

## 2 Site

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## Site Location

The 20,181 m<sup>2</sup> project site encompasses 725 Inglewood Avenue and 721, 725, 733 and 735 Burley Drive. Bounded by Taylor Way to the east, Inglewood Avenue to the south, Burley Drive to the west and the Trans-Canada Highway to the north, the surrounding area is primarily residential, save for the neighbouring Jewish Community Centre. Inglewood Care Centre, an operational long-term care facility built in 1963, as well as four single family homes currently occupy the site.



### Existing Zoning

The project site is currently zoned PH1 – Private Hospital Zone and RS3 – Single Family Dwelling Zone. The restrictions of each zone are set out in the Zoning Bylaw No. 4662, 2010 and provided in the table below.

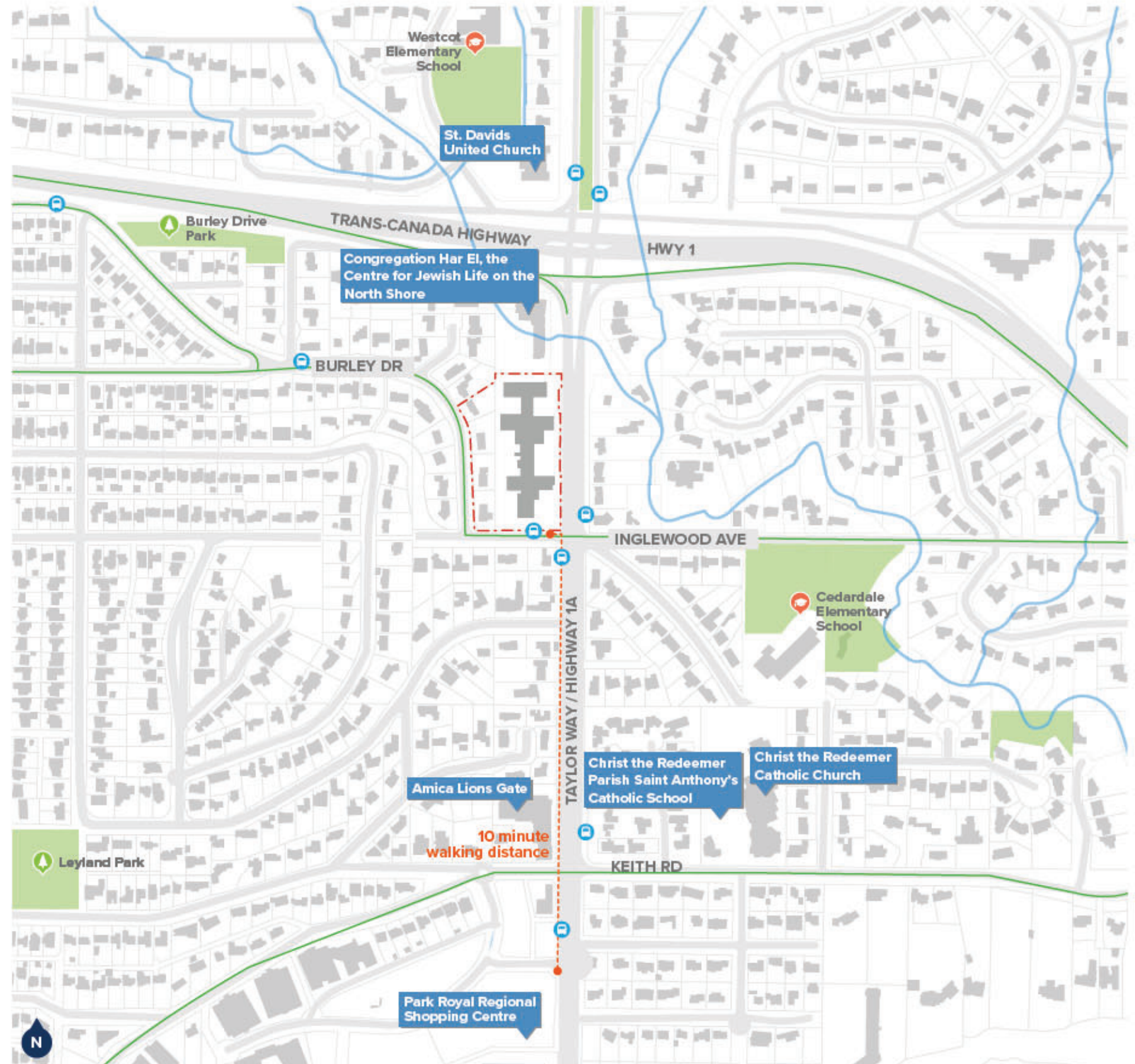
It is located within the Taylor Way Corridor Area Plan boundaries. As indicated by the OCP, this plan will incorporate 500-600 new units.

	PH 1 Zone	RS3 Zone
<b>Permitted uses</b>	Hospitals as defined in the Hospital Act  Assisted living  Community care  Accessory buildings and uses	Single family dwellings  Secondary suites  Detached secondary suite  Home based business  Accessory buildings and uses  Community care  Child care
<b>Max height</b>	7.6m / 2 storeys	7.62m / 2 storeys + basement
<b>Max site coverage</b>	25%	30%
<b>Max Floor Area</b>	0.5 (derived from height and site coverage)	0.35 of site area = 1,340m <sup>2</sup>
<b>Minimum setbacks</b>	Front yard: 9.1m  Rear yard: 9.1m  Side yard: 7.6m	Front yard: 9.1m  Rear yard: 9.1m  Side yard: 1.52m
<b>Off-street parking</b>	minimum 1 parking space per 3.3 beds	At least 1 parking space.



### Community Context

The area is proximate to a range of transit connections which link the site to regional destinations such as Horseshoe Bay Ferry Terminal and downtown Vancouver, and local amenities. Park Royal, a designated 'local centre' with a mix of retail, service, restaurant, and entertainment opportunities, is accessible via a 10 minute walk south.



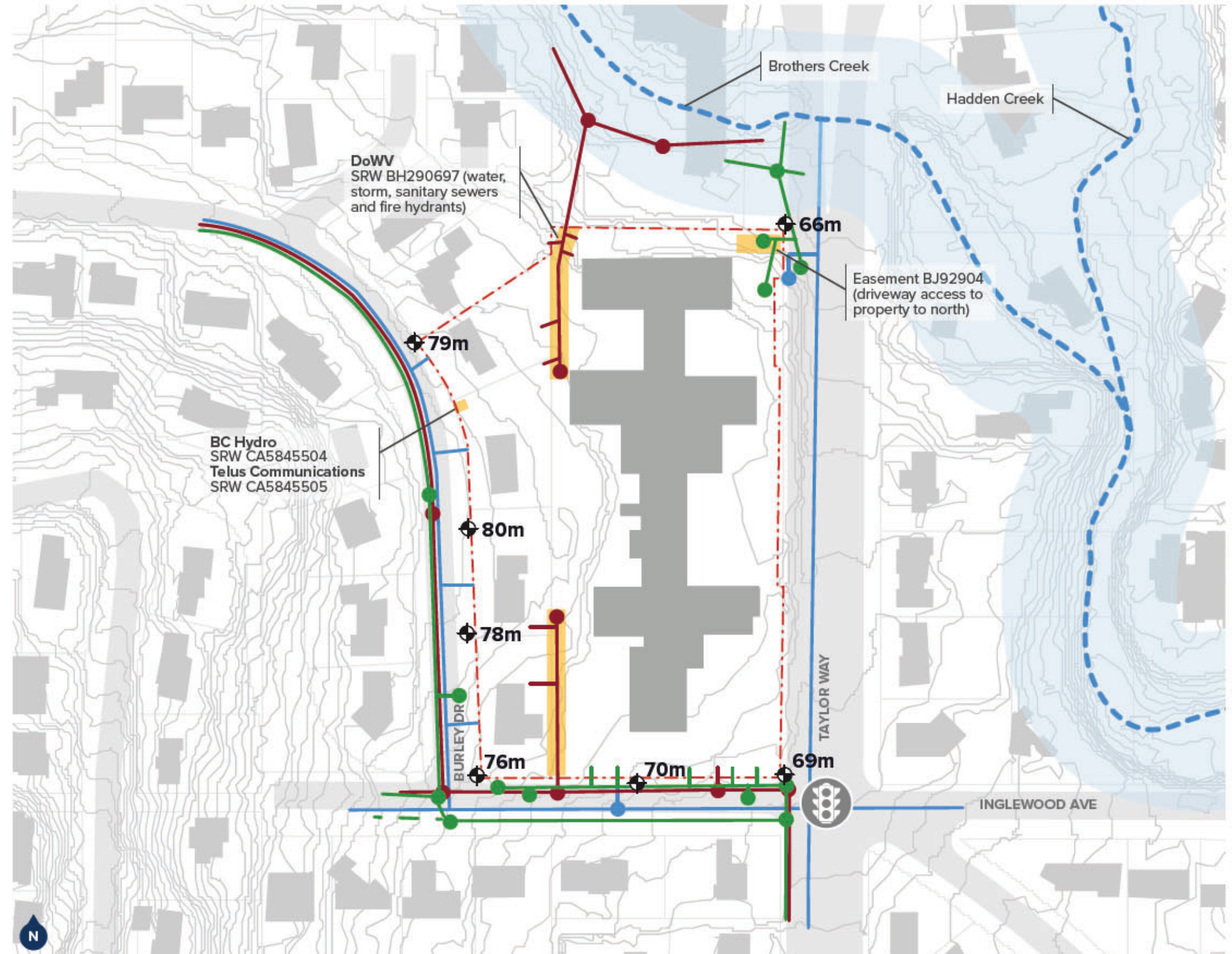
- Legend**
- - - 10 min. walk from site
  - Creek
  - Bicycle Friendly Road
  - Green Spaces
  - D Bus Stop
  - O Elementary School
  - P Park

### Existing Site Statistics

**Site Area**  
20,181.1m<sup>2</sup> (217,230 SF)

**Existing Building Area**  
13,338 m<sup>2</sup> (143,569 SF)

**Bed Count**  
230 long term care beds



### Site Context



1 1075 Taylor Way looking south



2 740 Inglewood Ave looking south



3 760 Inglewood Ave looking south



4 720 Burley Drive looking west



5 730 Burley Drive looking west



6 725 Burley Drive looking east



7 740 Burley Drive looking west



8 750 Burley Drive looking west



9 760 Burley Drive looking west



10 735 Burley Drive looking northeast



11 787 Burley Drive looking northeast



12 1305 Taylor Way, Centre for Jewish Life

### Existing Site Access



### Existing Site Access Photos



1 Taylor Way at the junction of Inglewood Ave.



2 Inglewood Ave looking east from corner at Burley Dr.



3 Staff and delivery access from Inglewood Ave.



4 Burley Drive looking south.



5 Right in, right out at north of site from Jewish Centre parking and fire lane.



6 Fire lane at north of site.



### Existing Site Plan



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