G47 - SENIORS INSTITUTIONAL DEVELOPMENT

REZONING SUBMISSION



DRAWING LIST

A0.0	COVER	L0.0	COVER SHEET
A0.1	SHADOW DIAGRAMS	L0.1	OVERALL SITE PLAN
A0.2	SHADOW DIAGRAMS	L0.2	TREE MANAGEMENT PLAN
A0.3	SHADOW DIAGRAMS	L1.0	CONCEPT - PRECEDENTS
A1.0	PROJECT STATISTICS	L1.1	CONCEPT - PRECEDENTS
A1.1	FSR OVERLAY	L2.0	LAYOUT + MATERIALS PLAN - LEVEL 1
A1.2	FSR OVERLAY	L2.1	LAYOUT + MATERIALS PLAN - LEVEL 1
A1.3	FSR OVERLAY	L2.2	LAYOUT + MATERIALS PLAN - LEVEL 1
A1.4	SITE PLAN	L2.3	LAYOUT + MATERIALS PLAN - LEVEL 1
A2.1	PARKADE PLAN	L2.4	LAYOUT + MATERIALS PLAN - LEVEL 1
A3.0	MAIN FLOOR PLAN	L3.0	LAYOUT + MATERIALS PLAN - LEVEL 1
A3.1	SECOND FLOOR	L4.0	LAYOUT + MATERIALS PLAN - LEVEL 3
A3.2	THIRD FLOOR - AL	L5.0	LAYOUT + MATERIALS PLAN - LEVEL 4
A3.3	FOURTH FLOOR - AL	L6.0	LAYOUT + MATERIALS PLAN - LEVELS 5 &6
A3.4	TYPICAL FLOOR L5 & L6	L7.0	LAYOUT + MATERIALS PLAN - ROOF
A3.5	ROOFTOP PLAN	L8.0	SECTIONS
A4.0	ELEVATIONS	L8.1	SECTIONS
A4.1	ELEVATIONS	L8.2	SECTIONS
A4.2	STREETSCAPES		
A5.0	SECTION		
A6.0	BUILDING GRADES		
A6.1	SURVEY		
A6.2	EXISTING TREES		

PROJECT DESCRIPTION

6 STOREY CONCRETE BUILDING FOR A CONTINUUM OF SENIORS CARE. INCLUDED ARE A RANGE OF INDOOR AND OUTDOOR AMENITIES OFFERING A FULL RANGE OF SERVICES FOR AGING IN PLACE AND END OF LIFE CARE. SUCH SERVICES INCLUDE FULL FOOD SERVICE FACILITY, HEALTH CARE AND LIFESTYLE ACTIVIES. THE CONFIGURATION OF THE BUILDING INTRODUCES THE MAIN ENTRY ON EAST FACING GRANVILLE ST. WHILST PROVIDING A PORT COCHERE ENTRY FROM THE WEST FACING LANE.

MUNICIPAL ADDRESS

1522 W. 47th Avenue
6261 Granville Street
6151 Granville Street
6175 Granville Street
6187 Granville Street
6211 Granville Street
6237 Granville Street

LEGAL DESCCRIPTION

LOTS 9 TO 15 ALL OF BLOCK 5 OF BLOCK 3 DISTRICT LOT 526 GROUP 1 NWD PLAN 5701

LOT AREA
81,826 sf (7,601.9 sm) COMBINED 7 LOTS, AS PROVIDED BY BENNETT LAND SURVEYING LTD. BC LAND SURVEYORS

BUILDING HEIGHT

6 STOREY - SENIORS LIVING
ROOFTOP AMENITY

FIRE PROTECTION

SPRIMKLERED BUILDING, NON-COMBUSTIBLE CONSTRUCTION

ZONING

CURRENT ZONING: RS-3
PROPOSED ZONING: CD-1

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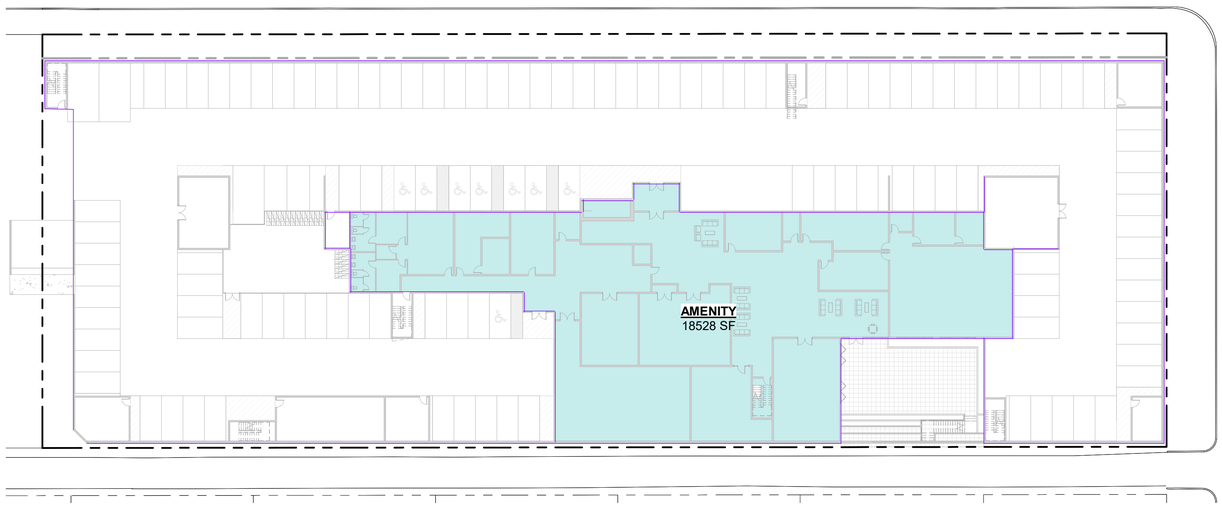
AMICA SENIOR LIFESTYLES

INTRACORP Building the Extraordinary

COVER

NOVEMBER 25, 2021

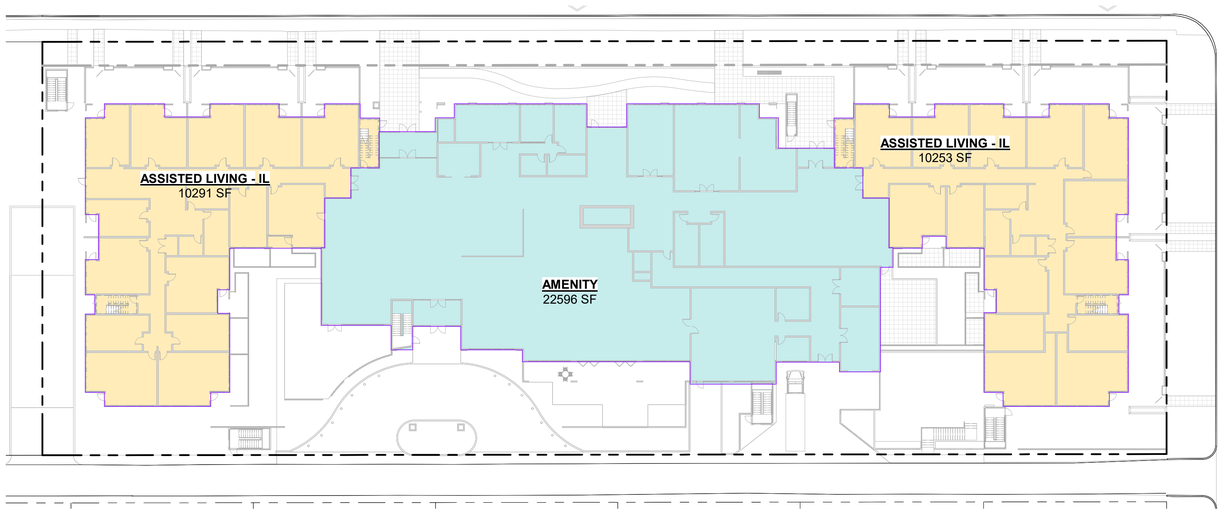
A0.0



1 A5.0 **FSR - PARKADE**
SCALE: 1" = 30'-0"

- AMENITY
- ASSISTED LIVING
- INDEPENDENT LIVING
- MEMORY CARE

TRUE NORTH



2 0.1a **FSR - LEVEL 1**
SCALE: 1" = 30'-0"

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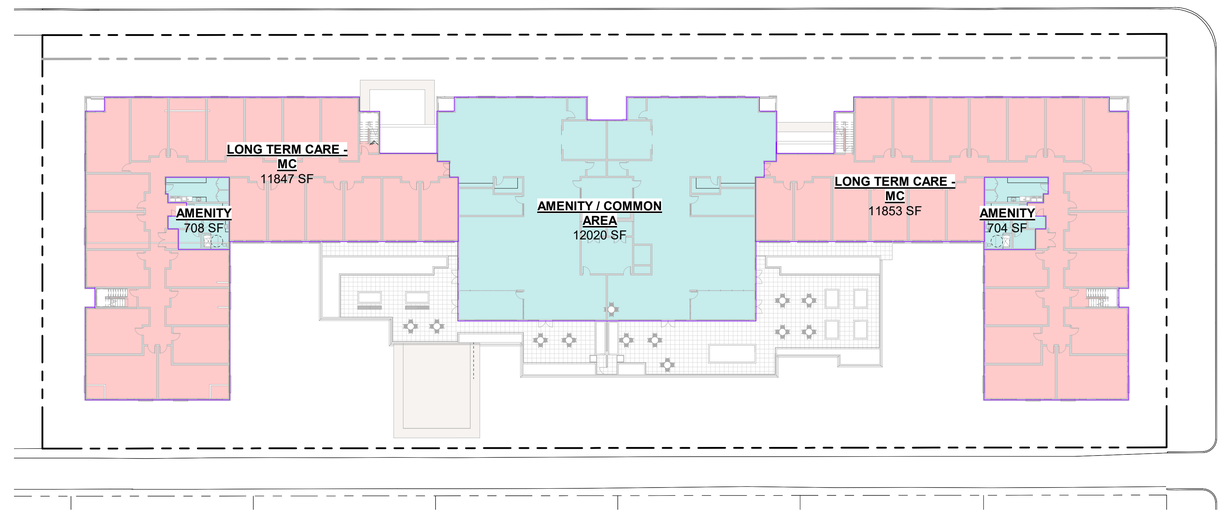
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FSR OVERLAY
1" = 30'-0"
NOVEMBER 25, 2021

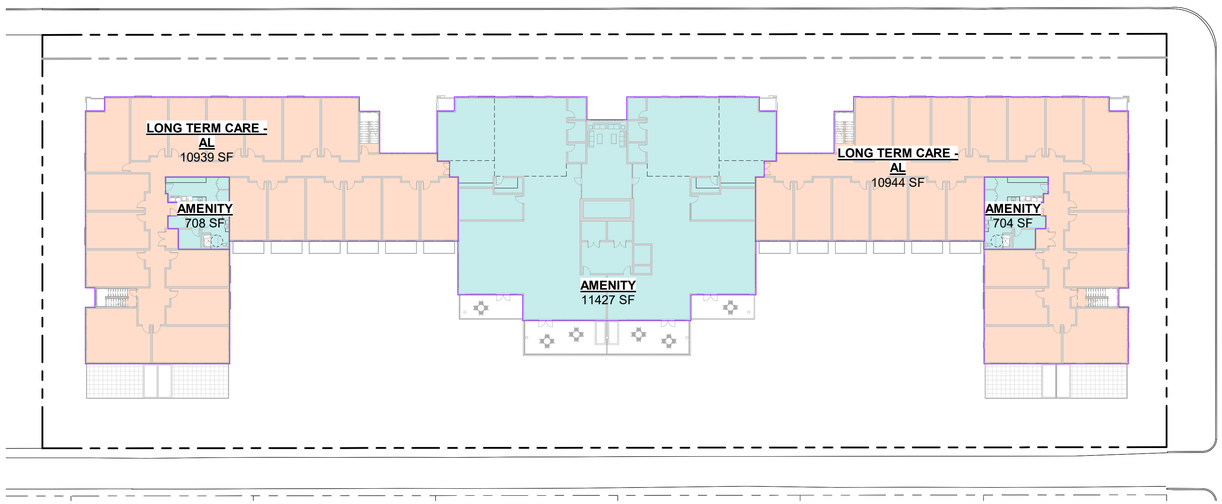
A1.1

AMENITY
ASSISTED LIVING
INDEPENDENT LIVING
MEMORY CARE

TRUE NORTH



4 / 0.1a **FSR - LEVEL 2**
SCALE: 1" = 30'-0"



1 / 0.1a **LEVEL 4**
SCALE: 1" = 30'-0"

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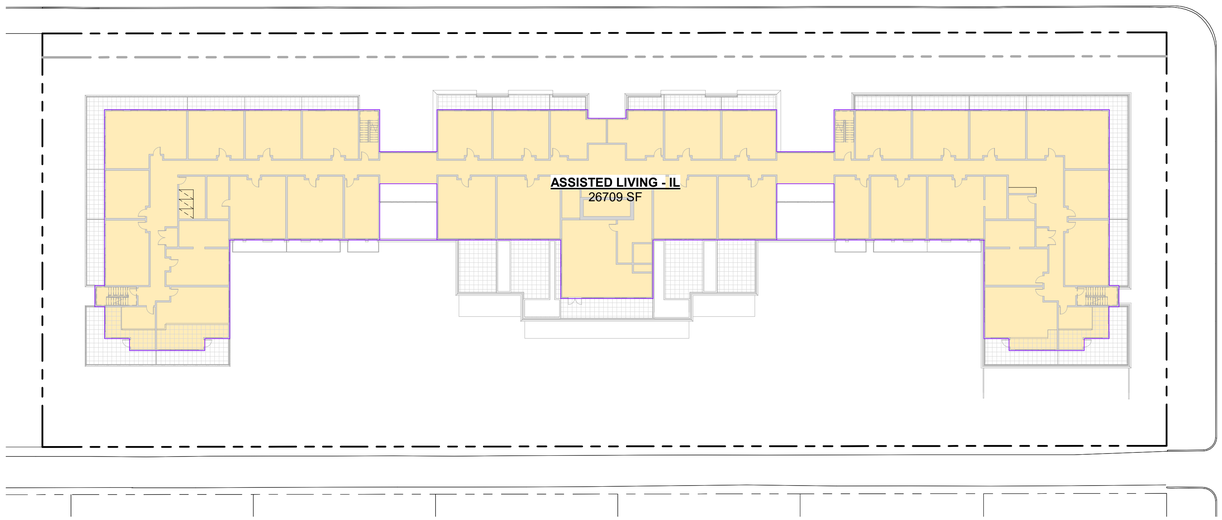
INTRACORP Building the Extraordinary

FSR OVERLAY
1" = 30'-0"
NOVEMBER 25, 2021

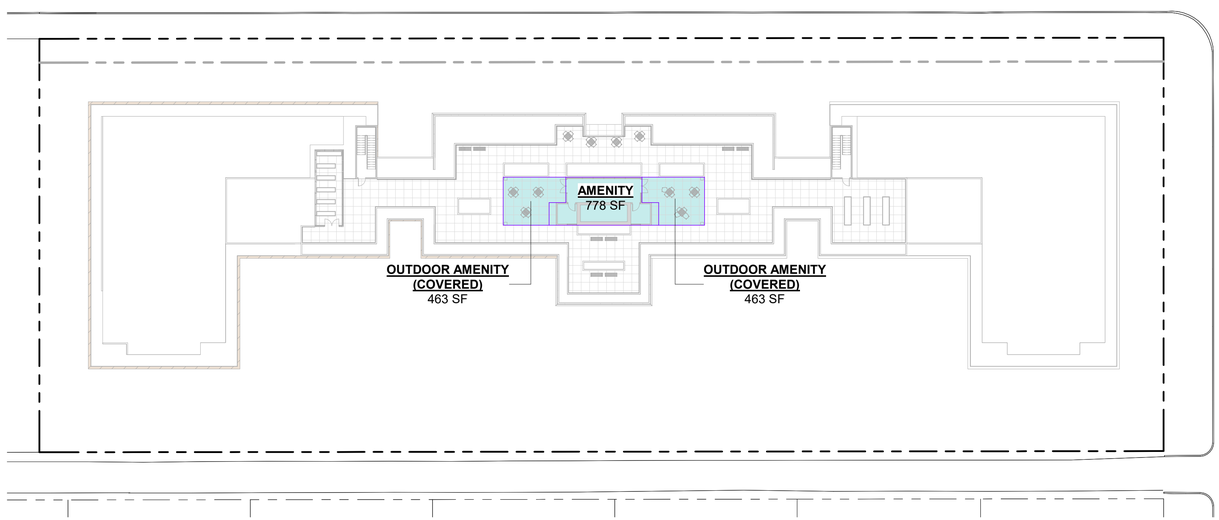
A1.2

AMENITY
ASSISTED LIVING
INDEPENDENT LIVING
MEMORY CARE

TRUE NORTH



1 / 0.1a **FSR - LEVELS 5 + 6**
SCALE: 1" = 30'-0"



2 / 0.1a **ROOF**
SCALE: 1" = 30'-0"

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FSR OVERLAY
1" = 30'-0"
NOVEMBER 25, 2021

A1.3



W. 47th Ave. & Granville St.

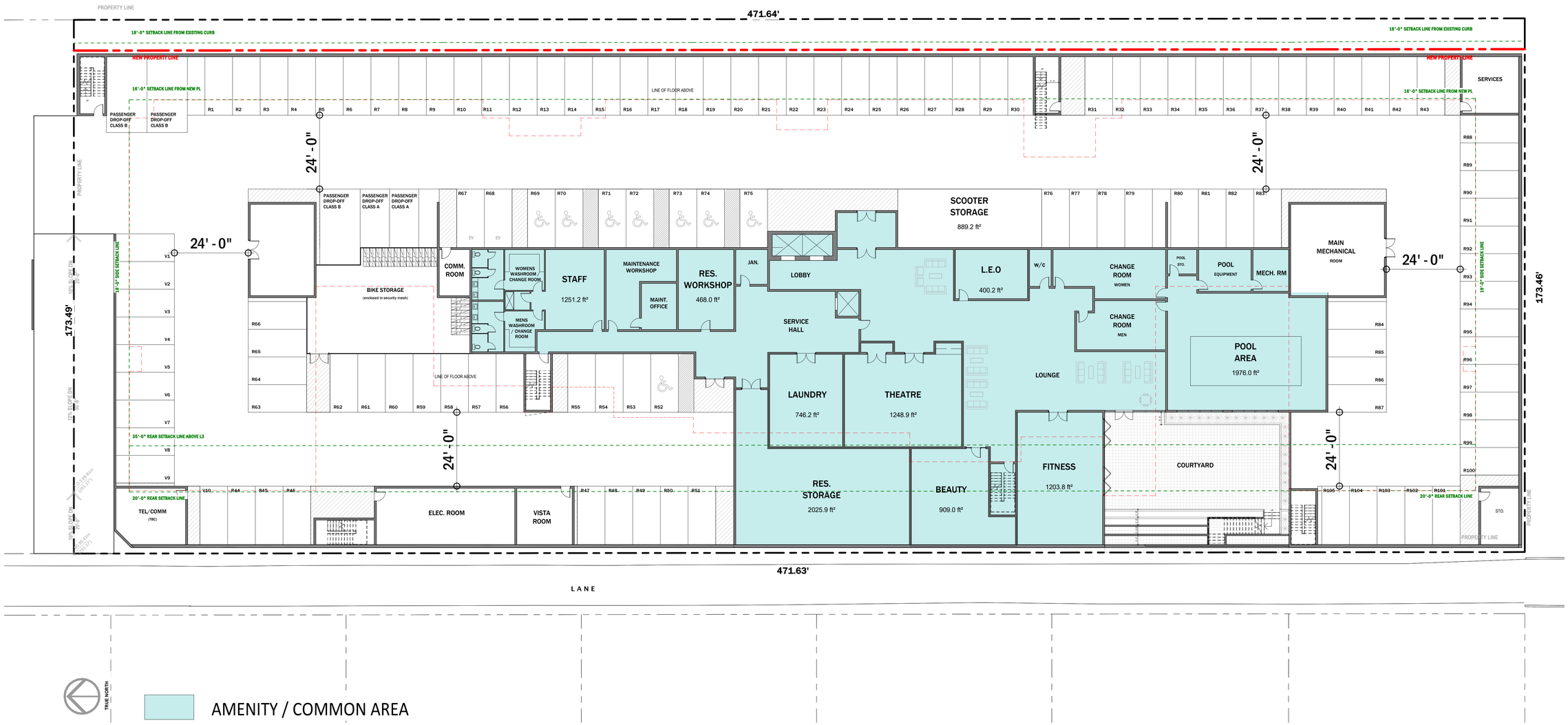
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SITE PLAN
1" = 30'-0"
NOVEMBER 25, 2021

A1.4



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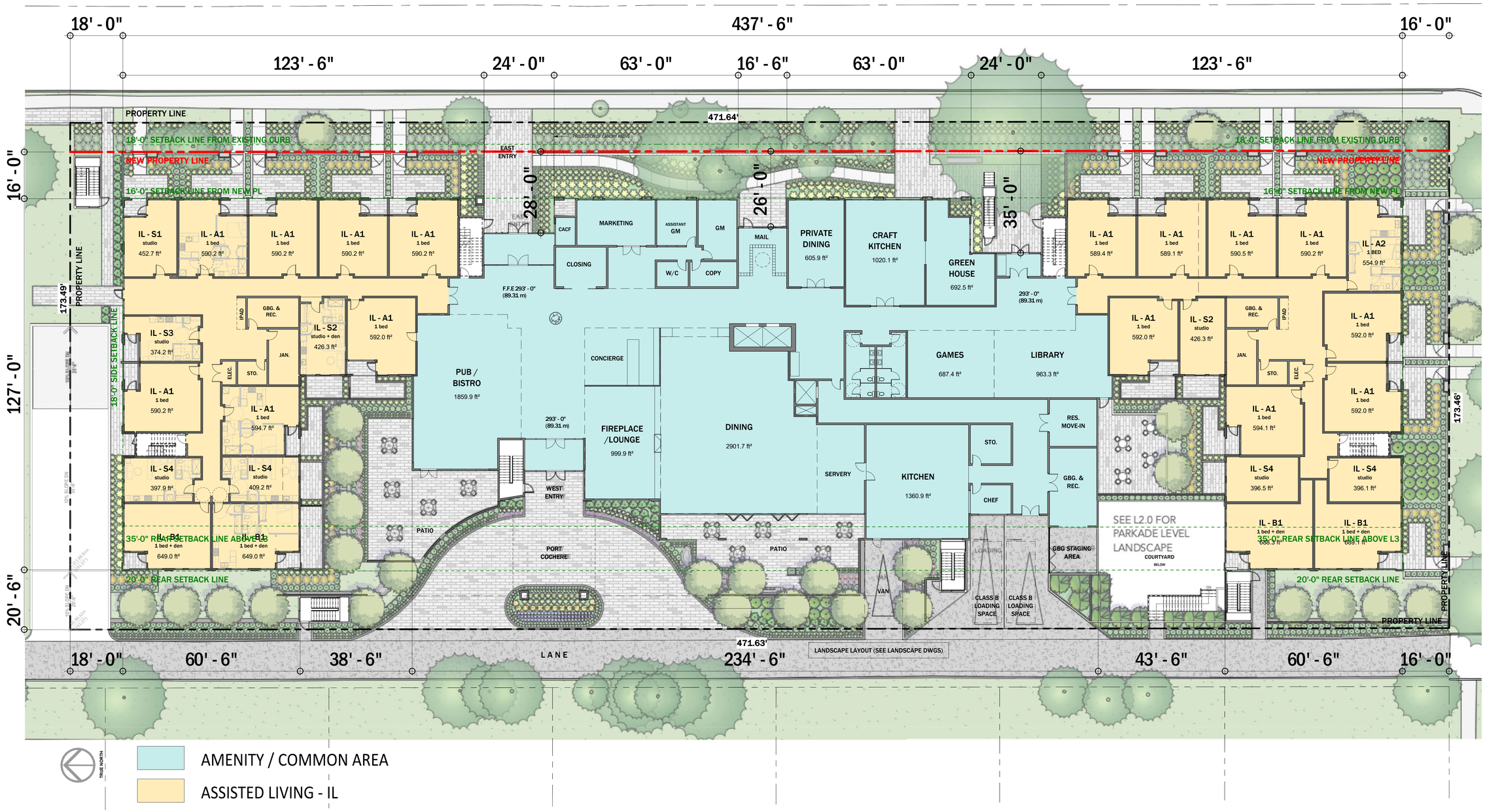
AMICA SENIOR LIFESTYLES

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PARKADE PLAN
1/16" = 1'-0"
NOVEMBER 25, 2021

A2.1

GRANVILLE STREET



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MAIN FLOOR PLAN
1/16" = 1'-0"
NOVEMBER 25, 2021

A3.0

GRANVILLE STREET

18' - 0" | 123' - 6" | 24' - 0" | 63' - 0" | 16' - 6" | 63' - 0" | 24' - 0" | 123' - 6" | 16' - 0"

437' - 6"

PROPERTY LINE

471.64'

18'-0" SETBACK LINE FROM EXISTING CURB

NEW PROPERTY LINE

16'-0" SETBACK LINE FROM NEW PL

16' - 0"

173.49'

PROPERTY LINE

18'-0" SIDE SETBACK LINE

127' - 0"

39' - 6"

26' - 0"

40' - 0"

16' - 6"

173.46'

127' - 0"

MC - A1 1 bed 554.9 ft²

MC - S studio 416.4 ft²

MC - S studio 416.1 ft²

MC - S studio 417.1 ft²

TV / LOUNGE 615.3 ft²

FIREPLACE /LOUNGE 969.3 ft²

W/C

SERENITY 303.9 ft²

SERENITY 304.6 ft²

FIREPLACE /LOUNGE 969.3 ft²

TV / LOUNGE 613.5 ft²

MC - A1 1 bed 554.9 ft²

LAUNDRY

BATHING SPA + PERSONAL CARE STATION

INCONTINENCE STO.

LIFT / SCALE STO.

ELEC.

CAREGIVER NOOK

MED CART

M.C. COORD 289.1 ft²

JAN.

VESTIBULE

GBG./ REC.

BOH 347.9 ft²

ACTIVITY 862.0 ft²

DINING 1026.8 ft²

DINING 933.8 ft²

SERV. 181.1 ft²

3 SEASONS RM 351.5 ft²

3 SEASONS RM 352.6 ft²

TERRACE

MC - S1 studio 416.1 ft²

MC - S2 studio 389.7 ft²

MC - A2 1 bed 494.5 ft²

MC - A3 1 bed 599.7 ft²

MC - S3 studio 502.3 ft²

MC - S2 studio 416.1 ft²

MC - A3 1 bed 494.4 ft²

35'-0" REAR SETBACK LINE ABOVE L3

20'-0" REAR SETBACK LINE

87' - 0"

53' - 6"

86' - 6"

LANDSCAPE LAYOUT (SEE LANDSCAPE DWGS)

NORTH NEIGHBOURHOOD

SOUTH NEIGHBOURHOOD

20' - 6"

20' - 0"

471.63'

PROPERTY LINE

18' - 0" | 60' - 6" | 95' - 6" | LANE | 125' - 0" | 95' - 6" | 60' - 6" | 16' - 0"

TRUE NORTH

AMENITY / COMMON AREA

LONG TERM CARE - MC

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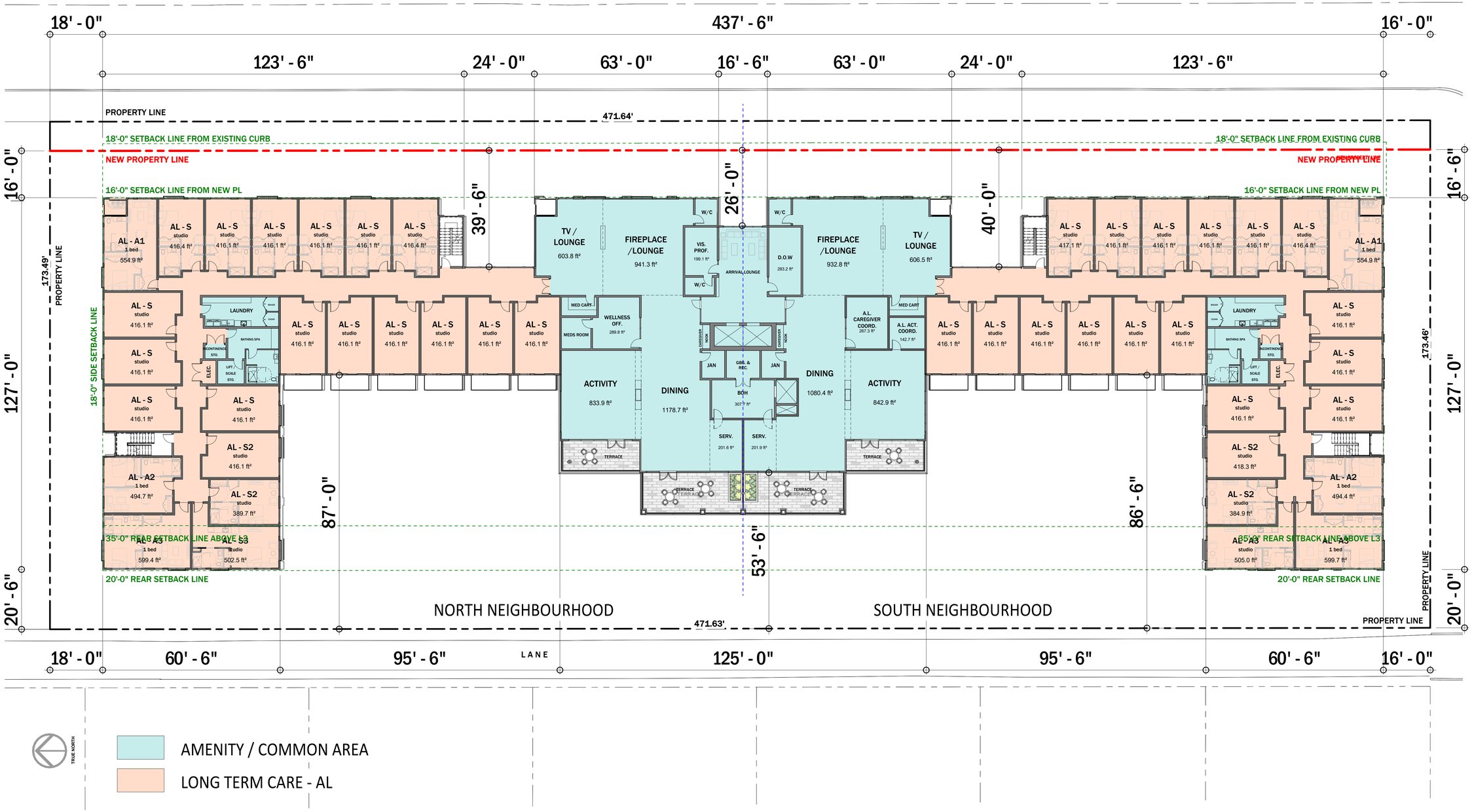
AMICA SENIOR LIFESTYLES

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SECOND FLOOR
1/16" = 1'-0"
NOVEMBER 25, 2021

A3.1

GRANVILLE STREET



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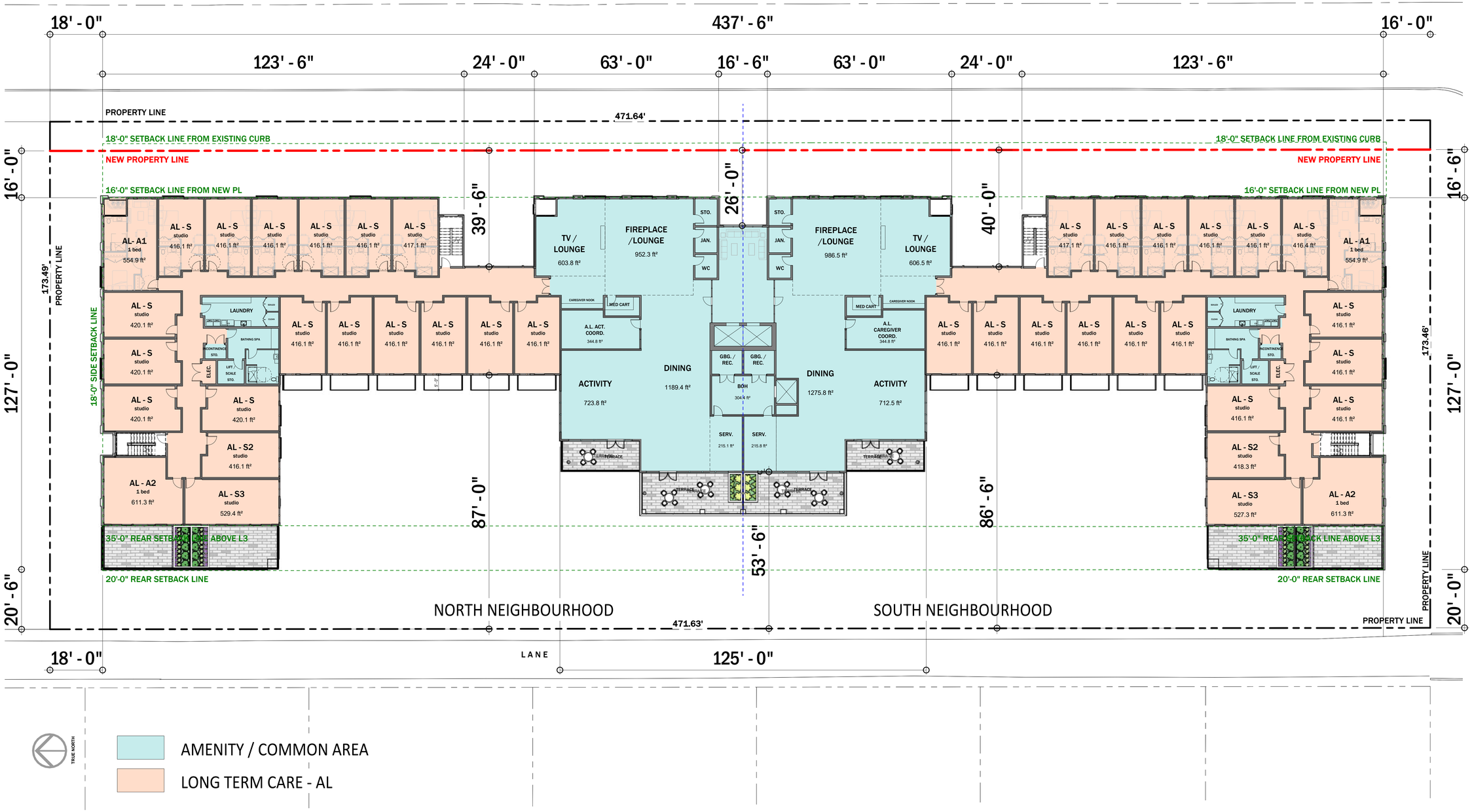
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THIRD FLOOR - AL
1/16" = 1'-0"
NOVEMBER 25, 2021

A3.2

GRANVILLE STREET



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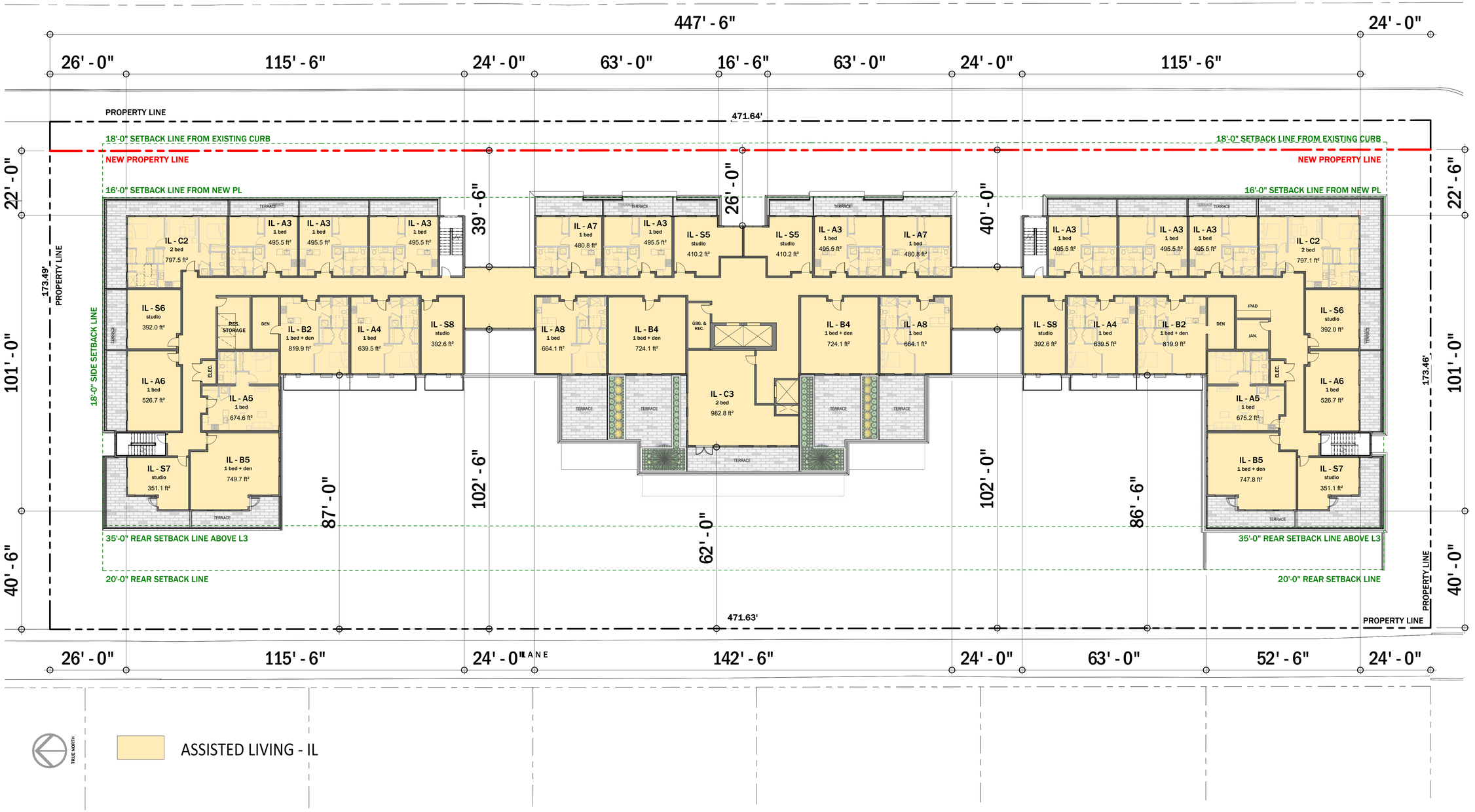
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FOURTH FLOOR - AL
1/16" = 1'-0"
NOVEMBER 25, 2021

A3.3

GRANVILLE STREET



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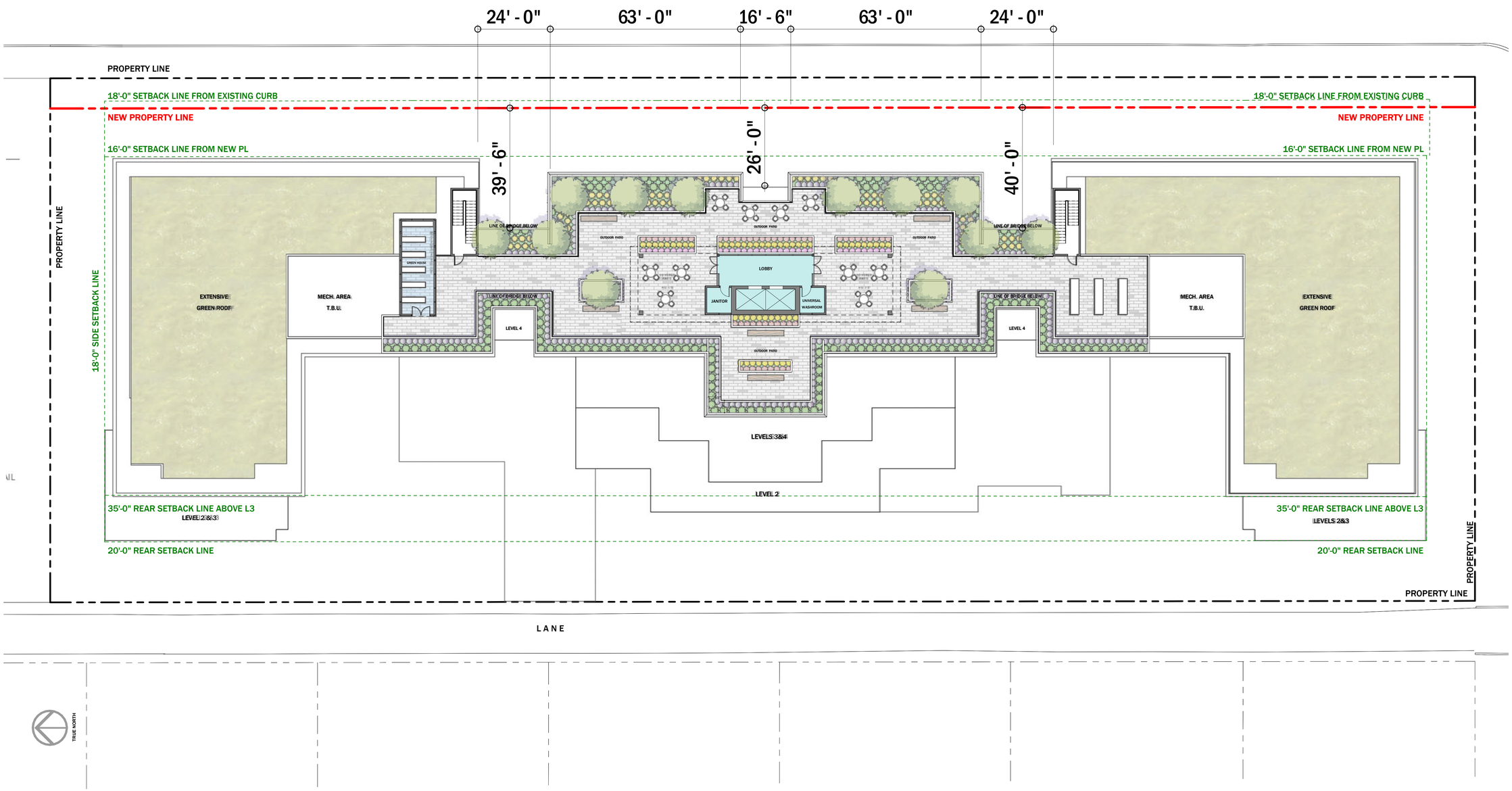
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TYPICAL FLOOR L5 & L6
1/16" = 1'-0"
NOVEMBER 25, 2021

A3.4



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ROOFTOP PLAN
1/16" = 1'-0"
NOVEMBER 25, 2021

A3.5



EAST ELEVATION (Facing Granville Street)



EAST ELEVATION PERSPECTIVE VIEW (not in scale)

W 47th & Granville st, Vancouver

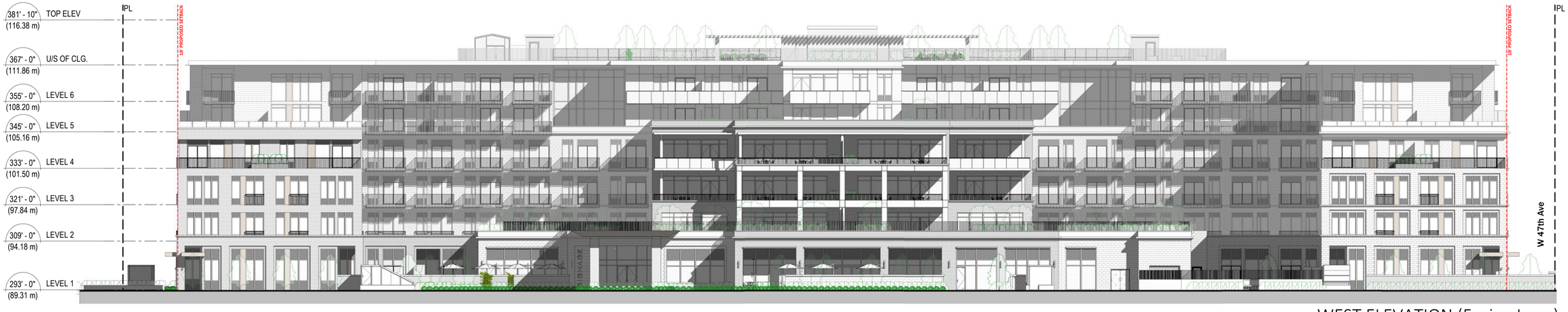
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AMICA SENIOR LIFESTYLES

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ELEVATIONS
1/16" = 1'-0"
NOVEMBER 25, 2021

A4.0



WEST ELEVATION (Facing Lane)



NORTH ELEVATION (Facing adjacent Property)



SOUTH ELEVATION (Facing W 47th Ave)

W 47th & Granville st, Vancouver

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ELEVATIONS
1/16" = 1'-0"
NOVEMBER 25, 2021

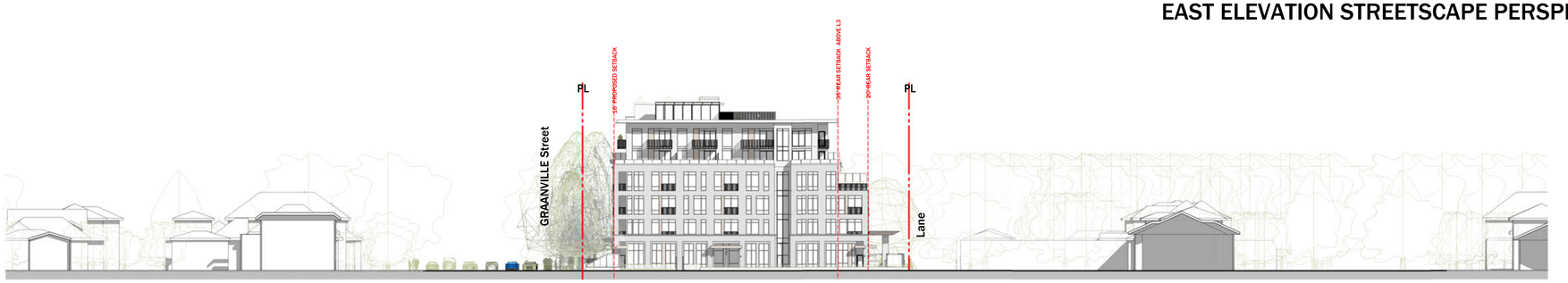
A4.1



EAST ELEVATION STREETSCAPE (Facing Granville Street)



EAST ELEVATION STREETSCAPE PERSPECTIVE VIEW (not in scale)



NORTH ELEVATION STREETSCAPE (Facing Adjacent Property)



SOUTH ELEVATION STREETSCAPE (Facing W 47th Ave)

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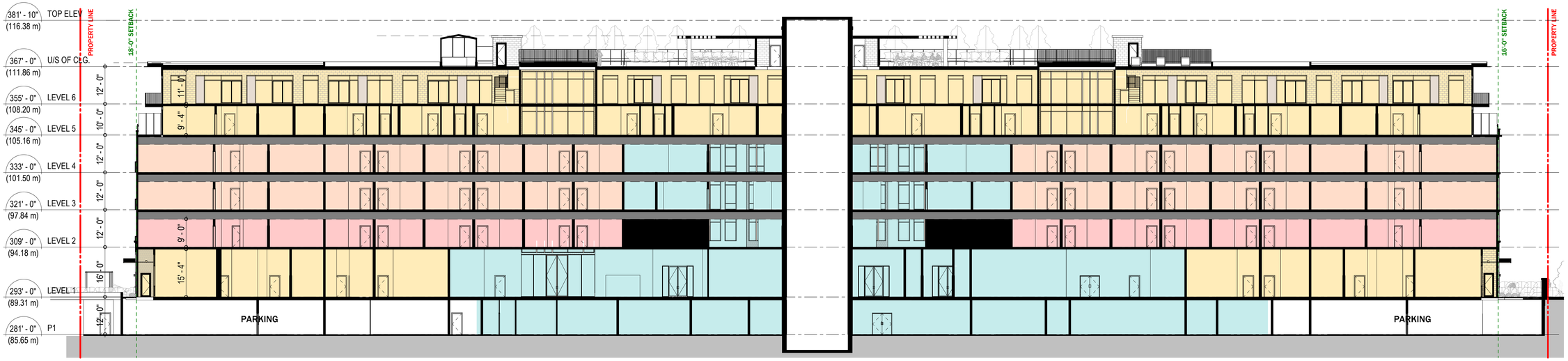
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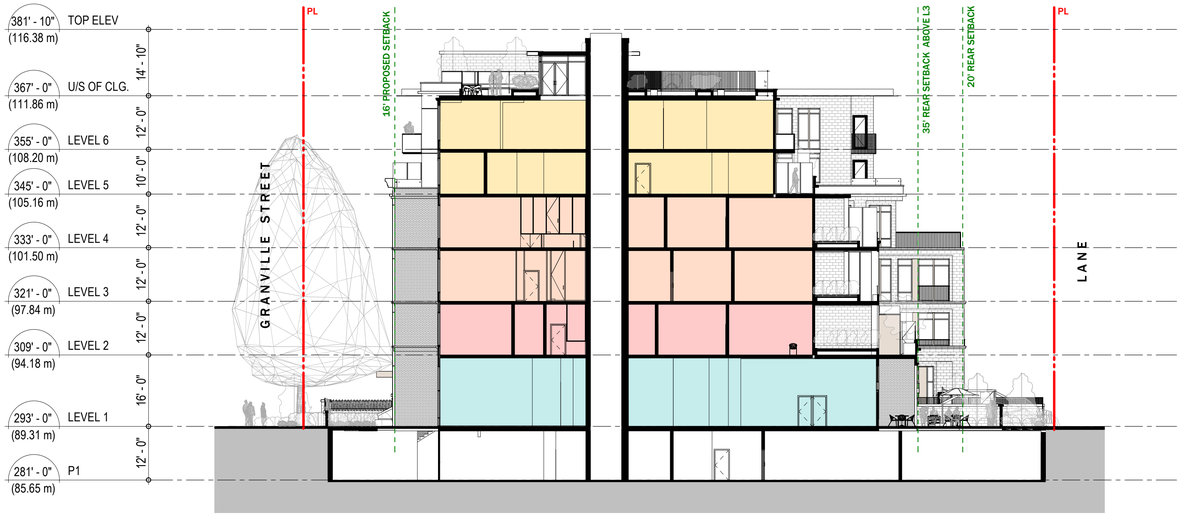
STREETSCAPES
1/32" = 1'-0"
NOVEMBER 25, 2021

A4.2

W 47th & Granville st, Vancouver



SECTION A - NORTH - SOUTH



SECTION B - EAST - WEST

AMENITY / COMMON AREA

ASSISTED LIVING - IL

LONG TERM CARE - MC

LONG TERM CARE - AL

W. 47th Ave. & Granville St.

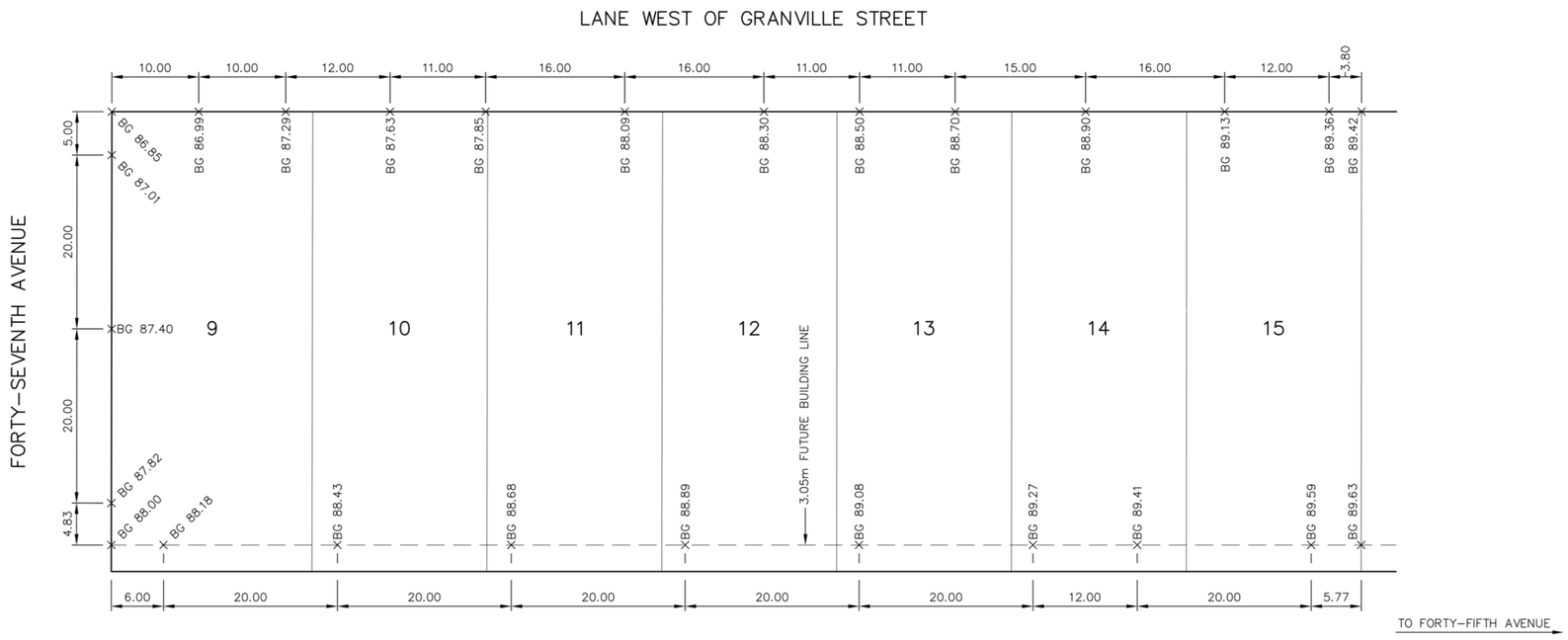
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SECTION
1/16" = 1'-0"
NOVEMBER 25, 2021

A5.0



BENCH MARK: ELEVATION: 87.450 DESCRIPTION: SURVEY MONUMENT MARKED V–1229 AT THE SOUTH WEST CORNER OF FORTY–SEVENTH AVENUE AND GRANVILLE STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK

CITY OF VANCOUVER ENGINEERING SERVICES

BUILDING GRADE ELEVATIONS FOR LOTS 9 TO 15, BLK. 5, D.L. 526, PLAN VAP5701.

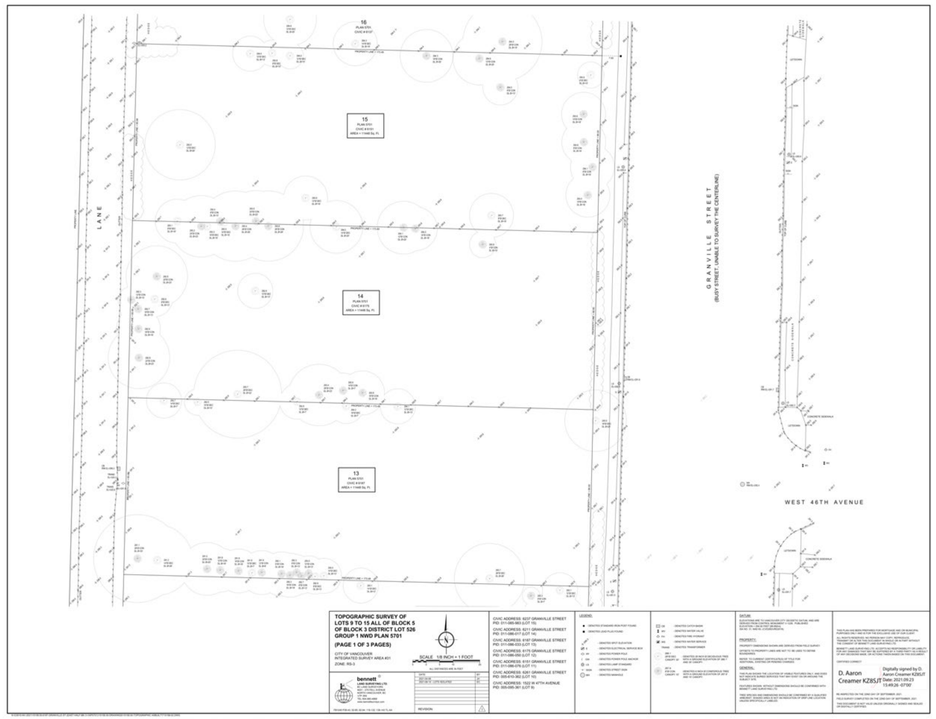
DATE: 2021–09–27	DESIGN: F.G.
DWG: B.F.G.	CHK: M.P.
REF: FILE 2019–00133.	
SCALE: 1:400	
DWG. NO. BG–2021–00184	
SHEET 1 OF 1	REVISION:

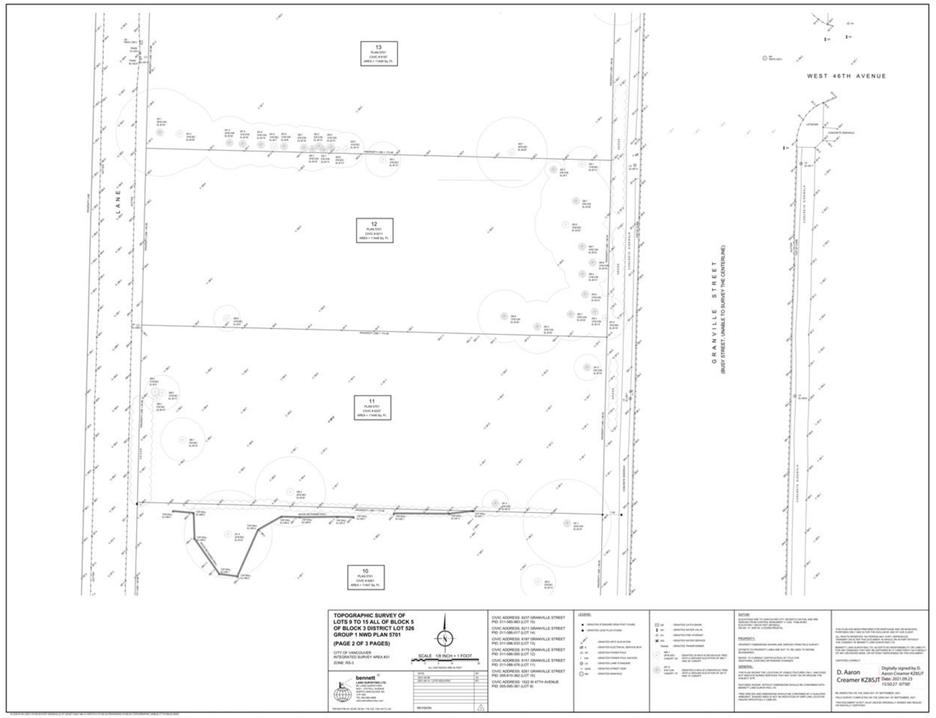
W. 47th Ave. & Granville St.

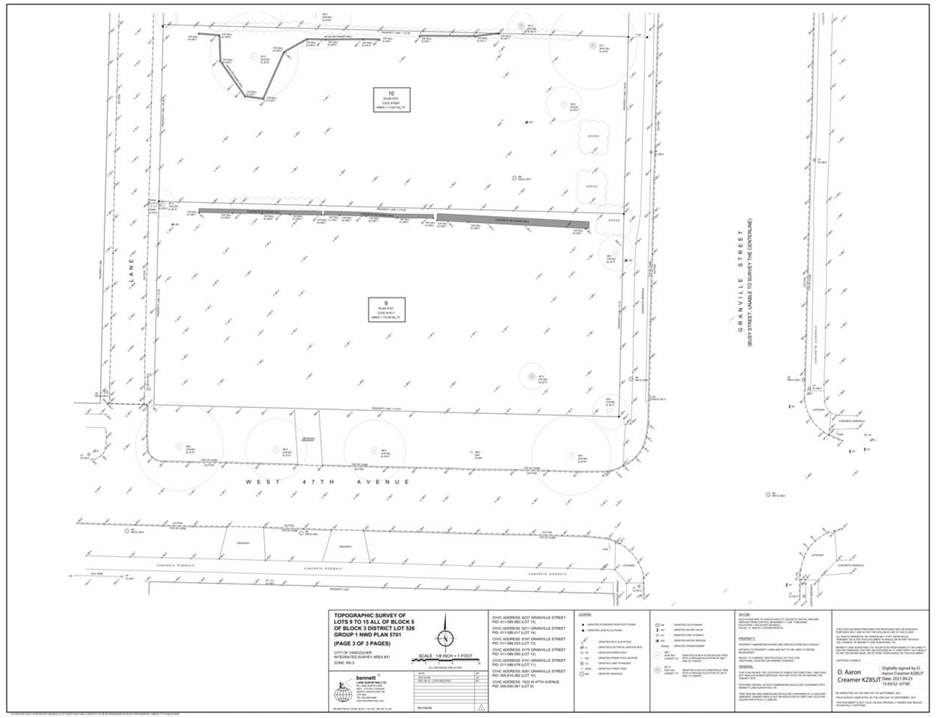
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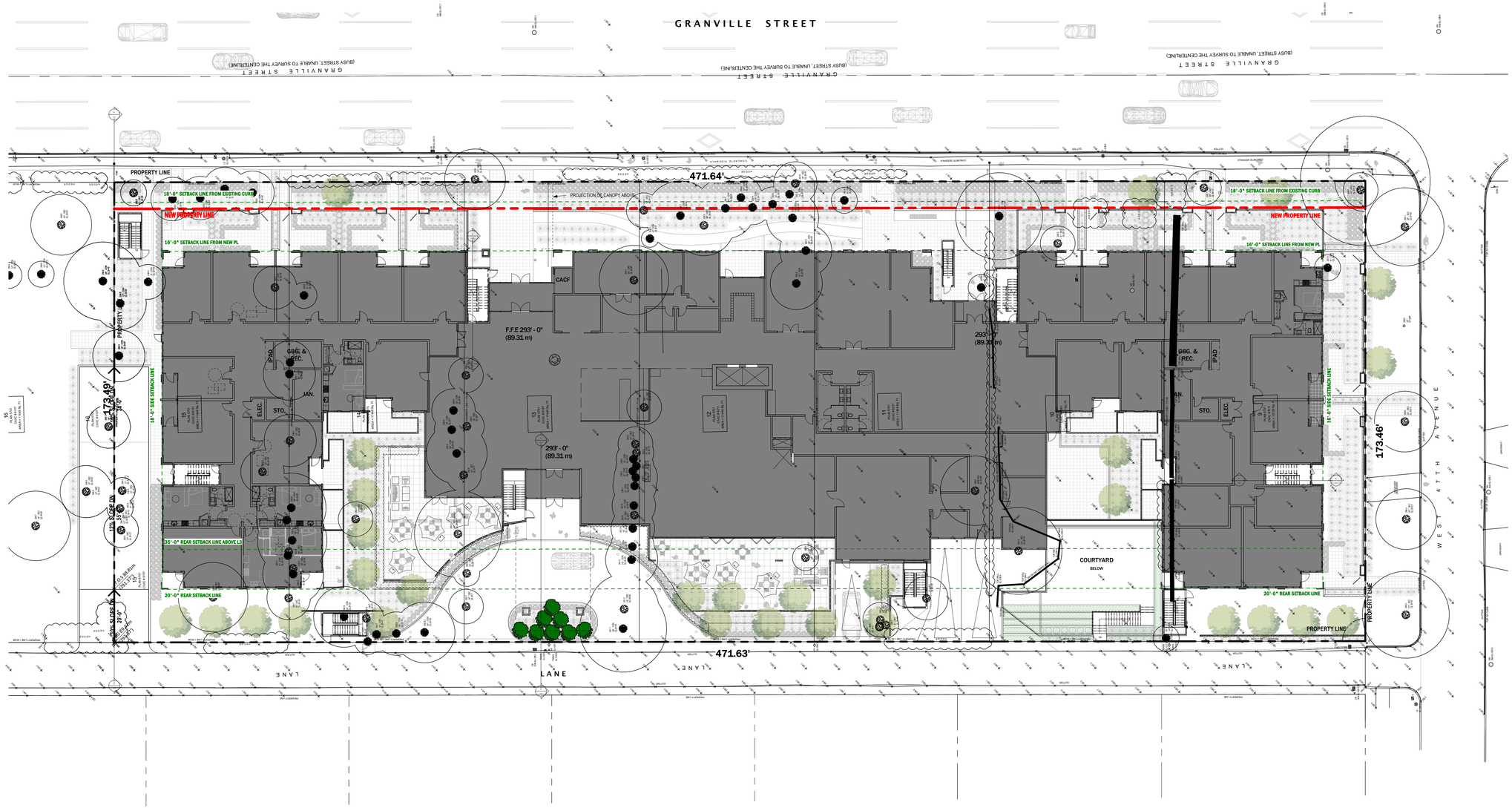




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TRUE NORTH

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AMICA SENIOR LIFESTYLES

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EXISTING TREES
1" = 20'-0"
NOVEMBER 25, 2021

A6.2

W. 47th Ave. & Granville St.