



Inglewood

REZONING & DEVELOPMENT PERMIT APPLICATION

SEPTEMBER 23, 2021



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, Vancouver Coastal Health 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 phased 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 care 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

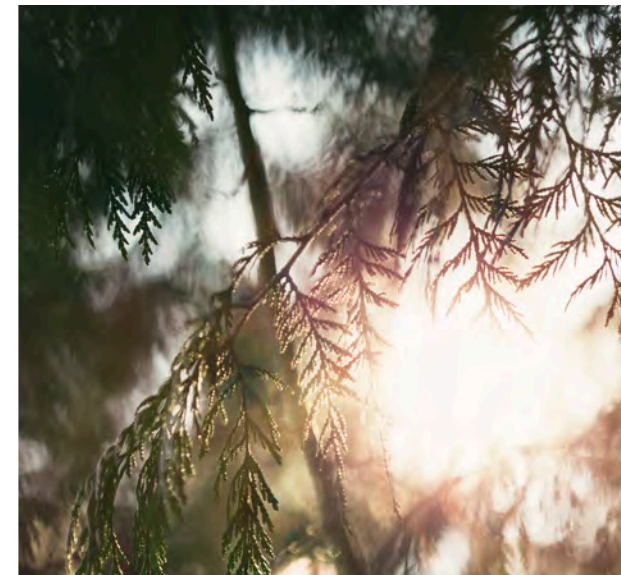
Baptist Housing's reputation as a non-profit is built on over 55 years of investing in communities like West Vancouver to create the best experience for residents, team members and the community.

- Balances non-profit initiative with public accountability to provide the highest level of care.
- Baptist Housing reinvests all surplus dollars into charitable purposes for community benefit. 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 provincial priorities 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 plans to invest a total of \$22M by the completion of the project.
- 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 dependent on each other.
- Timing of approval of a Phased 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 and caregivers during times of infectious disease outbreaks, including seasonal flus.

- 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, which could be converted to funded care in the future

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
- Affordability criteria established by BC Housing
- A covenant required by BC Housing maintains affordability over time.

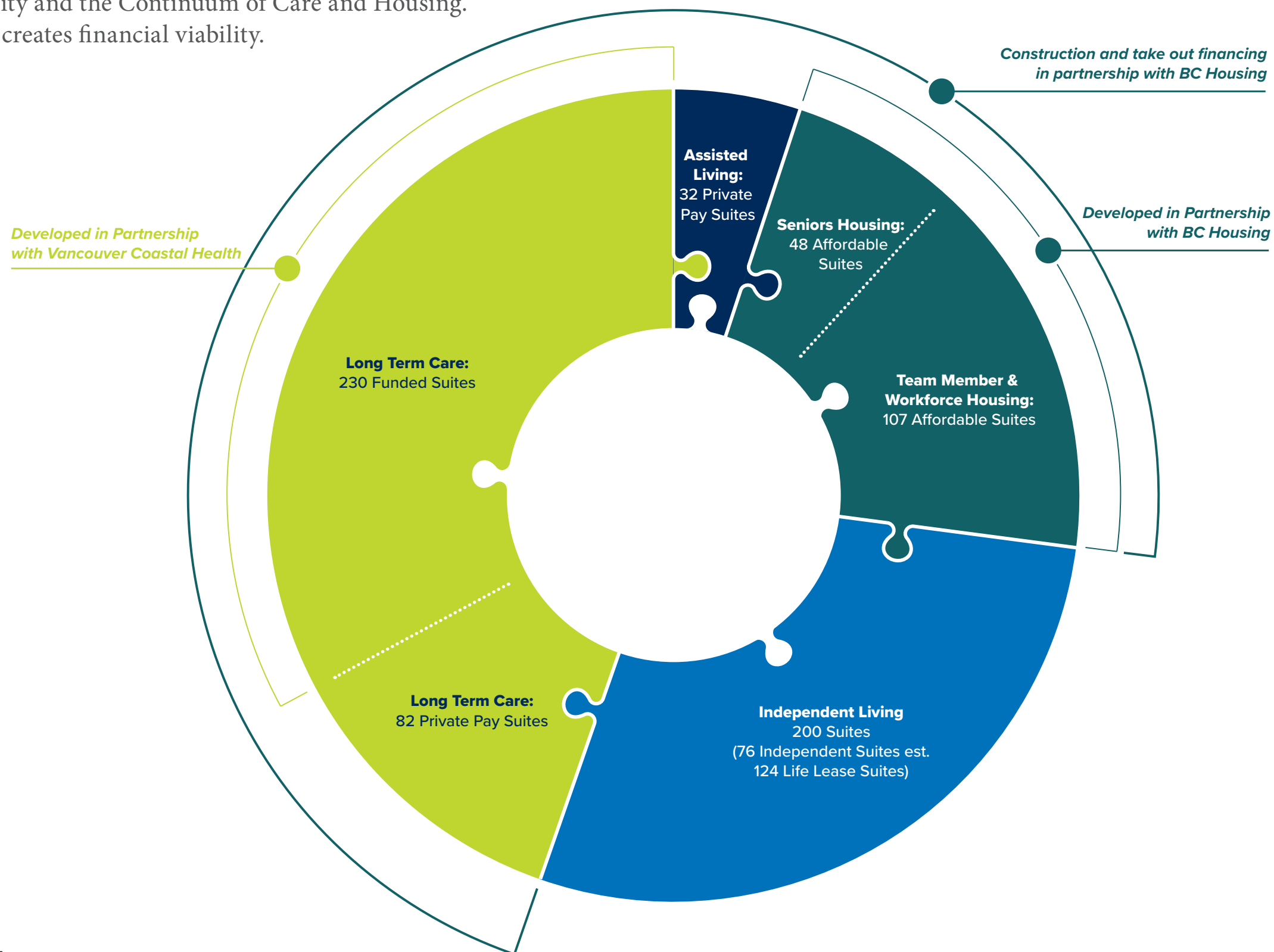
Independent Living

- 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.



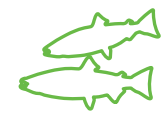
Local Economy

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

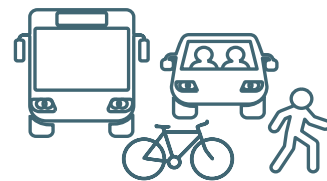
- Build a comprehensive Continuum of Care which includes a diverse range of Affordable Seniors Housing options as well as Affordable Team Member & Workforce housing
- 230 Long Term Care beds funded by Vancouver Coastal Health
- 32 Private Pay Assisted Living Suites
- 82 Private Pay Long Term Care beds
- 48 Affordable Seniors Housing units funded by BC Housing
- 107 Affordable Team Member & Workforce housing units funded by BC Housing (studio, 1 bedroom & 2 bedroom)
- 200 Independent Living.



Local Economy

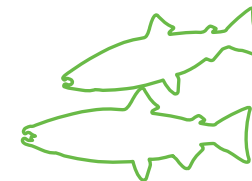
- Significant investment already committed from BC Housing, Baptist Housing and Vancouver Coastal Health
- Potential to attract visitors to the District
- Creation of approximately 140 net new employment opportunities for care workers, support service workers and administration staff.

“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



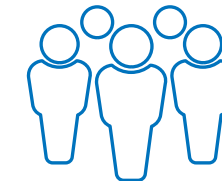
Transportation & Infrastructure

- The Continuum of Care and on-site services reduces the overall need to travel
- Rationalized access points and improved sidewalks and bike lane 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
- 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.
- Salmon Safe Program.



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
- Provide potential child daycare or community amenity space on site.

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)

 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 106 net new care units and 335 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)

 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.

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 by retaining funded long term care 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.


 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.*

 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 team member & workforce housing will be a mix of 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. This co-location 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 visual, mobile, mental and aural abilities.

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. Connections to regional destinations such as downtown

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

b. The building forms are designed to be energy efficient and achieve articulation through the addition of thermally isolated balconies.


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

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**

 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 team member & 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.**

 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.

 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.**

 The development will include water efficient fixtures, anticipated to reduce consumption by approximately 40% based on LEED v4 guidelines. Stormwater retention and greywater use 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**

 Moving the parking lot and delivery routes 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.**

 The project supports the District's GHG reduction targets by building Affordable Seniors rental and Independent Living 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).

 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.**

 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.

 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 Coastal Health 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.
- Residents have 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 will support and will 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 and Independent Living 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 82 new Private Pay Long Term Care beds
- The addition of 32 new Private Pay Assisted Living suites
- The addition of 48 new Affordable Seniors Housing suites
- The addition of 107 new Affordable Team Member & Workforce Housing suites
- The addition of 200 Independent Living.

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.