

# VENTANA COMMUNITY NOTICE

## THE WESTERLEIGH RETIREMENT RESIDENCE

WEST VANCOUVER, BC NOVEMBER 2011

### OVERVIEW

This notice is intended to provide the public with general information about commercial construction taking place on the northwest corner of Marine Dr. and 22<sup>nd</sup> St. (the former Wetmore Motors site) in West Vancouver, BC.

The construction site is bordered by 22<sup>nd</sup> St. to the east, Marine Dr. to the south, John Robertson Park to the west and residences to the north.

Pacific Arbour Four Residences Ltd. ([PacificArbour.ca](http://PacificArbour.ca)) is building a seven-storey independent living retirement community with ground-floor retail units at the site.

Construction of this facility will be carried out by Ventana Construction Corporation, a Burnaby, BC-based company with more than two decades of construction experience in the Lower Mainland.

### PROJECT DETAILS

#### PROJECT DURATION

Work on this project will begin on November 21, 2011 and will last until summer 2013.

#### CONSTRUCTION HOURS

Site operations will generally adhere to the District of West Vancouver noise bylaw. Work will take place Monday to Friday from 7:30 a.m. to 5:30 p.m. and Saturdays from 8 a.m. to 5 p.m. From time to time, we may need to work outside of these hours. Ventana has applied for a bylaw variance from the District in these instances, and will endeavour to minimize the inconvenience for residents.



The Westerleigh Retirement Residence construction site is indicated in red. The westbound curb lane on Marine Dr. from 21<sup>st</sup> St. to Gordon Ave. will be closed to vehicle traffic for the duration of this project.



#### TRAFFIC FLOW

Westbound traffic along Marine Dr. will be restricted to one lane from 21<sup>st</sup> St. to Gordon Ave. for the duration of the project. Eastbound traffic along Marine Dr. will largely be unaffected by construction.

Traffic on 22<sup>nd</sup> St. will be minimally impacted by equipment / material deliveries and arrivals or departures from the construction site. Traffic control personnel will facilitate alternating traffic movement, as necessary.

Traffic control personnel will also be used to direct traffic on Marine Dr. and 22<sup>nd</sup> St. as necessary during periods of construction activity. Please obey all posted signage and traffic control personnel.

**The Westerleigh Retirement Residence**

## PARKING

Construction vehicles and equipment will be staged in the curb lane on Marine Dr. between 21<sup>st</sup> and 22<sup>nd</sup> streets outside the West Vancouver Community Centre, between the bus stops at the east and west ends of this block. Both bus stops will be in operation during construction.

Construction trade vehicles will be parking in the curb lane on Marine Dr. between 22<sup>nd</sup> St. and Gordon Ave. for the duration of the project. Public parking will NOT be permitted in this area.

Street parking will NOT be permitted on 22<sup>nd</sup> St. between Marine Dr. and the northern boundary of the site for the duration of the project.

## FENCING AND SECURITY

Ventana will erect fencing around the construction areas for the public's safety, as well as security and site management. A security company will be patrolling the site after hours and on weekends.

## PEDESTRIAN TRAFFIC

Pedestrian traffic will NOT be permitted on the north side of Marine Dr. between 22<sup>nd</sup> St. and Gordon Ave. Pedestrians travelling west along Marine Dr. past 22<sup>nd</sup> St. should cross to the south side of the street via the crosswalk at Marine Dr. and 22<sup>nd</sup>, and continue west on the south side of Marine Dr.

Pedestrian traffic will NOT be permitted on the west side of 22<sup>nd</sup> St. from Marine Dr. to the northern boundary of the construction site. Pedestrian traffic on the east side of 22<sup>nd</sup> St. will largely be unaffected by construction. Please obey all posted signage and watch for construction vehicles.

## ENVIRONMENTAL IMPACT

Ventana is committed to minimizing the environmental impact of construction for all of its projects. There will be site erosion sediment and control guidelines, waste recycling guidelines, low volatile organic compound guidelines and indoor air quality guidelines on this job site.

Additionally, this project is targeting Leadership in Energy and Environmental Design (LEED) Gold certification. All aspects of this project have been reviewed to ensure that the design and construction of this building support Pacific Arbour's commitment to delivering a sustainable, environmentally-conscious retirement community.

## HAVE QUESTIONS?

### CONSTRUCTION

Ventana would be happy to answer any questions you have about construction on this project. You can contact:

Ben Marsolais  
Ventana Project Coordinator  
604.291.9000  
[bmarsolais@ventanaconstruction.com](mailto:bmarsolais@ventanaconstruction.com)

Tony Zanetti  
Ventana Site Superintendent  
604.318.5784  
[tzanetti@ventanaconstruction.com](mailto:tzanetti@ventanaconstruction.com)

**If you have any questions for the developer,**

**please contact:** Russell Hobbs  
Pacific Arbour Four Residences Ltd.  
604.408.5811, ext. 102  
[russell@pacificarbour.ca](mailto:russell@pacificarbour.ca)

**For ongoing construction updates and information,**  
please visit [TheWesterleigh.ca](http://TheWesterleigh.ca).



**Ventana  
Construction.com**

604.291.9000

relationships to build on