

SENIORS' HOUSING IN WEST VANCOUVER

AN INVENTORY OF SENIOR-SPECIFIC MARKET AND NON-MARKET HOUSING AND CARE FACILITIES



The District of West Vancouver
Updated: July 2015

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COOPERATIVE—INDEPENDENT LIVING

AMBLEVIEW PLACE HOUSING COOPERATIVE

Ambleview Place is an equity cooperative housing complex with 42 units in total. As a non-profit facility, purchase costs remain below market prices. The building does not have any support programs, but is a highly sociable building. Members' participation is encouraged.

606 - 14th St., West Vancouver V7T 2R3

Website: ambleview.org

Housing provider: Ascent Real Estate Management

Housing type: equity cooperative/seniors affordable housing for independent living

Accommodation:

Type	No. Units	Unit Size
two-bedroom	25	604-950 sq.ft.
one bedroom	17	
TOTAL	42	

Wheelchair modified suites: none

Amenities/more details:

- near shopping and transit
- social programs
- no pets
- underground parking

Waiting list: varies

Eligibility:

- active seniors 60 years and older
- able to contribute and get involved



MARKET (NON-SUBSIDIZED)—INDEPENDENT LIVING

THE TIDES—AMICA AT WEST VANCOUVER

659 Clyde Ave., West Vancouver

Website: amica.ca/our-community-locations/british-columbia/amica-at-west-vancouver/

Housing type: strata title condominiums—-independent living (services available through adjoining Amica Mature Lifestyles assisted living and supportive housing rental apartments at 659 Clyde Ave – see page 14).

Type	No. Units	Unit Size
two-bedroom	7	1,480-1,810 sq. ft.
two-bedroom + den	6	1,860-2,560 sq. ft.
TOTAL	13	

LINCOLN GARDENS

2110 - 2150 Marine Dr., West Vancouver V7V 1K3

Contact: Norman Stewart

Phone: 604-988-0321

Housing provider: Goldstream Property Management

Housing type: strata title condominiums—-independent living

Accommodation:

Type	No. Units	Unit Size
1-2 bedroom units (different specifications)	56	650-1,200 sq. ft.

Wheelchair modified suites: none

Amenities/more details:

- underground parking
- common lounge/kitchen/pool table

Eligibility: 55 years plus

Turnover: 2-3 units per year



TUDOR GARDENS

843 22nd St., West Vancouver V7V 4C1

Website: 604realestate.ca

Housing provider: 604 Real Estate Services Inc.

Housing type: strata title condominiums for independent living

Accommodation:

Type	No. Units	Unit Size
one and two-bedroom units	33	740-1080 sq.ft

Wheelchair modified suites: none

Amenities/more details:

- lounge/garden/library
- building built in 1992
- no pets

Eligibility: 55 years plus

Turnover: 2-3 persons per year



NON-MARKET (SUBSIDIZED)—INDEPENDENT LIVING

CAPILANO TOWERS

1475 Esquimalt Ave., West Vancouver V7T 1L2

Housing provider: Capilano Seniors Citizens Society

Housing type: rental apartment for independent living

Accommodation:

Type	No. Units	Unit Size
one-bedroom	18	425 sq.ft.
bachelor/studio	54	350-400 sq.ft.
TOTAL	72	



Wheelchair modified suites: none

Amenities/more details:

- cable TV/utilities
- parking
- common lounge and library/social activities
- near transit/shopping

Waiting list: approximately 40-60 singles, 10-15 couples

Turnover:

- bachelor suites—approximately 5 per year
- 1 bedrooms—less than 1 per year

Eligibility:

- 55 years and older
- financial need: less than \$20,000/year income according to the Core Need Income Threshold (see definitions)
- seniority of registration

KIWANIS GARDEN VILLAGE

959 21st St., West Vancouver V7V 1X4

Housing provider: Kiwanis Seniors Housing Society of West Vancouver

Housing type: rental apartment for independent living

Accommodation:

Type	No. Units
one-bedroom	125
bachelor/studio	10
guest suite	2
TOTAL	137

Wheelchair modified suites: none

Amenities/more details:

- near shopping/transit/seniors centre
- parking
- no pets

Eligibility:

- 65 and older/capable of living independently
- receive OAS (Old Age Security)
- income less than \$42,000 (single) \$55,000 (couple) + assets below \$250,000
- BC resident at least 12 months
- preference given to West Vancouver residents



KIWANIS COURT

2151 Gordon Ave., West Vancouver V7V 1W1

Housing provider: Kiwanis Seniors Housing Society of West Vancouver

Housing type: rental apartments for independent living

Accommodation:

Type	No. Units
one-bedroom	80
bachelor/studio	7
TOTAL	87

Wheelchair modified suites: 1 suite

Amenities/more details:

- cable TV/utilities included
- elevator
- underground parking
- near shopping/transit/seniors centre
- amenity room/social activities
- no pets
- some tenants eligible for SAFER program

Waiting list: 10-15 people

Turnover: up to two years

Eligibility:

- less than \$26,339 gross income
- North Shore residents preferred
- 65 and older/able to care for themselves





KLAHANEE PARK LODGE

Klahanee is a housing development that accommodates both seniors' apartments and family town-houses. It is adjacent to the boundary between North Vancouver and West Vancouver.

380 Klahanie Ct., West Vancouver V7P 3P5

Housing provider: Klahanee Park Housing Society

Type of facility: rental apartments for independent living

Accommodation:

Type	No. Units
one-bedroom	56

Wheelchair modified suites: 2 suites

Amenities/more details:

- full time resident manager
- utilities included
- near transit
- no pets

Waiting list: exceeds 100 people

Turnover: less than 4 units per year

Eligibility:

- seniors 55 and older in seniors' apartments
- based on financial need (according to BC Housing's rating system)



LIBBY LODGE (HORSESHOE BAY)

6645 Nelson Ave., West Vancouver V7W 2A5

Housing provider: BC Housing

Type of facility: rental apartments for independent living

Accommodation:

Type	No. Units	Unit Size
one-bedroom	8	450 sq.ft.
bachelor/studio	37	360-420 sq.ft.
TOTAL	45	

* **Subsidy:** 30% income

Wheelchair modified suites: 1 suite

Amenities/more details:

- full-time resident manager
- weekly nurse visits
- cable TV/utilities included
- street parking/limited on-site parking
- amenity room/social activities
- near transit

Waiting list: 10-15 people

Eligibility:

- one-bedroom suites are for couples only
- BC Resident

Turnover: 10-15 people per year



SUNNYSIDE MANOR

1495 Esquimalt Ave., West Vancouver V7T 2V9

Housing provider: BC Housing (BCHMC)

Housing type: rental apartments for independent living

Accommodation:

Type	No. Units
one-bedroom	51
bachelor/studio	9
TOTAL	60

Wheelchair modified suites: ?

Amenities/more details:

- full time resident manager
- resident/tenants association
- utilities included
- near shopping/transit
- parking included
- pets/smoking allowed

Eligibility:

- 55 years plus or on disability pension
- financial need (monthly income must be less than \$1604/mo.)
- BC resident





NON-MARKET (SUBSIDIZED)—SUPPORTIVE & ASSISTED LIVING

KIWANIS INDEPENDENT HOUSING AND ASSISTED LIVING

2105 - 2195 Haywood St., West Vancouver

Housing provider: Kiwanis Seniors Housing Society of West Vancouver

Housing type: rental apartments and assisted living

Level of care: independent housing and assisted living

Accommodation:

Type	No. Units
INDEPENDENT HOUSING one-bedroom	51
ASSISTED LIVING one-bedroom	9
TOTAL	77

Wheelchair modified suites: all units designed to Level 2 Adaptable Design

Amenities for assisted living:

- social recreational program
- housekeeping/weekly laundry for bedding
- daily lunch and dinner, daily refreshments
- emergency response monitoring
- personal care (for assisted living)
- access to LPN (licensed nurse for assisted living)

MARKET (NON-SUBSIDIZED)—INDEPENDENT LIVING

THE WESTERLEIGH RETIREMENT RESIDENCE

The Westerleigh Retirement Residence offers a service-enriched housing environment for independent seniors 65+. The residence is surrounded by recreational and support services, conveniently located immediately west of the aquatic centre, the ice arena, the community centre, the Seniors' Activity Centre, as well as being close to ancillary amenities such as the West Vancouver Memorial Library and shops and services in Ambleside and Dundarave. This setting offers seniors convenience, security and comfort in a well-established community.

725 22nd St., West Vancouver V7V 4C1

Website: thewesterleigh.ca

Housing provider: Pacific Arbour Retirement Communities

Housing type: independent living

Accommodation:

Type	No. Units	Unit Size
studio	6	362 sq.ft.
one-bedroom	41	607-800 sq.ft.
one-bedroom + den	50	666-749 sq.ft.
two-bedroom	26	766-1045 sq.ft.

Type	No. Units	Unit Size
two-bedroom + den	5	1007-1345 sq.ft.
three-bedroom	1	1459 sq.ft.
guest suite	1	
TOTAL	130	

Wheelchair modified suites: ADL2: 80, ADL3: 50 (Conforms with CNV Adaptable Design Guidelines <http://www.cnv.org/City-Services/Community-Planning/Housing/Adaptable-Design>)

Amenities/more details:

- meals prepared by our in-house chef
- weekly suite housekeeping
- utilities including heat, hydro, basic cable TV
- in-suite laundry in most suites
- recreation, fitness and social activities
- transportation for scheduled appointments, shopping and group outings
- 24 hour emergency response monitored on-site
- daily check-in program
- suite insurance

Eligibility: ability to live independently and self-direct

Waiting list: subject to availability



AMICA MATURE LIFESTYLES INC.

659 Clyde Ave., West Vancouver

Website: amica.ca

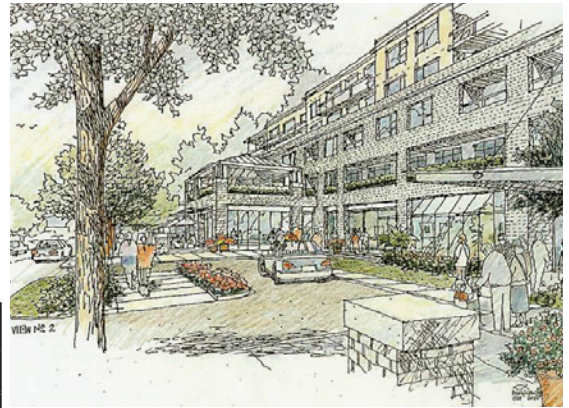
Housing provider: Amica Mature Lifestyles Inc.

Housing type: rental apartments

Level of care: supportive housing and assisted living

Accommodation:

Type	No. Units	Unit Size
SUPPORTIVE HOUSING		
studios	8	440 sq.ft.
one-bedroom	39	580 sq.ft.
one-bedroom + den	17	773 sq.ft.
two-bedroom	14	876 sq.ft.
sub total	78	
ASSISTED LIVING		
studios	32	426 sq.ft.
one-bedroom	2	613 sq.ft.
sub total	34	
TOTAL	112	



Wheelchair modified suites: 20 adaptable design units

Amenities/more details:

- wellness and vitality program
- housekeeping/weekly laundry
- gourmet meals
- emergency response monitoring



HOLLYBURN HOUSE

Since 1987, Hollyburn House has provided gracious retirement living housing in the heart of West Vancouver. Surrounded by a multitude of amenities, the facility offers two types of accommodation: independent living and assisted living suites

2095 Marine Dr., West Vancouver V7V 4V5

Website:

reveraliving.com/retirement-living/locations/hollyburn-house

Housing provider: Lifestyle Retirement Communities

Housing type: independent living and supportive living

Accommodation:

Type	No. Units	Unit Size
bachelor/studio	8	410-635 sq.ft.
one-bedroom	50	625-750 sq.ft.
two-bedroom	8	750-1000 sq.ft.
TOTAL	66	

Wheelchair modified suites: no suites

Amenities/more details:

- cable/utilities included
- meals provided
- fireside lounges, exercise centre, hobby room
- social activities and outings
- near transit/shopping
- housekeeping services

Eligibility: ability to live independently and manage health care needs

Waiting List: 2-6 months depending on availability



CAPILANO CARE CENTRE

This licensed care facility is situated in a picturesque setting on the bank of the Capilano River. Within walking distance of shopping, nature trails and bus stops, Capilano Care Centre offers ward (3 bed), semi private and private accommodations. The centre has been in operation since 1972 and can currently accommodate 217 residents. Admission is based on priority placement.

525 Clyde Ave., West Vancouver V7T 1C4

Housing provider: CPL Long-Term Care Real Estate
Investment Trust

Housing type: residential care facility

Level of care: personal, complex care, multi-level, intermediate, extended, special care unit

Accommodation: 217 beds

Wheelchair modified suites: none

Amenities/more details:

- 24-hour nursing care and emergency response
- weekly visits by medical advisor, podiatrist, private physiotherapist, pharmacist, dental hygienist, dietician
- meals provided
- laundry, hairdressing and housekeeping services provided
- languages spoken by staff include: Hindi, Punjabi, Tagalog, Cantonese, Mandarin and other European languages
- near shopping (Park Royal), nature trails and transit
- social activities and outings
- a walking program and a rehab studio

Waiting List: depends on assessment—contact Long Term Care Coordinator (West Community Health Centre)

Eligibility: determined by regional health authority's long-term care assessment



HOLLYBURN HOUSE CARE CENTRE

Since 1987, Hollyburn House has provided gracious retirement living housing in the heart of West Vancouver. Surrounded by a multitude of amenities, the facility offers two types of accommodation: independent living and assisted living suites.

2095 Marine Dr., West Vancouver V7V 4V5

Website:
reveraliving.com/retirement-living/locations/hollyburn-house

Housing provider: Lifestyle Retirement Communities

Housing type: intermediate care units and assisted living

Level of care: intermediate care (extended care not available)

Accommodation: 36 beds

Wheelchair modified suites: all suites (36)

Amenities/more details:

- 24-hour nursing care and emergency response
- cable/utilities included
- meals provided
- fireside lounges, exercise centre, hobby room
- social activities and outings
- near transit/shopping
- housekeeping services
- studio suites with private bathrooms
- one respite suite

Waiting list: approximately 1 year



INGLEWOOD CARE CENTRE—LODGE/ MANOR

Nestled among five acres of tree-lined walking trails, Inglewood's multi-level care centre accommodate 142 beds in private and semi-private suites.

725 Inglewood Avenue, West Vancouver V7T 1X5

Website: inglewoodcarecentre.com

Housing provider: Vancouver Coastal Health Authority

Housing type: lodge/manor—intermediate care

Level of care: Intermediate 3

Accommodation: 142 beds

Wheelchair modified suites: all 138 beds

Amenities/more details:

- limited number of private pay beds now available
- professional nurses, occupational and recreational therapists available
- laundry, housekeeping services
- meals provided
- cable TV
- secure on-site walking path
- social activities

Waiting list: determined by Regional Health Authority Long Term Care Assessor.

Eligibility: Intermediate Care 3 or higher





INGLEWOOD CARE CENTRE—PRIVATE HOSPITAL

Nestled among five acres of tree-lined walking trails, Inglewood’s multi-level care centre accommodates 91 beds in private and semi-private suites.

725 Inglewood Ave., West Vancouver V7T 1X5

Website: inglewoodcarecentre.com

Housing provider: Vancouver Coastal Health Authority

Housing type: hospital—extended care/sensitive care

Level of care: intermediate/extended.

Accommodation: 83 rooms, 93 beds

Amenities/more details: limited number of pay beds now available



WEST VANCOUVER CARE CENTRE—LONG TERM CARE FACILITY

1675 27th St., West Vancouver V7V 4K9

Phone: 604-925-1247

Email: admin.wvcc@telus.net

Housing provider: privately-operated contract care facility

Type of facility: residential care facility/24-hour care nursing home

Level of care: complex care which includes IC3 and EC.

Accommodation: 81 complex card beds (76 funded by VCHA)
private, 2-bed, 3-bed and 4-bed wards

Wheelchair modified: all 81 beds

Amenities/more details:

- meals provided
- daily housekeeping and activities—laundry and hair dressing services also provided
- regular wheelchair and walkers are accepted (motorized wheelchairs or scooters cannot be accepted)
- parking included
- near seniors centre, shopping and transit

Waiting list: to be eligible, one must have a Long Term Care Assessment—Long Term Care on the north shore determines the waiting list.



Independent living:	Independent living—personal care provided in people’s homes. Residents can hire personal care services such as housekeeping, meals on wheels etc.
Independent living with support (congregate housing):	Independent housing with some support services—some housing facilities offer hospitality services such as meals, social and recreational activities, housekeeping and an emergency response system.
Assisted living (registered):	<p>In addition to the hospitality services provided in independent living with support services, registered assisted living housing provides one or two of a set of “prescribed services” such as:</p> <ul style="list-style-type: none"> ▪ personal care services (regular assistance with activities of daily living, e.g. dressing, eating, personal hygiene etc.) ▪ administering and monitoring medication ▪ central storing or distribution of medication ▪ maintenance or management of resident cash resources or property ▪ monitoring of food intake or therapeutic diets ▪ structured behaviour management and intervention, and ▪ psychosocial rehabilitative therapy or intensive physical rehabilitative therapy.
Residential care (licensed):	Facility living—licensed care facilities provide accommodation, full time professional care/supervision, and three or more of the “prescribed services” listed under assisted living.
Core need income threshold (CNIT):	Canada mortgage and housing corporation produces annual core need income threshold tables (CNITS) for each community. CNITS set maximum income levels for different sized units in different areas of the province. These incomes represent the most people can earn and remain eligible for a rent subsidy. Below these income levels, it’s difficult for people to find un-crowded housing in good repair, without spending more than 30 per cent of their income for rent.