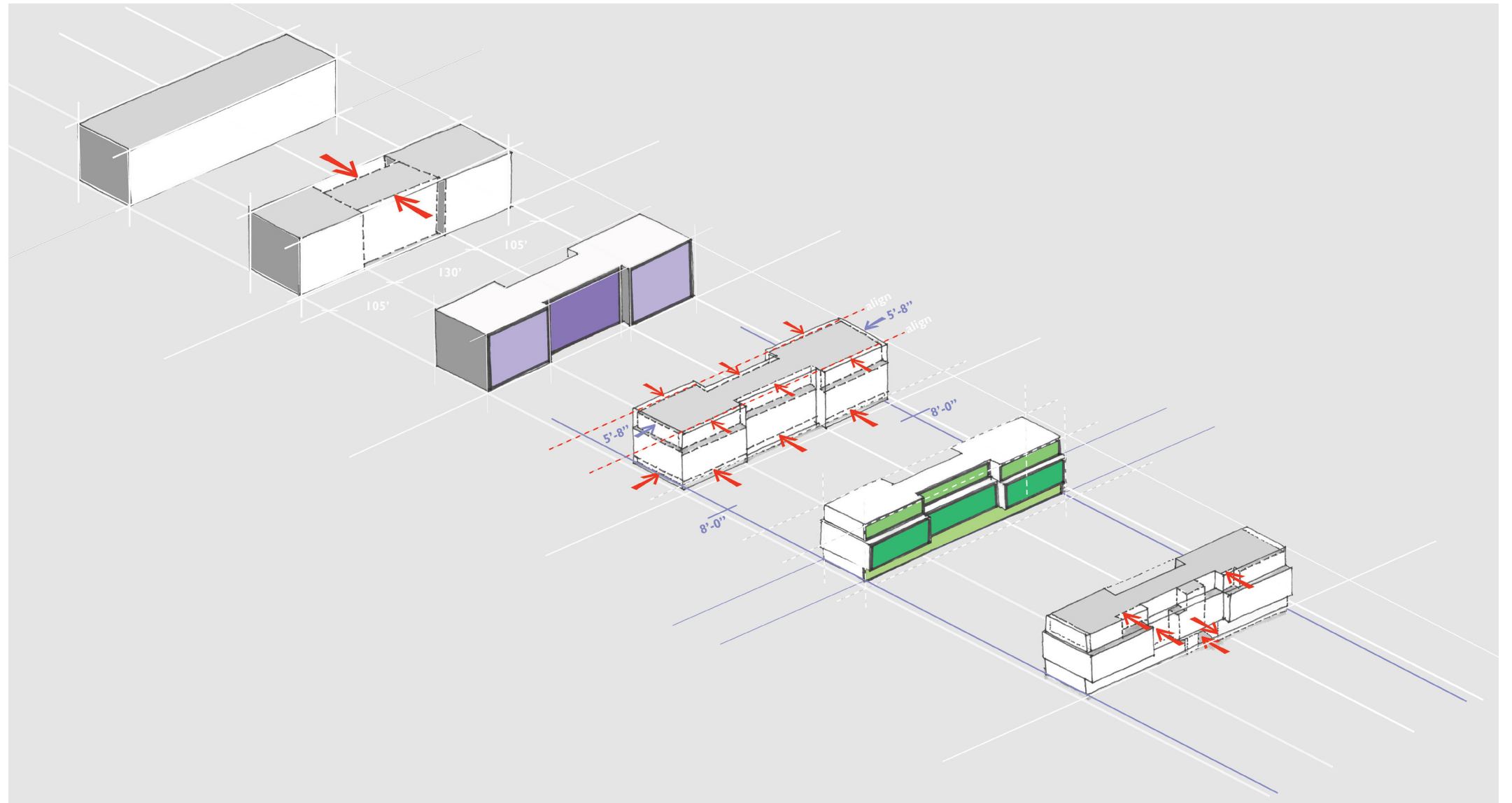


Building Mass and the Perception of Building Length

The apparent mass of the building has been reduced by manipulating the building form to reduce the perceived length of the overall mass.

To decrease the overall perception of length, the building mass is narrowed in the middle to divide the project into three distinct modules. The centre mass stands apart from the more prominent, projecting flanking masses to the north and south of the centre. Residences are located in the more prominent, projecting ends of the building whereas shared amenity uses are located within the open and lighter centre of the building.

The proposed massing acknowledges the large floorplates required to support resident safety protocols, centralized health care functions and amenity programming for the physical, cognitive, and emotional well-being of residents with chronic illnesses, memory challenges or mobility constraints. The typical floor plate with its projecting ends and pinched centre is designed to accommodate an optimal ratio of licensed care units to staff members so that residents can obtain the care they need. Floor specific amenities serve to bridge together distinct residential nodes and create a shared communal space. These communal spaces directly benefit from the increased access to daylight and views that the central glazed portion of the project employs. This design approach promotes health and wellness by offering enhanced accessibility to a variety of social, recreational, and creative activities for residents throughout the building.



Building Mass and the Perception of Building Height

The three modules are further broken down vertically to reduce the perception of the building height and articulate the form.

The base and upper two levels of the proposed building are setback from the centre architectural mass. The resultant building form floats the central 3 floors above the base level further accentuating the hierarchy of the building within the expression of the architectural form.

The apparent height of the proposed development is softened by setting the upper two levels back from the main body of the building. The resultant form accentuates the projecting masses below by setting the upper levels into a more recessive and less prominent position. As a benefit, the residences located on the fifth floor are provided with more generous outdoor decks which are partially shielded from view by the parapets which enclose the building below.

Built Form



West Elevation

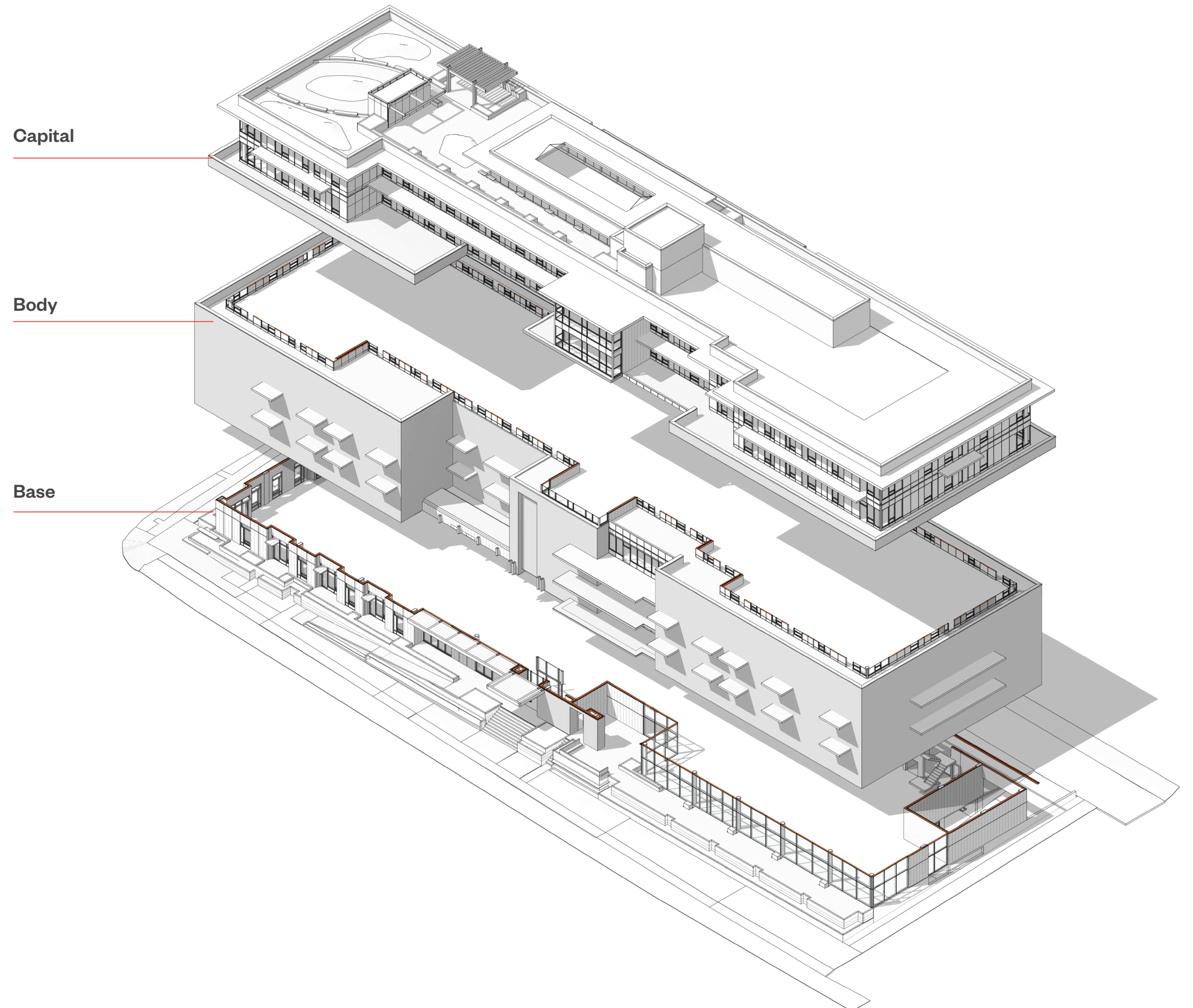


East Elevation

Building Mass, Wayfinding and Varied Expression

Further to the vertical and horizontal manipulation of the architectural masses, more specific architectural gestures are made to enhance the urban expression of the development. Of primary importance is the inclusion of a centrally located building mass which signifies and locates the main pedestrian entry on Arbutus Street. A projecting canopy further enhances this pedestrian entry. On the east side of the project, an architecturally restrained porte-cochère locates and covers the primary resident drop off.

Throughout the proposed development, various architectural devices are utilized to provide a varied expression while respecting the overall part of the development. These devices include varied placement of projecting balconies, the gathering or separating of apertures with masonry cladding, minor manipulation of building forms to respond to programmatic needs and the inclusion of a roof projection that caps the development.



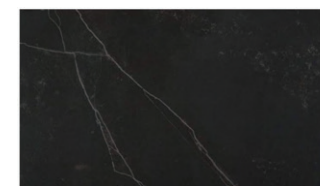
Materials

The exterior materials have been composed in a manner that emphasizes the articulation of the building.

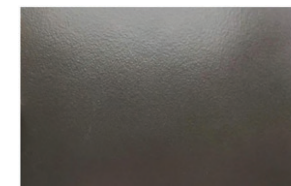
The horizontal breaks in the facades have been amplified through change of material. The “base” is rendered in large format composite stone with wood panel accents and glass. The “body” features white composite stone cladding while the “capital” is rendered in vision glass and metal grey glass spandrel. The material palette works in concert with the building massing to convey a sense of quality and timelessness.

Over the life of the building, this development will house many generations of seniors, so aesthetically it must also appeal to future generations of seniors, who are young or middle-aged today. To respond to this challenge, a strong contemporary language with clean lines and clear volumes has been chosen which can be deemed as “modern classic”.

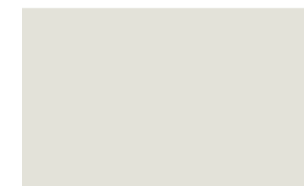
The combination of symmetry and the hierarchy of orders of classical architecture, with the post-modern base, body and capital division of facades, and simple elements of design, produces a building that can be appreciated by many generations to come.



COMPOSITE STONE CLADDING
KEYLA NATURAL
Base of the Building at Level 1



POWDER COATING STANDARD
BROWN
Level 1 Mullions
Level 1 Handrails



BENJAMIN MOORE WHITE SILVER
SATIN OC-26
All Round Columns
Roof Slab Extension



POWDER COATING METAL
SHAVING GREY
Level 2 and Up Mullions,
Gaurdrails & Handrails
All Spandrel Panels
All balconies traffic coating and
matching underside of slab at
balcony



COMPOSITE WOOD VENEER
CLADDING - COPPER
Level 1 Residential Units
Entrances & Soffit



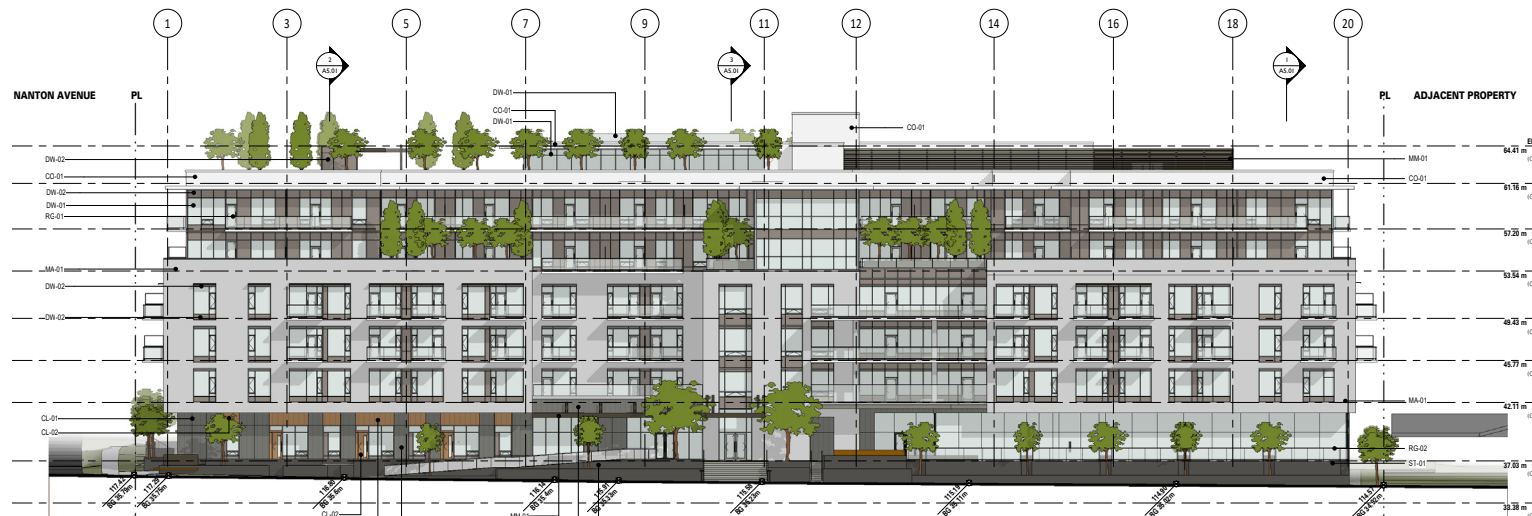
COMPOSITE STONE CLADDING -
WHITE PEARL 24" x 21/2"
Level 2, 3 & 4 Masonry



East Elevation



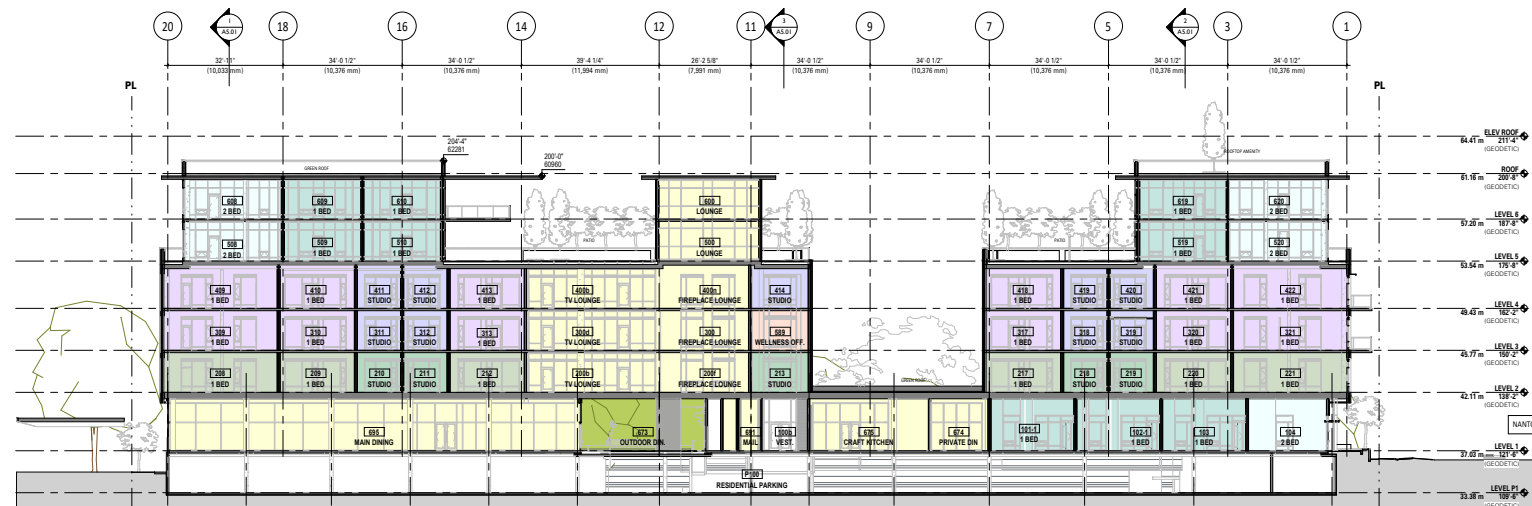
South Elevation



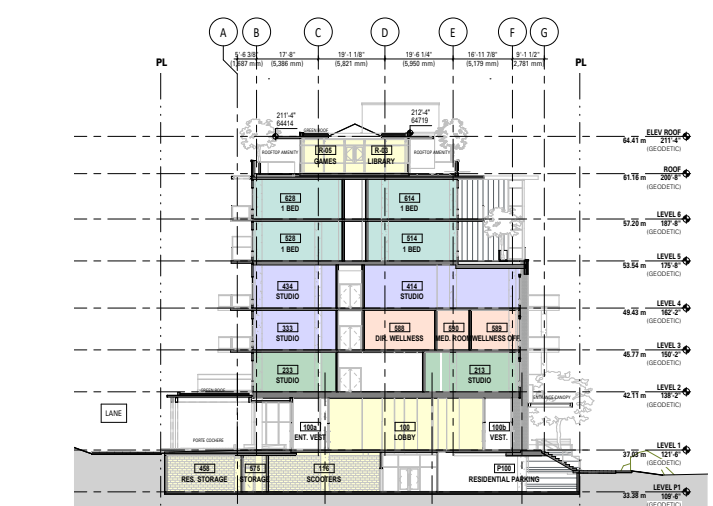
West Elevation



North Elevation

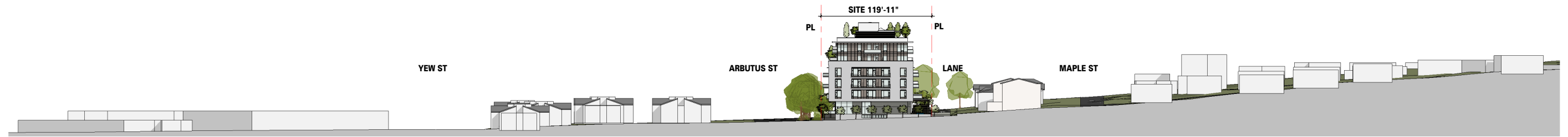


East West Section

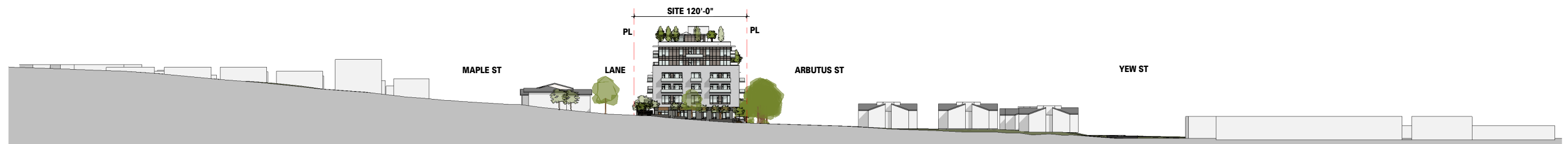


North South Section

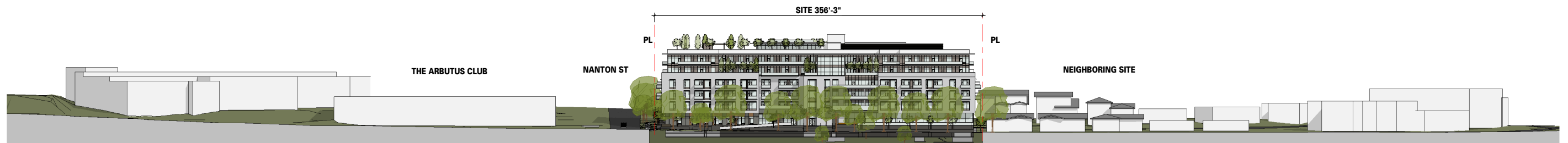
Streetscape Elevations



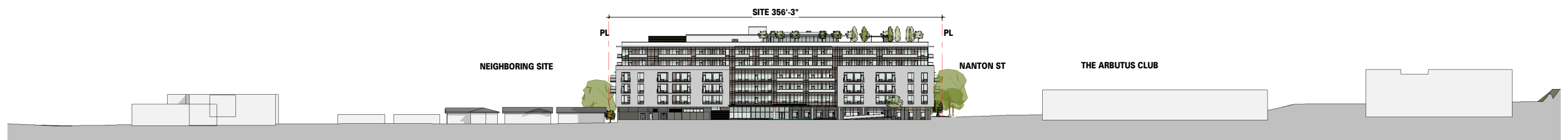
SOUTH ELEVATION STREETScape



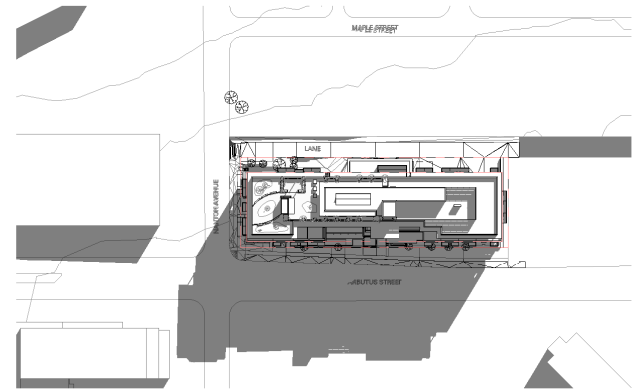
NORTH ELEVATION STREETScape



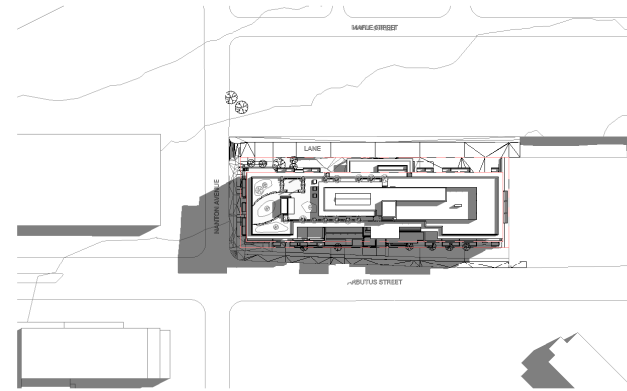
WEST ELEVATION STREETScape



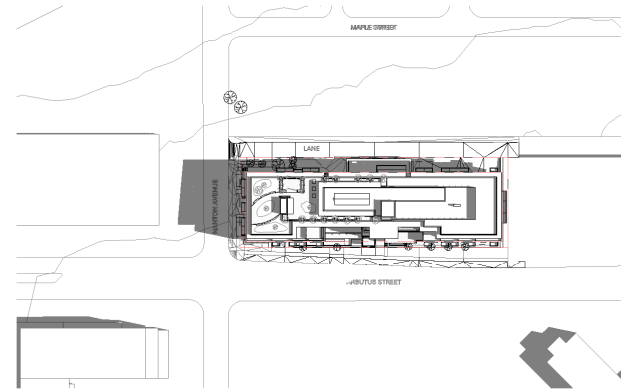
Shadow Studies



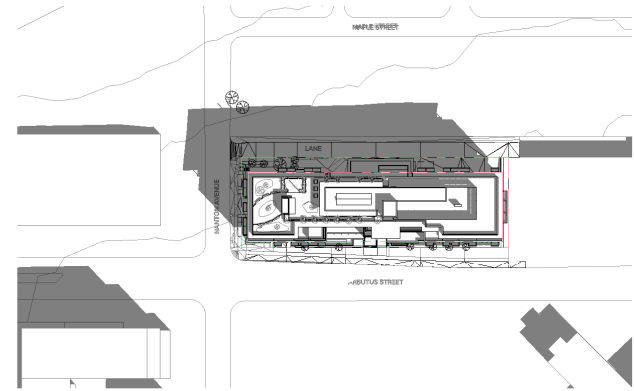
September / March 21 | 10:00am



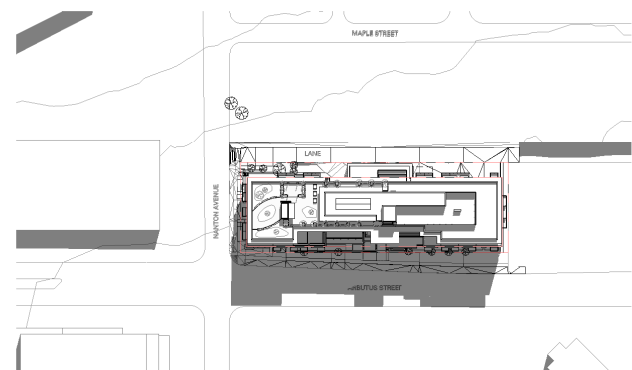
September / March 21 | 12:00pm



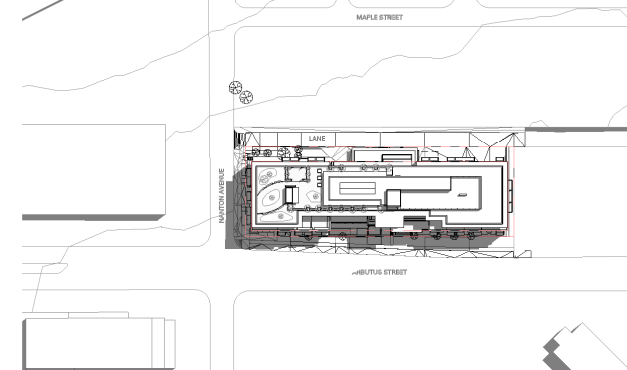
September / March 21 | 2:00pm



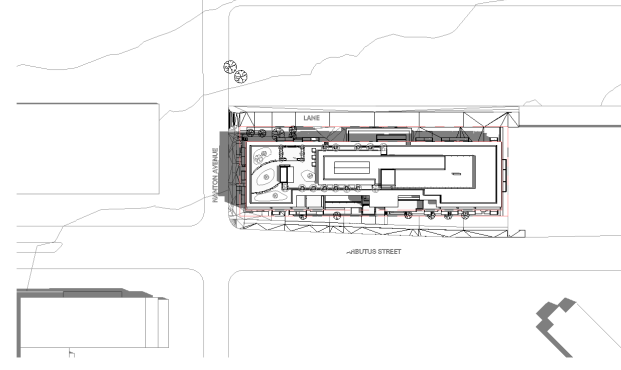
September / March 21 | 4:00pm



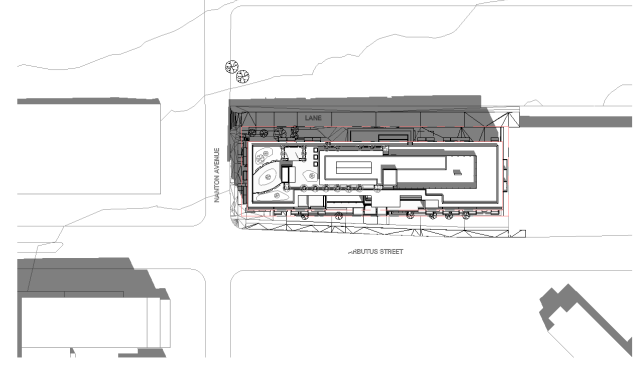
June 21 | 10:00am



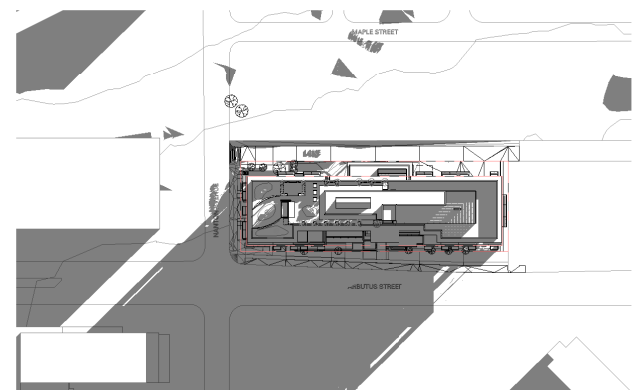
June 21 | 12:00pm



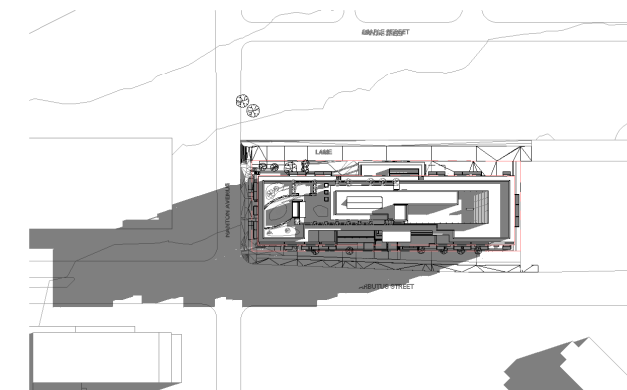
June 21 | 2:00pm



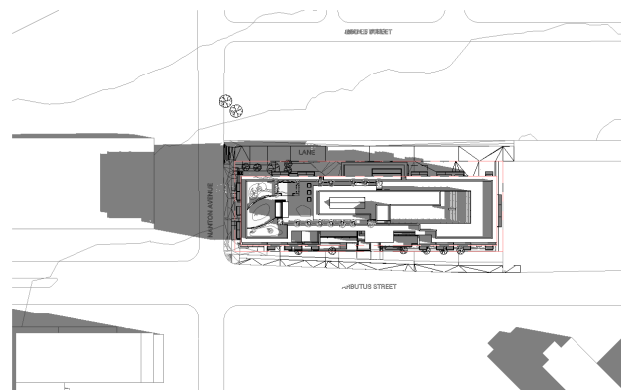
June 21 | 4:00pm



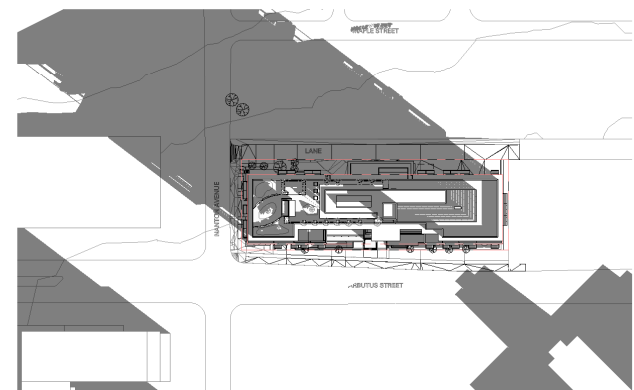
December 21 | 10:00am



December 21 | 12:00pm



December 21 | 2:00pm



December 21 | 4:00pm

Loading, Access, and Parking

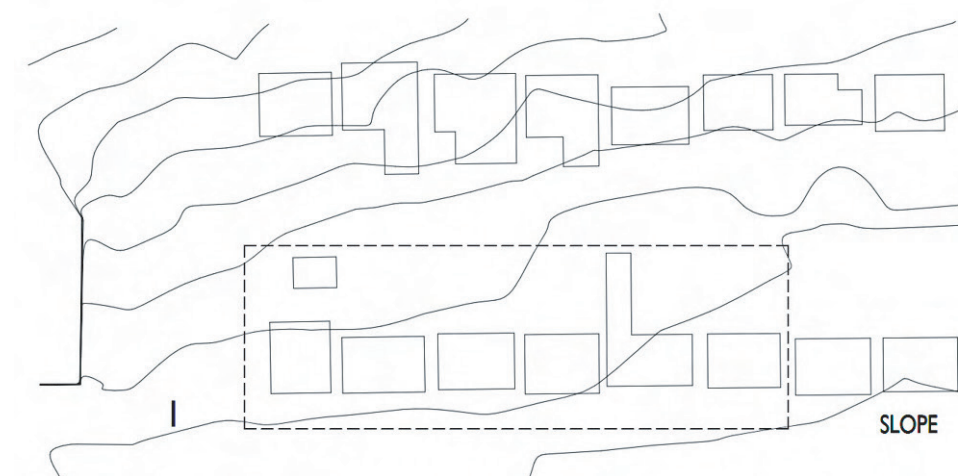
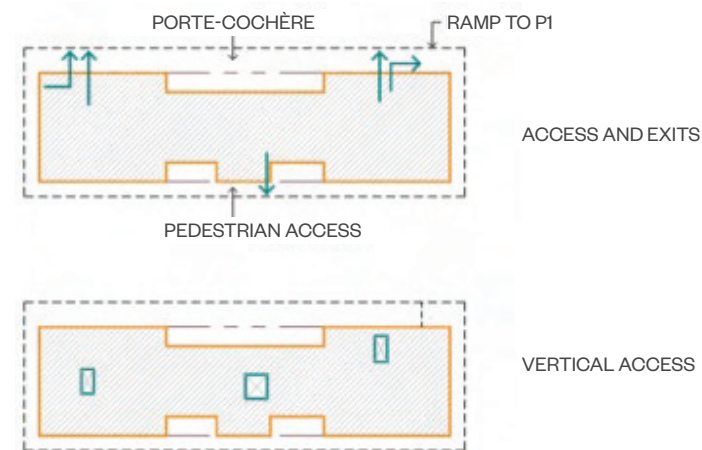
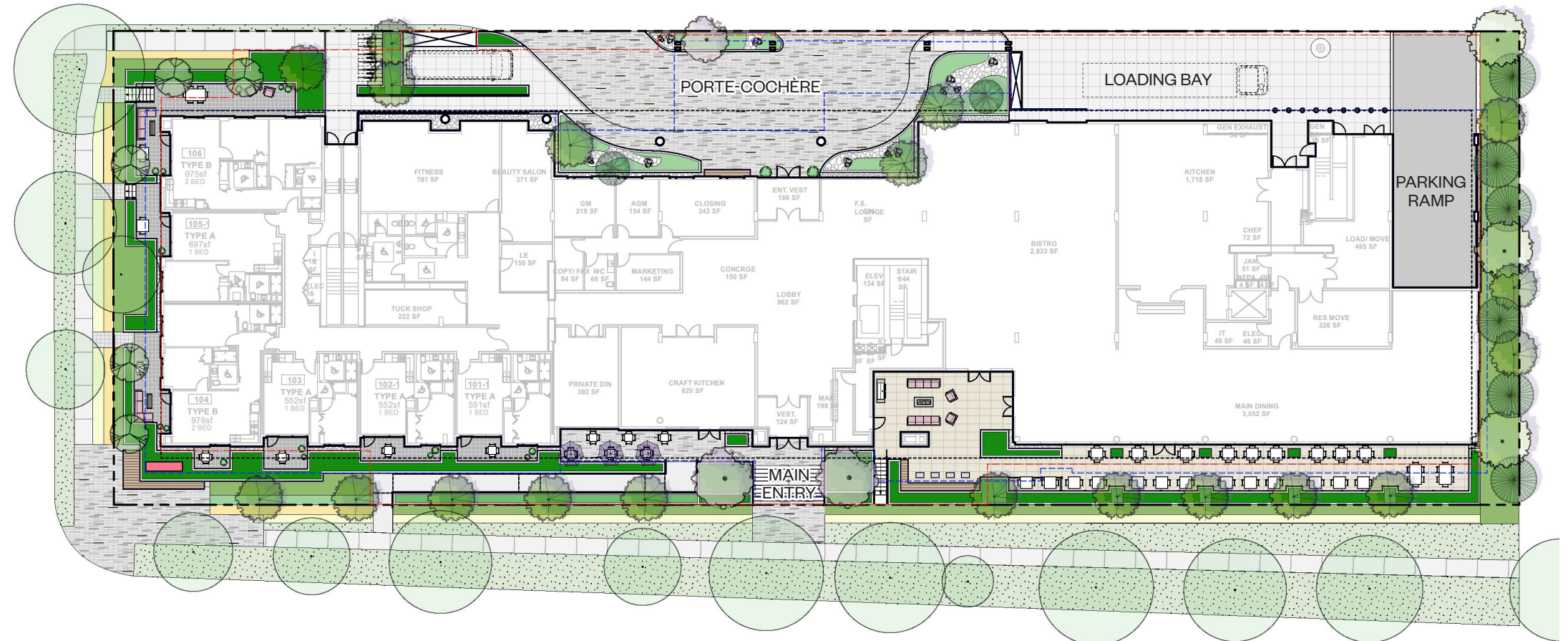
The assembly slopes 3.61 meters (11.84 feet) diagonally from the northeast to the southwest corner. At the centre of the site, the slope falls by approximately 2 meters from the laneway to Arbutus Street. The resulting slope challenges limit the possible primary access points to the development.

On the west side of the building, access to the main entry is provided by way of a sloped ramp and set of feature stairs. On the east side of the building, vehicle and resident drop off is made via the porte-cochère, while loading and parking ramp access is located towards the southwest of the site. Both weather protected access points lead to a generous lobby from which the resident amenities and the operational offices flow.

Traffic impacts, parking demands, and servicing requirements are not expected to adversely affect the surrounding neighbourhood.

Goods loading (Class C) is positioned at the rear of the building with access via the lane. Passenger loading is provided at the porte-cochère (Class B) and on P1 (Class A), adjacent to the elevator lobby. A total of 44 parking stalls (4 accessible) have been provided for both resident and staff use within the underground.

In order to address resident mobility challenges, a large, designated scooter parking area has been provided to house scooters while not in use. The building will be served by two passenger elevators and one dedicated service type elevator for staff utilization.



SUBJECT SITE - 3.61M SLOPE

Landscape Plan

Design Rationale - Ground Level

The landscape design for this project aims to create a series of welcoming frontages and on-site social spaces that promote social interaction and healthy living. The programming and materiality of these spaces, in turn, are based closely on Amica's guidelines for Retirement Living: creating areas that provide a pedestrian-rich, full spectrum of experience - beautiful functional areas for social gatherings, intimate nooks, walking paths, and sheltered spaces. Specifically on the ground level: a feature corner at the intersection of Nanton and Arbutus is proposed with signage, seating, and feature paving. The front

entry along Arbutus Street is framed with feature trees, planting, and a grand staircase to welcome visitors and residents. The rear entry/porte-cochère features a "West Coast themed" garden, with decorative river rock and boulders interlaced with sculptural trees and feature planting. Note that a few large existing conifer trees have been retained on-site along Arbutus that will help "anchor" the new development to the existing site.

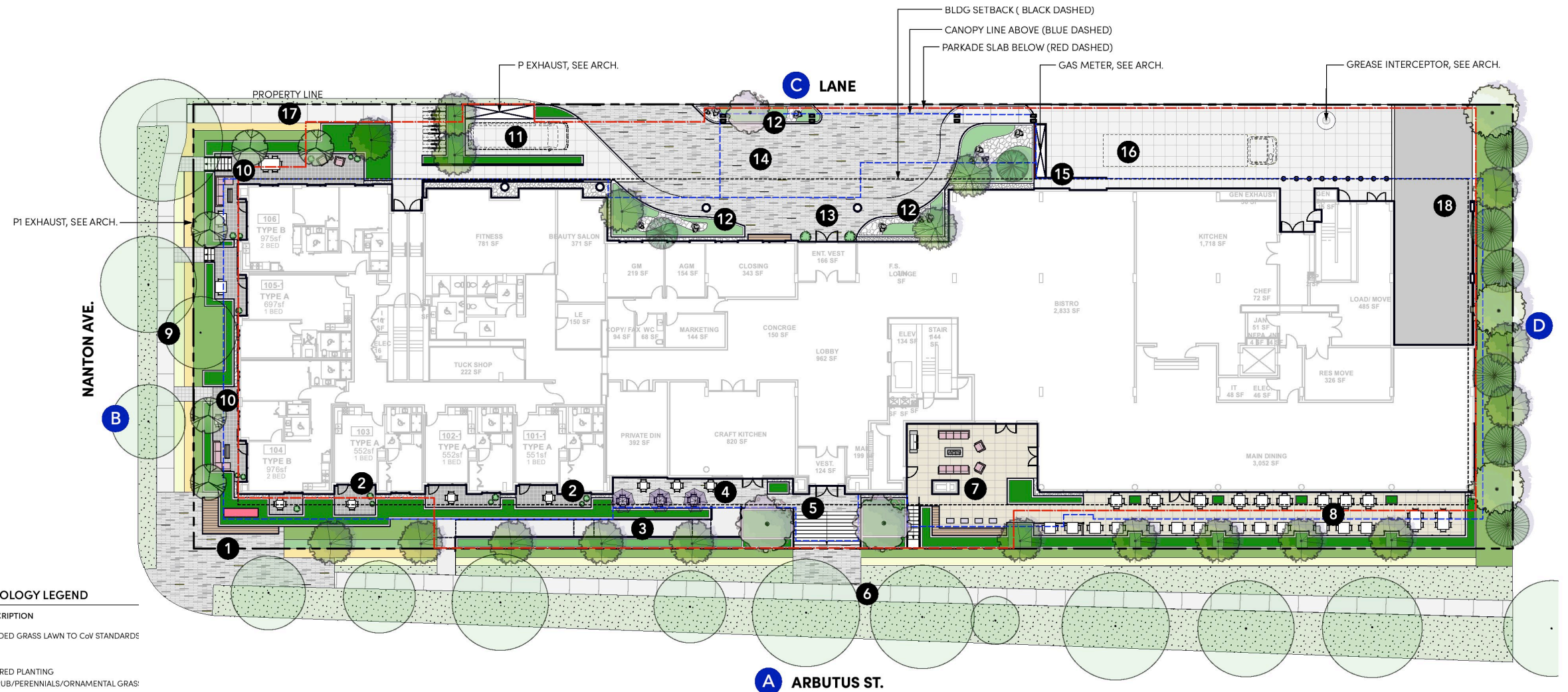
CPTED principles are utilized to delineate private spaces from semi-public and public spaces by way of various pavement treatments, signage, screening, and fences. All private and common outdoor spaces are screened from offsite and

neighbouring properties with layered planting, terraced planter walls and ornamental trees, providing colour and texture year-round. The ground floor is programmed to provide sufficient opportunity for people engaged in their normal activities to observe the space around them. The lobby, amenities and management offices will have direct views to the outside. Natural surveillance will be supplemented by access control measures including concierge, security cameras and digital access controls and lighting standards to promote a safe environment.

KEY LEGEND

- A** ARBUTUS STREET FRONTAGE
 - 1 FEATURE CORNER: LOW PLANTER WITH SEATING, FEATURE PAVING + SIGNAGE
 - 2 INDEPENDENT LIVING PRIVATE UNIT PATIOS
 - 3 8.3% RAMP WITH HANDRAILS + BUFFER PLANTING
 - 4 MOVEABLE TABLES + CHAIRS AT PRIVATE DINING
 - 5 MAIN ENTRY AREA WITH FEATURE PAVING + STAIRS
 - 6 SIDEWALK + BOULEVARD TO COV STANDARDS; PROTECT EXISTING TREES
 - 7 OUTDOOR BISTRO LOUNGE WITH FIREPIT + BBQ + SEATING
 - 8 OUTDOOR DINING SPACE WITH MOVEABLE TABLES + CHAIRS
- B** NANTON AVENUE FRONTAGE
 - 9 SIDEWALK + BOULEVARD TO COV STANDARDS; PROTECT EXISTING TREES
 - 10 INDEPENDENT LIVING PRIVATE UNIT PATIOS WITH GATE ACCESS TO NANTON AVE.
- C** LANE FRONTAGE + PORTE COCHERE
 - 11 AMICA BUS PARKING STALL
 - 12 WEST-COAST THEMED FEATURE PLANTER BEDS: NATIVE SHRUBS + TREES, RIVER ROCK, BOULDERS, LIGHTING
 - 13 ENTRY WITH FEATURE PAVING + SEATING AREA
 - 14 PORT COCHERE + DRIVE COURT WITH FEATURE PAVING
 - 15 ARCHITECTURAL SCREEN + GAS METER
 - 16 LOADING BAY
 - 17 SIDEWALK
 - 18 PARKADE RAMP
- D** MIXED FOREST AT SOUTH PROPERTY LINE

PLANTING TYPOLOGY LEGEND	
SYMBOL	DESCRIPTION
	SODDED GRASS LAWN TO COV STANDARDS
	LAYERED PLANTING - SHRUB/PERENNIALS/ORNAMENTAL GRASS
	FOUNDATION PLANTING - EVERGREEN SHRUBS + HEDGES
	WEST-COAST THEMATIC PLANTING - SCULPTURAL TREES, GROUNDCOVERS, RIVER ROCK + BOULDERS
	LAYERED GREENROOF PLANTING - SEDUM MATS / ORNAMENTAL GRASSES



1 GROUND LEVEL- LANDSCAPE CONCEPT PLAN
Scale: 1/16" = 1'-0"



Landscape Plan

Roof Deck

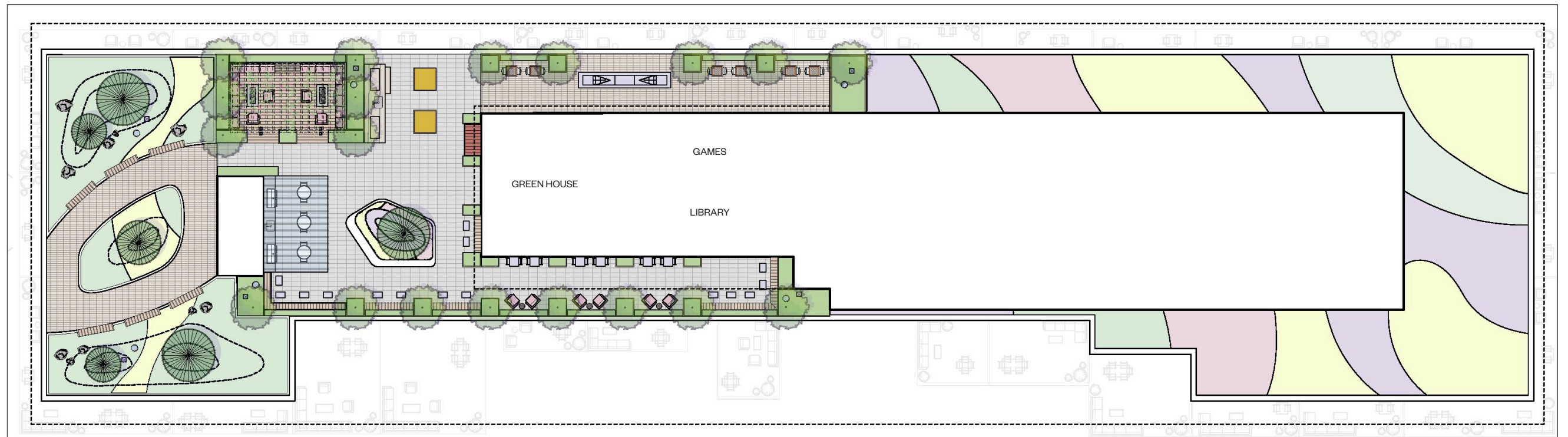
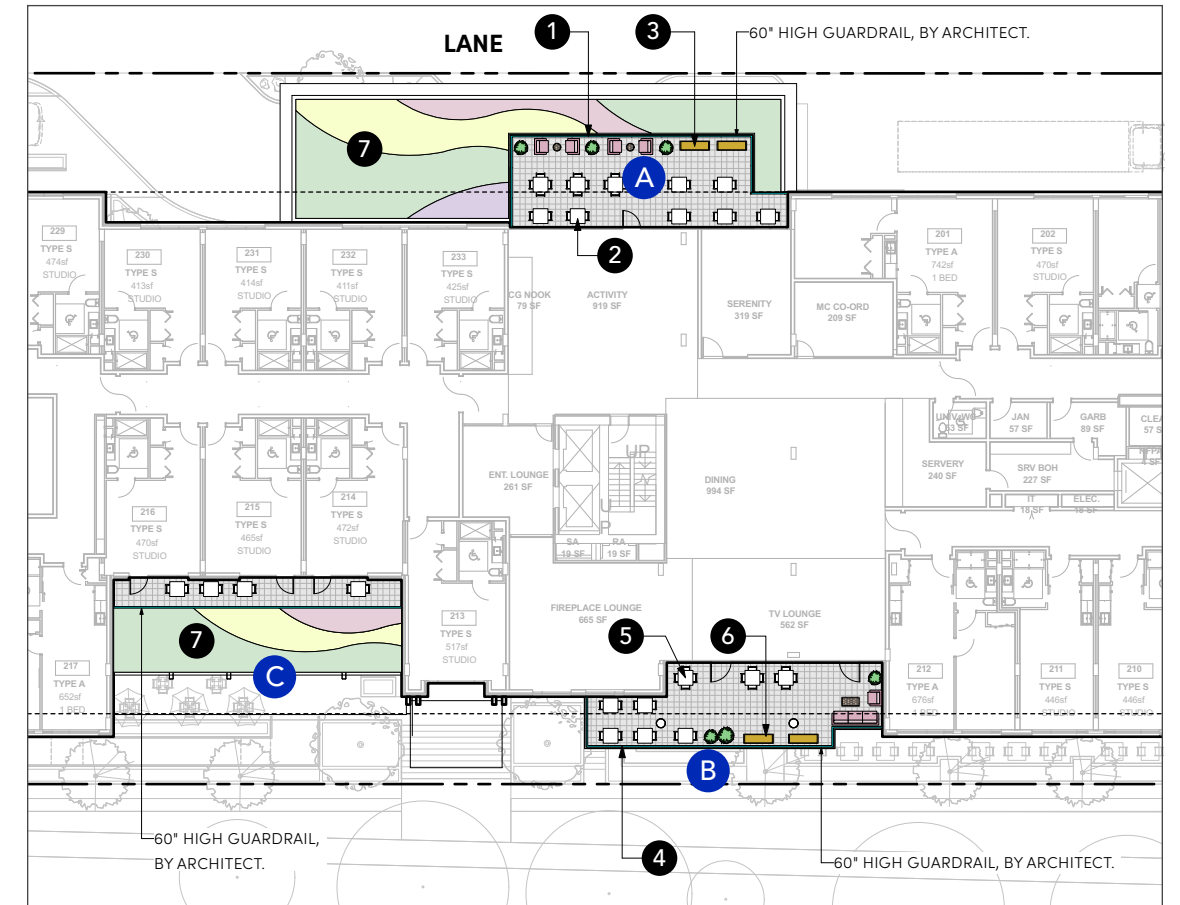
The roof deck allows for a variety of activities: seating nodes for intimate gatherings or quiet reading, raised urban agriculture planters with potting tables and harvest tables, a games area with chess tables and shuffleboard, large social gathering areas by the covered sofa lounge, and outdoor dining with moveable tables/chairs and BBQ. Covered areas are proposed to allow for heating and lighting integration to maximize the useability of outdoor space for all-season use. Spaces also allow for open circulation and walking loop for users to explore and exercise. Bird attractions help bring nature to the roof deck for residents to enjoy.

- KEY LEGEND**
- A** CONTEMPLATIVE GARDEN
 - 1** MOUNDED SEDUM PLANTING, BOULDERS, + SCULPTURAL PINES
 - 2** BENCH SEATING
 - B** SOCIAL LOUNGE
 - 3** OVERSIZED SOFA SEATING
 - 4** FIRE PIT
 - 5** OVERHEAD PERGOLA WITH FLOWERING VINES
 - C** COVERED OUTDOOR BBQ + DINING
 - 6** GLASS CANOPY COVER WITH LIGHTING + HEATING
 - 7** BBQ
 - 8** MOVEABLE TABLES + CHAIRS
 - D** URBAN AGRICULTURE / GARDEN
 - 9** RAISED PLANTERS
 - 10** TOOL SHED
 - 11** HARVEST / POTTING TABLE
 - 12** MOUNDED FEATURE PLANTER
 - E** GAMES DECK
 - 13** CHESS TABLES + SEATING
 - 14** SHUFFLE BOARD
 - F** INTIMATE SEATING NOOKS
 - 15** MOVEABLE TABLES + CHAIRS
 - 16** SEATING BENCH + TABLES
 - 17** BIRD HOUSE + BIRD BATH
 - G** GREEN ROOF
 - 18** SEDUM MAT + ORNAMENTAL GRASS PLUGS

Typical Floor

Levels 2-4 include outdoor common patios with moveable tables and chairs, and moveable pots for accent/sensory plants. Private patios are similarly programmed with moveable furnishings and planter pots to cater to each unit. Augmenting these patios are numerous feature green roofs, on various levels in highly-visible areas to help create a relaxing and calm environment.

- KEY LEGEND**
- A** EAST COMMON-AREA PATIO
 - 1** 60" HT. GUARDRAILS BY ARCH.
 - 2** MOVEABLE FURNISHING BY OWNER
 - 3** MOVEABLE PLANTERS FOR GARDENING ACTIVITIES
 - B** WEST COMMON-AREA PATIO
 - 4** 60" HT. GUARDRAILS BY ARCH.
 - 5** MOVEABLE FURNISHING BY OWNER
 - 6** MOVEABLE PLANTERS FOR GARDENING ACTIVITIES
 - C** GREEN ROOF
 - 7** SEDUM MAT / ORNAMENTAL GRASSES



Amenity Overview

Today's seniors are looking for housing care options that promote an active lifestyle. The proposal includes a wide range of amenities to meet a range of interests.

Resident amenities are provided below grade, on the lobby level, on residential floors and the rooftop.

Within the underground, residents will be able to watch sports and movies in the theatre room or enjoy hobbies in the workshop.

Ground level amenities include a formal dining room, an informal bistro, fireside lounge, private dining room, craft kitchen, fitness centre, beauty salon, tuck shop, as well as outdoor dining

areas. These integrated indoor and outdoor amenities serve to activate the urban edge of the development and provide a stronger connection to the Arbutus Ridge neighbourhood.

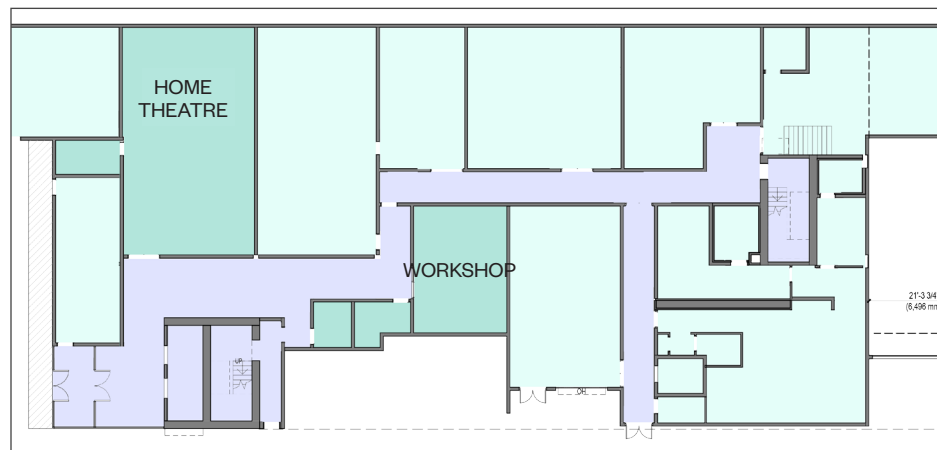
From levels two to four, generous patios extend the amenity spaces both to the east and west providing access to the outdoors for the residents. Amenities on these floors include activity spaces, dining rooms, and lounges.

At the roof level, a large resident amenity room is provided along with a generous outdoor landscape amenity. Outdoor programming includes walking loop, urban agricultural beds, dining and seating areas as well as contemplative gardens. These rooftop amenities, sited for



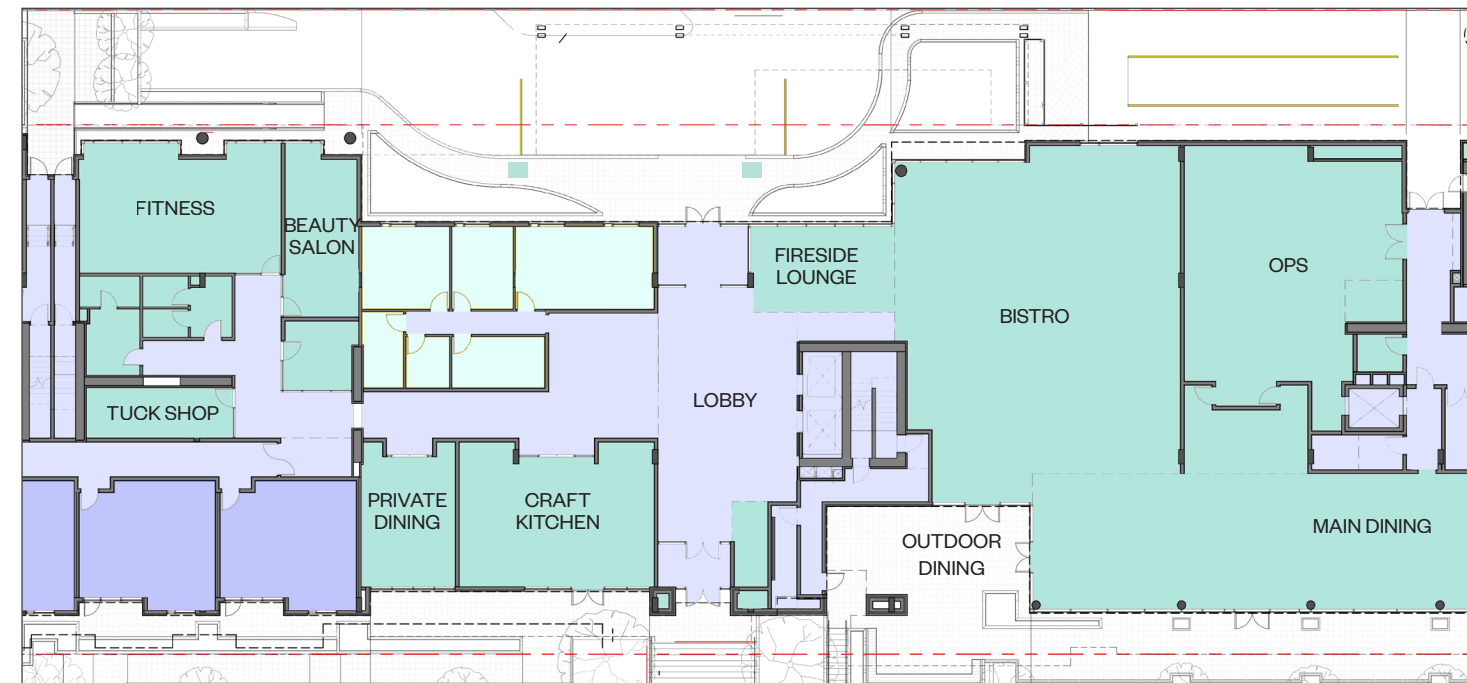
Rooftop Amenity

Below Grade

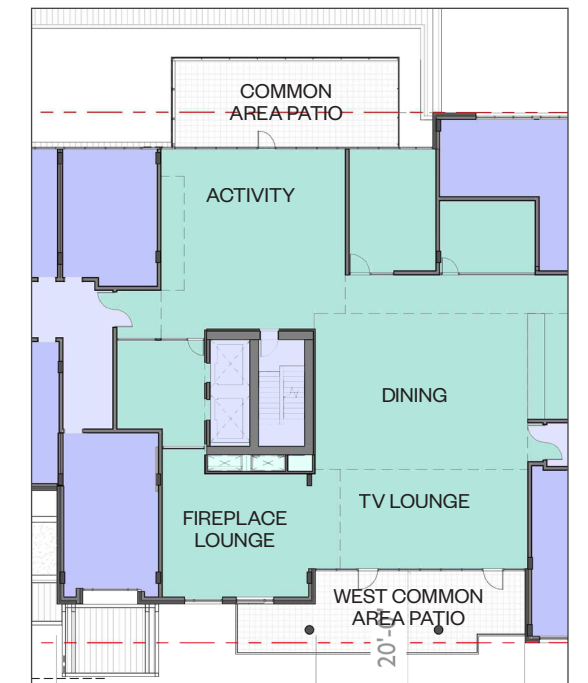


- Amenity
- Care Units
- Operations
- Common

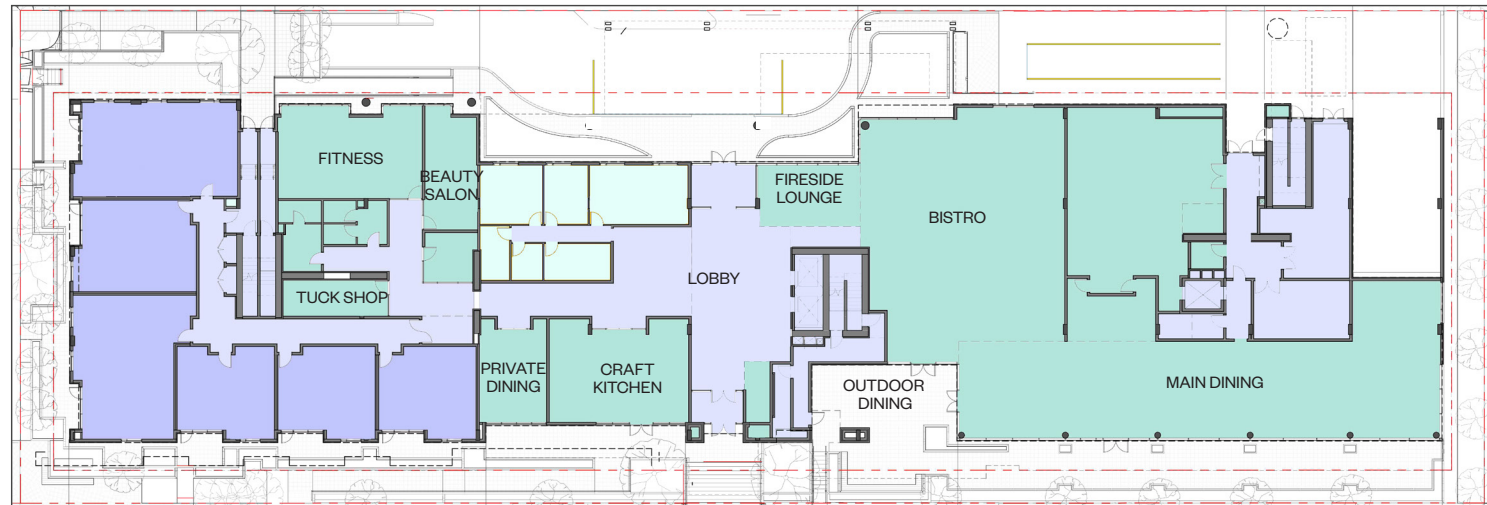
Ground Floor



Residential Floor



Floorplans



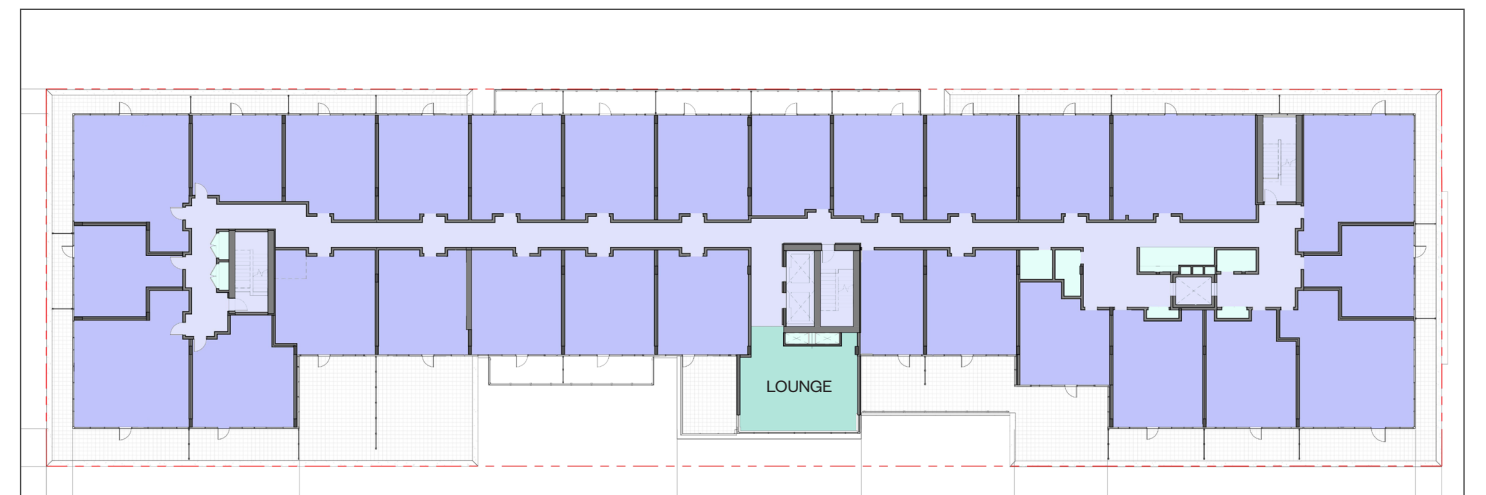
Level 1



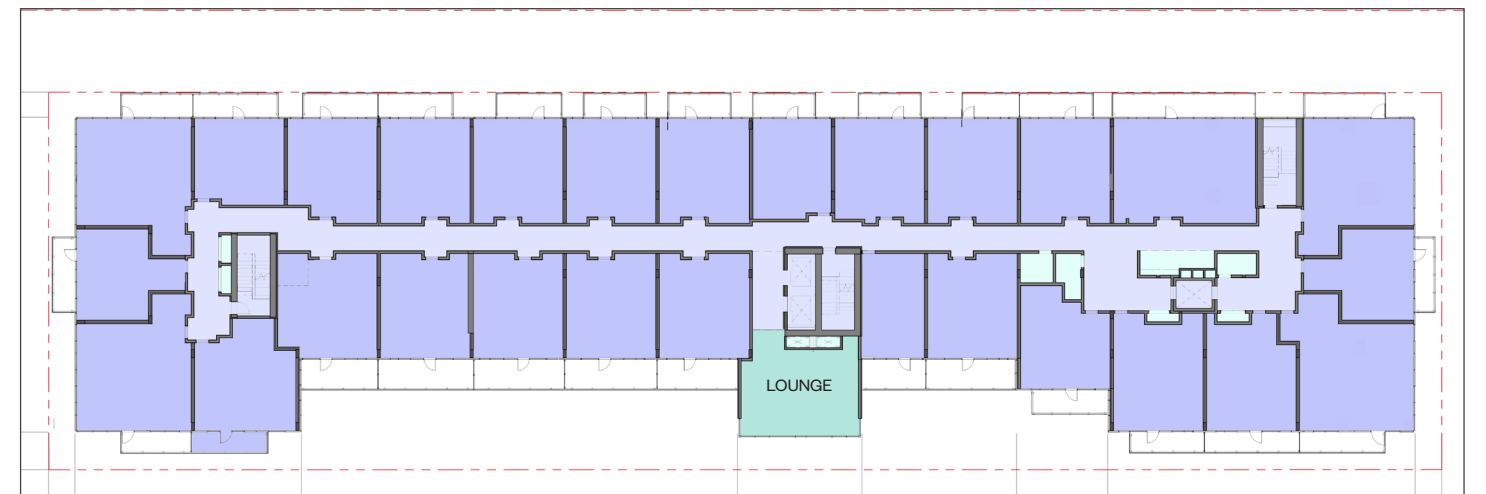
Level 3-4



Level 2



Level 5



Level 6

- Amenity
- Care Units
- Operations
- Common

Public Benefits

Responsive Design: the project incorporates a contemporary language with clear lines and distinct volumes to seamlessly integrate into the neighbourhood context. Aging in place features have been carefully selected to respond to policy guidelines.

Sustainable Design: The proposed design produces 53% less greenhouse gas intensity than that of the baseline. Tier 1, 2, 3 strategies are proposed for the site to limit its impact on the city's infrastructure. All building energy systems will be commissioned in accordance with ASHRAE guidelines and submetered.

New Seniors Housing: 162 new purpose built senior housing units addressing the critical supply shortage in the Lower Mainland.

Continuum of Care: complex care is delivered by a compassionate, dedicated team of senior care experts. This proposal reduces the pressures put on hospitals, long term care facilities and hospices.

Local Employment: this facility is expected to generate a total of 126 new jobs, with up to 73 staff members at any given time.

Community Responsiveness: for over 25 years, Amica has served seniors and their loved ones, and have been an active community partner in the Arbutus Ridge neighbourhood. As a developer-operator, we ensure that our buildings are well-maintained and respectful to our neighbours.



North West Elevation



North East Elevation

