

INFORMATION SHEET FOR PUBLIC H

The Atrium Seniors Home – 12251 No. 2 Road

We believe we have designed a very responsible and exciting development, which will help to alleviate the need for seniors housing in Richmond. While we have written extensively on some of the significant details, we wish to summarize as succinctly as possible here.

1. ***Huge Setback (Drawing #1)***
The red line is the 10-foot set back allowable under CD126 (Riverwind – 2 story townhouse) and also the R2 Zone. The Green line is our set back line at 34 feet.
2. ***Flip Building (Drawing #2)***
This demonstrates that ‘flipping’ the building causes the situation to worsen for three of five northern neighbors, and our west neighbor.
3. ***Shadowing (Drawing #3)***
+/- 95 % of the shadowing falls on our property. Few other developments can claim this. Our drawing shows March and September, therefore for six (summer) outdoor months of the year, shadowing is better (less) than demonstrated. These shadow demonstrations are benchmark for the Industry.
4. ***Comparable Shadowing (Drawing #4)***
This demonstrated shadowing caused by our development (34 foot set back) is one-third of that caused by a two-story townhouse (15 foot set back).
5. ***Zoning Options (Attachment # 5)***
Our development site coverage at 31% compares very favorably. Our side yard set back (34 feet) is significantly greater than comparables. Please note that the existing I2 Zone does not make ANY set back provisions. While our building height is minimally higher (i.e. 3 feet) than some, when combined with our setback, is a very positive situation.
6. ***Pictures (#2 Road Examples)***
These show a number of “precedent” developments along No. 2 Road:
 - Covenant Court – 3 stories over full parking – 17 foot set back (approx.)
 - Blundell at Garrison – 3 stories – 10 foot setback (approx.)
 - Trites Road townhouse – 2 story (34 feet high) – 15 foot set back
 - No. 2 Road single-family development – 2 story height (with balcony) – 4 foot setback

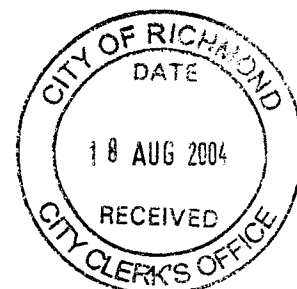
(These examples are ALL on the South side of neighboring properties)

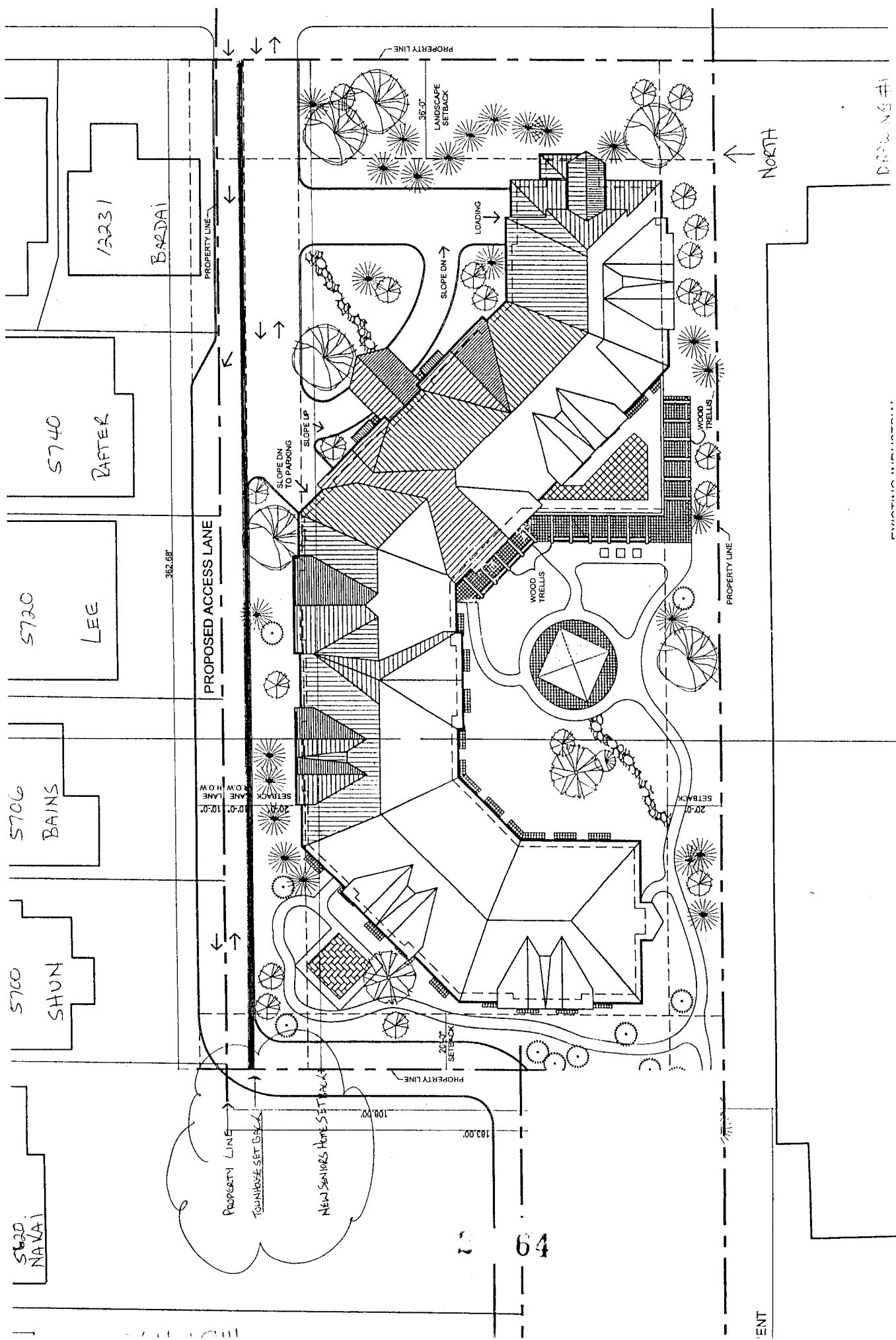
We feel our development merits strong favorable consideration given the significant setback, favorable shadowing studies, low site coverage and strong design features. All of these combined with a strong market demand, and the need for this type of seniors’ home in Richmond, will make this a strong and unique addition to the neighborhood and community.

Please call if you have questions or comments.

Thank you.

Peter Withers (604) 231-9050





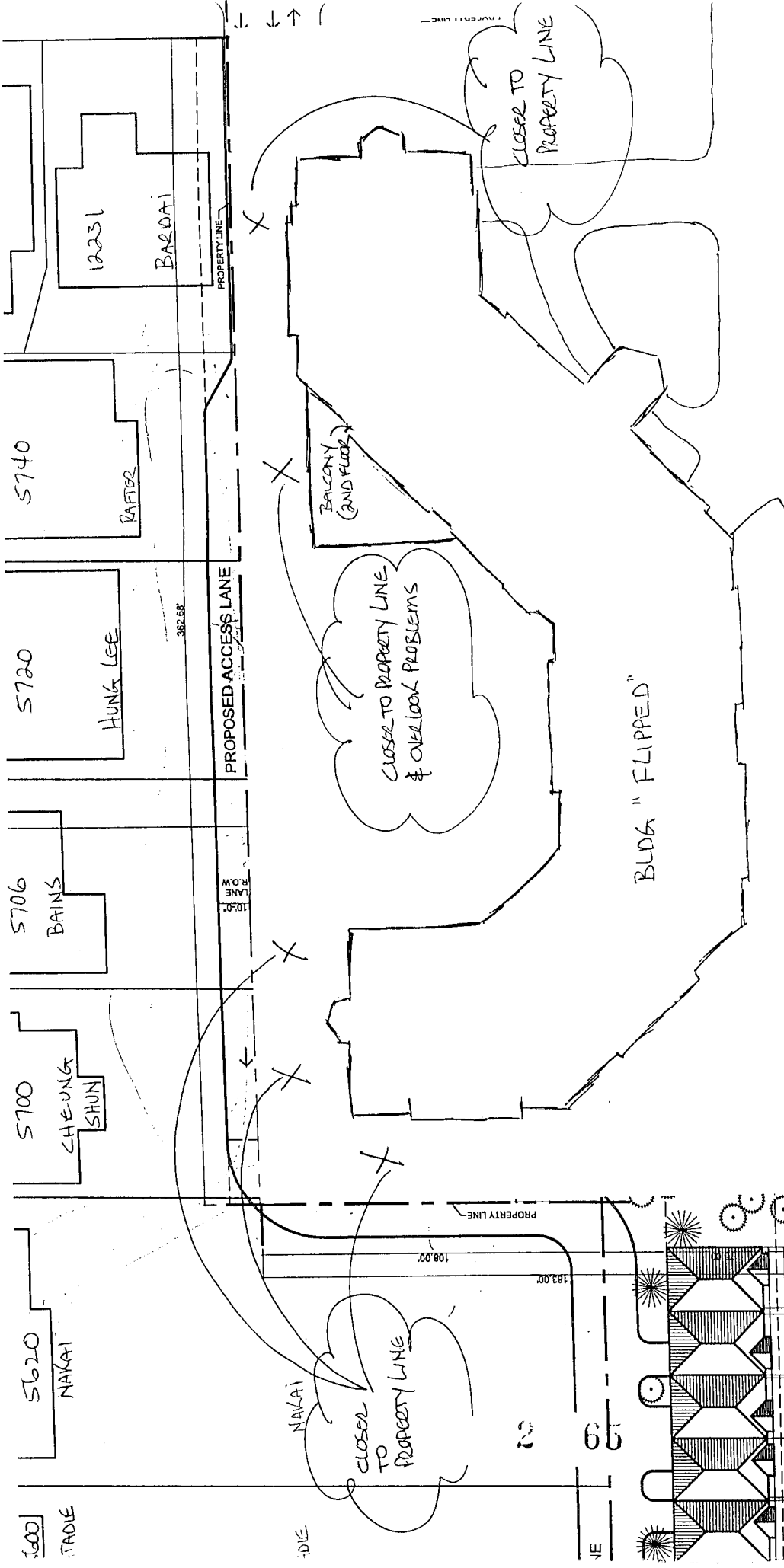
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DRAWING #1

PLANNING INFORMATION

← NORTH



ELOPMENT

2 65

100
TADIE

100

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PROPOSED SENIORS RESIDENTIAL DEVELOPMENT

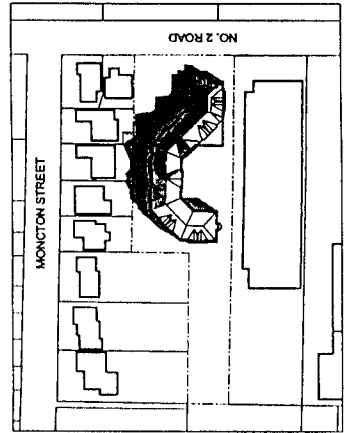
SHADOW ANALYSIS

June 3, 2004

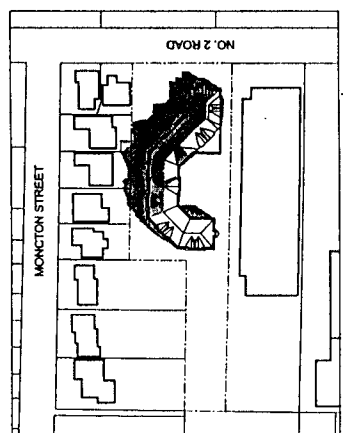
SCALE: 1/8" = 1'-0"

PROJECT # 200

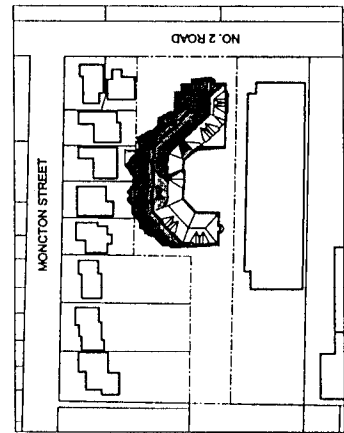
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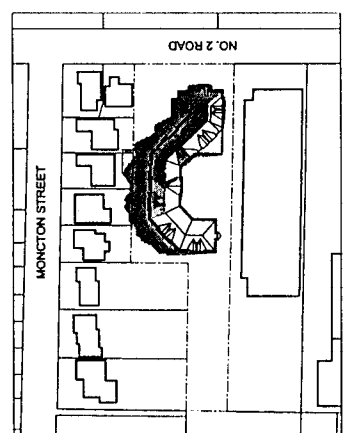
March 21 14:00 pm



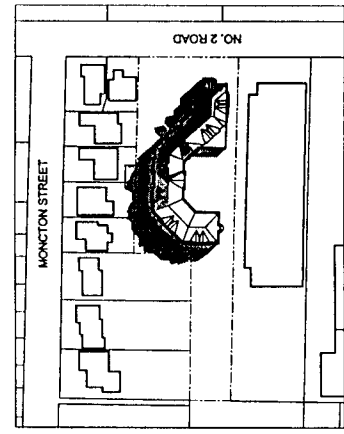
September 21 14:00 pm



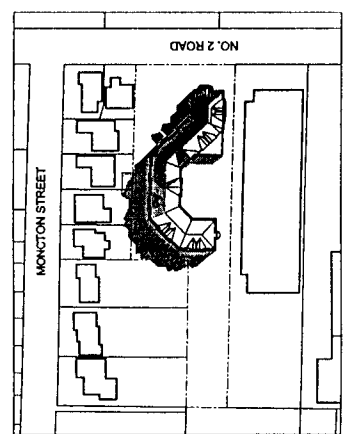
March 21 12:00 am



September 21 12:00 am



March 21 10:00 am



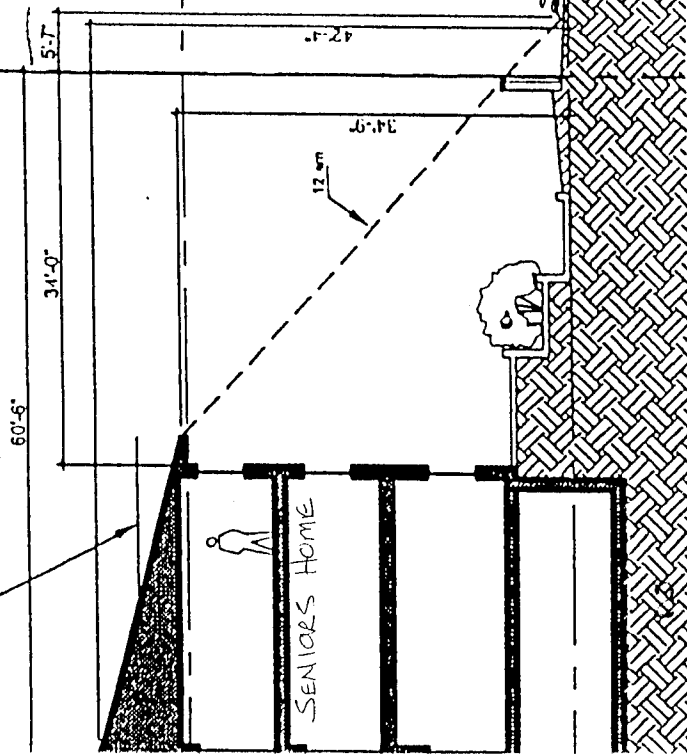
September 21 10:00 am

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PROPERTY LINE

EXISTING SINGLE FAMILY RESIDENCE

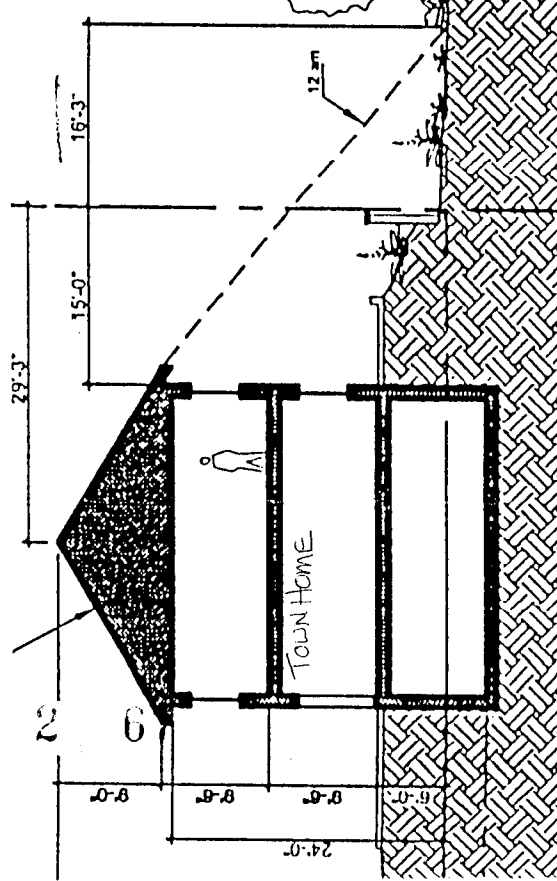
12:00 NOON
SEPT. OR MARCH
VIEW LOOKING WEST



APPROX
28'-4"

1st Floor

2
6



APPROX
28'-4"

1st Floor

12:00 NOON
SEPT. OR MARCH
VIEW LOOKING WEST

DATE: 4-1-87

SITE STATISTIC COMPARISONS

	ATRIUM SENIORS HOME	CD126 RIVER WIND	R1 SINGLE FAMILY	R2 TOWNHOUSE	R3 TOWNHOUSE & APARTMENT	R7 APARTMENTS	I2 EXISTING
Site Coverage	31%	46%	45%	40%	40%	40%	60%
FSR	0.88	0.79	0.45	0.65 +	+/- 0.85	0.9	1.0
Set Back (Side Yard)	34 ft.	9.8 ft.	3.9 ft.	9.8 ft.	19.7 ft.	19.7 ft.	None
Bldg. Height	42' 4"	39.37	+/- 2 ½ story	29.528 ft.	49.212 ft.	39.370 ft.	None

20080814



10431 #2 ROAD
ACROSS FROM STEV. HIGH SCHOOL.
3.9 FOOT SETBACK



COVENANT COURT
9260 # 2 ROAD.
3 STORIES OVER PARKING
20 FT SET BACK



BLUNDELL & GARLSON ±10 FT OR LESS



TAILES IS SET BACK