

COUNCIL AGENDA
Date: September 14, 2020 Item: 4.



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

4.

COUNCIL REPORT

Table with 2 columns: Field (Date, From, Subject, File) and Value (August 24, 2020, Lisa Berg, Senior Community Planner, Preliminary Development Proposal for Inglewood Campus of Care, 1020-01-2020)

RECOMMENDATION

THAT the development proposal for Inglewood Campus of Care as outlined in the report dated August 24, 2020 from the Senior Community Planner proceed to public consultation prior to the adoption of the Taylor Way Corridor Local Area Plan in accordance with Council's Preliminary Development Proposal and Public Consultation Policy.

1.0 Purpose

The purpose of this report is to seek Council's direction regarding a preliminary development proposal for 725 Inglewood Avenue and 721, 725, 733 and 735 Burley Drive (Appendix A). This report also summarizes Council's policy and recommends public consultation.

2.0 Legislation/Bylaw/Policy

Zoning Bylaw

725 Inglewood Avenue is zoned PH1 (Private Hospital Zone 1). It allows for assisted living, community care and hospitals as defined in the Hospital Act. The density (beds) permitted in the PH1 zone is a function of site area together with the permitted building envelope. The building envelope is defined by the building setbacks, building height and maximum number of storeys. There is no defined FAR (Floor Area Ratio).

The four residential lots that make up the rest of the site along Burley Drive are zoned RS3 (Single Family Dwelling Zone 3). RS3 allows for single family dwellings up to two storeys plus basement with a maximum FAR of 0.35.

A rezoning is required for all five lots to accommodate the proposal.

### *Interim Zoning Amendment Policy*

Council's Interim Zoning Amendment Policy guides the timing of Council's consideration of rezoning applications prior to the completion of Local Area Plans (LAPs) for properties located within LAP boundaries (such as the subject site). The Official Community Plan (OCP) enables its consideration prior to the completion of the LAP (see Section 3.0 below); however, as the site is not specifically identified as a site for change in the OCP, staff are seeking Council's determination (as per Policy 2.1.15) prior to proceeding to preliminary public consultation.

### *Preliminary Development Proposal and Public Consultation Policy*

Council's Preliminary Development Proposal and Public Consultation Policy establishes procedures to expand opportunities for public input, information sharing, and to provide a forum to identify and discuss potential issues and concerns early in the development proposal process. Prior to submitting a formal rezoning application, applicants will submit a preliminary development proposal and undertake public consultation to allow for initial staff review and public input.

### *Interim COVID-19 Public Consultation Strategy for Development Projects*

Council received information on the interim public consultation strategy for development applicants who are required to conduct public information meetings during the COVID-19 pandemic at its June 22, 2020 meeting. The strategy classifies the preliminary proposal as a "large project" and requires the applicant to undertake both virtual and in-person public engagement with public health protocols to be in place.

## **3.0 Official Community Plan**

The OCP provides direction to strengthen District centres and corridors through adoption of local area plans. The OCP aims to create capacity within those areas to provide for new housing units close to transit and amenities.

The subject site is located within the Taylor Way Corridor Local Area Plan Boundary. The public consultation and planning process for lands within the boundary has not yet been initiated.

Prior to the adoption of a local area plan, pursuant to OCP Policy 2.1.15, rezoning proposals may be considered within a Local Area Plan boundary by:

- a. Applying relevant District-wide policies contained in this plan and any existing area specific policies and guidelines; and
- b. Requiring the proposal's contribution to rental, non-market or supportive housing, or its advancement of low-carbon construction, or its ability to forward the public interest or provide other community benefits as determined by Council.

OCP Policy 2.1.17 supports new purpose-built market and non-market rental, seniors and supportive housing units by:

- a. Incentivizing new rental units through bonus density, increased height, and available zoning tools;
- b. Considering cash-in-lieu contributions to the District's Affordable Housing Fund when preferable for meeting the District's housing objectives;
- c. Considering financial incentives for non-market rental units (e.g., the reduction of development fees or charges, tax incentives);
- d. Reducing off-street parking requirements; and
- e. Securing market and non-market rental housing units in perpetuity through Housing Agreements and available zoning tools.

Although the preliminary development proposal complies with the directions of the OCP, an incidental OCP amendment would be required to place the site within a Development Permit Area (DPA). The associated development permit would regulate the form and character of the proposal.

#### **4.0 Financial Implications**

Financial analysis, including regarding Community Amenity Contributions, would accompany any subsequent review of a detailed application and associated report to Council.

Aligned with Council-endorsed strategies to inform the review of housing applications that provide a significant social benefit to meet a housing need, the District could consider waiving or reducing fees and costs associated with the proposal. As part of the review process, staff could undertake an analysis on the eligibility of the proposal to qualify for the reduction or waiving of certain fees and/or charges under the *Local Government Act* and District bylaws.

#### **5.0 Background**

5.1 Previous Decisions – Not applicable.

5.2 History

##### *Historic Development Approvals*

The Inglewood Care Facility (previously known as "Inglewood Hospital") has been a part of the community for over 50 years. The original site at 725 Inglewood Avenue was rezoned in 1963 to make way for the first building constructed on the site and opened in 1964. Since that time, the site has been subject to Council considerations in the past to accommodate various expansions to increase density (beds) and reduce parking requirements.

### *2017 Rezoning Proposal*

In 2017, a rezoning application was submitted by the prior operator to expand the existing 230-bed seniors' residential assisted living care facility to add 74 (net) beds, with support services and amenities. The proposal included two adjacent single family zoned lots at 721 and 733 Burley Drive. The applicant held a preliminary development meeting prior to making an application to receive feedback from adjacent neighbours. The applicant then submitted a rezoning application and Council directed further community consultation on the proposal take place and review by the Design Review Committee (DRC) and the North Shore Advisory Committee on Disability Issues (ACDI).

The DRC recommended re-submissions to address design issues related to the lack of a master plan, architecture, site planning issues, and tree retention. However, the application was abandoned and the proposal was not considered by the ACDI and a subsequent public meeting was not held. The file was closed.

A key issue with the previous application was that the applicant had not acquired the development rights to 725 Burley Drive, which lead to site planning and design development challenges. The current applicant has acquired this site, as well as 735 Burley Drive, is developing a comprehensive master plan, and proposes an alternate business and funding model.

### 5.3 Site Context & Background

The subject site is located at 725 Inglewood Avenue and 721, 725, 733 and 735 Burley Drive (Figure 1). It is bounded by Taylor Way to the east, Inglewood Avenue to the south, Burley Drive to the west and the Har El Congregation (North Shore Jewish Community Centre) and single family development to the north. It is generally level but has steep slopes at the northwest and southwest corners, with sharp grade changes along the Taylor Way frontage.



Figure 1: Subject Site

The existing facility currently uses 721 Burley Drive for administrative and storage purposes, the other individual lots are developed with single family dwellings. They were purchased with the intent to consolidate them with the main site.

## 6.0 Analysis

### 6.1 Preliminary Proposal

The developer, Baptist Housing, a non-profit organization, in partnership with BC Housing and Vancouver Coastal Health, has submitted a preliminary development proposal (**Appendix C**) to redevelop the subject site. The objective is to create a “campus of care,” giving residents choice to age in place, offering independent living, assisted living, affordable on-site staff or workforce housing and amenities.

Detailed design review of the proposed building form, character and siting has not yet been completed by staff. A preliminary site plan is shown in Figure 2. As the proposal is still within preliminary stages, requiring further public engagement and design development, comprehensive analysis of building form, character, siting, tree impact and traffic analysis would be required if the application proceeds to full submission.

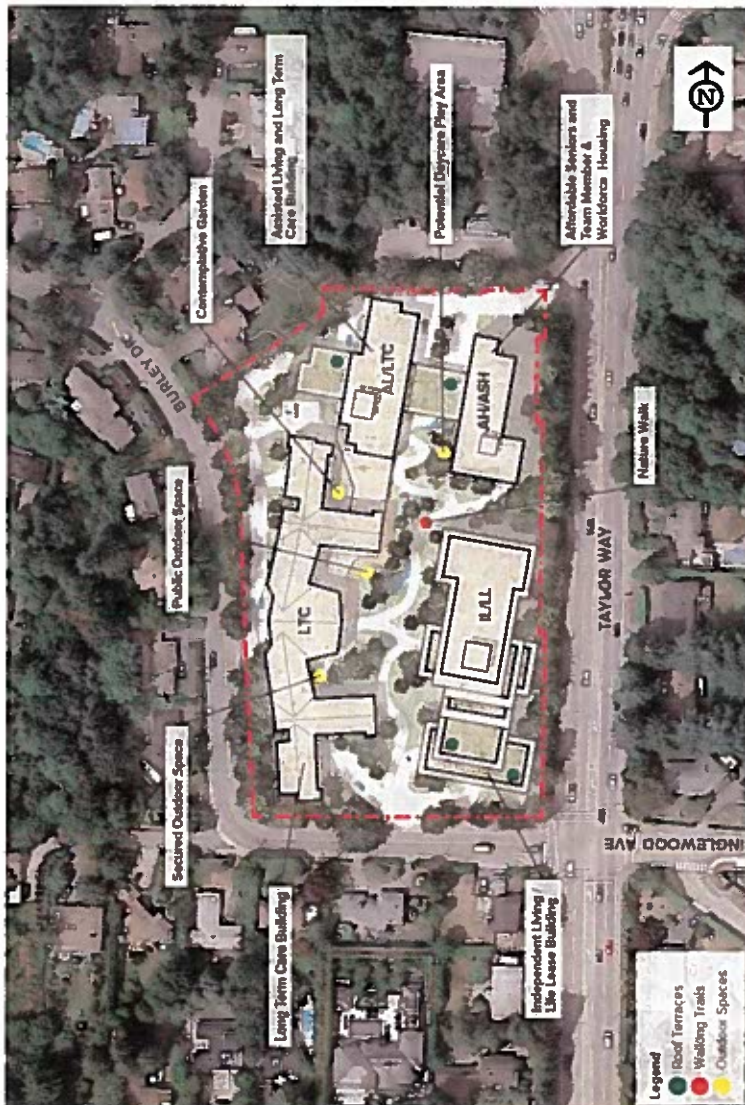


Figure 2: Site Plan

### *Housing Mix*

Four buildings are proposed that contain the following housing mix:

- **Building 1 – Long Term Care:**
  - 230 funded beds; and
  - 23 private-pay beds.
- **Building 2 – Assisted Living / Long Term Care:**
  - 50 private-pay assisted living units; and
  - 46 private-pay long term care beds.
- **Building 3 – Affordable Housing / Affordable Seniors Housing:**
  - 50 seniors' units;
  - 105 team / work force units.
- **Building 4 – Independent Living / Life Lease:**
  - 70 independent living units (private pay); and
  - 125 life-lease units.

Of this proposed housing mix, there would be a total of 385 “affordable/funded” beds and units within Buildings 1 and 3, 189 “private-pay” beds and units within Buildings 1, 2 and 4, and 125 life-lease units within Building 4, for a total of 699 beds and units across the site<sup>1</sup>. See **Appendix B** for a simplified site plan. There are no “typical” strata condo units proposed. The existing site currently contains 230 funded beds and 4 single-family lots, for a total of 234 beds and units. The proposal would retain 230 funded beds and deliver a net increase of 69 beds (private pay) and a net increase of 396 units (mix of affordable and market rates). The applicant will present a proposed unit mix (e.g. number studios and bedrooms per unit, etc.) as part of a full submission should the proposal advance.

The proposal would deliver a significant \$200 million dollar investment into the community, with significant funding from BC Housing and CMHC housing grants, in partnership with Baptist Housing. The applicant is investigating rent models, such as shelter rates for residents with fixed incomes, geared-to-income models based on 30% income, and the remaining balance at average low-end of market, all with the intent of keeping rental rates lower. Money raised from the life-lease units would be re-invested into the project to keep rents low for the non-market units. The applicant is also open to converting some of the private-pay beds into long-term care beds if the future demand warrants.

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<sup>1</sup> “Bed” is a bedroom/ensuite only, “unit” is a self-contained suite.

### *Proposed Phases*

A key component of the proposal is the requirement to maintain the existing long term care operations throughout the construction of the replacement of the long term care building. The preliminary phasing plan proposes initially to consolidate the Burley Drive lots and construct the long term care building (Building 1). Existing residents would then be moved into the new long-term care building by 2024 (target year). As part of the rezoning application, the applicant would provide a detailed phasing plan for the demolition of the existing building and construction of the other proposed buildings.

### *Transportation/Circulation*

The applicant is exploring site circulation during development, including:

- Primary site access from Inglewood Avenue with the existing driveways consolidated and moved further west away from the intersection at Inglewood Avenue and Taylor Way;
- New access from Taylor Way at the northeast corner of the site with a limited right-in/right-out movement (under review by the Ministry of Transportation and Highways and District staff) to the underground parkade; and
- New access from Burley Drive.

Parking will be primarily underground (access, number of spaces, and layout to be determined). Visitor parking and electric vehicle (EV) charging would be provided as per the Zoning Bylaw requirement. All proposed access points are under review.

See **Appendix C** for the preliminary proposal.

### *Policy Analysis*

The subject site is located within the Taylor Way Corridor Local Area Plan boundary. It is estimated that between 500 and 600 net new housing units could be accommodated in the study area. Currently staff are working on planning for the Horseshoe Bay Local Area Plan (LAP) and it is anticipated that Council will direct the preparation of the Taylor Way Corridor LAP in future. Although the site is within the study area, the OCP enables the consideration of rezoning proposals where significant housing needs can be met (seniors, rental, non-market or supportive housing) or where other community benefits as determined by Council are provided.



The proposal supports the housing objectives in the OCP as it would deliver new seniors' supportive and purpose-built rental housing, and affordable site staff or work-force rental housing in a location close to transit and amenities. With the proposed publicly-subsidized long term care facility and a mix of affordable units the proposal offers significant public benefit to be considered in advance of the LAP. Positioned near a major access hub to the Upper Levels Highway (Highway 1), it allows for easy access for residents, families and staff. As well, the proposed work-force housing present a significant opportunity for all staff to reside on-site lowering the need for vehicle ownership and/or usage.

## 6.2 Sustainability

Rezoning proposals are expected to deliver high-performance buildings, including exceeding the minimum step of the BC Energy Step Code required by the Building Bylaw in accordance with Council's Sustainable Buildings Policy.

Good land use planning principles include providing a variety of housing choices within the community in locations that are nearby public transit, amenities, services and recreational opportunities. The location of the site and delivery of a continuum of care of seniors' housing (e.g. care beds, assisted living and independent living) and purpose-built rental housing for site staff or general work-force housing would promote more sustainable development within the community.

## 6.3 Public Engagement and Outreach

### *Public Information Meeting*

If the proposal proceeds at this time, community consultation regarding the preliminary development plans will include a public information meeting (both virtual and "in person") to be held by the applicant in accordance with Council's Preliminary Development Proposal and Public Consultation Policy.

### *Website*

In alignment with current practise, information about the preliminary proposal is placed on the District website.

## 6.4 Other Communication, Consultation, and Research

Should the proposal proceed at this time, planning staff will consult with staff from various departments in order to identify issues and concerns for the proponent to respond to. The District has begun preliminary discussions with the Ministry of Transportation and Infrastructure regarding the proposed access from Taylor Way. Taylor Way forms a part of Highway 99 and is within the jurisdiction of the Province.

## 7.0 Options

### 7.1 Recommended Option

It is recommended that the preliminary development proposal for the Inglewood Campus of Care proceed to public consultation in accordance with Council's Preliminary Development Proposal and Public Consultation Policy.

## 7.2 Considered Options

- a) Defer consideration pending the receipt of additional information; or
- b) Not consider a preliminary development proposal until the completion of the Taylor Way Corridor Local Area Plan.

## 8.0 Conclusion

This report recommends that the preliminary development proposal for 725 Inglewood and 721, 725, 733 and 735 Burley Drive proceed to public consultation in advance of the Taylor Way Corridor Local Area Plan. As enabled by OCP policy 2.1.15, advancement of preliminary proposals will allow public feedback on the potential development of the site and gauge public support for the proposed mix of housing prior to the LAP.

Approval of the recommendations in this report would not create any legal rights for the applicant or any other person, or obligation on the part of the District. Expenditure of funds or incurred costs are at the risk of the person making the expenditure or incurring the cost.

Author:



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Lisa Berg, Senior Community Planner

Concurrence

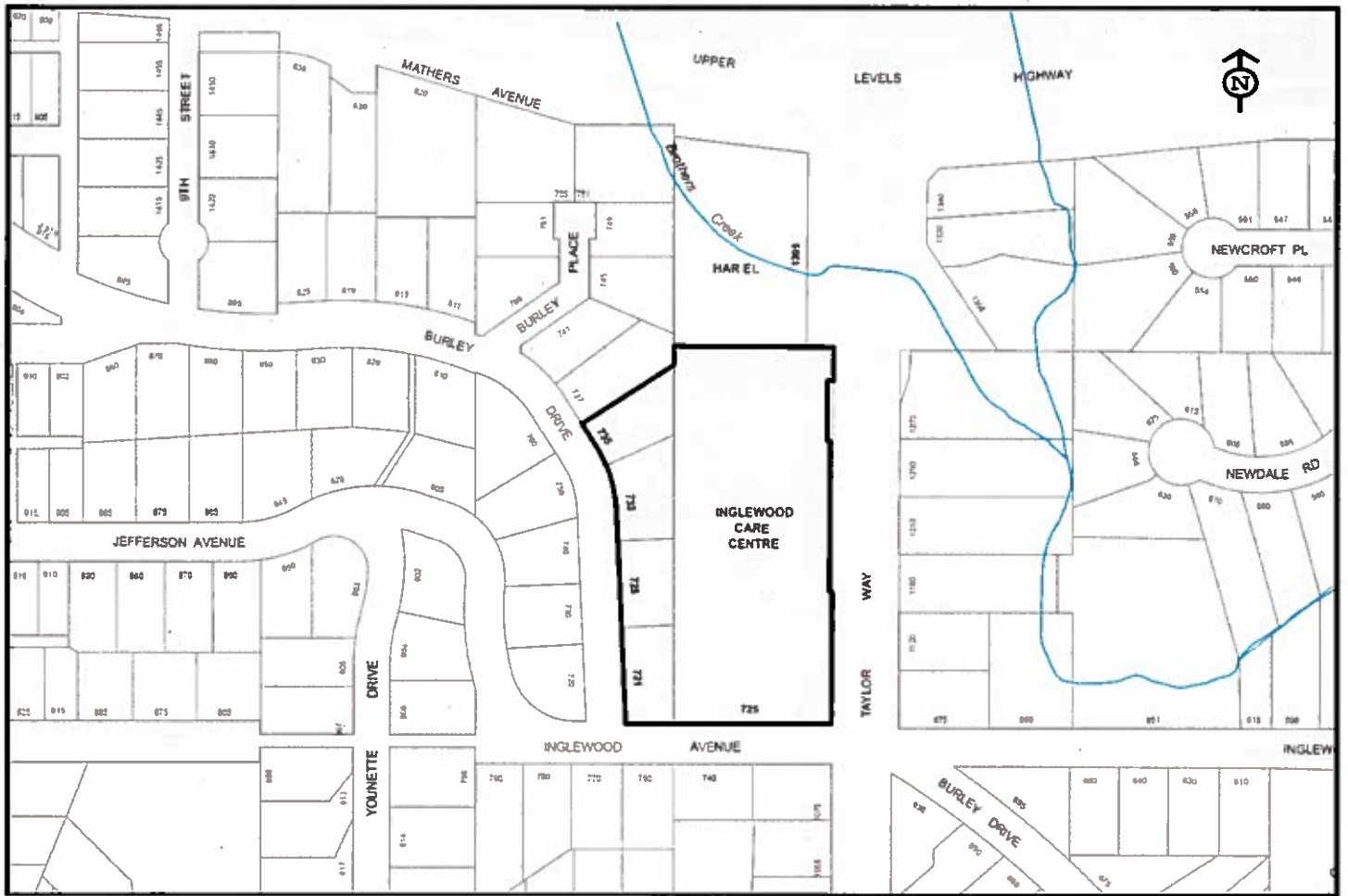


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Michelle McGuire, Manager of Current  
Planning and Urban Design

### Appendices:

- A. Context Map
- B. Simplified Site Plan
- C. Preliminary Proposal

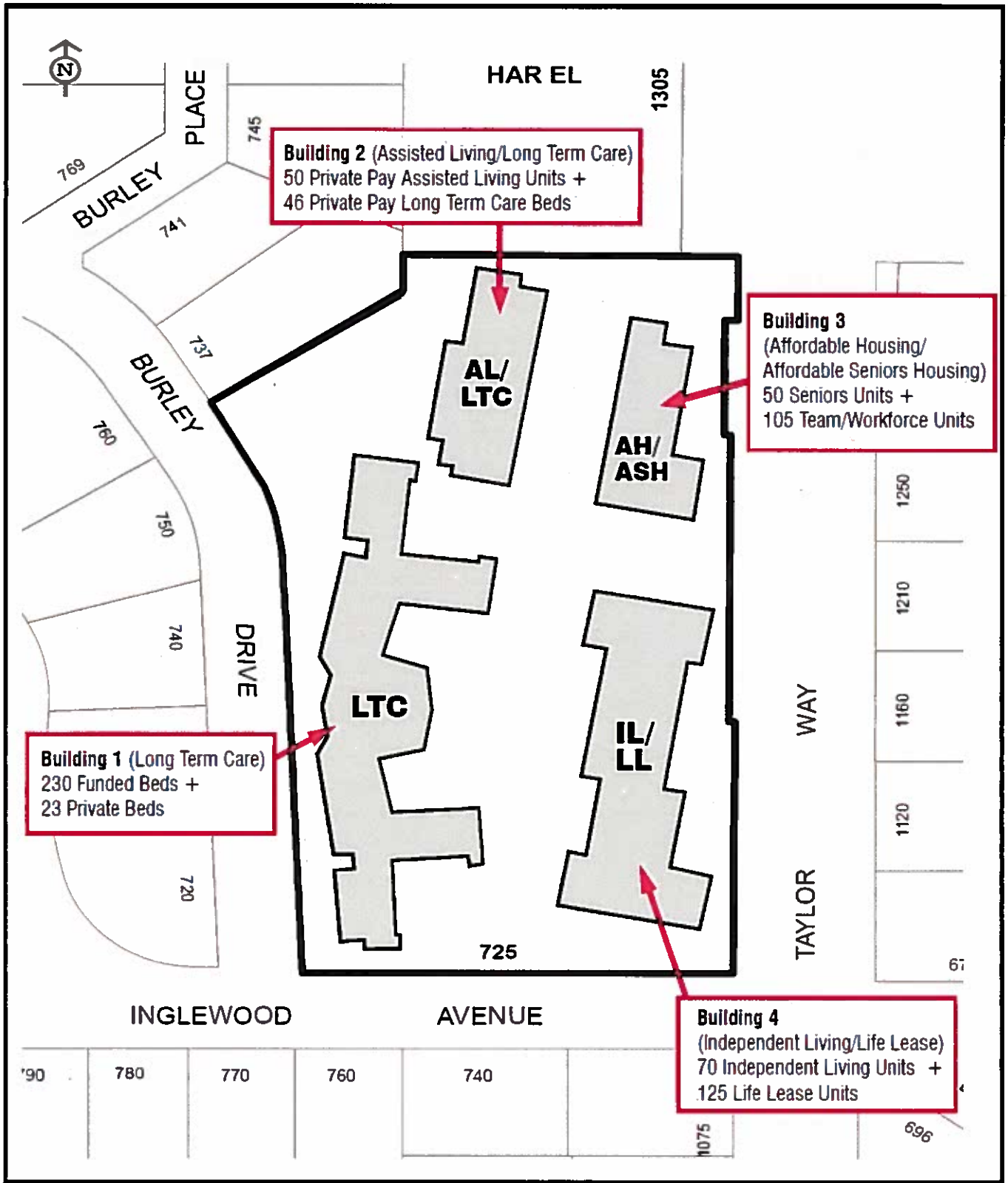
# APPENDIX A – CONTEXT MAP



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# APPENDIX B – SIMPLIFIED SITE PLAN



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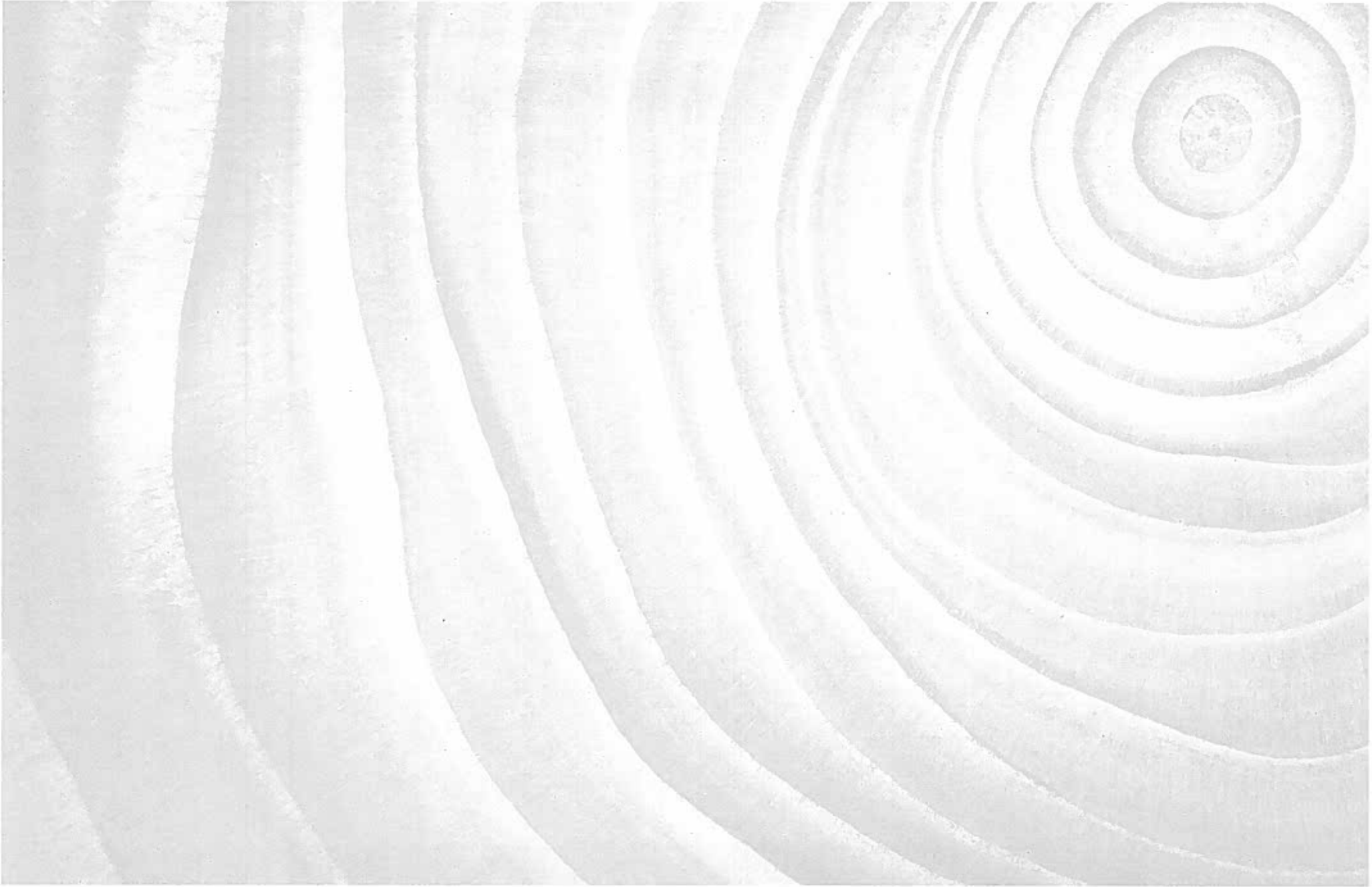
# Inglewood

PRELIMINARY PROPOSAL

JULY 30, 2020

BAPTIST HOUSING  
SENIORS LIVING

ZGF





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*Our dream at Inglewood, is to establish a Centre of Excellence for Seniors Wellness— with a focus on how we, as a society and community, can better care for our elders.*



## Inglewood

Baptist Housing acquired Inglewood Care Centre in early 2020 with a commitment to invest in senior's care and housing in West Vancouver. This proposed redevelopment presents a clear vision for how it can better serve existing Inglewood residents while providing quality options for a broader community of West Vancouver seniors and their families

Inglewood Care Centre is located at Taylor Way and Inglewood Avenue, and currently provides 230 Long Term Care beds funded by Vancouver Coastal Health. Built in 1963 this aging care facility has seen updates over time but does not meet the quality of care new facilities achieve and fails to optimize its potential benefit to the community.

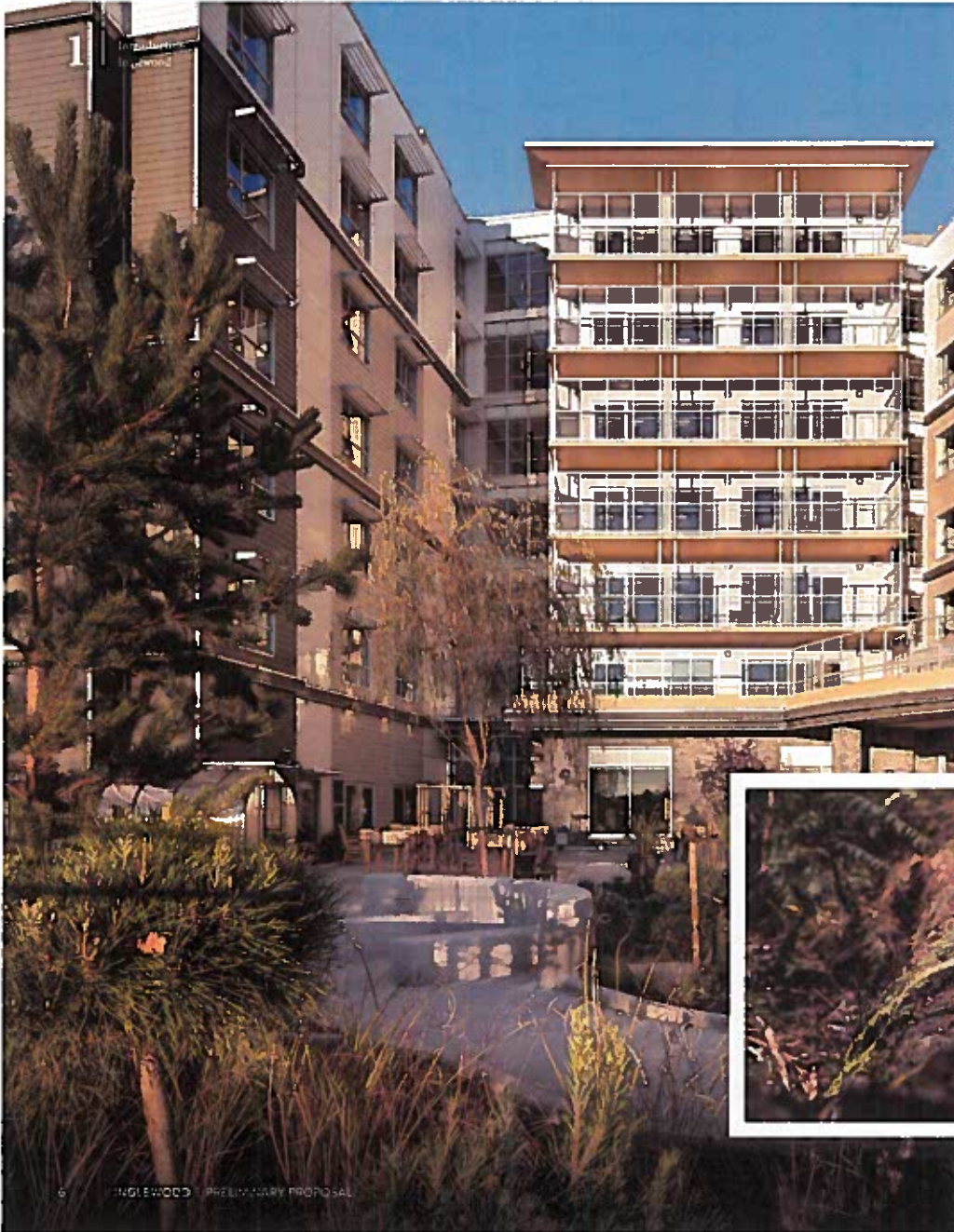
Baptist Housing, in partnership with BC Housing and Ministry of Health, proposes to replace the existing Inglewood Care Centre with an inclusive, next generation, Continuum of Care.

As a true Continuum of Care, the master plan proposes a synergistic combination of quality Long Term Care, Assisted Living, Independent Living, and Affordable Housing for Seniors, Team Members and Workforces. Designed to support every senior's aspiration to live life to the fullest and inspired by best practices in multi-family housing and hospitality, Inglewood will be adaptable and responsive to the changing needs of the community.

### Exceeding Expectations

Baptist Housing is a leading non-profit senior care and housing provider with 21 senior living communities in British Columbia. Welcoming to people of all faiths and backgrounds, Baptist Housing is committed to providing quality care for over 2,700 seniors in British Columbia, supported by 2,500 team members.

- Leaders in innovation for senior's care and design receiving provincial, national and international recognition.
- Highest operational standards for infection control.
- Focus on how we as a society and community can better care for our elders.
- Government, educational and other industry leader partnerships to ensure we all provide the care and compassion seniors and their families want and deserve.



### **Commitment to Excellence**

Baptist Housing's reputation as a non-profit is built on over 55 years of investing in communities like West Vancouver to create the best experience for residents, team members and the community.

- Balances non-profit initiative with public accountability to provide the highest level of care
- 100% of surplus revenues generated are reinvested in the organization rather than distributed to shareholders furthering Long Term Care and Affordable Housing. Value is delivered through improved care rather than financial payouts to shareholders.

### **A Part of the Community**

Baptist Housing is committed to providing exceptional holistic care, assisting seniors to experience life well in supportive communities. Our dream at Inglewood is to establish a Centre of Excellence for Seniors Wellness – with a focus on how we, as a society and community, can better care for our elders.

- It is a privilege to serve the community of West Vancouver
- Social good for those to age in their community and live where they work
- Partnering with post-secondary institutions and industry leaders.



### Strong Partnerships

Timeliness is key to the success of the project. There is currently an alignment of stakeholders and significant investment through the strong partnership between Baptist Housing, BC Housing and the Ministry of Health. This unique partnership leverages the strengths of everyone to develop the most cost-effective Continuum of Care.

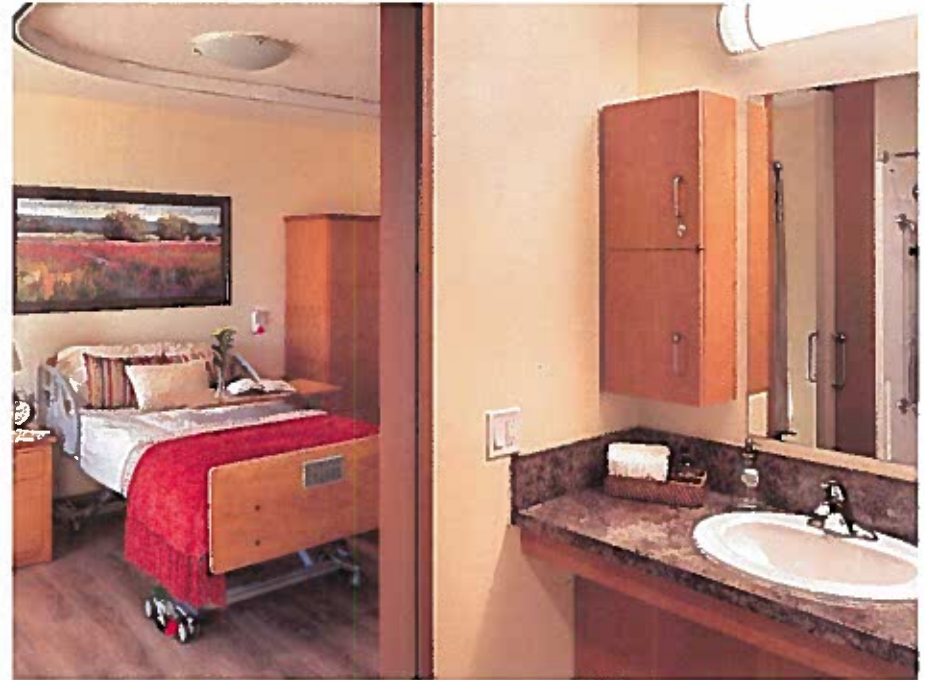
Proceeding with this proposal now will seize on a window of opportunity to execute on policy and meet the growing demand for senior's care in West Vancouver.

- The Province of BC and Vancouver Coastal Health Authority are supportive of the redevelopment with BC Housing assisting with the land acquisition through a guaranteed takeout mortgage of approximately \$130M. Baptist Housing has invested an additional \$21M to date.
- Baptist Housing will enter into a new annual operating agreement with Vancouver Coastal upon completion.
- Affordability of the overall project is achieved by spreading land costs and increasing density across the property with each part of the project interdependent on each other.
- Timing of approval of a Master Development Agreement has a critical and direct impact on the affordability of each component of the site ensuring viability of the overall project.

### Caring During COVID-19

The impact of COVID-19 has brought the entire issue of senior's care into the national conversation. Baptist Housing's response to COVID-19 is affirming current infection control practices alongside new innovative ideas. The pandemic has informed new ways to prevent the hardship of isolation and provide protection for vulnerable seniors during times of infectious disease outbreaks, including seasonal flu.

- Provincial and national discussions about seniors will play a significant part in our development and how we build for the future.
- Opportunity to create an integrated development, purpose built with COVID-19 and similar health concerns in mind.
- Existing building is in dire need of replacement and the elimination of shared resident rooms.
- The new building will exceed current BC licensing regulations for Long Term Care residences.
- All residents will have their own private room including a three-piece washroom. Purpose built visiting rooms throughout with increased infection control measures that provide close proximity for visiting without risk to family, residents or team.
- Controlled entrances for ongoing visitor and team screening.



## A Continuum of Care

Central to the re-design of Inglewood is creating an environment that honours the individual and responds to the needs of West Vancouver through social and community benefits. Important to this approach is the provision of affordable team member and workforce housing, enabling Inglewood to bring together people from many of life's stages and create a vibrant new community – a first in Canada.

Inglewood achieves this by enabling seniors to age within their community, close to friends, family and familiar supports. The Continuum of Care allows spouses to remain close to each other while their individual level of care needs change. Offering options for care and suites through a broad range of affordability levels ensures this opportunity does not discriminate based on income, providing the optimal amount of benefit to West Vancouver seniors.

### Long Term Care

- Full time personalized care in a supportive and secure environment
- Funded suites in partnership with Vancouver Coastal Health Authority accessible to all regardless of income
- Private suites offered as monthly rentals.

### Assisted Living

- For seniors who enjoy independent living and who may need some assistance with daily tasks
- Private suites offered as monthly rentals.

### Affordable Housing

- Subsidized rental suites for seniors, team members and workforce
- BC Housing will provide construction grants between \$100,000 - \$140,000 per suite
- BC Housing provides an additional \$300 monthly rent subsidy per suite
- Affordability criteria established by BC Housing
- A covenant required by BC Housing maintains affordability over time

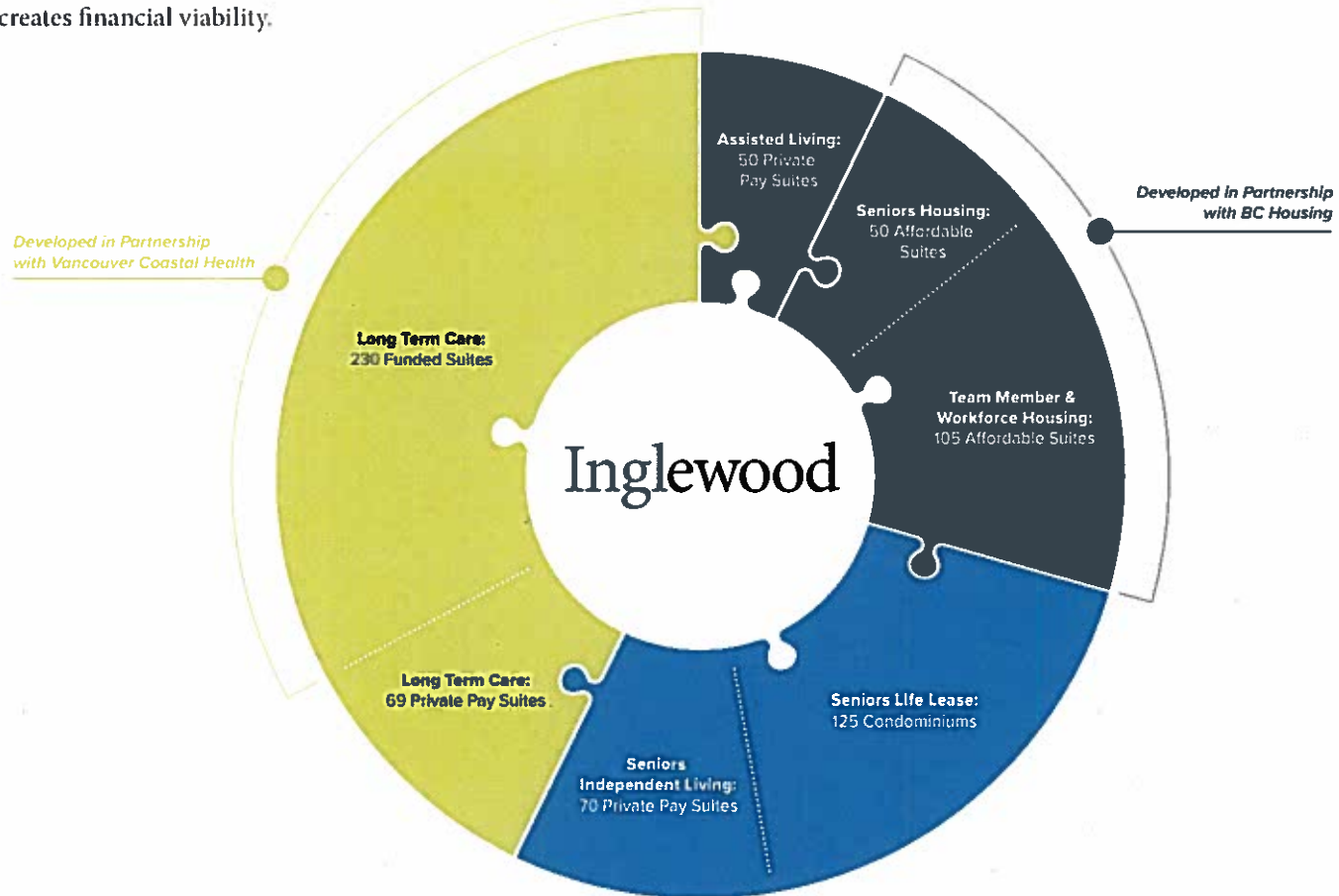
### Independent Living & Life Lease

- Condominium style suites for active adults able to live independently but enjoy having hospitality services on request
- Independent Living suites offered as monthly rentals
- Life Lease suites available for lease/purchase with a guaranteed return on sale at end of residency
- Proceeds from the lease/sale of Life Lease suites will contribute to affordability of rental housing suites.



## An Interconnected Community

Every piece is not only interconnected and vital but balanced to support affordability and the Continuum of Care and Housing. This combination creates financial viability.



## Alignment of District & Project Objectives

Inglewood is a rare opportunity to address the District's vision through a project which is sensitive to the community it will serve. Recognizing the needs of an aging population, demand for more employment and a range of affordable housing options, Inglewood will take strides to accomplish the key objectives set forth in the West Vancouver Official Community Plan (OCP), providing significant social, economic and environmental benefits.

### District Objectives

During the OCP Review Process, the community identified objectives for the following areas:



#### Housing & Neighbourhoods

Build more diverse housing types, sizes, costs and tenures.



#### Local Economy

Create new investment, business and employment opportunities.



#### Transportation & Infrastructure

Improve transportation for all modes (walking, cycling, transit and driving).



#### Parks & Environment

Protect our natural systems and reduce our greenhouse gas emissions.



#### Social Well-Being

Provide services for an engaged, active, creative, inclusive and diverse community.

### Inglewood Project Objectives

Inglewood aspires to achieve the District's objectives as articulated in the District of West Vancouver OCP



#### Housing & Neighbourhoods

- Build a comprehensive Continuum of Care which includes a diverse range of Affordable Seniors Housing options as well as Affordable Team Member & Workforce housing
- 230 Long Term Care beds funded by Vancouver Coastal Health
- 69 Private Pay Long Term Care beds
- 50 Affordable Seniors Housing units funded by BC Housing
- 105 Affordable Team Member & Workforce housing units funded by BC Housing (studio, 1 bedroom & 2 bedroom)
- 195 Independent Living and Life Lease units (1 bedroom + den, 2 bedroom + den).



#### Local Economy

- Significant investment already committed from BC Housing, Baptist Housing and Vancouver Coastal Health
- Potential to attract visitors to the District
- Creation of approximately 140 net new employment opportunities for care workers, support service workers and administration staff.



*“We should build upon our extraordinary assets to become a more complete, connected and inclusive community with diverse housing, a vibrant economy, and outstanding amenities so that we can ensure our social, economic and environmental sustainability.”* —District of West Vancouver Official Community Plan



### Transportation & Infrastructure

- The Continuum of Care and on-site services reduces the overall need to travel
- Rationalized access points and improved sidewalks around the site will improve safety and accessibility
- Prime parkade for expansion of the number of electric vehicle charging stations
- North right in, right out off of Taylor Way improves vehicle access and exiting. Inglewood access connects to underground parking and service areas
- Access and exiting from Taylor Way and Inglewood Avenue will be used by residents, visitors and all service vehicles
- Upon completion, Burley Drive access will be restricted to entrance only
- The site is close to public transit
- Cycling is encouraged with designated cycling storage areas
- Reduce number of trips with on-site workforce housing.



### Parks & Environment

- High performing envelopes to improve energy performance and reduce GHG emissions
- Meet District’s recently approved enhanced Step Code requirements
- Provide intensive natural landscaping across the site to maintain ecological integrity
- Consider natural diversity and systems in a changing climate to build in resiliency
- Provide porous site edge with connecting pathways to integrate with neighbourhood.



### Social Well-Being

- Design for all abilities to ensure full inclusion of a diverse population
- Be a positive and engaged neighbour, understanding long term commitment to the community
- Promote active and varied living options and activities to maintain creative lifestyles
- Provide excellence and continuity of care to enhance community health and resiliency
- Support and assist residents to stay connected to their personal faith and belief traditions.

## Detailed Policy Analysis

### District of West Vancouver Official Community Plan

The Official Community Plan reflects the long-term vision for West Vancouver, guiding and informing decisions and actions required to maintain and enhance the quality of life in the District. The project aligns with development policy goals.

#### 2.1 Existing Neighbourhoods

*Expanding missing middle (e.g., triplex, townhouse, mixed-use) options with an estimated 300-350 new units*

- 2.1.6 Prioritize community use and/or housing objectives when considering redevelopment proposals of institutional, public assembly or community use sites District-wide that provide an existing community or public use function (such as places of worship) by:**
- b. Considering residential uses that are compatible with the community use and that respond to neighbourhood context and character.**

**b.** Inglewood meets housing objectives that are compatible with the existing long term care use and responds to the neighbourhood context and character.

*Strengthen our centres and corridors through local area plans.*

- 2.1.13 Create capacity for an estimated 1,700–2,100 net new housing units through local area plans for the following areas, subject to provision 2.1.14 of this plan:**
- b. Taylor Way Corridor (500–600 estimated net new units)**

**a.** Inglewood is located within the Taylor Way Corridor as delineated by Map 7 (District of West Vancouver OCP p.36). It addresses the goal of net new units by providing 119 net new care units and 332 seniors and team member & workforce housing units.

#### 2.1.14 Prepare local area plans by:

- b. Determining densities, heights and building forms that respond to neighbourhood context and character (e.g., topography, natural features, site area, transportation and amenities)**

**a.** Density is needed to meet the growing senior needs in the community as well as to contribute to affordability of rental units. The majority of increased density and height is located along Taylor Way with lower buildings along Burley Drive. All buildings have increased setbacks from Burley Drive allowing the buildings to take advantage of the natural sloping topography thus causing the building to appear lower in height to neighbours. The character of the building will reflect natural west coast appearance. The relatively close distance to Park Royal will attract independent seniors and team member & workforce residents to shop locally. A child day care center is under consideration adding to the intergenerational nature of the site.

#### 2.1.15 Prior to the adoption of a local area plan, consider proposals within the local area plan boundary by:

- a. Applying relevant District-wide policies contained in this plan and any existing area-specific policies and guidelines; and**
- b. Requiring the proposal's contribution to rental, non-market or supportive housing, or its ability to advance the public interest or provide other community benefits as determined by Council.**

**a.** The project objectives align with the District-wide policies to create affordable housing, generate employment opportunities, improve transportation, protect natural systems and enhance social well-being.

**b.** The proposal has tremendous social/community interest and benefit with the retention of long term care being retained in the West Vancouver community as well as providing desperately needed affordable seniors and team member & workforce housing.

#### Advancing housing affordability, accessibility and sustainability

- 2.1.17 Secure new purpose-built market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities by:**
- a. Incentivizing new rental units through bonus density, increased height, and available zoning tools.**
- e. Securing market and non-market rental housing units in perpetuity through Housing Agreements and available zoning tools.**

**a.** The proposal is requesting an increase in density and height with the provision of additional needed care and housing units. The location is well suited to public transit and close proximity to local community services including Park Royal's regional shopping centre.

- 2.1.19 Work with non-profit housing groups and senior levels of government in the maintenance of existing and creation of new non-market rental, seniors or supportive housing, particularly in areas close to transit service.**

**a.** Baptist Housing is an experienced and reputable non-profit seniors housing provider, with a mission to create environments that enable the holistic wellness of residents, team members, visitors, and community members. Baptist Housing has had a partnership relationship with BC Housing and the Ministry of Health (Health Authorities) for over 50 years. Transit services are located adjacent to the Inglewood site.

**2.1.20 Ensure that new multi-family and mixed-use housing development meets the community's needs by:**

- a. Requiring a range of unit sizes (from studio, one-bedroom to three-bedroom units);**
- b. Supporting a variety of housing forms, including lock-off units, that allow housing to adapt to suit different life stages of residents;**
- d. Establishing the minimum provision of accessible and adaptable units and associated facilities (e.g., dedicated parking, barrier-free common areas);**

**a.** The workforce housing will be a mix of studios, 1 bedroom and 2 bedroom homes.

**b.** As a Continuum of Care, seniors both independent and in need of support including care, can age in place in a safe community. The site also enables spouses to live independently but close to their loved spouse who may be living in Long Term Care. The continuum also provides opportunities for residents to be actively engaged as volunteers within the Inglewood community.

**d.** Inglewood will exceed the minimum provisions required for accessible and adaptable units. The site will be designed to consider a range of abilities for visual, mobile, mental and aural.

**2.1.23 Advance community energy efficiency and reduce GHG emissions by:**

- a. Supporting transportation alternatives through housing location, design and facility provisions, and parking requirements;**
- b. Increasing the percentage of efficient building forms;**
- c. Requiring leading energy efficiency standards and considering site design and orientation;**

**a.** Inglewood's location is within a 10 minute walk from Park Royal Shopping centre and along an accessible bus route, offering connections to regional destinations such as

downtown Vancouver and Horseshoe Bay Ferry Terminal will encourage use of transportation alternatives.

**b.** The building forms aim to be more efficient and achieve articulation through the addition of thermally isolated balconies.

**c.** The project will be designed to meet Step Codes requirements for Affordable Seniors rental, Independent Living and Life Lease components and Step Code 1 with improved envelope performance for Assisted Living and Long Term Care.

**2.3 Local Economy and Employment**

*Promoting opportunities and innovation*

**2.3.16 Support emerging economic opportunities that complement our natural and cultural assets, such as (but not limited to):**

- a. Expansion of the healthcare sector, including independent and assisted living and residential care uses**

**a.** As a Continuum of Care, the independence and health care needs of seniors are supported with long term care, assisted living, affordable housing and independent living. Inglewood will significantly expand the healthcare sector in West Vancouver and will result in a large influx of sector-based jobs. The addition of on-site workforce housing will ensure that a large portion of Inglewood employees are able to both live and work in West Vancouver.

**2.3.17 Foster partnerships and collaboration with the business community, academic institutions, non-profit organizations, neighbouring municipalities, other governments and the First Nations to achieve mutual economic development objectives.**

The project is a partnership between Baptist Housing and BC Housing, and in collaboration with Vancouver Coastal Health (Ministry of Health). It enables the District of West Vancouver to take advantage of provincial funding to provide opportunities and housing for existing and future West Vancouver residents.

**2.4 Mobility and Circulation**

*Enhancing network accessibility, safety and efficiency*

**2.4.14 Incorporate universal access and age-friendly design principles in sidewalk, pathways, transit, and road improvement projects for pedestrians and cyclists of all ages and abilities (e.g., accessible pedestrian signals, tactile walking surface indicators, appropriate curbcuts and letdowns).**

Inglewood will be universally accessible allowing the integration of site users regardless of ability level.

**2.4.18 Facilitate effective and efficient goods movement on the transportation network.**

Goods delivery, loading, and servicing that minimizes impact on the local neighbourhood and ground level experience have been a key design driver, resulting in an efficient and interconnected below grade circulation network.

**Promoting sustainability and innovation****2.4.22 Seek to reduce auto dependency in private and public development projects.**

**2.4.22** Inglewood combines the opportunity for team members to live on-site with access to transit along the Taylor Way corridor to reduce auto dependency.

**2.4.24 Provide infrastructure for electric, alternative-fuel, and low-emission vehicles, including charging stations as a requirement of new development and preferential parking options.**

**2.4.24** The project will provide some charging stations for electric vehicles and will install conduits to prepare the parkade for addition of future charging stalls as demand increases

**2.5 Promoting sustainability and innovation**  
**Applying best practices for municipal utilities****i. Water conservation****2.5.7 Encourage use of development practices, landscape designs and built systems that reduce water demand and consumption.**

**2.5.7** The development will include water efficient fixtures, anticipated to reduce consumption by approximately 40% based on LEED v4 guidelines. Stormwater retention and greywater use, as well as blackwater heating opportunities are currently being explored by the project team.

**iii. Sewage and drainage system****2.5.15 Employ low-impact storm and rain water management techniques such as infiltration, absorbent landscaping and natural environment conservation to mimic natural conditions and preserve pre-development conditions**

**2.5.15** Moving the parking lot and delivery routes to below grade provides opportunities for extensive surface planting, allowing infiltration, and natural landscaping to be integrated into the site design, limiting storm water run-off from the site.

**2.6 Natural Environment****Mitigating climate change and building resiliency****2.6.19 Implement community energy and emissions initiatives to advance towards meeting the District's greenhouse gas emissions reduction target of 40% below 2010 levels by 2040 or sooner, notably through the land use, housing, transportation, and infrastructure policies contained in this plan.**

**2.6.19** The project supports the District's GHG reduction targets by building Affordable Seniors rental, Independent Living, and Life Lease to meet District of West Vancouver Step Code requirements. These design moves will reduce emissions by prioritizing building performance. Both the Assisted Living and Long Term Care components will further explore the potential for carbon neutral operations.

**2.6.22 Expand the use of green infrastructure through public and private development to enhance long-term ecosystem services that support multiple benefits (e.g., storm water management, air quality, carbon sequestration, water quality, and biodiversity).**

**2.6.22** Stormwater management strategies that incorporate green infrastructure will be incorporated across the site, as feasible. Carbon sequestration, air and water quality, and biodiversity strategies are priorities and are being explored.

**2.8 Access and Inclusion****Supporting demographic and cultural diversity****2.8.1 Anticipate and meet community needs as demographic changes occur, through short and long-term strategies for the delivery of services.**

**2.8.1** Inglewood provides additional seniors care and housing and institutional services to the rapidly growing seniors demographic of West Vancouver. The suites are designed to universal standards and thus adaptable to the changing needs of the seniors over time.

**2.8.4 Provide services, programs and facilities that are inclusive of and encourage seniors and people with disabilities to function and belong in a barrier-free environment, with consideration for physical and mental disabilities and cognitive challenges.**

**2.8.4** The Inglewood site will provide facilities and programs for seniors at all levels of ability, including those with mobility, visual, aural needs and cognitive impairment.

**2.8.8 Collaborate with North Shore municipalities, Vancouver Coastal Health, key seniors' service organizations, and other community partners to develop tailored plans, programs and services for aging adults with dementia and other cognitive challenges.**

This project will integrate funding from Vancouver Coastal Health and BC Housing to provide a wide variety of housing options across the site, including long term care for seniors with cognitive challenges.

**2.9 Community Health and Cohesion**

*Enabling an active community*

**2.9.3 Encourage the on-site inclusion of active open space and play opportunities and provision of privately owned public spaces with new multi-family and mixed-use development as appropriate.**

Inglewood includes a diverse array of outdoor amenities, both secured and unsecured, suitable to all ages and levels of cognitive ability. These spaces are intended to foster social connection and reflect the vibrance of the community through their flexibility. A children's outdoor play area is included for the children of team members and visitors.

**2.9.5 Provide accessible recreational programs and services to encourage physical and mental wellness for all ages, abilities and income.**

Baptist Housing is committed to providing recreational programming and services to residents at all levels of their ability. Each of the buildings on the site will include significant amenity space that provides access to scheduled programs, while the interior courtyard will provide access to exterior space that can be used by all. We are intentional in creating and building a sense of community and personal wellness in all our buildings.

*Enhancing community health*

**2.9.11 Explore opportunities with community partners including Vancouver Coastal Health, senior levels of government, schools, community organizations, and non-profit service providers to provide a full continuum of support services to address needs related to physical, mental and social health, addictions, health services, emergency response, housing, homelessness, employment and food security.**

Baptist Housing is partnering with BC Housing and Vancouver Coastal Health to provide a continuum of care for seniors that addresses a wide range of needs including physical, mental and social well-being, housing and employment interwoven throughout the project. Baptist Housing partners with BC Housing, Vancouver Health Authority as well as a number of community service providers to enhance seniors living.

**2.9.14 Incorporate design principles in private and public spaces to support community health and public safety, such as crime prevention and health-enhancing design considerations.**

Inglewood is an evidence-based design project that embodies the best in seniors care. The project is intended to address the physical, mental, and spiritual components of holistic wellness, mobilized through the provision of an environment that fosters independence and community integration while delivering the high quality of healthcare for which Baptist Housing is known.

Crime prevention through Environmental Design strategies will be used throughout the shared outdoor areas to create a safe and welcoming space for all residents, team members and visitors.

## Vital Signs 2019

Vital Signs 2019 provides a community check-up that measures the health of the District of West Vancouver against a range of indicators. Inglewood addresses various needs identified by the report, as illustrated below.

### Belonging, Inclusion & Diversity

- *A welcoming and inclusive community fosters belonging for everyone by embracing diversity in all its forms, and by creating the conditions for connection among people and with place.*
- *Belonging and diversity are challenged by an aging population and limited suitable housing options.*



- Mix of non-market and market, supportive and independent housing makes the site accessible to a diversity of incomes while also improving seniors' quality of life.
- The project provides residents opportunities to age in community, as their abilities evolve, and to maintain established relationships.
- Housing choice provides more options for seniors to downsize, and may increase the stock of housing suitable for families and young people to live within the community.
- Site will welcome residents and visitors of all ages and abilities with vibrant open spaces and amenities that nurture connections between residents, team members, visitors and the place itself.
- Baptist Housing support and assist residents to stay connected to their personal faith and belief traditions.

### Economic Vitality

- *Increasing poverty among older residents and reliance on a largely non-resident workforce challenges West Vancouver's economic vitality.*
- *Many employers struggle to attract and retain staff, largely due to housing costs and lack of availability*
- *There continues to be a disconnect between property values and incomes.*
- *Those with caregiving expenses and responsibilities, whether childcare or seniors' home care, experience further financial strains.*



- The project expands West Vancouver's healthcare sector and grows the community's job base in a key opportunity area.
- On-site team member & workforce housing ensures a portion of team members live in West Vancouver. This supports the District's local economy while reducing traffic congestion related to commuting.
- Team member housing may also reduce staff turnover, ensuring team members are able to form enduring relationships with residents, and each other, which can improve wellbeing outcomes.
- Integration of publicly-funded Long Term Care and Affordable Seniors rental will provide low-income seniors additional opportunities to age in community.
- Use of locally sourced equipment and labour (where viable) will support the local economy while a targeted effort to include groups traditionally underrepresented in construction will expand access to high-paying jobs in this sector.

### Environment

- *West Vancouver's natural beauty contributes to a strong connection to place and an appreciation for nature among residents.*
- *Important steps taken to raise awareness and encourage environmental action include embedding the District's Community Energy and Emissions Plan into the Official Community Plan.*
- *Residents can help make a difference by increasing their efforts in carbon and waste reduction, water conservation and protecting green space.*



- Providing flexible and safe outdoor spaces and thoughtful landscaping ensures residents maintain appreciation for and connection to nature as they age.
- Building performance is a key design driver, with Affordable Housing rental, Independent Living and Life Lease buildings constructed to District of West Vancouver Step Code requirements and Assisted Living and Long Term Care to Step Code 1 with improved envelope performance.
- Inclusion of water efficient fixtures anticipated to reduce consumption by approximately 40% based on LEED v4 guidelines.
- Project will explore greywater use and blackwater heating opportunities, as well as low-impact development methods for stormwater management.

### Getting Around

- *Geography and low density development have contributed to West Vancouver being largely car dependent*
- *A growing non-resident workforce and limited transit options have also caused a significant increase in congestion*
- *Encouraging use of public transit, walking and cycling, increasing density, and creating more affordable housing options can result in significant improvements in community livability and health.*



- Inclusion of Team Member & Workforce housing ensures a portion of Baptist Housing team members will reside on-site, reducing commuter volumes.
- Location of the site within walking distance of Park Royal and along an active public transit route provides multi-modal site access options.
- The project significantly increases site density while providing more affordable housing options for seniors and opportunities to downsize.
- Inglewood will have its own dedicated bus for seniors outings.

### Health and Wellness

- *West Vancouver residents enjoy good health overall and a long life expectancy in part due to healthy behaviours, good access to health services and social supports, and a clean environment*
- *Convergence of an aging population, less affordable and suitable housing, increased demands on health and social supports, and a largely non-resident workforce suggests a decline in health and wellness in the future.*



- The project is designed to nurture healthy behaviours and support connection to nature while providing easy access to health services tailored to an aging population.
- The site will be universally accessible and welcoming to people of diverse abilities and levels of impairment.
- The project seeks to maintain and improve the abilities of residents through features such as flexible fitness spaces and outdoor walking paths with moderate inclines.
- Additional seniors supportive housing options help address challenges posed by an aging population.
- Baptist Housing has a dedicated Volunteer Program to support resident needs.

### Housing and Community Building

- *Adequate and affordable housing is essential to an individual's well-being and to a community's livability*
- *When suitable housing is unattainable for many, effects are felt in the local economy and workforce, traffic and transportation, community health and well-being*
- *Dynamic neighbourhood design takes into account a broad spectrum of needs, both physical and emotional.*



- The project design supports the mind, body, and spirit through a dynamic combination of housing options, outdoor and indoor community amenities, biophilia, and formal and informal opportunities for social connection, expression of identity and sense of place
- Purpose of the project is to enable residents to find purpose and retain independence in a community welcoming to all ages and abilities
- Confidence in the care provided by the facility will help encourage visitors, who will participate in fostering a spirit of community.

## Additional Supporting Policy and Planning Initiatives

The project responds to other supporting policy and planning initiatives, as illustrated below.

### Metro Vancouver 2040 Shaping Our Future Regional Growth Strategy

The Metro Vancouver Regional Growth Strategy encourages the efficient use of land through development of compact urban areas that offer multi-modal transportation options and easy access to services. The strategy also supports development that offers a "diverse range of housing choices suitable for residents at any stage of their lives."

The development of Inglewood meets both of these objectives due to its proximity to Park Royal, a designated Local Centre by the District, and its commitment to providing a diversity of non-market and market housing.

### District of West Vancouver Interim Zoning Amendment Policy

The Interim Zoning Amendment Policy requires that projects in areas undergoing active local area plan development demonstrate significant social benefit, for example the delivery of significant non-market or special needs/ supportive housing.

Inglewood satisfies this requirement through the provision of:

- Preservation and replacement of 230 funded Long Term Care beds build to state of the art standards
- The addition of 69 new Private Pay Long Term Care beds
- The addition of 50 new Private Pay Assisted Living suites
- The addition of 50 new Affordable Seniors Housing suites
- The addition of 105 new Affordable Team Member & Workforce Housing suites
- The addition of 70 new Seniors Independent Living suites
- The addition of 125 new Seniors Life Lease suites

This project will significantly expand the inventory of supportive seniors care and housing on the North Shore.

There is a social benefit when a senior can live in close proximity to their spouse who may be living in Long Term Care.

Through partnership there is a significant financial investment from Baptist Housing and from government funding from both BC Housing and the Ministry of Health.

All of the above contributes to increasing the economic well-being of West Vancouver.

### District of West Vancouver Economic Development Plan

The Economic Development Plan notes that the need for seniors housing in West Vancouver is projected to increase by 70% between 2011 to 2041. It also states that the increasingly complex health and long term care needs of a growing seniors' population is a challenge to community resilience.

The plan simultaneously identifies seniors housing and long term care as an established business opportunity in West Vancouver. The plan also encourages leveraging the established precedent of institutional and residential multi-family uses in the Taylor Way Corridor, making this area uniquely suitable to projects that combine seniors health care and housing.

### District of West Vancouver Sustainable Building Policy

The Sustainable Building Policy requires that new buildings comply with the Low Carbon Energy System pathway or meet the BC Energy Step Code level above what is required as part of the pathway. The Building Bylaw indicates that Part 3 buildings with residential occupancies must meet Step 4 or Step 2 with a Low Carbon Energy System.





## Sustainability

Inglewood is in early design development and is evaluating the opportunities and requirements that will be layered into the project. ZGF are acting as Prime and are in the process of evaluating consultants that will support in developing a design that meets the multiple stakeholder requirements, including Baptist Housing as a non-profit, BC Housing and Vancouver Coastal Health. The design will have a strong focus on the long-term operation and maintenance of the facility as Baptist Housing will be operating the facilities for many years to come.

### Coordinated Design Team Strategy

We are assembling an integrated consultant team that can provide support early in the design with a focus on evaluating system options and selecting appropriate solutions that meet energy efficiency and operational needs. Comprehensive energy modelling conducted throughout the project phases will be utilized as a key design tool, informing envelope performance, mechanical system selection and lighting levels. This evaluation will also include analysis of potential funding opportunities that can support the development of high performing buildings through BC Hydro and Fortis funding.

### Energy

We understand that the District of West Vancouver passed amendments to the Building Bylaw on the 9th of March 2020. The energy targets for the four buildings are as followed:

Building	BC Energy Step Code Target
Long Term Care (B3 Occupancy)	Step Code 1
Assisted Living (B3 Occupancy)	Step Code 1
Independent Living/Life Lease (B3 Occupancy)	Step Code 1 (under consideration)
Affordable Housing	Step Code 4 (per West Vancouver – or Step 2 with Low Carbon Energy Systems)

## Landscape

Integrating the site into the natural landscape is a key driver. The site and landscape design of the interstitial spaces of the site will connect the four buildings to support Baptist Housing guiding principles of:

- providing person-centered care to residents in a home-like setting
- promoting independence and holistic wellness
- creating social interaction within campus, as well as broader community, through welcoming gathering spaces for residents and visitors
- focus on team members to promote wellness and facilitate optimal resident experience.

Site design will include integrated stormwater management strategies, with an intention of meeting the pre and post water run-off rate requirements for a one in 100-year storm event. Native and adaptive plant species that are drought resistant with the provision of moisture-controlled drip irrigation and non-toxic pest management.

## Electric Vehicles

Electric Vehicle parking with energized outlets will be provided for both residents and visitors according to municipal requirements that are:

- capable of providing Level 2 charging for an electric vehicle
- labelled for the use of electric vehicle charging.

## Bike Requirements

In line with municipal requirements, bike parking spaces shall be provided for:

- apartment at 1.5 per dwelling
- commercial and institutional at 0.3 per 100 m<sup>2</sup>

Short-term bike parking spaces shall be provided for:

- apartment at 0.2 per dwelling
- commercial and institutional at 0.4 per 100 m<sup>2</sup>

A minimum of 50% of short-term bike parking spaces will be sheltered from the elements.





# 1 Existing Site

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## Existing Site Condition

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.

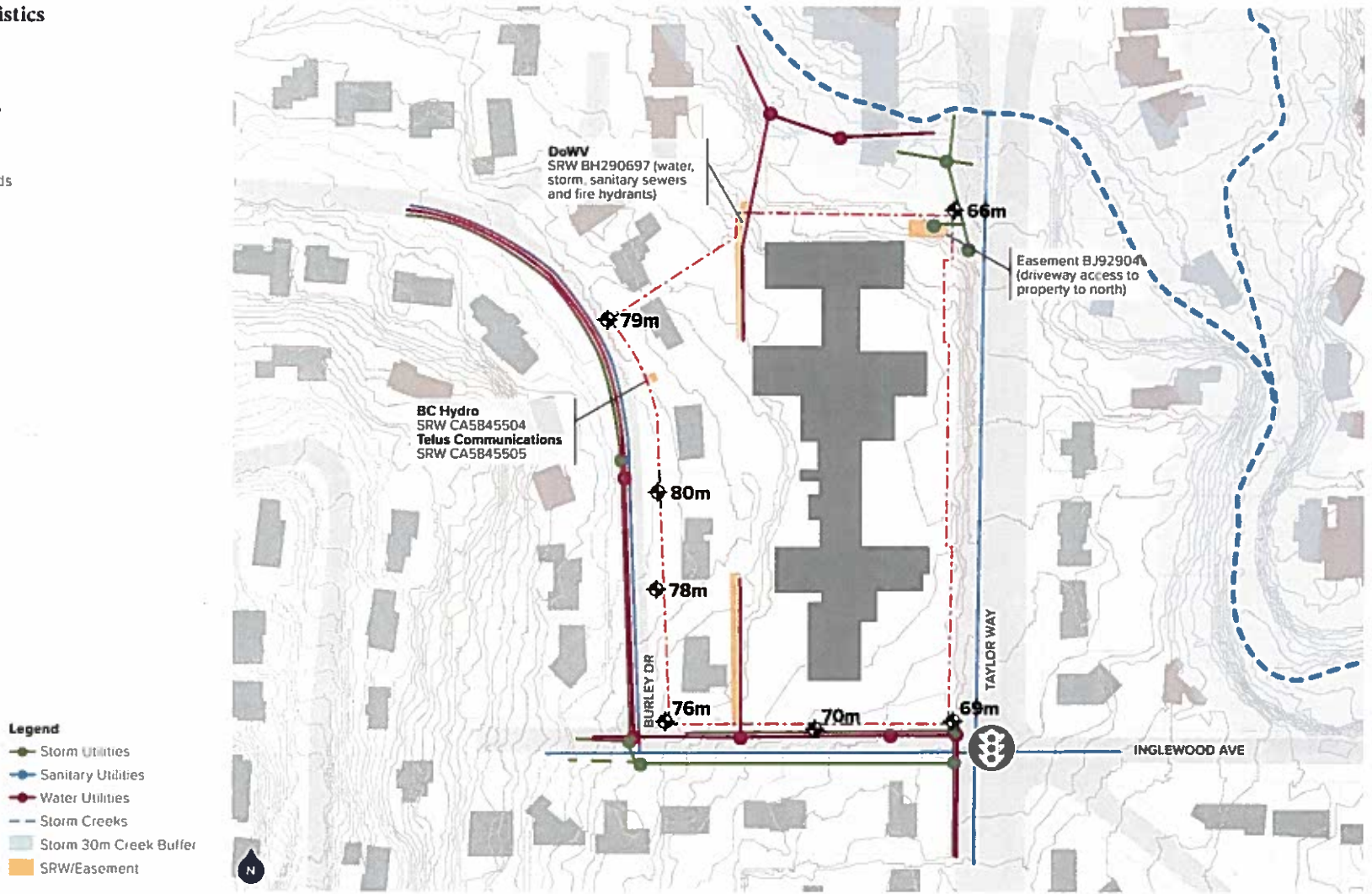


### Existing Site Statistics

**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



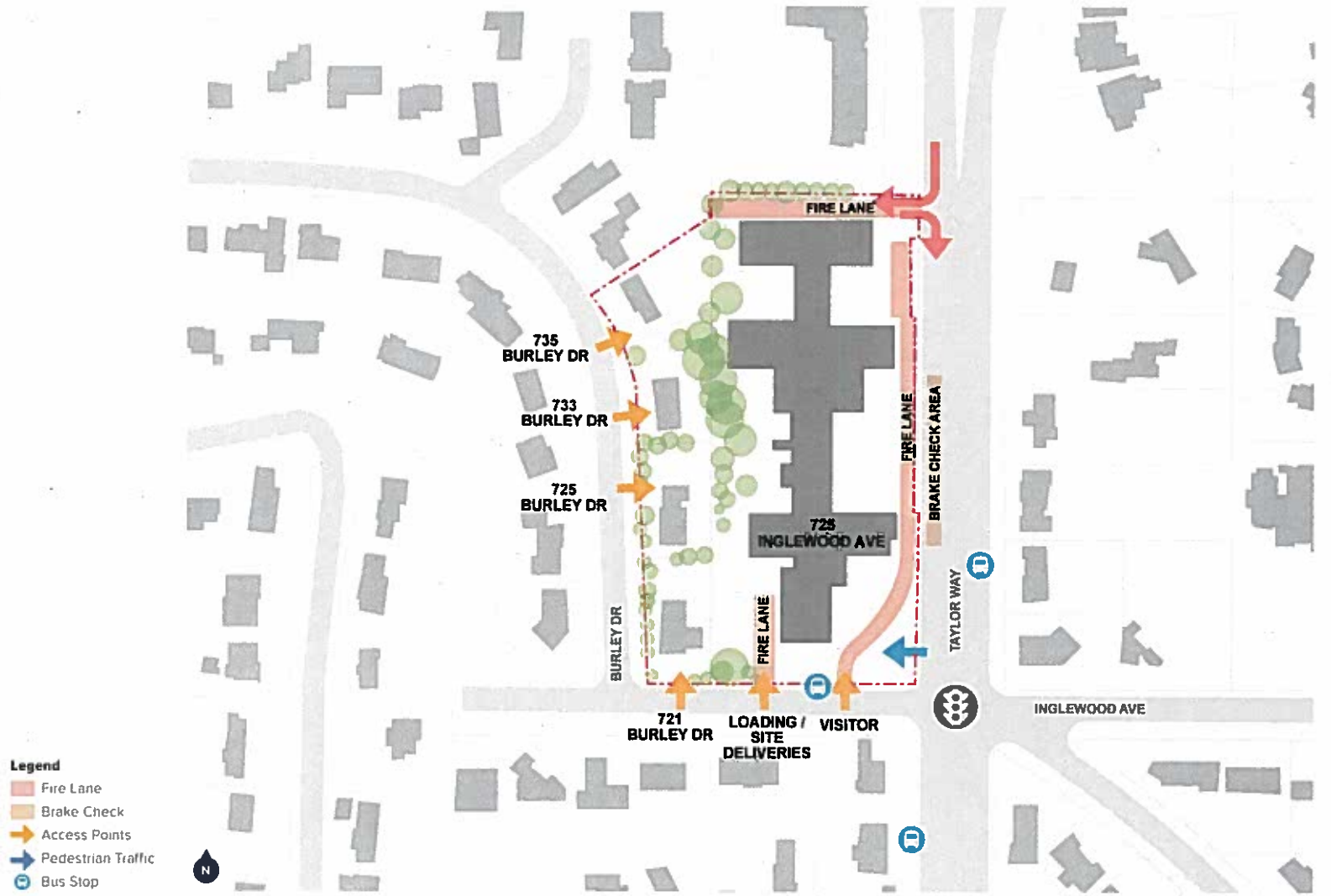
11 787 Burley Drive looking northeast



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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# 3 Design Response

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## Key Design Drivers

The proposed design responds to the project drivers through a logical sequence of moves considering the funding model, existing residents, site context, outdoor amenity, natural landscape and scale.



### Provide a Continuum of Care

In addition to a Continuum of Care from Independent Living, to Assisted Living and Long Term Care, provide a range of additional housing options including *Affordable Seniors, Team Member and Workforce Housing* on-site.

### Replacement of Long Term Care

Baptist Housing is required by Vancouver Coastal Health to maintain Long Term Care operations of the existing Inglewood throughout the construction of the replacement of the Long Term Care building.

### Pull Building Inward

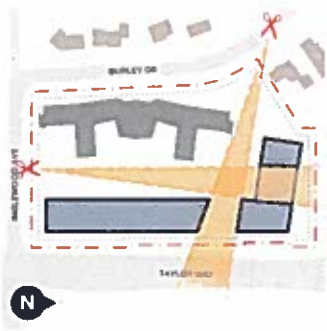
Building form to respond to the context by pulling away from the edges of the site to increase setback and create open space and landscape buffer. It is positioned as far into the site as possible by interlocking the new building with the existing care building. The addition of 735 Burley Drive to the site size provides additional distance and a landscaped open space buffer to the adjacent context.

### Perimeter Landscape Buffer

Create a dense natural landscape around the perimeter of the site with opportunity for mature tree planting that integrates with the natural landscape of West Vancouver and the immediate context.

### Internal Courtyard

Position all other building components to the east and north of the site to create an internal courtyard.



**Create Site Porosity**

Break up the massing to allow views through the site to break down the scale, and visual connections from the external courtyard to the surrounding landscape



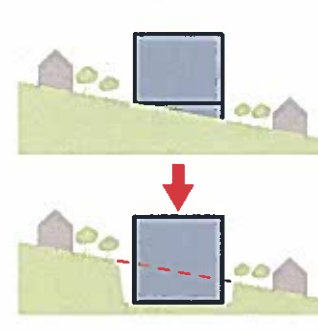
**Modulate Building Massing**

Break building into smaller scaled massing elements to create a neighbourhood scale



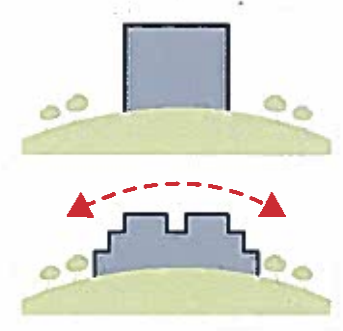
**Connect with the Natural Context**

Integrate the site into the surrounding natural forested landscape of West Vancouver, and create a naturalistic landscaped environment internally on the site that permeates and integrates with the natural environment



**Integrate Buildings into the Topography**

Mitigate building height and scale by pushing the buildings deep into the site and reducing height relative to neighbours homes.



**Create Stepped Building Forms**

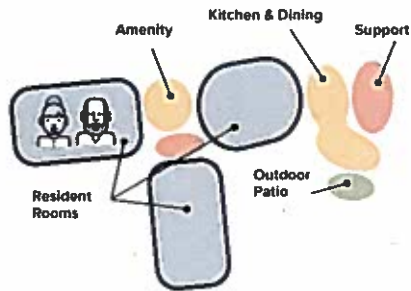
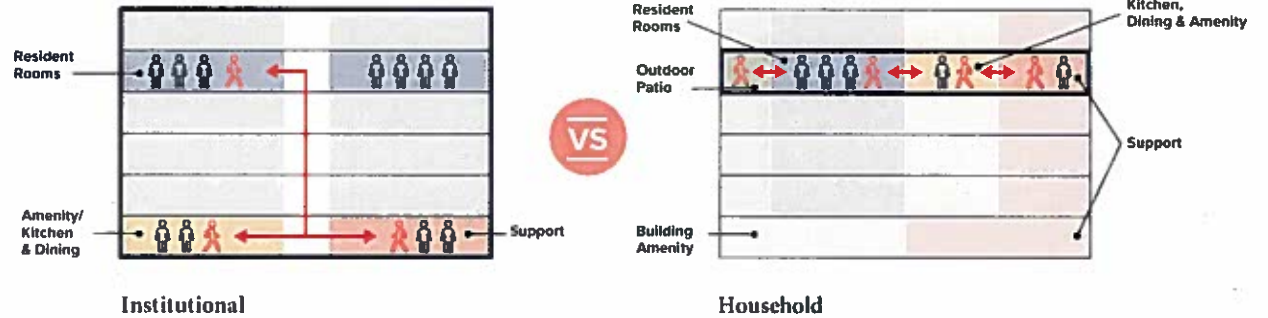
Wherever possible, create stepped or terraced buildings that integrate with the natural grades and topography of the site and surrounding context.

# Long Term Care Household Model

The proposed household model for the Long Term Care intentionally moves away from an institutional approach resulting in a more 'home-like' setting. Each resident has their own room with a three piece en-suite bathroom, enhancing their quality of life. Common dining, living and activity areas within the household maintain a smaller communal feel. All support service are provided through the non-resident area 'back of house' or central core between neighbourhoods.

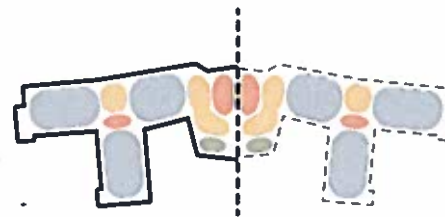
The household model facilitates isolation strategies during annual flu and other viral outbreaks. Further strategies, such as the glazed vestibule at the household entry, double as an isolation room to mitigate against viral outbreaks, while continuing to allow visitors

The stacked neighbourhoods bring efficiencies in to the care model, which benefit Residents and Team Members.



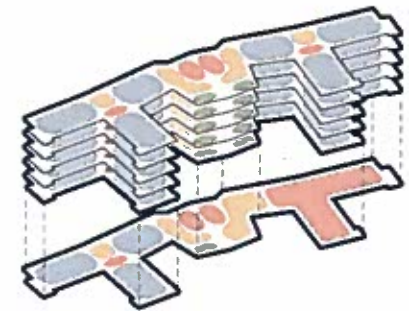
**Household**

Layout of Household into 3 clusters of Resident rooms with public areas adjacent to central core. (23 Residents)



**Neighbourhood**

2 Households back to back = Neighbourhood (46 Residents per floor)



**Building**

Then stack for vertical servicing and density (253 Suites)

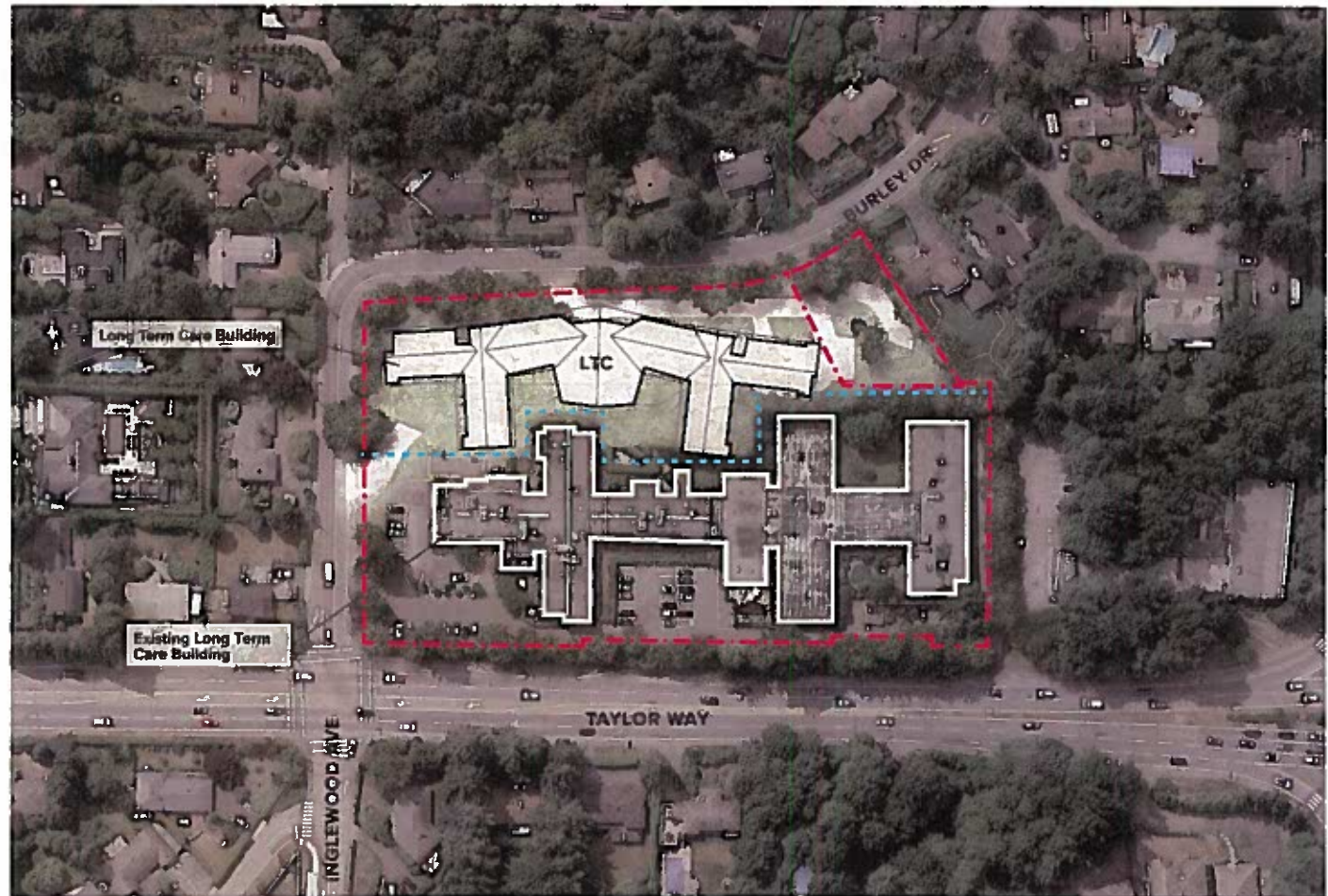


## Site

### Master Plan: Phase 1

In order to minimize disruption when the existing residents are moved in from the existing building, the redevelopment will be phased to construct the six storey Long Term Care building first. On completion of construction of this phase, Team Members will spend a period of time in full training and orientation to the new facility before the residents are moved in. The old structure can then be demolished and Phase 2 construction commences.

The space constraints in Phase 1 combined with the need to mirror the two households on each floor, drive the linear form and two wings of the Long Term Care building. The building is nestled into the site up to 6m (20') below the grade of Burley Drive, reducing the overall height impact of the building and integrating it into the neighbourhood as sensitively as possible. The north wing has also been pulled back from Burley Drive site edge to introduce a landscape buffer to the surrounding neighbourhood.



### Master Plan: Phase 2

The full build out transforms the site into an active community of care, providing a full range of seniors' care options. Arcades and amenities activate the central courtyard spaces which are terraced with landscaped walkways connecting the different buildings. The natural landscape of the north shore begins to emerge at the site edges and the buildings nestle into the terraces of the topography.

The combined Assisted Living and Long Term Care building, located to the north west of the site, connects with the main Long Term Care building. It floats across the north edge of the site to abut the Affordable Housing building. The bridge connection allows the landscape to flow under towards Hadden Creek.

#### Long Term Care

230 beds	Funded by Vancouver Coastal Health
23 beds	Private pay
<b>253 beds</b>	<b>Total</b>

#### Assisted Living & Long Term Care

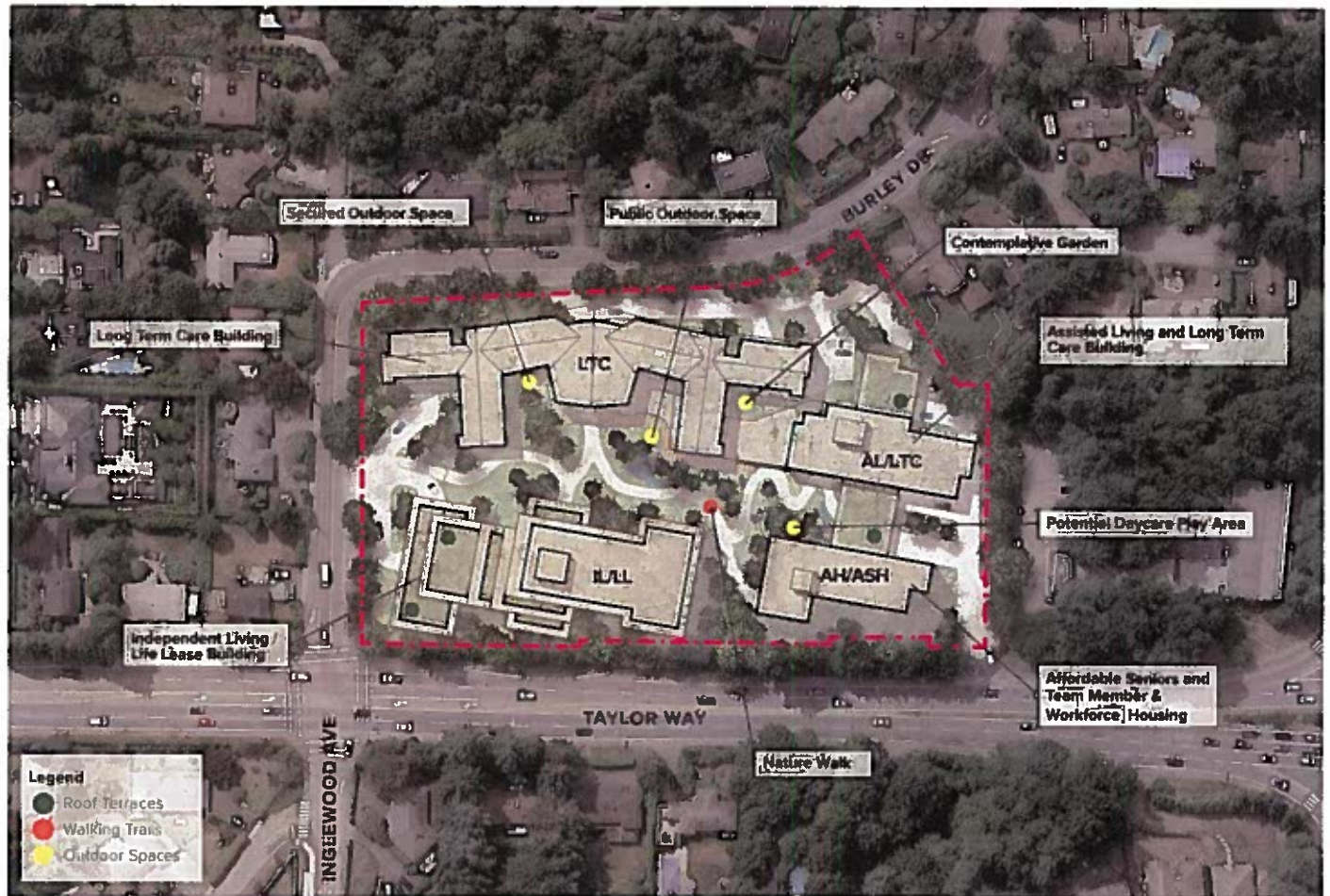
50 suites	Private Pay AL Suites
46 beds	Private Pay LTC Beds

#### Affordable Seniors & Team Member Workforce Housing

50 homes	Seniors Housing
105 homes	Team Member Housing
<b>155 homes</b>	<b>Total In partnership with BC Housing</b>

#### Independent Living / Life Lease

195 suites	Private Pay Suites
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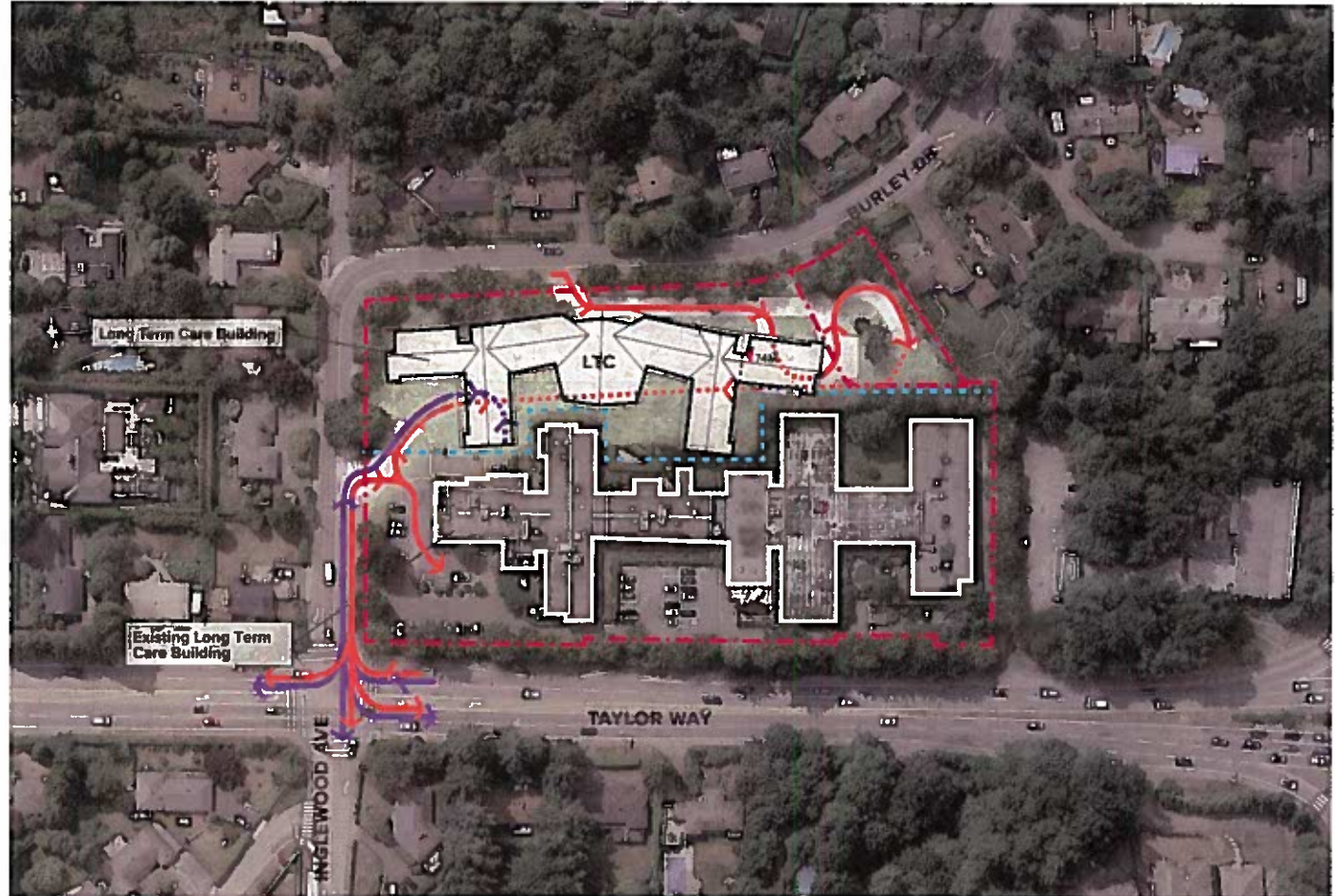


# Circulation

## Phase 1 Circulation

The site is ideally located to provide ease of access for friends and family from West Vancouver, and, with its close proximity to the Upper Levels Highway, those coming from further afield.

Vehicles will enter the site from either Inglewood Avenue or Burley Drive, and will exit from Inglewood Avenue.



- Legend**
- Vehicles
  - ⋯ Below Ground / Building
  - Loading

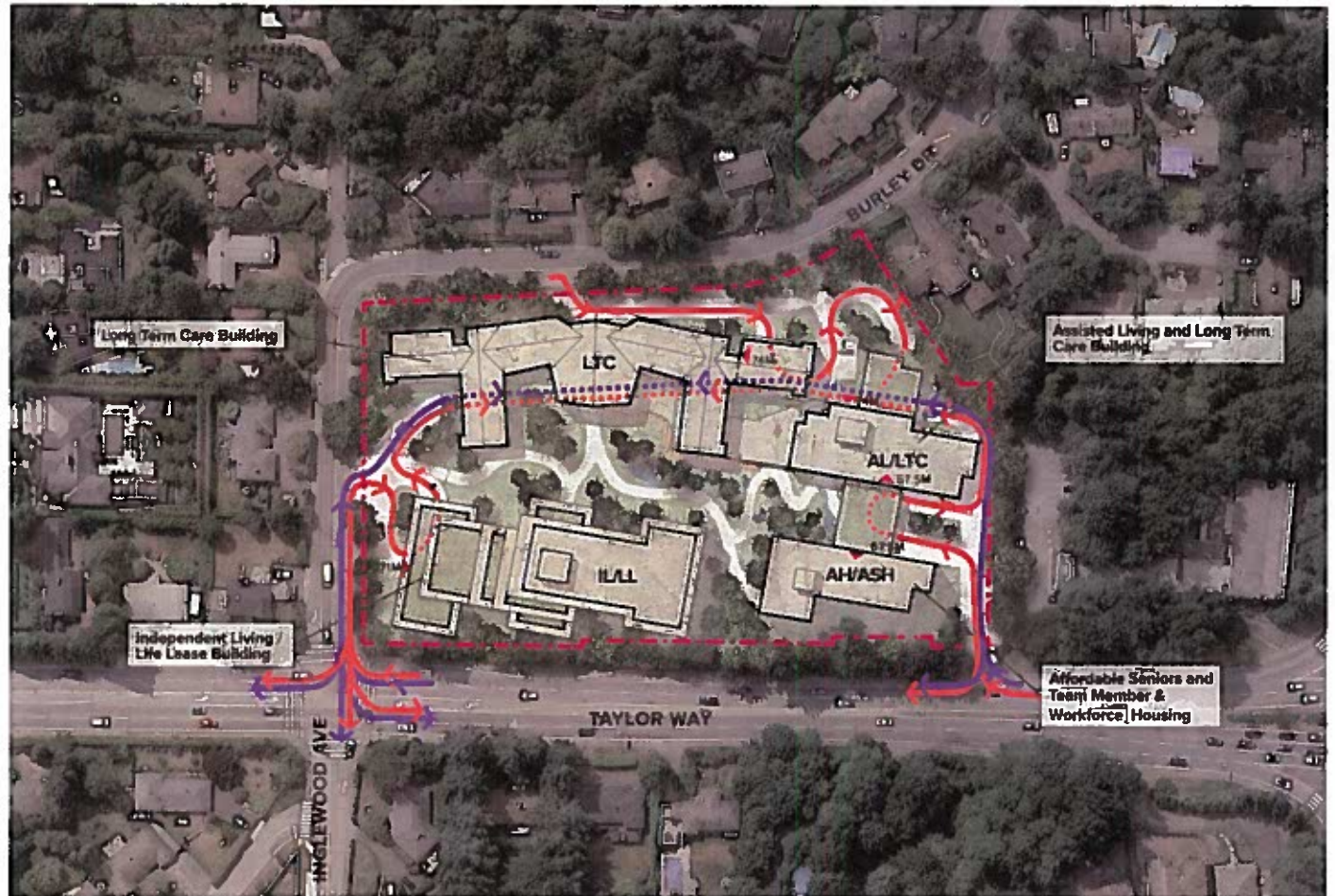
### Phase 2 Circulation

During construction of Phase 2, passenger vehicles access the Long Term Care building to and from Burley Drive with a secondary access to the parkade off Inglewood Avenue. Delivery vehicles will access the loading bays off Inglewood Avenue. These are situated below grade in the parkade.

After completion of the project a third site access point will be from the right in/right out on Taylor Way. This will connect with a central roadway and ramp access from the Burley Drive entrance to the Long Term Care building. At this point the Burley Drive access point will be to the site only, passenger vehicles will leave the site on Inglewood Avenue or by the right out turn on to Taylor Way at the north of the site. Delivery vehicles will access the site from the right turn in off Taylor Way and continue through the central below grade roadway to the loading bays. They will exit the site on to Inglewood Avenue providing ease of access to go north or south along Taylor Way.

**Legend**

- Vehicles
- ⋯ Below Ground / Building
- Loading
- ⋯ Below Ground/ Building



# Site Wide Plans

## LTC Level 1 Courtyard at 73.5m

### Legend

- Unit Rooms - 1 Bed
- Unit Rooms - 1 Bed + Den
- Unit Rooms - 2 Bed + Den
- Administration / Support
- Amenity
- Outdoor
- Circulation
- Service
- Parking
- Service below grade

- LTC** Long Term Care
- AL** Assisted Living
- AH** Affordable Team Member & Workforce Housing
- ASH** Affordable Seniors Housing
- IL/LL** Independent Living & Life Lease

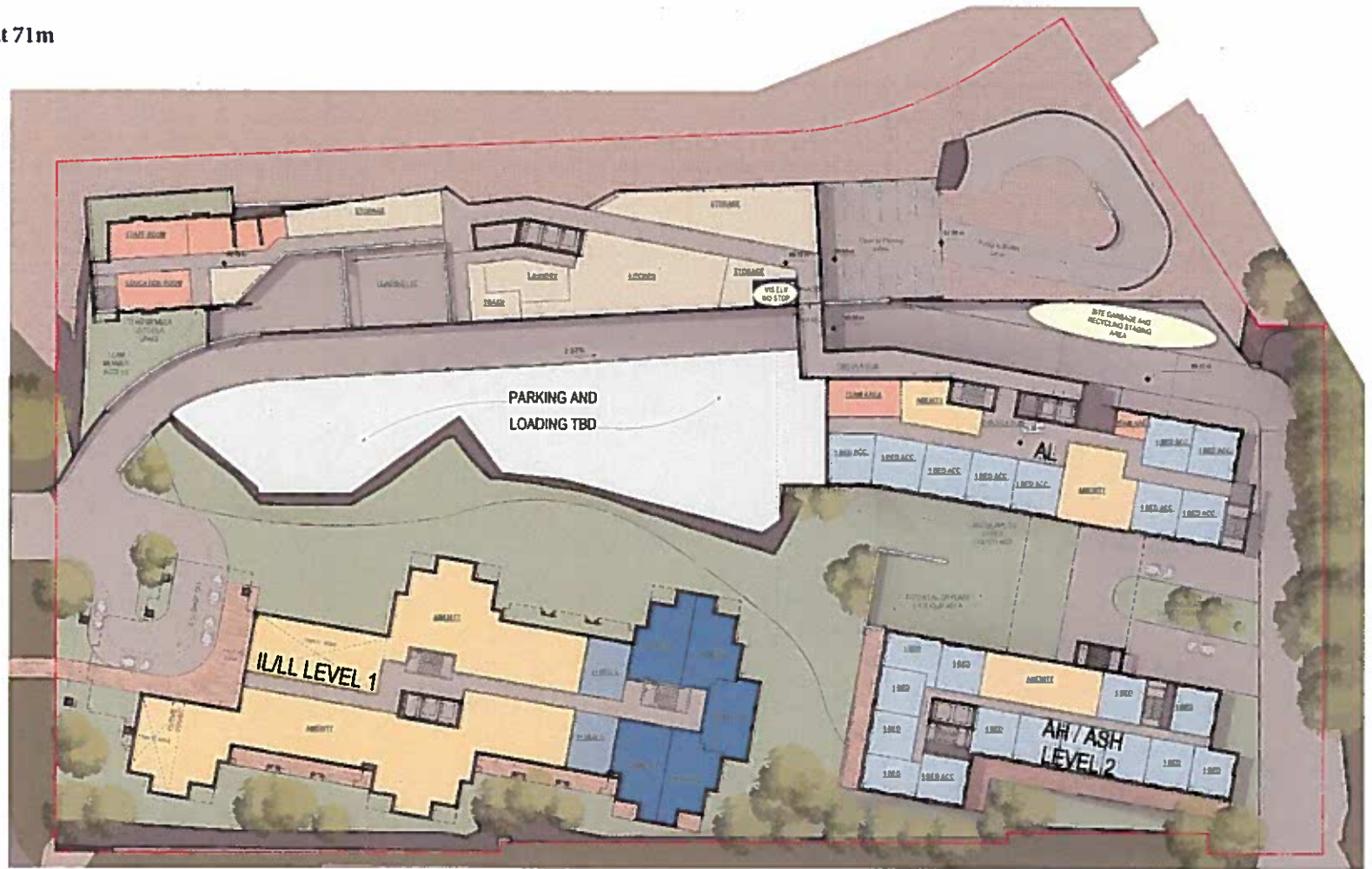


**IL/LL Level 1 Courtyard at 71m**

**Legend**

- Unit Rooms - 1 Bed
- Unit Rooms - 1 Bed + Den
- Unit Rooms - 2 Bed + Den
- Administration / Support
- Amenity
- Outdoor
- Circulation
- Service
- Parking
- Service below grade

- LTC** Long Term Care
- AL** Assisted Living
- AH** Affordable Team Member & Workforce Housing
- ASH** Affordable Seniors Housing
- IL/LL** Independent Living & Life Lease

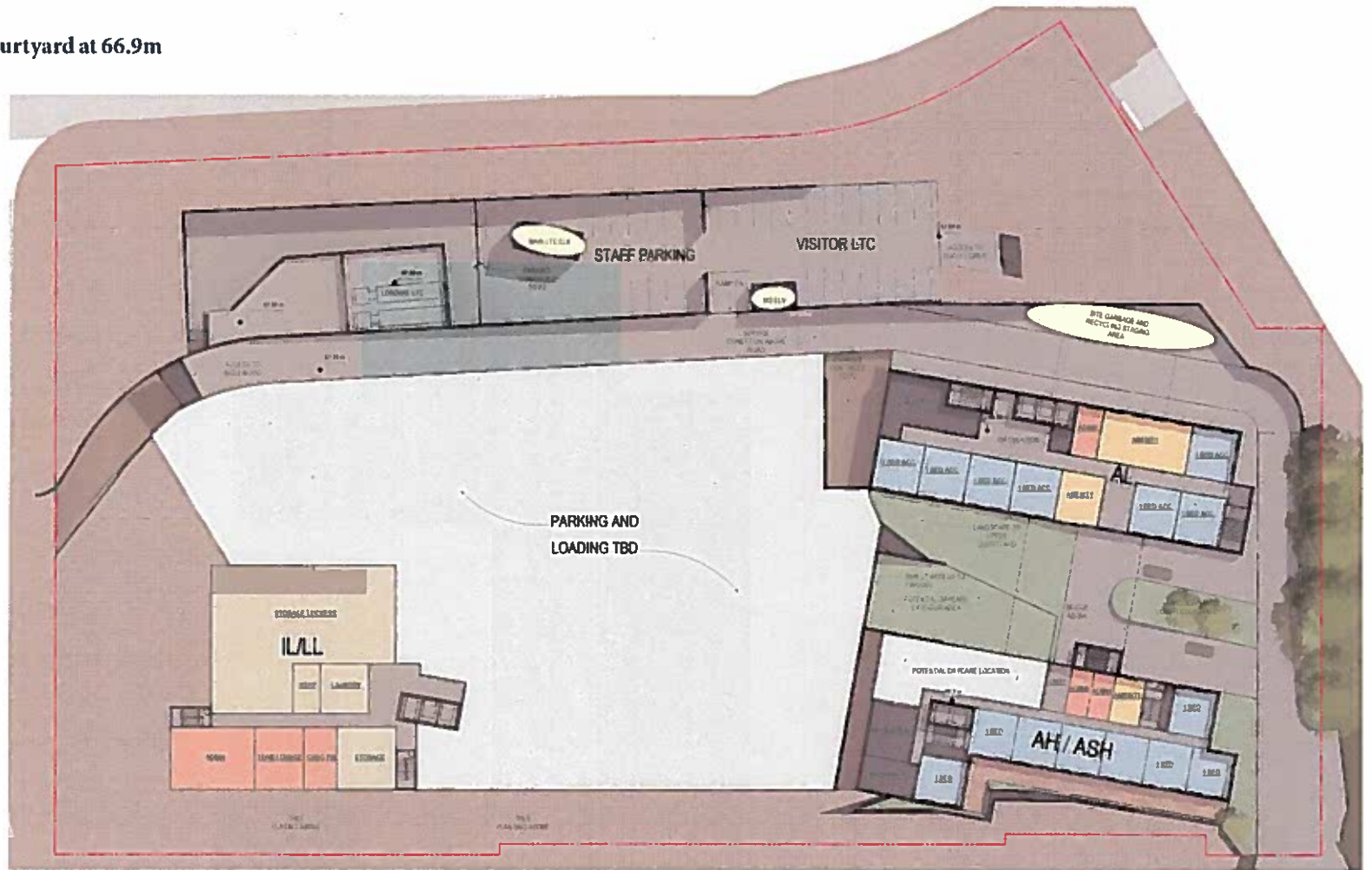


**AH/ASH & AL Level 1 Courtyard at 66.9m**

**Legend**

- Unit Rooms - 1 Bed
- Administration / Support
- Amenity
- Outdoor
- Circulation
- Service
- Parking
- Service below grade

- LTC** Long Term Care
- AL** Assisted Living
- AH** Affordable Team Member & Workforce Housing
- ASH** Affordable Seniors Housing
- IL/LL** Independent Living & Life Lease



### Typical Floorplate

**Legend**

- Unit Rooms - Studio
- Unit Rooms - 1 Bed
- Unit Rooms - 1 Bed + Den
- Unit Rooms - 2 Bed + Den
- Administration / Support
- Amenity
- Outdoor
- Circulation
- Service
- Parking
- Service below grade

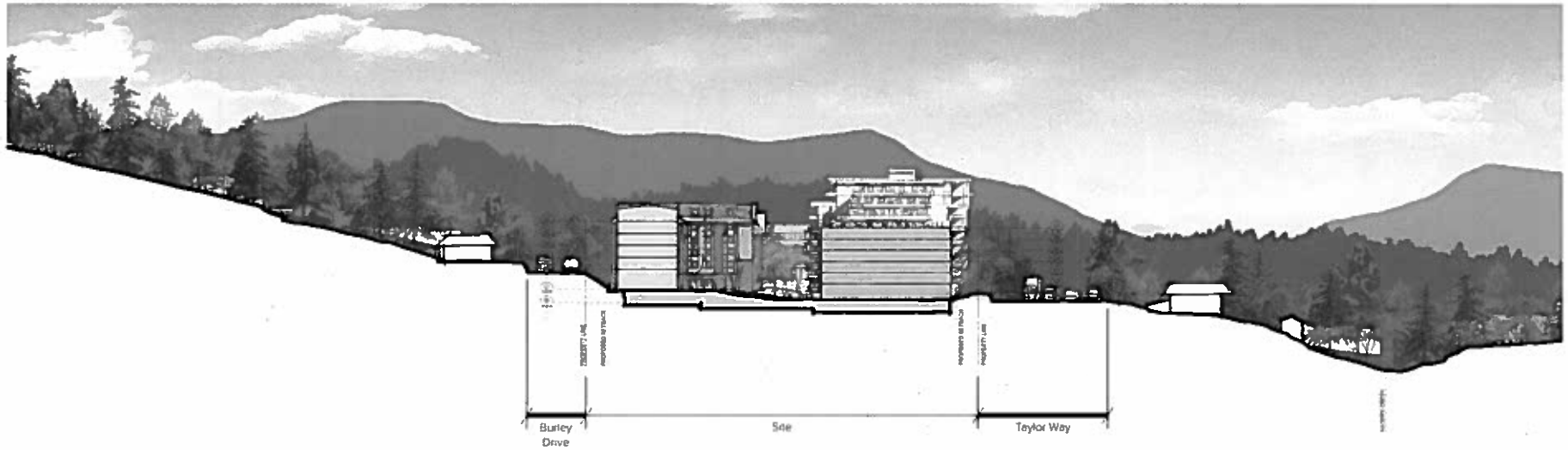
- LTC** Long Term Care
- AL** Assisted Living
- AH** Affordable Team Member & Workforce Housing
- ASH** Affordable Seniors Housing
- IL/LL** Independent Living & Life Lease





# Site Sections

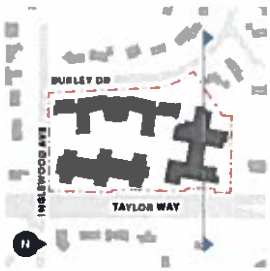
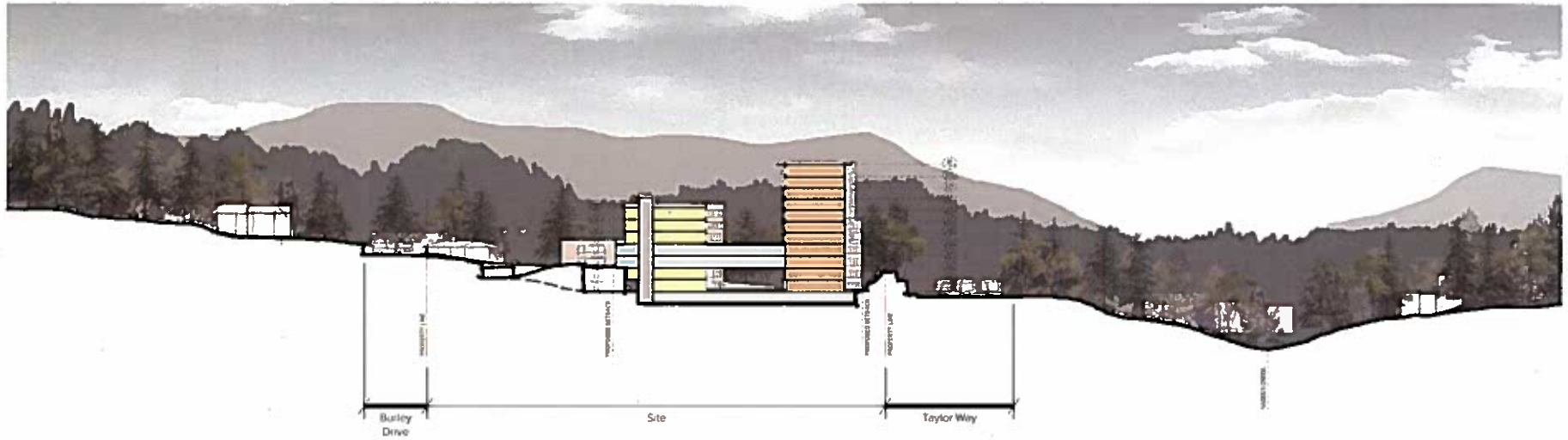
West East looking North



**Legend**

- Long Term Care
- Assisted Living
- Affordable Seniors and Team Member & Workforce Housing
- Independent Living / Life Lease

West East looking North

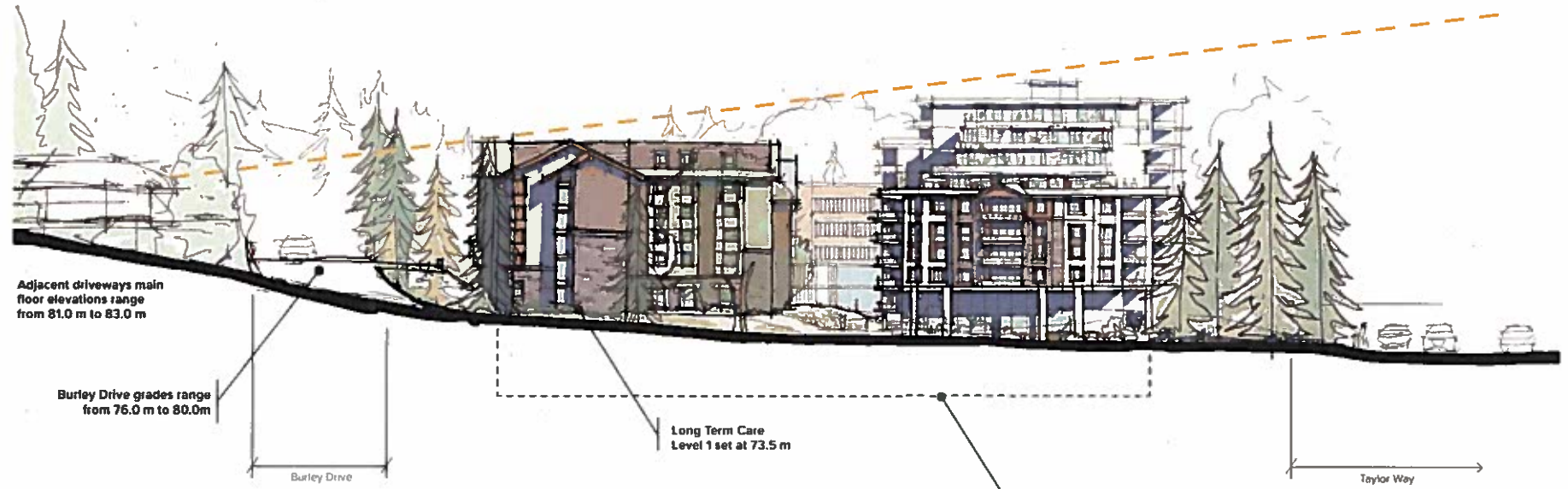


Legend

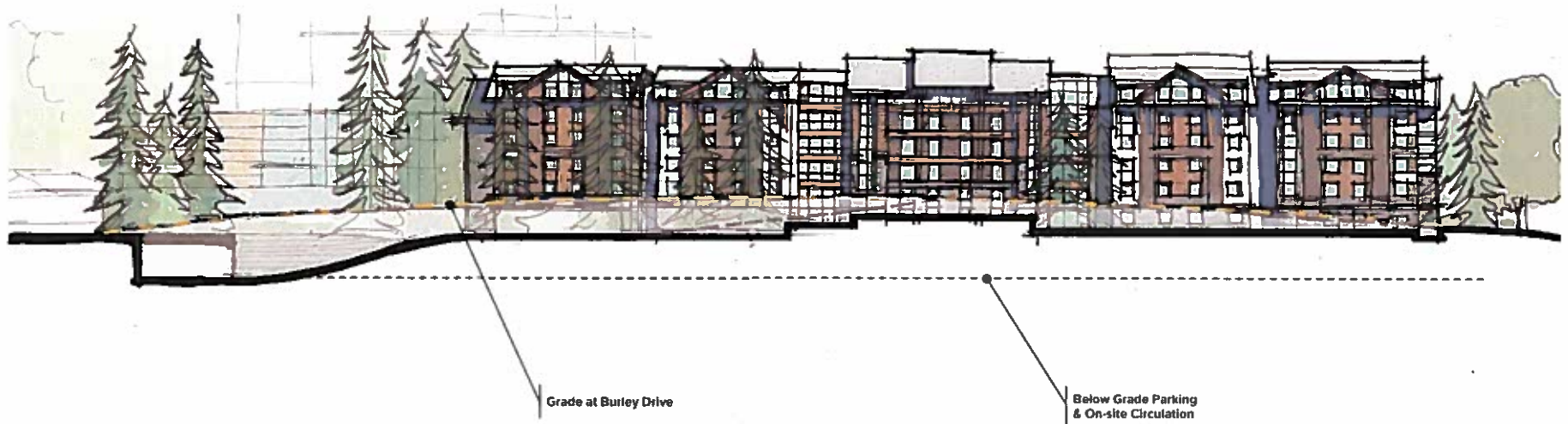
- Long Term Care
- Assisted Living
- Affordable Seniors and Team Member & Workforce Housing
- Independent Living / Life Lease

# Elevations

## South Elevation – Along Inglewood Ave



West Elevation - Along Burley Drive

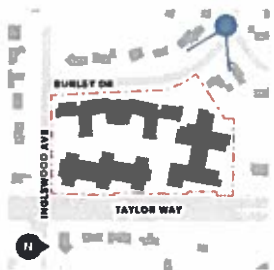


# Perspective Views

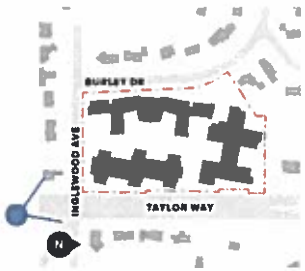
South West view looking at  
Long Term Care Building



North West view looking  
down Burley Drive



South East view looking at Long Term Care  
and Independent Living / Life Lease

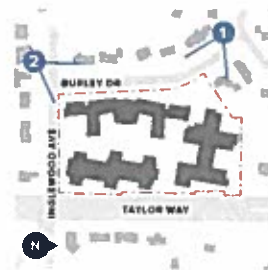


## Viewscapes

1 North West view looking down Burley Drive



2 South West view looking at Long Term Care Building

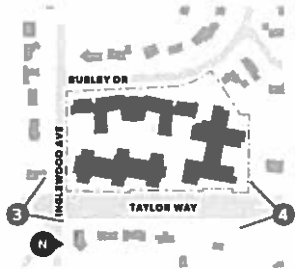




3 South East view looking at Long Term Care & Independent Living / Life Lease



4 North East view looking at Taylor Way




# Development Data

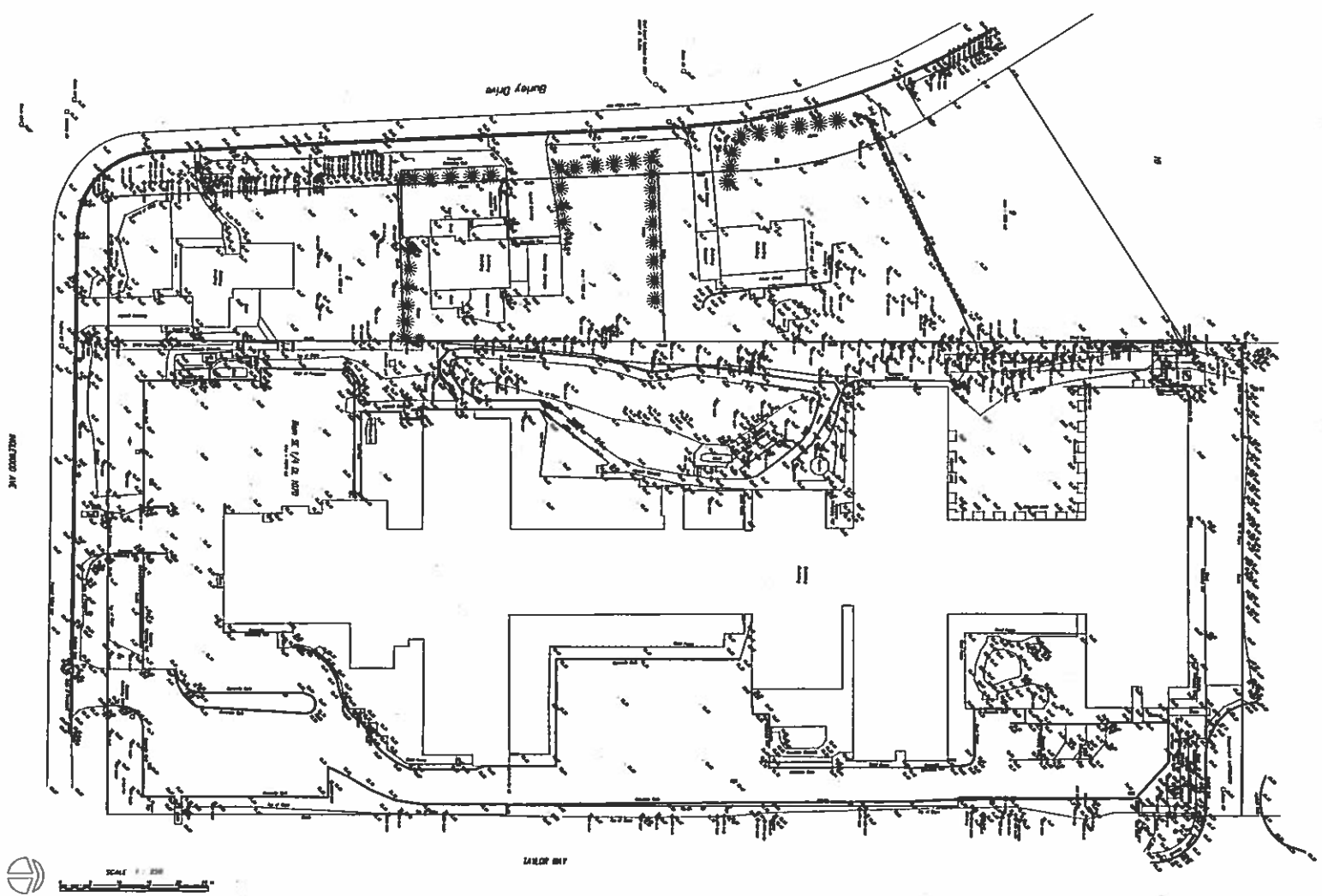
Site Area	(m <sup>2</sup> )	(SF)
Inglewood Campus existing	15,070.0	162,213
721 Burley Drive	1,253.3	13,490
725 Burley Drive	1,203.1	12,950
733 Burley Drive	1,387.0	14,929
735 Burley Drive	1,267.8	13,647
<b>TOTAL with 5 sites</b>	<b>20,181.1</b>	<b>217,230</b>

	Long Term Care		Assisted Living		Long Term Care (Private Pay)		Affordable Seniors Rental Housing		Affordable Team Member & Workforce Rental Housing		Independent Living / Life Lease		Site Totals	
	253 - Beds (m <sup>2</sup> )	(SF)	50 - Suites (m <sup>2</sup> )	(SF)	46 - Beds (m <sup>2</sup> )	(SF)	50 - Seniors Rental (m <sup>2</sup> )	(SF)	105 - Team Housing (m <sup>2</sup> )	(SF)	195 Suites (m <sup>2</sup> )	(SF)	(m <sup>2</sup> )	(SF)
Total Area (Rooms/Residential)	7,147	76,935	2,796	30,099	1,605	17,278	2,485	26,747	5,521	59,423	15,882	170,954	35,436	381,436
Amenity Area	2,334	25,123	690	7,428	685	7,371	238	2,565	161	1,731	1,497	16,119	5,605	60,337
Admin / Support	1,784	19,206	132	1,416	175	1,880	22	240	25	264	41	446	2,179	23,452
Circulation	4,847	52,174	1,806	19,436	1,233	13,274	637	6,860	953	10,262	3,647	39,251	13,123	141,257
Above Grade Service Rooms	604	6,500	204	2,195	0	0	204	2,196	46	500	46	500	1,105	11,891
Gross Liveable Area	16,717	179,938	5,628	60,574	3,698	39,803	3,587	38,608	6,706	72,180	21,114	227,270	57,449	616,373
Below Grade Service Rooms + Circulation	1,509	16,242	70	750	0	0	46	500	46	500	1,151	12,384	2,822	30,376
Gross Buildable Area	18,226	196,180	5,697	61,324	3,698	39,803	3,633	39,108	6,752	72,680	22,264	239,654	60,270	648,749
Parking Area (include stalls, ramps + drive aisles)	3,000	32,293	616	6,629	Included in main LTC		1,232	13,259	3,858	41,527	3,487	37,535	12,193	131,243
Loading	337	3,627	0	0	Included in main LTC		0	0	0	0	230	2,472	567	6,099
Parkade Roadway + Sidewalk	838	9,022	198	2,128	Included in main LTC		198	2,128	0	0	0	0	1,234	13,278
Parking (required under zoning bylaw)	91	1 per 3.3 rooms	16	1 per 3.3	Included in main LTC		50	1 per unit	105	1 per unit	55	1 per 3.3 & per 3.11	317	stalls

FAR 2.847

# Survey Plan

 <b>Terra Pacific</b> Land Services Ltd. <small>2000 St. John Street, Suite 100, West Vancouver, BC V8V 2E6                  Phone: 604-681-8888 Fax: 604-681-8889</small>	
<b>Client:</b> Baptist Housing	
<b>Project:</b> 733 Burley Drive 725 Burley Drive 721 Burley Drive 725 Inglewood Ave, West Vancouver	
<b>Drawing Title:</b> Topographic Survey Plan Of Lot 6 DL 1070 NMD Plan 8815 Lot 7 DL 1070 NMD Plan 8815 Lot 8 DL 1070 NMD Plan 8815 The SE 1/4 DL 1070 Co 1 NMD Except the E 67 Feet and Pt Plan 29	
<b>Notes:</b> All dimensions are in feet. All dimensions are based on Registered Plan 8815 and field survey and may change with current legal survey. Lot areas are based on Registered Plan 8815 and field survey and may change with current legal survey.	
<b>Legend:</b> <ul style="list-style-type: none"> <li>● Existing Street</li> <li>○ New Street to be constructed</li> <li>□ Existing Building</li> <li>□ Proposed Building</li> <li>□ Existing Lot</li> <li>□ Proposed Lot</li> <li>□ Existing Right of Way</li> <li>□ Proposed Right of Way</li> <li>□ Existing Easement</li> <li>□ Proposed Easement</li> <li>□ Existing Fence</li> <li>□ Proposed Fence</li> <li>□ Existing Utility</li> <li>□ Proposed Utility</li> <li>□ Existing Tree</li> <li>□ Proposed Tree</li> <li>□ Existing Tree</li> <li>□ Proposed Tree</li> <li>□ Existing Tree</li> <li>□ Proposed Tree</li> </ul>	
<b>Boundary Notes:</b> Dimensions are provided below and are derived from the most recent of the Survey Plans No. 2284 on Burley Drive (west elevation = 75.00)	
Date: 1/23/03 Drawn: September 24/2003 Title: 8815-204 Top Rev.	Checked: [Signature] Date: [Signature] Title: [Signature]



# Shadow Studies

## Spring Equinox - March 21

10.00am



12.00pm



2.00pm



4.00pm



## Summer Solstice - June 21

10.00am



12.00pm



2.00pm



4.00pm



# Team Overview

## Baptist Housing

Baptist Housing provides quality senior housing and care in British Columbia. Our desire is that our residents experience life to the fullest. In each of our communities, our teams offer wellness programs that encourage positive lifestyles and the health of the whole person.

As a registered non-profit organization, Baptist Housing invests all its resources into improving the lives and well-being of our Residents. Our communities are established on a foundation of values so that the mission of Baptist Housing is experienced by those we serve and those who serve.

### Mission

Compelled by the values of Jesus Christ, we provide exceptional holistic care as we assist seniors to experience life well in supportive communities.

### Values

As Servant Leaders, we focus on serving others in humility and grace, demonstrating the character and values of:

- **Compassion** - Showing care, love and sensitivity in consideration of the unique needs of fellow Team Members, Residents, families and others.
- **Honesty** - Exemplifying fairness, integrity and ethical behaviour.
- **Respect** - Treating people with dignity at all times to elevate personhood and person-directed wellness.
- **Innovation** - Exercising ingenuity in all endeavors and exemplifying creative courage.
- **Stewardship** - Recognizing God's ownership by using resources wisely to preserve the future viability and longevity of our mission.
- **Teamwork** - Working collaboratively to achieve our mission in a culture of safety, continuous learning and work-life balance.
- **Fun** - Reminding us that we must take our work seriously, but not ourselves!

## Locations

### Independent Living

Hallmark on the Lake, Abbotsford  
Shannon Oaks, Vancouver  
Mill Creek Village, Kelowna  
Sun Pointe Village, Kelowna  
Smith Creek Village, Kelowna  
Shannon Oaks, Victoria

### Assisted Living

Hallmark on the Park, Abbotsford  
Clarendon Court – Assisted Living  
Evergreen Heights, White Rock  
Mill Creek Village, Kelowna  
Smith Creek Village, Kelowna  
Marrion Village, Victoria

### Seniors Rental Housing

Maple Tower, Maple Ridge  
Grandview Towers, Vancouver  
Evergreen Manor, White Rock  
Green Valley Estates, Armstrong  
Sun Ridge Estates, Salmon Arm  
Carey Place, Victoria  
Elgin Gardens, Victoria  
Linwood Court, Victoria  
Marrion Village, Victoria

### Long Term Care

Inglewood Care Centre, West Vancouver  
Evergreen Care, White Rock  
Mill Creek Village, Kelowna  
Sun Pointe Village, Kelowna  
Smith Creek Village, Kelowna  
The Heights at Mt. View, Victoria



Shannon Oaks



The Heights at Mt. View



The Heights at Mt. View

## ZGF Architects

ZGF Architects LLP is an award-winning architecture, urban design and interior design firm with partner offices in Seattle, Portland, Los Angeles, Washington DC, New York and Vancouver. Founded over 50 years ago in Portland, Oregon, with a mission to strive for design, excellence, stewardship of our natural and built environment, and exceptional client service, today ZGF has grown to include over 590 employees.

ZGF's vision and design vocabulary emerge from the specifics of program, climate and site, along with the congruence of the client's and ZGF's values. Their ideas are founded on consensus and they create communities that resonate with users through effective and meaningful stakeholder engagement.

ZGF's design philosophy is centered on the premise that excellence should be reflected in every aspect of the project - its fit with the community, its function, relationship to its users, and its cost. ZGF's ability to provide creative design solutions while striving for excellence in each endeavour, is best shown by accolades they have received from clients and industry peers. They have been honoured with more than 860 national, regional and local awards, including the American Institute of Architect's highest honour, the Architecture Firm Award, recognized for creatively transforming client needs and aspirations into elegant, inventive architectural form, and establishing a standard of "excellence and expectation of quality to which other firms aspire".



The Heights at Mt. View



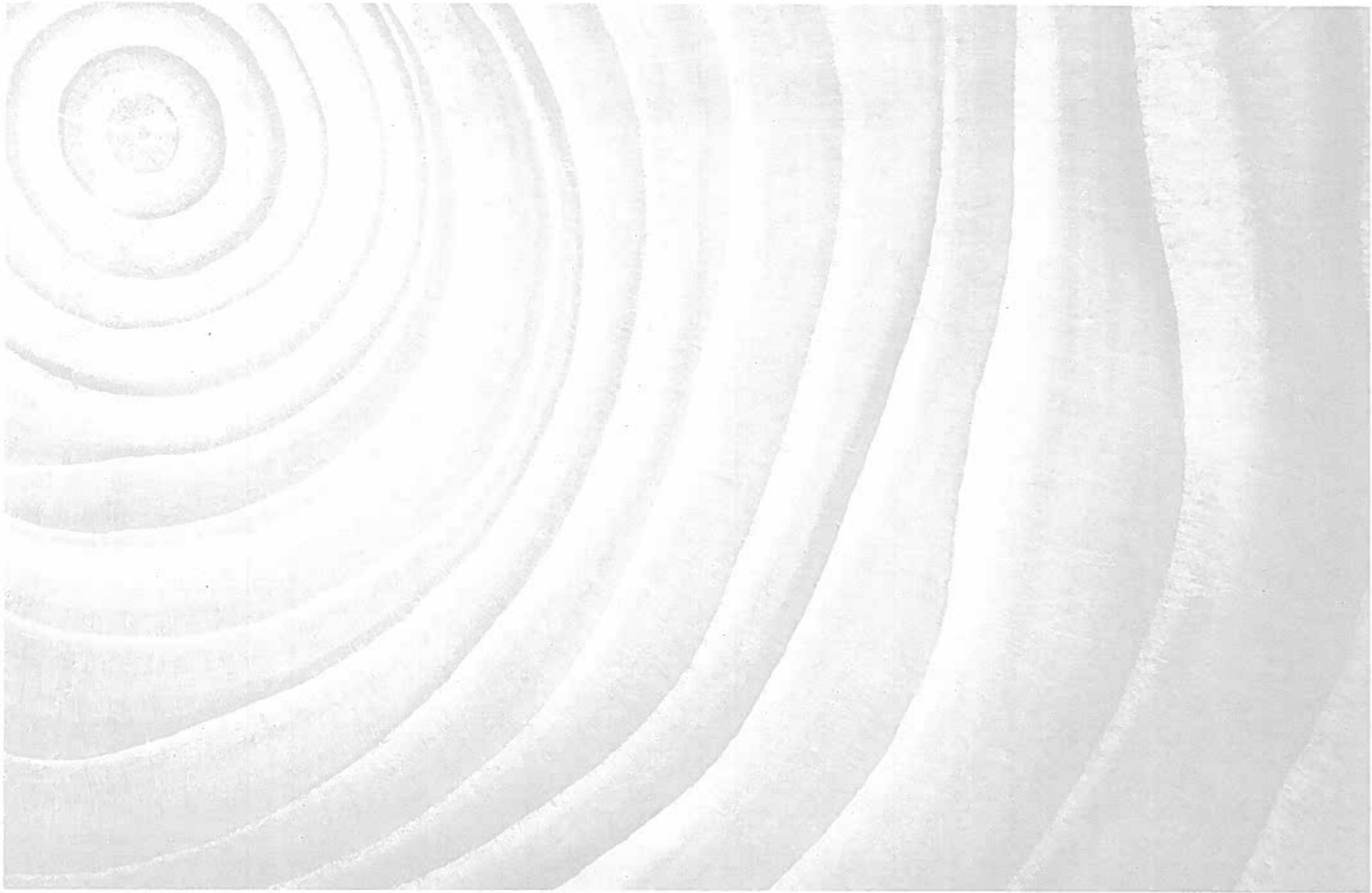
The Mark



Twelve West



The Emory





# ZGF

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