

ROSEWOOD SENIORS

CATEGORY-A SUPPORTIVE HOUSING



Project Description

Description
7860 Rosewood, is currently in the R5 zoning district. The project is in application for rezoning to CD (R5) to allow for the introduction of an 10-unit supportive housing project for seniors. The project will include communal dining facilities, common amenity spaces for leisure and activities in the main house. There will also be a secured backyard with gardens that will contribute to the local ecosystem and urban agriculture plots for the residents to freely enjoy, as well as an accessory building as a destination to go to outside of the main house where activites will be held.

Neighborhood Context
The site is located in a residential neighborhood with several parks in walking distance and one block away from Edmonds st a commercial street and transit route with direct access to the Skytrain.

Building Form and Character
The project is intended to provide supportive housing for seniors in a community based home-like environment. Therefore the project is in the form and character of a large single family house, suitable to the extended family living and care setting and fitting into the fabric of the single family house neighborhood that it is situated in. The project is also designed to be culturally sensitive to the Japanese Canadian community so that their elders can recieve care in a familiar cultural context. Therefore the project is designed with spaces and design elements that have a Japanese essence.

Outdoor Spaces
The project provides a generous front yard to greet visitors which includes parking spaces that will be surfaced with grassgrete to allow water to permeate and give a natural look to the front of the buidng. 3 designated parking spaces are provided including one covered accessible parking stall. The driveway can accomodate up to an additional 6 cars if required on the rare occasion. There is also a secured backyard with gardens and gardening plots for the residents to freely enjoy.

Amenity Spaces
There is a generous amount of amenity spaces provided in the project. There is a dining room on the main floor which opens up to a terrace facing the backyard, and a large leisure and activity space in the cellar which also opens up into a sunken garden. Lightwells and double height spaces are located by amenity spaces and corridors to allow for a nice amount of natural daylight to enter into the building and to create a nice connection with the outdoors. The bedrooms are located so they do not face the neighboring houses to the east and west to maintain views and privacy for the residents and the neighbors. In combination with the outdoor amenity spaces and the accessory activity building there is plenty of things to do within the site to allow residents to stay active and find their own daily routine.

Drawing List and Consultants

ARCHITECTURAL NSDA Architects Suite 201 134 Abbott St. Vancouver, BC, V6B 2K4 T: 604 669-1926 F: 604 683-2241			STRUCTURAL WSP 840 Howe Street, Vancouver, BC V6Z 2M1 T: 604 685-9381		
			MECHANICAL Smith + Andersen Suite 338 6450 Roberts Street, Burnaby, BC V5G 4E1 T: 604 294-8414		
			ELECTRICAL Smith + Andersen Suite 338 6450 Roberts Street, Burnaby, BC V5G 4E1 T: 604 294-8414		
			SURVEY Ken K Wong & Associates 5624 East Hastings St., Burnaby, BC V5B 1R4 T: 604 294-8881		
A-000	Cover Sheet, Project Statistics	NTS			
A-001	Project Statistics	NTS			
A-002	Renderings	NTS			
A-003	Survey	1/8"=1'-0"			
A-004	Site Plan	1/8"=1'-0"			
A-004a	Waste and Recycling Plan	1/8"=1'-0"			
A-005	Demolition Plan	1/8"=1'-0"			
A-006	FAR overlay	1/8"=1'-0"			
A-007	Tree Removal, Landscape Planting Plan	1/8"=1'-0"			
A-008	Fire Truck Access Plan	1/16"=1'-0"			
A-100	Basement Plan	1/4"=1'-0"			
A-101	Main Floor Plan	1/4"=1'-0"			
A-102	2nd Floor Plan	1/4"=1'-0"			
A-103	Roof Plan	1/4"=1'-0"			
A-104	Accessory Bld Plan	1/4"=1'-0"			
A-301	North & South Elevations	1/4"=1'-0"			
A-302	West & East Elevations	3/16"=1'-0"			
A-303	Section A-A, D-D	1/4"=1'-0"			
A-304	Section B-B, C-C	1/4"=1'-0"			

Consultants

Date	Issue / Revisions
August 23, 2019	Issued for Rezoning
June 12, 2020	Re-Issued for Rezoning
July 09, 2020	Re-Issued for Rezoning
August 26, 2020	Re-Issued for Rezoning
September 04, 2020	Re-Issued for Rezoning

Seal

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Project
Rosewood Seniors
Supportive Housing

7860 Rosewood Street,
Burnaby, B.C.

Sheet Title
Cover Page
Project Description

Project Number
19005
Scale

Sheet Number
A-000

A. Project Description:
Rosewood Seniors Category-A Supportive Housing

B. Civic Address(es) and Alias:
7860 Rosewood Street, Burnaby B.C.

Legal Address(es):
Plan of Survey of Parcel B (J65071E) of Lot 13, Block 4,
District Lot 90, Group 1, New Westminster District, Plan 555

C. Zoning
from: R5
to: CD (R5)

D. Vehicular Access From:
Rosewood Street

	Total:	
	m2	sq.ft.
Gross Site Area:	964.39	10381
7860 Rosewood Street,		
Road Dedication Area:	13.97	150.4
Net Site Area:	950.42	10230.6
Site Area for calculation of density:	950.42	10230.6

	Metric (m)	Imperial (f)
Total Lot Area	950.42	10230.6
Main House	258.54	2780
Garbage Shed	8.23	88.5
Accessory Building	38.27	411.5
Total Building Coverage	305.04	3280
Site Coverage %		32%
Max. Permitted Building Coverage %		40%

By Use:	Permitted			Proposed		
	FAR	m ²	sq.ft.	FAR	m ²	sq.ft.
R5 Calculation	0.65	617.77	6650	0.5	485.60	5227
Total FAR:	0.65	617.77	6650	0.5	485.60	5227

	Natural Grade		Finished Grade	
	Metric (m)	Imperial (f)	Metric (m)	Imperial (f)
NW corner	36.11	388.7	36.11	388.7
NE corner	35.99	387.4	35.99	387.4
SE corner	36.22	389.9	36.22	389.9
SW corner	36.56	393.5	36.56	393.5

	Metric (m)	Imperial (f)
Total Lot Area	950.42	10230.6
Total Building Coverage	305.04	3280
Terrace, Walkway , Stairs	306.65	3297.3
Total Impervious Surface	611.69	6577.3
Total Impervious Site Coverage %		64%
Max. Permitted Site Coverage %		70%

	Width		Depth	
	Metric (m)	Imperial (f)	Metric (m)	Imperial (f)
Gross	15.28	50.14	63.17	207.26
Net	15.28	50.14	62.23	204.18

Level(s)	Height of Floor(s)		Number of Floor(s)
	Metric (m)	Imperial (f)	
Cellar	-1.92	-6.33	1
Main Floor	0.58	1.9	1
Second Floor	3.93	12.9	1
Roof	8.69	28.5	1
Overall Height From Finished Grade			
Proposed	8.69	28.5	2
Permitted	7.4	24.3	2

Property	Required		Proposed	
	Metric (m)	Imperial (f)	Metric (m)	Imperial (f)
North	10.30	33.88	16.60	57.60
South	7.5	24.6	21.91	71.89
East	1.5	4.92	1.5	4.92
West	1.5	4.92	1.5	4.92

L. Gross Floor Area & Permitted FAR/GFA exemptions
Residential GFA Calculations:

Building A									FAR Exclusions				
GFA (Proposed) Calculation													
Level(s)	Number of Floors	Unit Area Per Floor (m2)	Total Unit Area (m2)	Common Area Per Floor (m2)	Total Common Area (m2)	Total FAR Exclusions (m2)	Gross Area Per Floor (m2)	Total Area (m2)	Amenity Area Exemption (m2)	Accessory Service Area Exemption (m2)		Total GFA Exemption (m2)	Total Gross Floor Area (m2)
Cellar	1	0.00	0.00	213.50	213.50	111.81	101.69	213.50	51.08	60.74		111.81	101.69
Main Floor	1	108.97	108.97	104.59	104.59	40.37	173.19	213.57	32.94	7.43		40.37	173.19
Second Floor	1	162.01	162.01	48.73	48.73	0.00	210.72	210.72	0.00	0.00		0.00	210.72
Total		270.98	270.98	366.82	366.82	152.19	485.60	637.79	84.02	68.17		152.19	485.60

M. Unit Count					
Building A Unit Count					
Type			Studio	Total	% Total
Minimum			27 m2 (290.6 sqft)		
Proposed			27 - 27.96 m2 (290.6 - 301 sqft)		
Standard				0	0
Adaptable			10	10	100%
Distribution			100%	100%	100%

Use	Resident	Electric	H/C
Required	4	100%	1/15
Provided	3	3	1
Total	3	3	1

Use	Bicycle	Scooter
Required	1	3
Provided	1	3
Total	1	3

R. Green Building	
BCBC Step:	1
Primary Energy Source:	BC Hydro
District Energy Ready:	N
Geoexchange Ready:	N

Use	Req. Storage	Req. Staging	Units	GFA	Storage	Staging
Residential:	10 x 0.44m2	4.4m2 x 0.4	10	485.6 m2 5227	7.4 m2 80sq.ft.	3.7 m2 40sq.ft.
Total:	4.4m2	1.76m2	10	485.6 m2	7.4 m2	3.7 m2



View From Front Yard



View From Back Yard

Consultants

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Seal

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Project
Rosewood Seniors
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7860 Rosewood Street,
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Sheet Title
Rendering

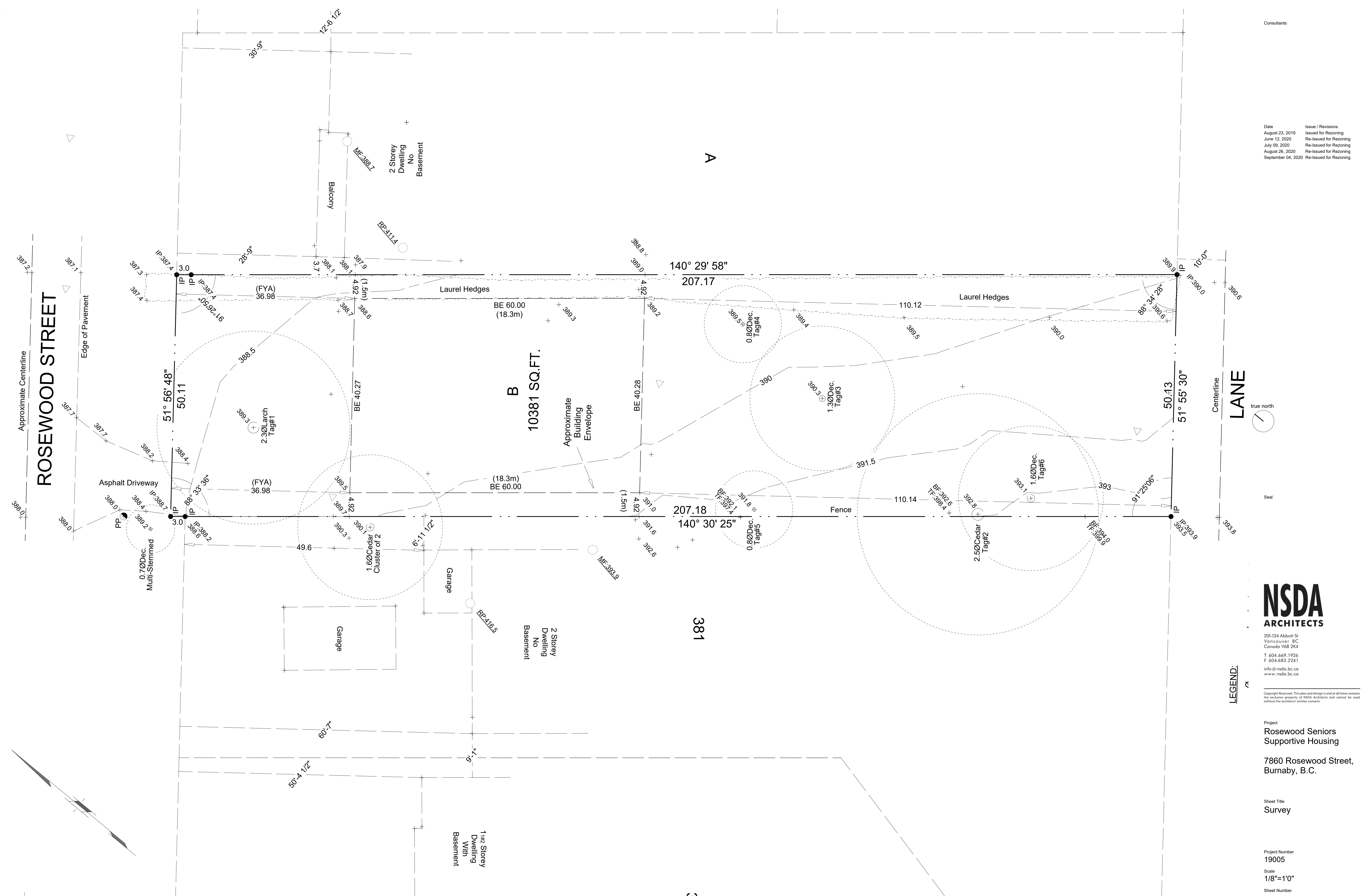
Project Number
19005

Scale
NTS

Sheet Number

A-002

Date	Issue / Revisions
August 23, 2019	Issued for Rezoning
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Project
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7860 Rosewood Street,
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Sheet Title
Survey

Project Number
19005

Scale
1/8"=1'0'

Sheet Number

A-003

Date	Issue / Revisions
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true north

Seal

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Project
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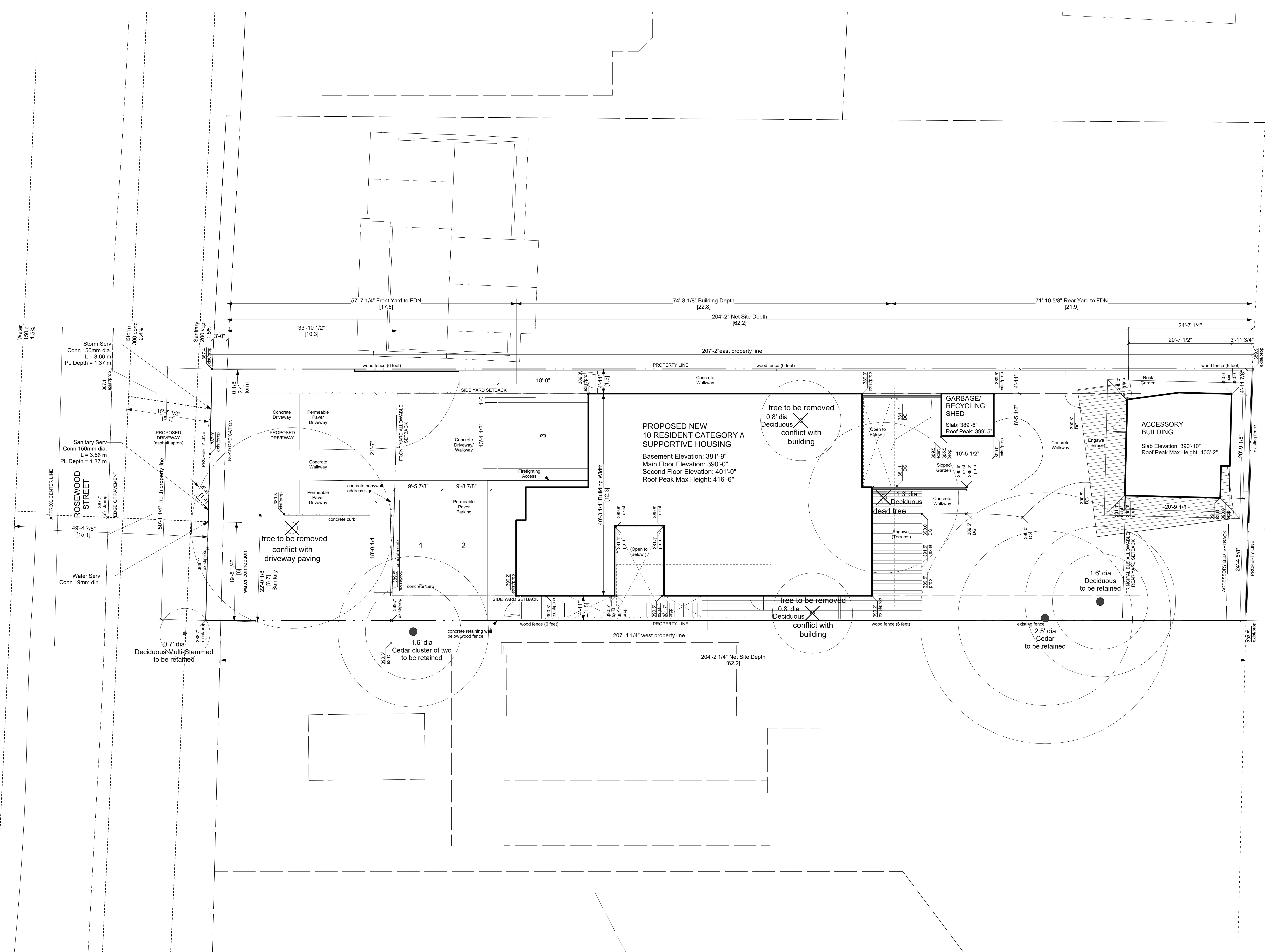
**7860 Rosewood Street,
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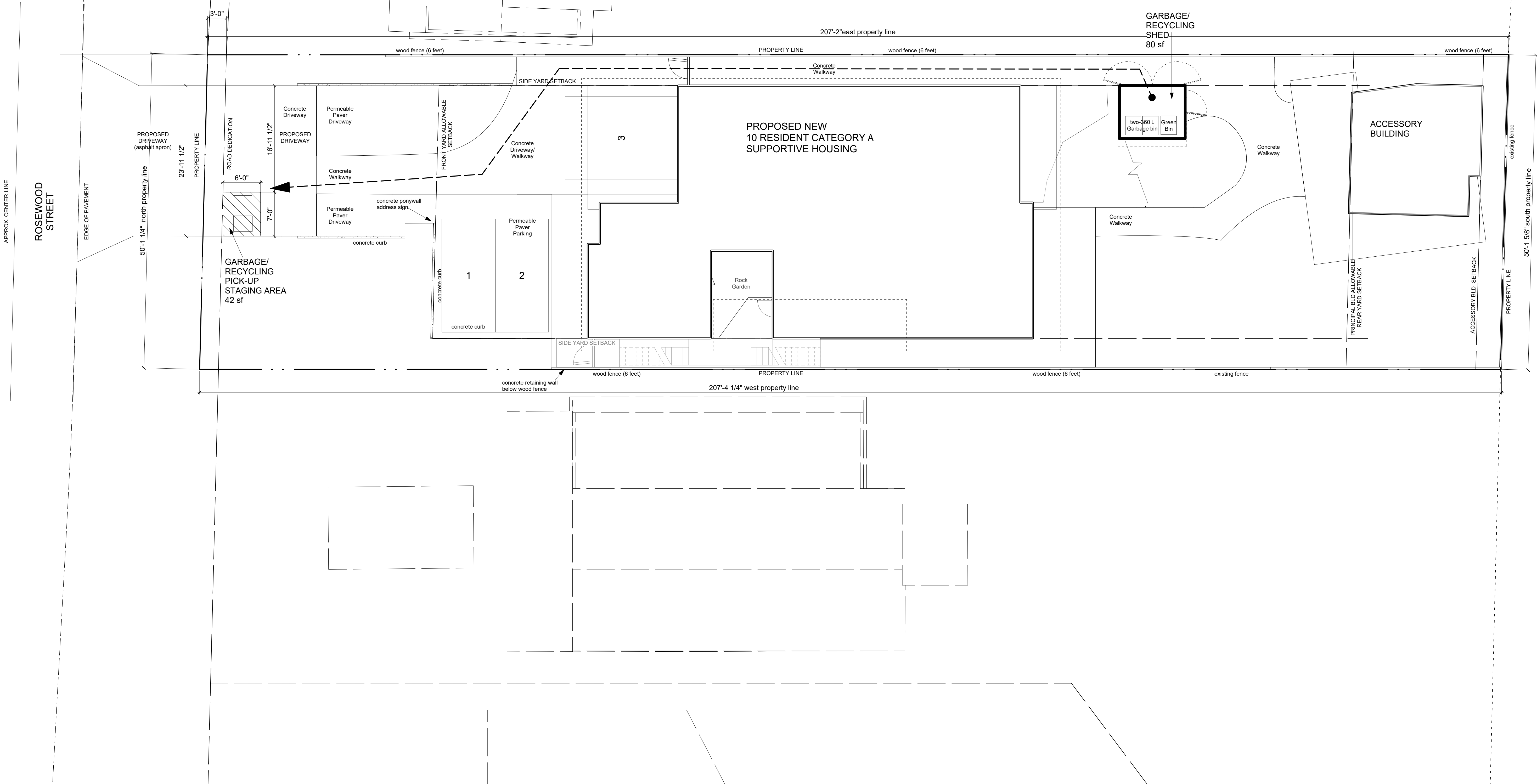
Sheet Title
Site Plan

Project Number
19005

Scale
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Sheet Number
A-004





Seal

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Sheet Title
Waste and Recycling Plan

Project Number

19005

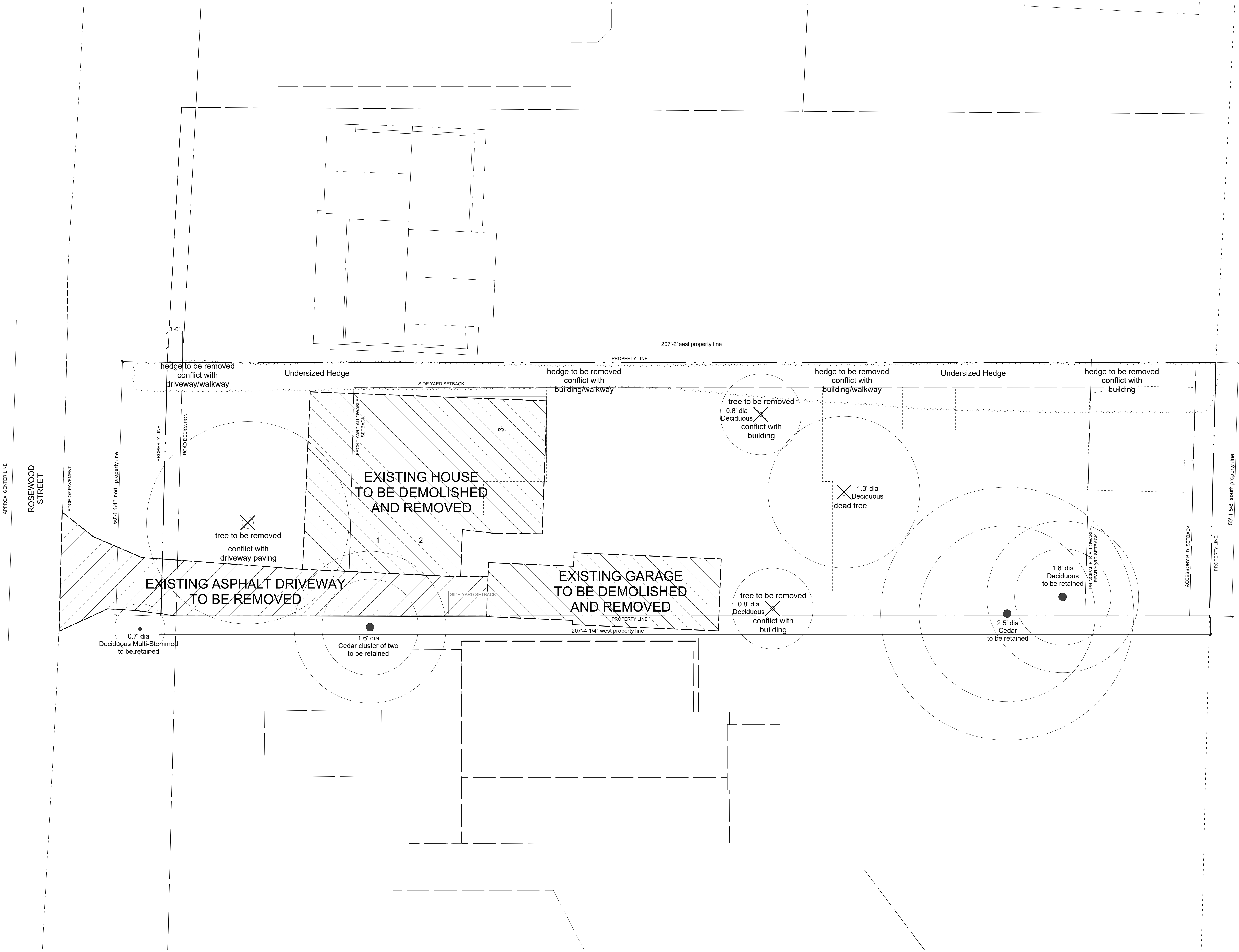
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Sheet Number

A-004a

Date	Issue / Revisions
August 23, 2019	Issued for Rezoning
June 12, 2020	Re-Issued for Rezoning
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**7860 Rosewood Street,
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Sheet Title
Demolition Plan

Project Number
19005

Scale
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Sheet Number

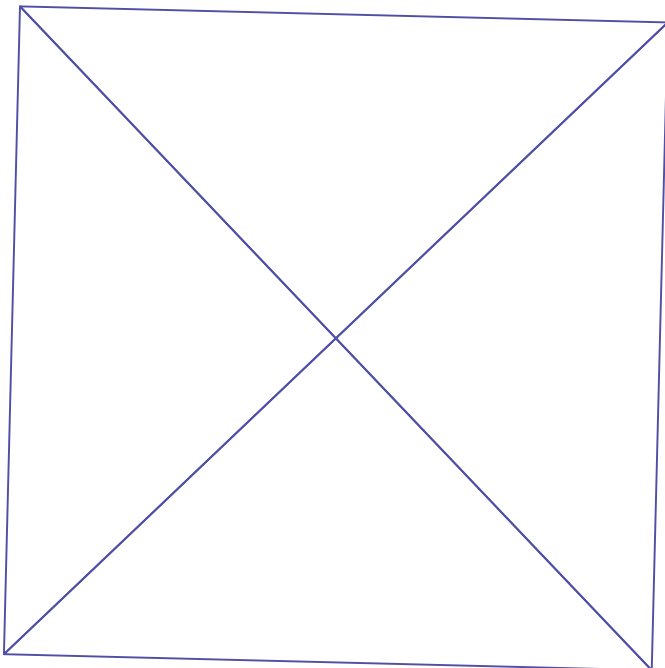
A-005

Second Floor:

Second Floor Area Total: 2268.2 sf

Legend:

- Resident Unit
- Amenity (excluded from GFA
max 13.6% of Allowable GFA)
- Service, Scooter, Basement Storage
Garbage (excluded from GFA)
- Circulation
- Staff, Kitchen, HK room
Common HC/WC
- Terrace, Sundeck,
Accessory Building



Date	Issue / Revisions
August 23, 2019	Issued for Rezoning
June 12, 2020	Re-Issued for Rezoning
July 09, 2020	Re-Issued for Rezoning
August 26, 2020	Re-Issued for Rezoning
September 04, 2020	Re-Issued for Rezoning

Main Floor:

Main Floor Area: 2298.9 sf

Main Floor Exclusion Total: 434.6 sf

Main Floor Area Total: 1864.3 sf

Above Ground Floor Area:

Main Floor Area: 2298.9 sf

Second Floor Area: 2268.2 sf

Above Grade Floor Area Subtotal: 4567.1 sf

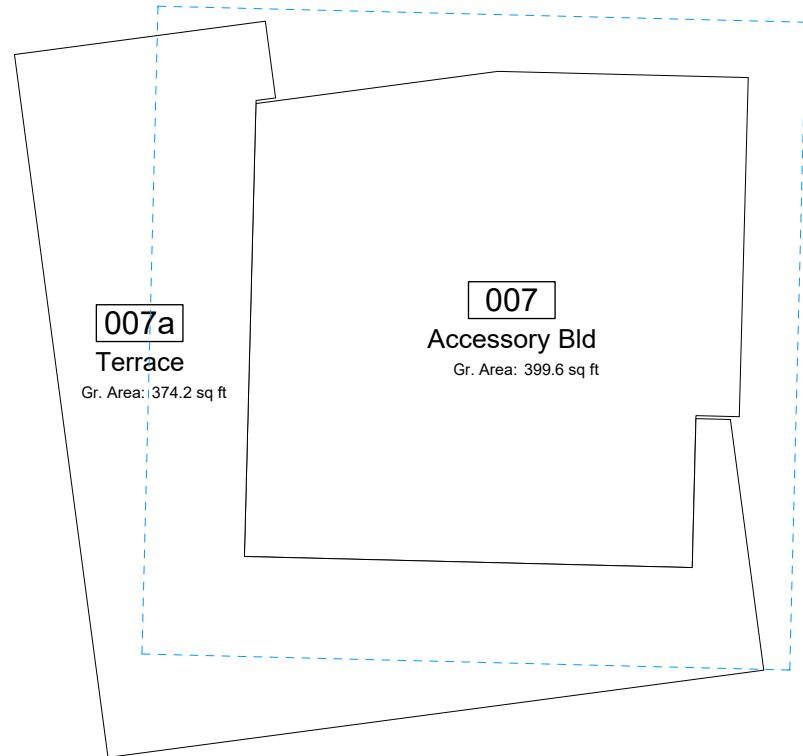
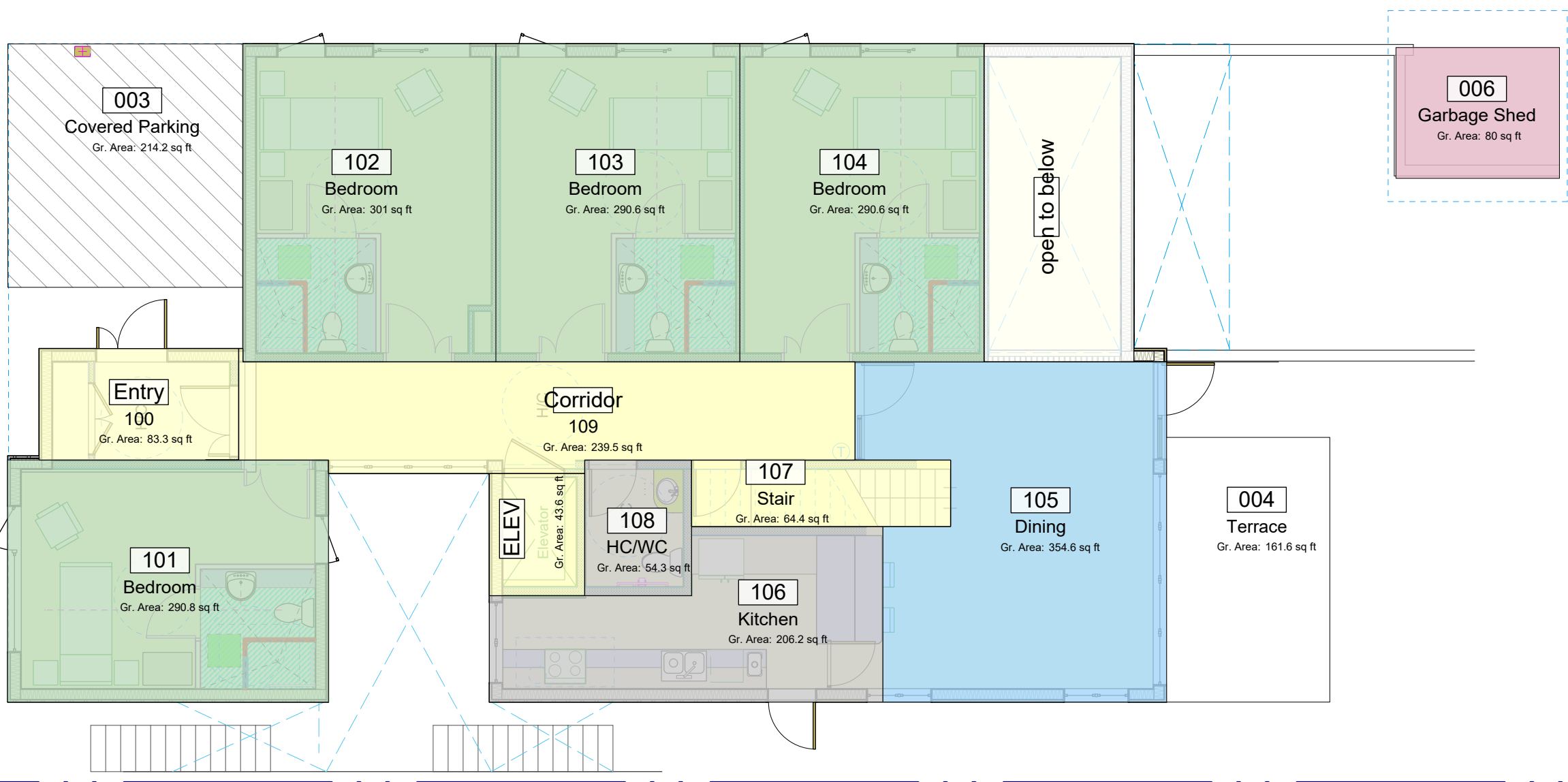
Main Floor Amenity Area: 354.6 sf

Main Floor Garbage/Recycling: 80 sf

AGFA Proposed: 4132.5 sf (0.40 FAR)

AGFA Allowable: 0.4 FAR

Site Area: 10230.6 sf



Accessory Building:
Accessory Building Floor Area: 399.6 sf
Accessory Building Terrace: 374.2 sf

true north

Seal

Basement:

Basement Floor Area: 2298.2 sf

Basement Exclusion Total: 1203.59 sf

Basement Floor Area Total: 1094.61 sf

Gross Floor Area:

Basement Floor Area: 2298.2 sf

Main Floor Area: 2298.9 sf

Second Floor Area: 2268.2 sf

Floor Area Subtotal: 6865.3 sf

Gross Floor Area Exclusions:

Amenity Space Area: 904.4 sf (13.6% max)

Scooter Parking: 146.8 sf

Accessory Service Spaces: 157 sf

Basement Storage/Laundry: 350 sf

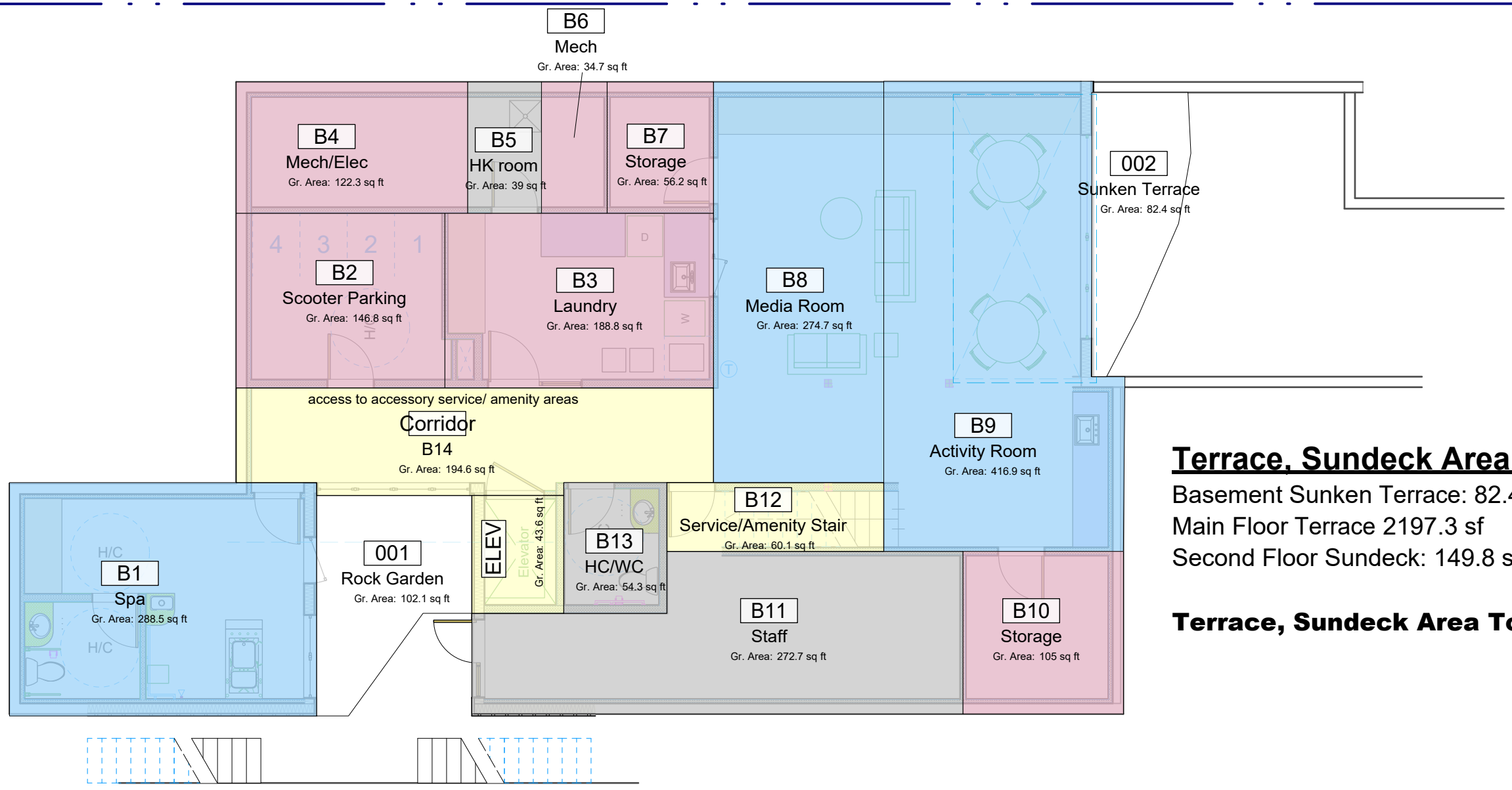
Garbage/Recycling: 80 sf

GFA Exclusion Total: 1638.19 sf

GFA Proposed: 5227.11 sf (0.51 FAR)

GFA Allowable: 6650 sf (0.65 FAR)

Site Area: 10230.6 sf



Terrace, Sundek Area:

Basement Sunken Terrace: 82.4 sf

Main Floor Terrace 2197.3 sf

Second Floor Sundek: 149.8 sf

Terrace, Sundek Area Total: 393.8 sf

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Rosewood Seniors
Supportive Housing

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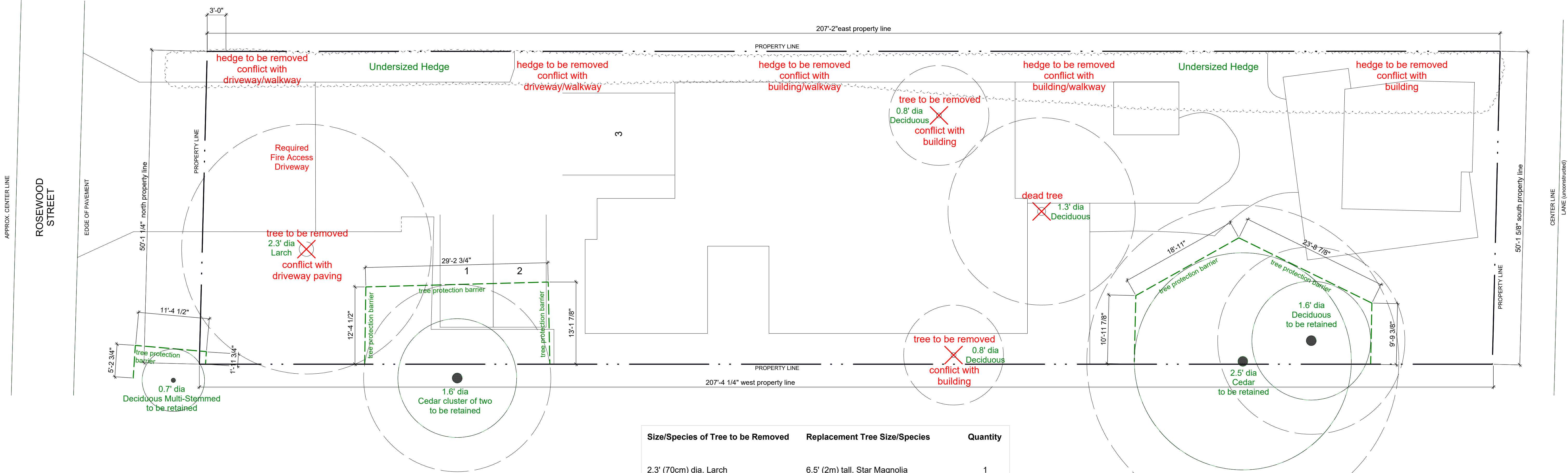
Sheet Title
FAR Overlay

Project Number
19005

Scale
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Sheet Number

A-006

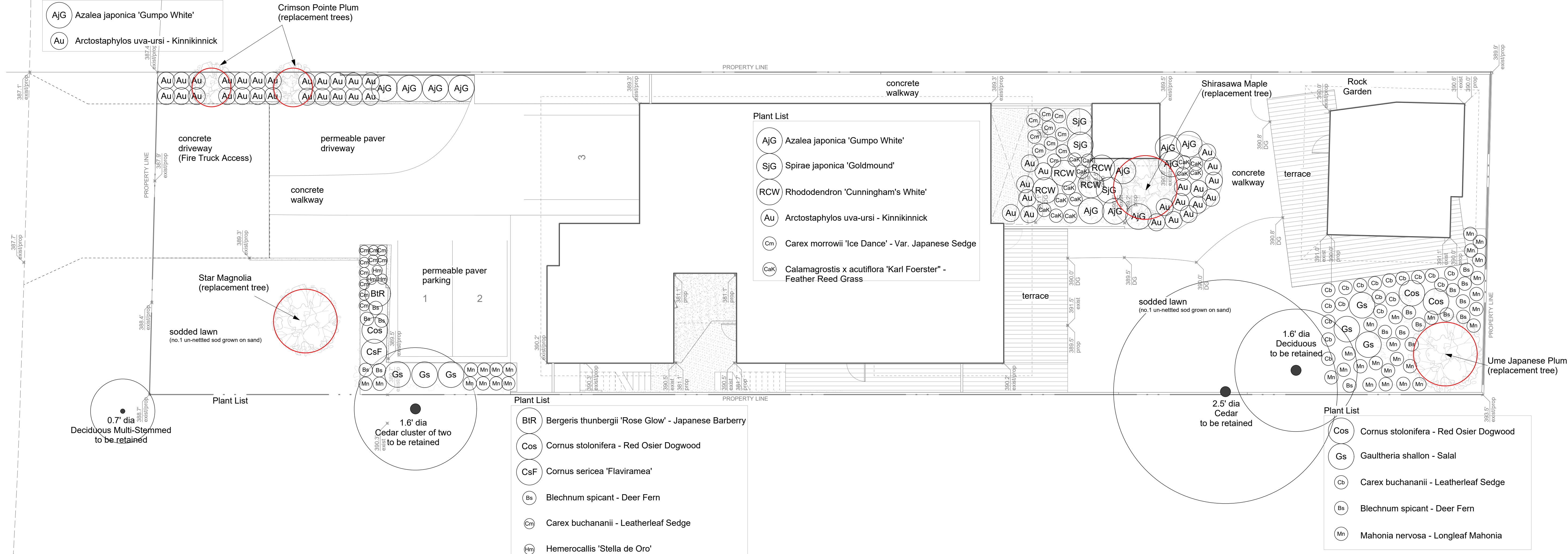


1 Tree Removal/ Tree Protection Plan
Scale: 1/8" = 1'-0"

Size/Species of Tree to be Removed	Replacement Tree Size/Species	Quantity
2.3' (70cm) dia. Larch	6.5' (2m) tall. Star Magnolia	1
	6.5' (2m) tall. Crimson Pointe Plum	2
0.8' (20cm) dia. Deciduous	6.5' (2m) tall. Ume Japanese Plum	1
0.8' (20cm) dia. Deciduous	2" (5cm) dia. Shirasawa Maple	1

Plant List

- AjG Azalea japonica 'Gumpo White'
 - Au Arctostaphylos uva-ursi - Kinnikinnick
- Crimson Pointe Plum (replacement trees)



2 Landscape Planting Plan
Scale: 1/8" = 1'-0"

true north

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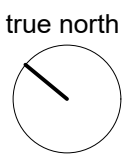
Sheet Title
Tree Removal Plan
Landscape Planting Plan

Project Number
19005

Scale
1/8"=1'0"

Sheet Number

A-007



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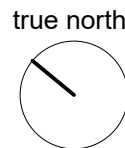
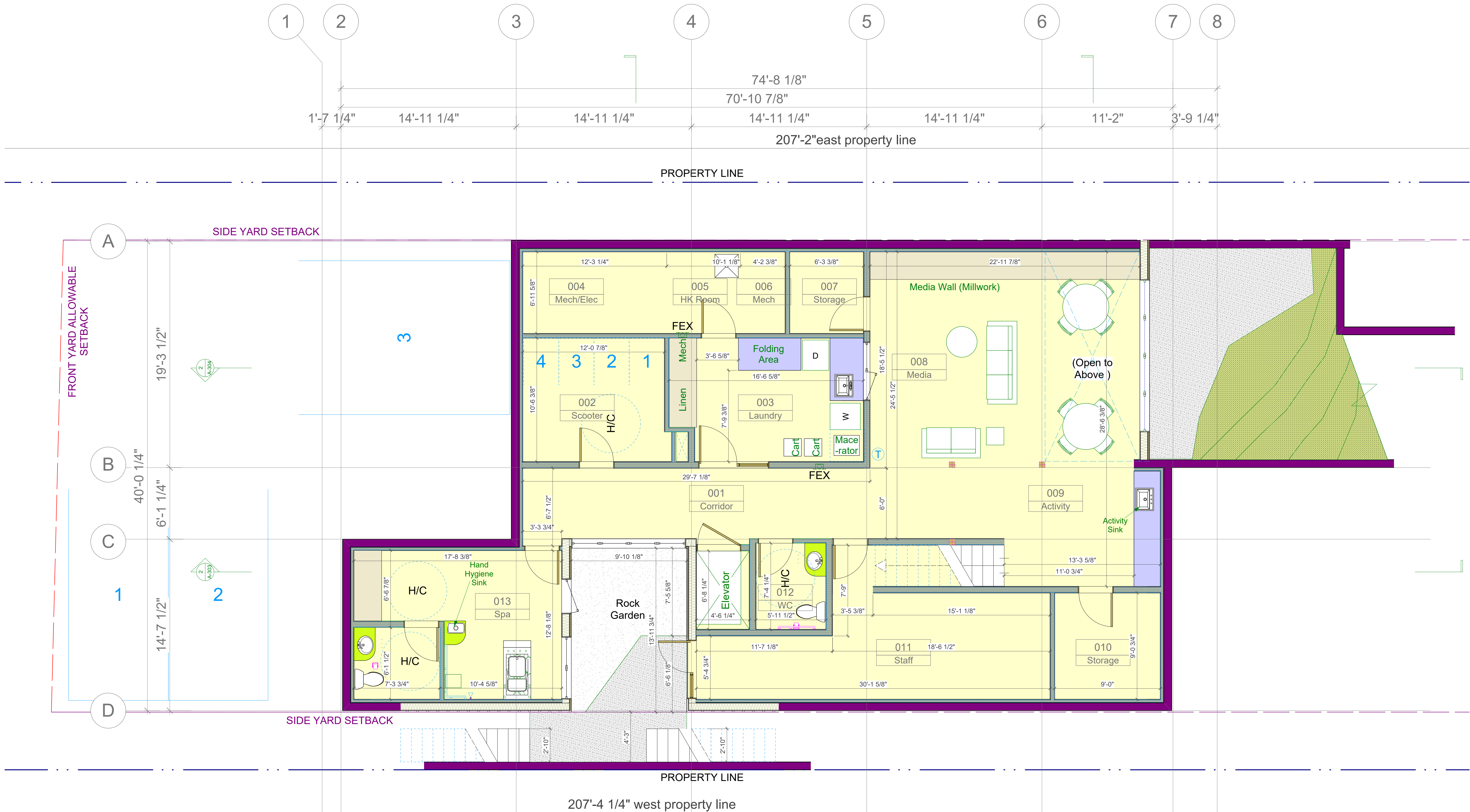
7860 Rosewood Street,
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Sheet Title
Fire Truck Access Plan

Project Number
19005

Scale
1/16"=1'0"

Sheet Number
A-008



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Project
**Rosewood Seniors
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**7860 Rosewood Street,
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Sheet Title
Basement Plan

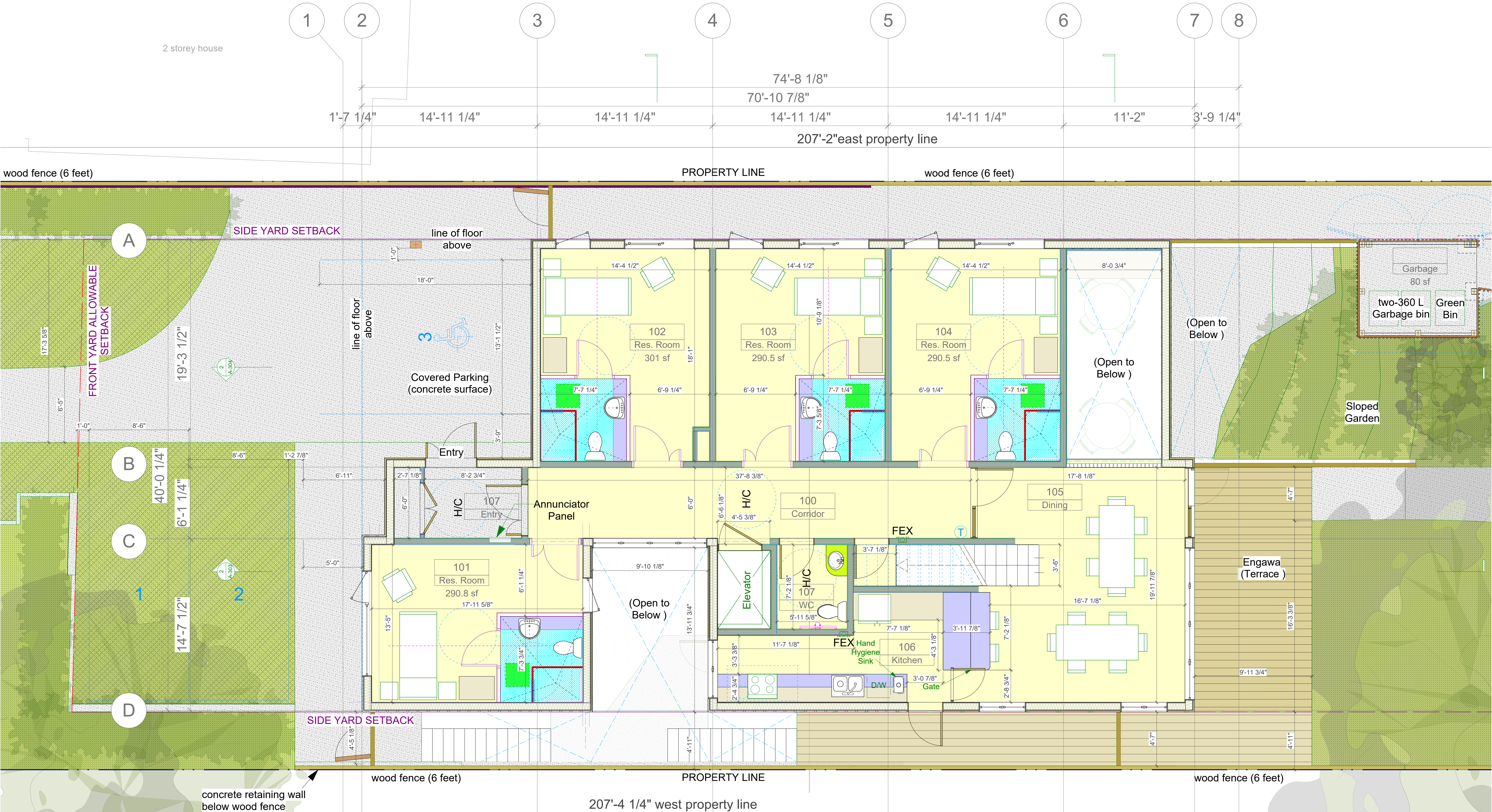
Project Number
19005

Scale
1/4"=1'0"

Sheet Number

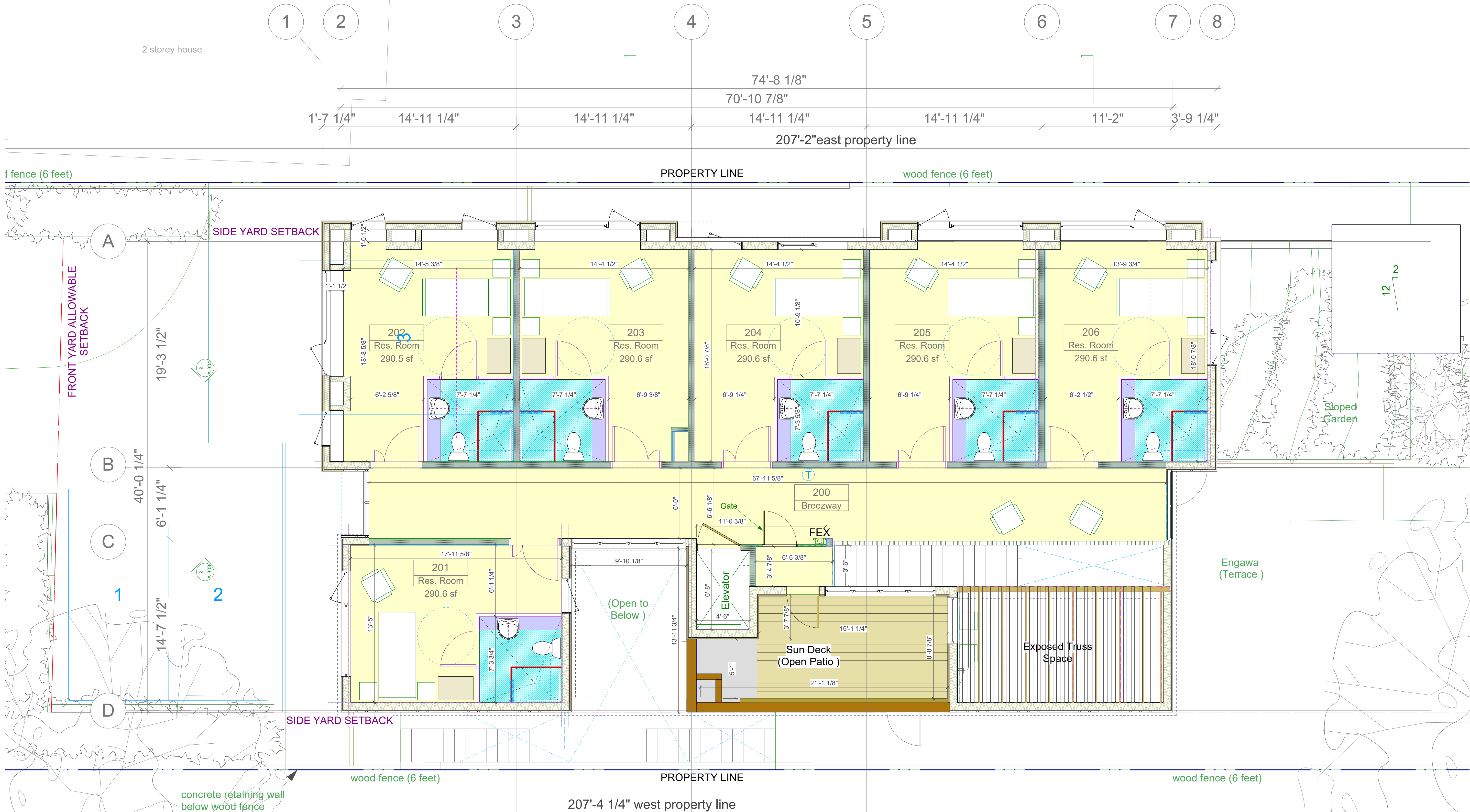
A-100

1 Basement Plan
Scale: 1/4" = 1'-0"
Basement Floor Area: 2298.2 sf
Basement Exclusion Total: 1203.59 sf
Basement Floor Area Total: 1094.61 sf



1 Main Floor Plan
Scale: 1/4" = 1'-0"

Main Floor Area: 2298.9 sf
Main Floor Exclusion Total: 434.6 sf
Main Floor Area Total: 1864.3 sf



1 Second Floor Plan
Scale: 1/4" = 1'-0"

Second Floor Area Total: 2268.2 sf

true north

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Project
Rosewood Seniors
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7860 Rosewood Street,
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Sheet Title
Second Floor Plan

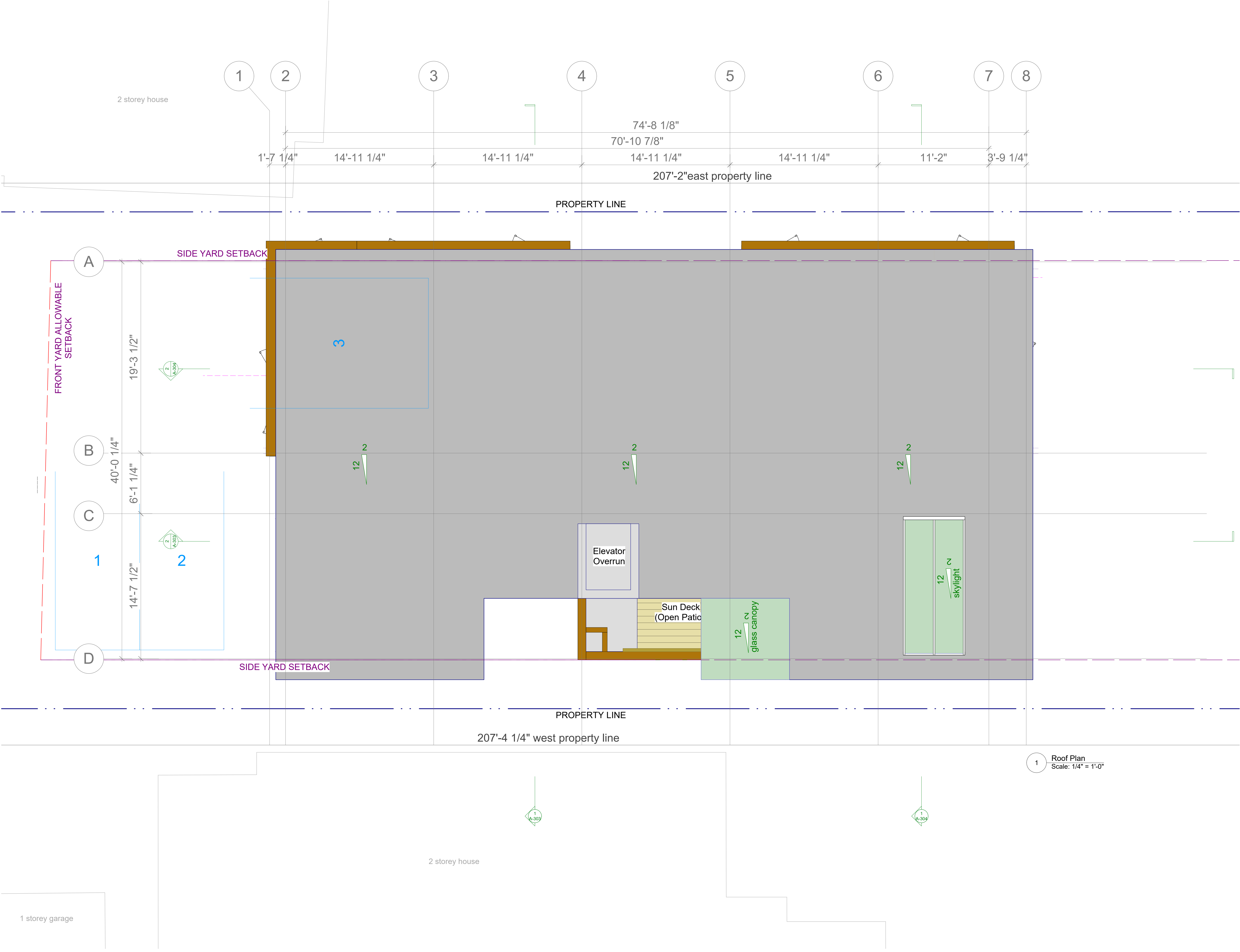
Project Number
19005

Scale
1/4"=1'0"

Sheet Number

A-102

Date	Issue / Revisions
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Project
**Rosewood Seniors
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**7860 Rosewood Street,
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Sheet Title
Roof Plan

Project Number
19005

Scale
1/4"=1'0"

Sheet Number
A-103



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7860 Rosewood Street,
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Sheet Title

Accessory Bld Plan

Project Number
19005

Scale
1/4"=1'0"

Sheet Number
A-104





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August 23, 2019	Issued for Rezoning
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**Rosewood Seniors
Supportive Housing**

**7860 Rosewood Street,
Burnaby, B.C.**

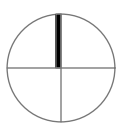
Sheet Title
**West & East
Elevations**

Project Number
19005

Scale
1/4"=1'0"

Sheet Number

A-302



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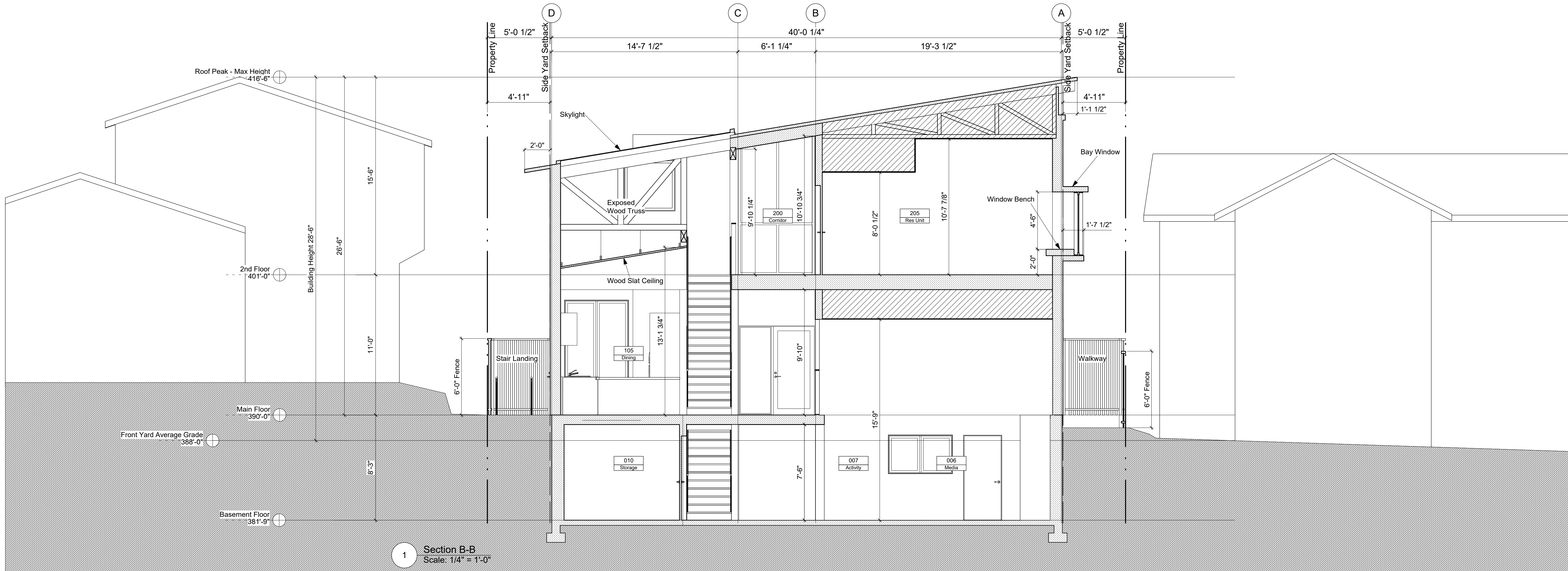
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Sheet Title
Section A-A, D-D

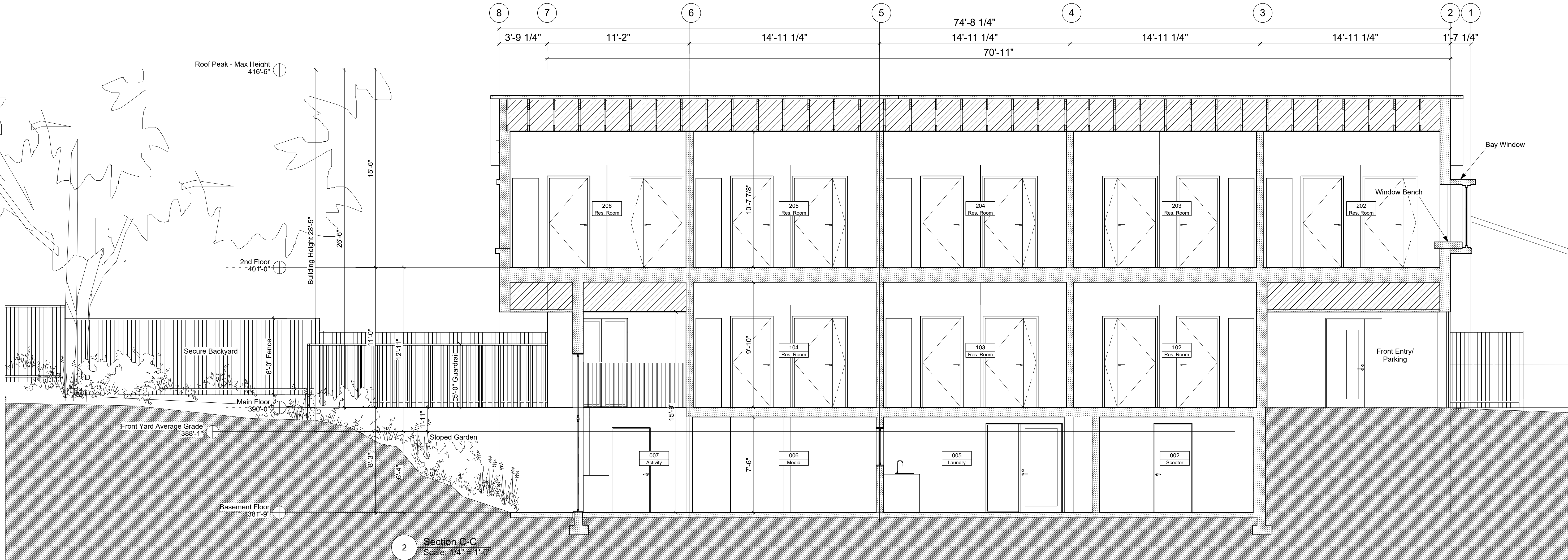
Project Number
19005

Scale
1/4"=1'0"

Sheet Number
A-303



1 Section B-B
Scale: 1/4" = 1'-0"



2 Section C-C
Scale: 1/4" = 1'-0"

Seal

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Project
**Rosewood Seniors
Supportive Housing**

**7860 Rosewood Street,
Burnaby, B.C.**

Sheet Title
Section B-B, C-C

Project Number
19005

Scale
1/4"=1'-0"

Sheet Number

A-304