Director	Municipal Manager/Deputy Municipal Manager

COUNCIL AGENDA

Date: May 25, 2026 Item: 6.

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

COUNCIL REPORT

Date:	April 29, 2026
From:	Lisa Berg, Senior Community Planner
Subject:	Development Proposal for Inglewood Care Centre

RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated April 29, 2026, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

RECOMMENDATION

THAT "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026" be read a first time.

RECOMMENDATION

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026" be read a first time.

RECOMMENDATION

THAT proposed "Phased Development Agreement Authorization Bylaw No. 5462, 2026" be read a first time.

RECOMMENDATION

THAT proposed "Development Cost Charges Waiver Bylaw No. 5463, 2026" be read a first time.

RECOMMENDATION

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026", "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026" and "Phased Development Agreement Authorization Bylaw No. 5462, 2026" be presented at a public hearing scheduled for June 23, 2026, at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that statutory notice be given of the scheduled public hearing.

RECOMMENDATION

THAT proposed Development Permit No. 21-051 be presented at a public meeting scheduled for June 23, 2026, at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, to be held concurrently with the public hearing scheduled for June 23, 2026, at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that statutory notice be given of the scheduled public meeting.

1.0 Purpose

This report outlines an application to rezone 725 Inglewood Avenue and 721, 725, 733 and 735 Burley Drive (**Appendix A**) to allow for the redevelopment of the existing Inglewood Care Centre site with long-term funded care beds (community care) and seniors' rental housing.

2.0 Executive Summary

The developer, Baptist Housing, a non-profit organization, with partnership funding by BC Housing and Vancouver Coastal Health, has applied for a rezoning of the site from institutional and single family residential to community care and seniors' rental housing to implement the goals and objectives of the OCP.

The Inglewood redevelopment proposes a comprehensive renewal of the existing seniors' care centre with three new buildings that provide Long-Term Care (LTC), Independent Living (IL), and Rental Housing (RH) arranged around a central courtyard. Together the buildings will provide a full continuum of care, from specialized long-term care to independent rental and rental seniors' housing, allowing residents to age in place within a single integrated community. The overall architectural expression is contemporary West Coast with materials and landscaping designed to fit within surrounding neighbourhood. The proposal includes indoor and outdoor amenity spaces and a secured LTC courtyard, all designed to support resident wellness and social connection.

The proposal will deliver public realm improvements along the three frontages of Inglewood Avenue, Taylor Way and Burley Drive including new and widened sidewalks, new landscaping and enhanced pedestrian and cycling connections to create a safer and more attractive streetscape for the care centre and broader community. It was supported by the Planning Committee and received general support from the community at the applicant's public information meeting.

Overall, the proposal delivers a thoughtfully designed, integrated seniors' care community that modernizes the existing facility and provides a range of housing and care options within a cohesive well-planned site. It aligns with the goals and objectives of the OCP by supporting seniors' care and housing within an area accessible by transit and within proximity to shopping and services at Park Royal.

Staff recommends that Council schedule a public hearing and concurrent public meeting.

3.0 Legislation/Bylaw/Policy

Provincial Legislation

The *Local Government Act* (LGA) requires that a public hearing be held on the proposed OCP amendment, rezoning, and Phased Development Agreement (PDA) bylaws, in accordance with Section 464 through 470.

Official Community Plan

The proposal complies with relevant OCP policies, however, an amendment is required to place the site within a Development Permit Area (DPA) to regulate the form and character of the development. See section 4.0 below.

Zoning Bylaw

The site is currently zoned RS3 (Single Family Dwelling Zone 3) and PH1 (Private Hospital 1). A rezoning is required to accommodate the proposal.

Phased Development Agreement

The applicant proposes a Phased Development Agreement (PDA) to secure the proposed zoning over a 10-year period, which requires bylaw authorization. See section 7.2 below.

Development Cost Charges Waiver Bylaw

The applicant requests Council consider waiving District Development Cost Charges (DCCs), which requires bylaw authorization. See section 5.2 below.

4.0 Council Strategic Objective(s)/Official Community Plan

2024-2026 Council Strategic Objectives

The proposal directly supports Council's Strategic Plan by advancing *Social Well Being* objectives through the delivery of modern, high-quality care beds and rental housing that improve the health, safety and quality of life for seniors. By expanding publicly funded long-term care capacity, rental housing and independent living, the project contributes to *Housing* goals related to providing diverse and specialized housing options for vulnerable populations. The proposal also aligns with *Municipal Services* objectives by modernizing critical community infrastructure and supporting efficient, integrated service delivery in partnership with provincial authorities. In addition, the proposal generates employment and supports the *Local Economy* by strengthening the health-care sector and providing long-term, stable jobs within the community.

Together, these outcomes reinforce Council's vision of a complete, inclusive and resilient community.

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.

Prior to the adoption of a local area plan, pursuant to OCP policy 2.1.17, 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.

As described in section 6.1 of this report below, Council advanced the proposal to community consultation prior to the completion of the Taylor Way LAP as allowed for and intended by Policy 2.1.17.

The proposal demonstrates strong alignment with the OCP, particularly its direction to expand housing diversity, support aging in place and strengthen community health services. The project will deliver a full continuum of seniors' housing, including Long Term Care (LTC), Independent Living (IL) and secured seniors' Rental Housing (RH) within an established neighbourhood close to transit, services and amenities. This directly advances OCP objectives for accessible, age-friendly and service-supported housing forms.

The primary housing policies include:

Policy 2.1.19: Secure new purpose-built market and non-market rental, seniors' and supportive housing units in appropriate locations close to transit and amenities through bonus density and increased height.

Policy 2.1.20: Incentivize and enable non-profit housing groups, private operators, and senior levels of government and government agencies in the maintenance and creation of new market and non-market seniors or supportive housing by considering site-specific rezoning applications with additional uses, height and density; and supporting a range of options including market and non-market rental, independent and assisted living, licensed seniors care, supportive housing, and mixed-market development.

Policy 2.1.21: Ensure new development contributes to meeting the community's needs by requiring a range of unit sizes, considering additional density and heights for projects that contain complementary uses, deeper levels of affordability and supports, and other community benefits.

Overall, the proposal is strongly aligned with the OCP's Community Wide Directions. It will deliver a comprehensive seniors' care and housing campus that meets identified community needs, supports aging in place, and supports OCP objectives across housing, environment and social well-being. Seniors are West Vancouver's largest demographic cohort, yet there only approximately 1,400 beds/units across the District. The existing supply of seniors housing has been decreasing at a time when the senior population is expanding. The proposal represents a major reinvestment in local health infrastructure and supports the long-term care of its seniors' population.

Although the proposal aligns with the objectives of the OCP, an incidental amendment (**Appendix E**) is required to place the site within a Development Permit Area (DPA) to control the form and character of the proposal through a development permit (**Appendix I**).

5.0 Financial Implications

5.1 Community Amenity Contributions

New developments are to deliver community amenities related to the impacts of development. The value of the amenity is proportional to the increased potential land use in comparison with existing zoning and land uses on the site. District policy defines a range of appropriate amenities, including housing affordability and diversity, childcare and cultural facilities, heritage preservation, public art, and public space, parks and the environment.

District staff have reviewed the development proposal, considering the proposed publicly funded seniors care and rental housing uses. It was concluded that a CAC is not applicable.

5.2 Infrastructure and Servicing

Utility Servicing

Staff confirmed through a utility modelling analysis that while no offsite water utility upgrades are required, an offsite upgrade for sewer services is required to accommodate the proposal. The upgrade will be secured via a development covenant to be delivered as part of the building permit phase.

Development Cost Charges

The applicant has requested that Council consider a bylaw to waive District Development Cost Charges (DCCs) (see **Appendix H**). The calculated District DCCs that would be applicable total approximately $4.037M. Staff recommend that Council waive the DCCs as the project will deliver publicly funded long-term care beds and seniors' rental housing by a non-profit organization.

The waiver will contribute to project viability in a sector constrained with operating margins, enabling the delivery of essential care infrastructure that would otherwise be at risk. The wavier also aligns with the intent of *Local Government Act (*LGA) provisions for DCCs reductions for affordable, non-profit and public-benefit projects ensuring that municipal charges do not become a barrier to urgently needed seniors' care capacity.

The applicant has advised that they will pursue waiver requests for DCCs from Metro Vancouver and Translink. If not waived[1] by those authorities, these DCCs would be collected by DWV at the building permit stage.

6.0 Background

6.1 Previous Decisions

Council, at its September 14, 2020, regular meeting, passed the following resolution:

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.

6.2 History

The Inglewood Care Centre (previously known as "Inglewood Hospital") has been part of the community for over 60 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 and to increase density (care beds) and reduce parking requirements.

[1] Metro Vancouver and Translink have specific DCC waiver criteria.

A previous rezoning proposal was received in 2017, but that application did not advance as the applicant at the time had not acquired the development rights to 725 Burley Drive, which lead to site planning and design challenges. Since that time, the current applicant acquired this site, as well as 735 Burley Drive and developed a comprehensive phased master plan. While the current rezoning application was received in 2021, it was put on hold by the applicant while they secured Provincial funding commitments necessary to allow the development to proceed. Funding is secured and the applicant submitted a revised proposal in late 2025 in response to public and District feedback. The overall intent of the revised plans was to create a cohesive seniors' community by improving connections between the buildings, increase open space, and establish level, central common garden spaces accessible to all buildings.

Major program changes by building include (Figure 1):

- Long-Term Care (LTC): deletion of the 7-storey multi-use building at the northwest corner of the site and increase building height from 5 and 7 storeys to 7 and 8-storeys to consolidate all the LTC beds in one building.
- Rental Housing (RH): Increase units from 155 to 161; reduce building height on Taylor Way from 10 to 8 storeys; and provide direct access to gardens and better circulation to the other buildings.
- Independent Living (IL): Reduce building height from 10 to 9 storeys, maintain 200 units; add full ground-floor amenity level and patios; add rooftop amenity space and decks.



Figure 1: Diagram of changes from 2021 (pink) and 2025 (white) submissions.

Other updates that are reflected in the proposal including site design and circulation improvements, pedestrian open space network connections, a shared material palette for the buildings and other adjustments to bring coordination and cohesiveness to the project.

7.0 Analysis

7.1 Context

The site is located at 725 Inglewood Avenue and 721, 725, 733 and 735 Burley Drive (Figure 2). It is bounded by Taylor Way to the east, Inglewood Avenue to the south, Burley Drive to the west and the Har El Congregation (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.

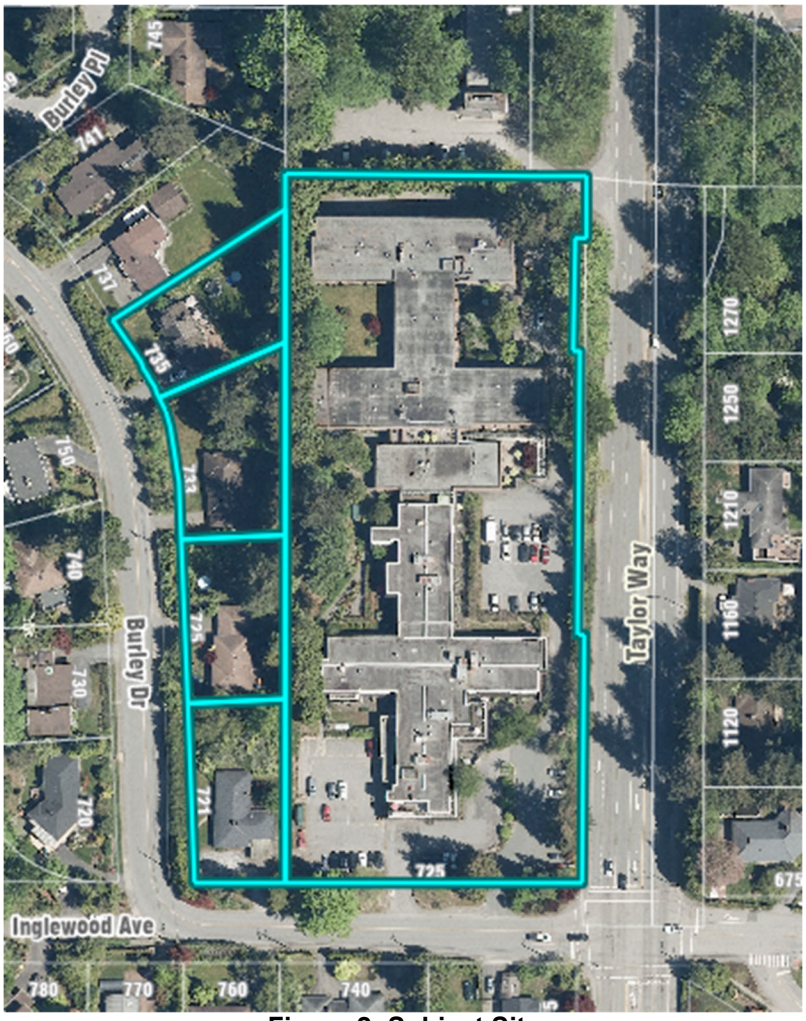


Figure 2: Subject Site

The existing facility 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.

7.2 The Proposal

The developer, Baptist Housing, a non-profit organization, with partnership funding by BC Housing and Vancouver Coastal Health, has submitted a rezoning application to redevelop the subject site (**Appendix F**). The objective is to replace and add funded-care beds in a new long term care facility and add rental and independent living units for seniors (Figure 3).



Figure 3: Rendering of proposal (as viewed from Tayor Way)

The proposal will deliver long-term care and seniors' housing via rental units and independent living under a variety of funded and private pay models in two phases.

Key features and phasing of the proposal (Figure 4):

Phase 1:

- Replace existing 230 funded Long Term Care (LTC) beds with 364 funded LTC beds → net increase of 134 funded beds:
  - construct a new 364-bed LTC facility (7 & 8 storeys); then
  - move existing residents of Inglewood Care Centre into the new building and demolish the existing building.

Phase 2:

- Construct:
  - 161 Seniors' Rental Housing (AH) units for seniors (8 storeys); and
  - 200 Independent Living (IL) units for seniors (9 storeys).

The proposal would deliver a total of 725 beds/units of seniors' housing ranging from specialized care to independent living. See **Appendix B** for the Project Profile.



Figure 4: Site Plan

Housing Continuum

The applicant has worked with its funding partner, Vancouver Coastal Health, to add more funded beds to West Vancouver, bringing the total number of beds at the site to 364. The LTC building is proposed at 7 and 8 storeys to accommodate 14 units per "house" (two houses per floor). Long Term Care provides 24-hour critical support, personal care and a stable home environment for seniors with complex health needs who can no longer live independently, with the beds in this project funded by the Province[2]. Having this level of care in the community is essential because it ensures residents can remain close to family and support networks while reducing pressure on hospitals and enabling a more coordinated, local continuum of seniors' care.

The project delivers 161 seniors' rental housing units in partnership with BC Housing[3], providing secure homes for older adults who are increasingly priced out of the private market. This component of the project will advance community objectives of providing housing options for seniors and allowing for aging-in-place by adding stable rental options that meet a critical and growing community need.

Lastly, the proposal includes 200 independent living units that diversifies the overall housing mix by providing an option for seniors who are still independent but need supportive services, reducing pressure on both the general rental housing market and publicly funded care beds[4].

This range of choices allows seniors and aging residents to remain on the same campus as their needs change, supporting a complete and sustainable continuum of care within the community (Figure 5).

[2] The applicant advises that funded long-term care in the province of British Columbia that is developed in concert with Vancouver Coastal Health has a co-pay or user pay component. Co-payments are based on user ability to pay (typically set at 80% of after-tax income and ranges from minimum of $1,466 per month to a maximum (capped rate) of $4,073 per month.

[3] The applicant advises that the rental rates for the seniors rental building will need to align with the requirements of the BC Builds program under which BC Housing is providing funding on a per unit basis to assist with the viability of the development. To assure viability of the development and comply with the BC Builds program, the mix of rental rates in the seniors rental development call for 80% of the units to charge, near market rates, with the remaining 20% of unit rents at 80% of local market rates. Affordability is to be optimized over the life of the development.

[4] Monthly rental rates for Independent Living are developed as a combination of rent for the space (including amenity areas) as well as for the services that are provided to residents daily. Typical services include resident room cleaning and laundry of non-personal items (towels, linens), daily 3 meal dining, activities, entertainment, transport services as well as wellness checks and access to some health services.



Figure 5: Rendering of proposal at Taylor Way & north access road

Site Planning and Building Massing & Finishes

Each building has its own identity while keeping within the same family of exterior materials. Varied exterior expression adds architectural interest and grounds each building in its place. Durable materials were selected for low maintenance yet customizable applications, such as metal cladding and cement fibre siding and panels, along with some brick expression. The buildings generally have lighter-coloured cladding on the upper floors to reduce the impression of height and to define the base, middle and top of the buildings.

As described in section 6.2, the proposal was revised to reduce building heights but still mass the taller buildings toward Taylor Way. The LTC building was consolidated into a single building and split into two wings: the south wing is 7 storeys and the north wing 8 storeys. To reduce the visual massing of this building from Burley Drive, it is sunk into the topography.

With the deletion of one building from the initial proposal, the applicant was able to increase the amount of green space and site porosity. A level, common open green space was created that links all buildings to provide residents with an accessible connection to the other outdoor spaces and facilities in the other buildings. Each building has its primary ground floor at a common level despite the grade changes on the site, creating level pedestrian access between the buildings and amenity areas (Figure 6).



Figure 6: Rendering of proposal at Burley Drive and Inglewood Avenue

Landscaping & Trees

The landscape plan for the development introduces a comprehensive network of outdoor spaces designed to support seniors' comfort, wellness, and social connection. Across the site, courtyards, patios, rooftop terraces, and a secured garden for the LTC are programmed with looping accessible pathways, open lawns, contemplative gardens, urban agriculture plots, and a variety of seating and gathering areas. These spaces are supported by a diverse planting palette including 136 new on-site trees and layered shrubs, hedges, and groundcovers that create shade, seasonal interest, privacy buffers, and a park-like character throughout the development.

The arborist report identifies extensive tree removals primarily driven by the scale of parkade excavation, required civil upgrades, and significant grade changes along Taylor Way. While most onsite and municipal boulevard trees cannot be feasibly retained under the proposed design, the plan does preserve some trees at the site edges, including select municipal trees on Burley Drive and two off-site trees where retention remains viable pending final grading details. Importantly, many of the trees proposed for removal are in declining condition, located within conflict zones, or already failed, and the project will include a comprehensive replacement strategy to restore canopy cover and enhance long-term tree health on the site.

Parking, Circulation & Traffic

The development provides a total of 349 parking stalls, which exceeds the District's zoning bylaw requirement and the demand anticipated for seniors' care and rental housing uses. For each of the buildings there are: 128 parking stalls for LTC; 110 parking stalls for Rental Housing; and 111 parking stalls for Independent Living, for a total of 349 parking spaces within a connected underground parkade. Allocation of parking among residents, staff and visitors for each land use will be further refined as the project proceeds through each phase. To ensure flexibility for the detailed building permit application stage[5], the proposed zoning amendment requires a minimum of 345 parking stalls. The proposed parking reflects observed patterns at comparable Lower Mainland facilities, where seniors' housing typically generates low resident vehicle ownership and predictable staff and visitor demand, ensuring that the proposed supply will meet operational needs.

The proposal includes a complete access and loading strategy with three loading bays and three dedicated access points:

- Taylor Way: the existing shared driveway and fire lane between the site and Har El to the north will provide access to a drop-off and pick-up area for the Rental Housing building and to the parkade. The access road then continues parallel to the north property line to a loading area for the LTC building (Figure 7). Access to and from Taylor Way is restricted to right turns only as there is a concrete barrier on Taylor Way that will prohibit left turns.



Figure 7: Rendering of north access road

[5] To accommodate the potential expanded spatial requirements for mechanical equipment, optimal vehicle movements or other necessary infrastructure for the proposed uses.

- Inglewood Avenue: two access points are planned. The existing east and central driveway will be combined and shifted west away from the intersection at Taylor Way. It will provide access to the central courtyard and the parkade and loading area for the Independent Living building. The existing driveway to the west of the site (currently to give access to 721 Burley Drive) will be deleted and a new horseshoe-shaped driveway is added to provide access to the drop off and pick up area for the LTC building and continues around the back of the building to the parkade.
- Burley Drive: The existing driveways to 725, 733 and 735 Burley Drive are to be deleted. No vehicle access to the site is provided via Burley Drive.

The applicant provided a traffic study as part of the application that analysed vehicle movements, parking and traffic that the proposal is expected to generate. The maneuvering of vehicles on the site and within the parkade, along with delivery vehicles, waste collection and emergency responders has been reviewed. Analysis of maneuvering and sight lines show that all vehicle movements can be safely accommodated to and from the site and within the site itself, with final refinements expected at the building permit stage.

The study indicates that total traffic for the project at full build out is expected to not impact the intersection at Inglewood Avenue and Taylor Way. The intersection will operate at acceptable levels, however traffic at the highway interchange to the north will likely become incrementally more constrained, consistent with over-queuing currently observed in the area. The study concludes that this constraint will likely be due to background growth (e.g., growth elsewhere in the community and broader region) rather than site-generated traffic.

The proposed development is expected to generate approximately 138 and 178 vehicle trips in the morning and afternoon peak hours, respectively. This is equivalent to 2 to 3 vehicle trips per minute, on average. Compared to the existing site, the net new vehicle trip generation is expected to be 88 and 128 vehicle trips during the peak hours, or approximately 1 to 2 additional vehicles every minute added to the area road network. The study anticipates that the proposed site accesses are expected to operate within accepted performance thresholds and can accommodate the proposed traffic generated by the proposal.

The study identifies that the primary site-related concern is periodic queue spillback from the site on the eastbound approach on Inglewood Avenue to the intersection at Taylor Way. To mitigate this concern, the District requested that the proposed frontage designs include a dedicated left-turn bay and a shared right-turn lane from Inglewood Avenue onto Taylor Way to mitigate traffic congestion in this direction (essentially swapping the existing lane design). This would allow the District to consider installing a left-arrow signal to manage left turns from Inglewood Avenue onto Taylor Way in the future to control queue lengths. A review of intersection signaling would be done in conjunction with the Ministry of Transportation and Transit (MoTT).

To promote alternative modes of transportation, 209 bicycle and 24 mobility scooter parking/storage spaces are provided in the parkade. While the proposed amount of bicycle parking represents a reduction in the amount required by the zoning bylaw (679), it reflects the demographic of the proposal. It is not expected that the residents will have a high demand for bicycle usage. To offset this reduction request, the applicant proposes to add space for mobility scooters for residents and a portion of the bicycle storage spaces will be available for staff. Further refinement to storage and allocation can be adjusted once the buildings are occupied to reflect operational needs. The site is also adjacent to bus service available on Taylor Way that provides connection to Park Royal, which is a central transportation hub for residents and staff of the facility.

District staff have reviewed and accepted the findings of the traffic study.

Public Realm

The proposal includes a comprehensive package of public-realm and infrastructure upgrades that will significantly improve safety, accessibility, and neighbourhood character across all three frontages. The public-realm improvements will create a more connected, walkable, and resilient streetscape for the community.

The project delivers a renewed and improved pedestrian-friendly frontage on Inglewood Avenue including a new sidewalk, upgraded boulevards, and improved cycling connections via a separated bike lane. These upgrades create a safer and more accessible corridor while enhancing the visual quality of the streetscape (Figure 7).



Figure 7: Rendering of proposal at Inglewood Avenue entrance

Taylor Way will see the most significant transformation. The existing lock-block retaining wall will be removed and the boulevard regraded to introduce a widened sidewalk along with a planted boulevard. This will allow for the existing break-check area to be upgraded to current standards. New retaining walls within the property lines are planned, including some road dedication along this frontage to allow for the upgrades. These changes modernize a challenging section of the corridor and improve safety for all users.

Along Burley Drive, the project includes continuation of the new sidewalk, separated bike lane and boulevard enhancements. Also included is a new crosswalk at the north end of the site across Burley Drive to connect the end of the new sidewalk to the existing sidewalk across the street. These improvements support a more comfortable walking environment and strengthen the residential character of the street while ensuring infrastructure is updated to current standards for all users.

To accommodate the proposal while addressing grading challenges, a variance request for retaining wall heights and siting is included within the development permit (**Appendix I**). While most of the retaining walls proposed comply with the zoning bylaw, some of the walls in more challenging grade areas do not. To mitigate the impact of the walls, they are primarily not visible from the public realm and where visible they are screened with trees and vegetation. Further design development of the public realm will be finalized prior to building permit.

Planning Committee

The proposal was considered by the Planning Committee at its meeting on November 26, 2025, and the Committee passed the following motion:

THAT the Planning Committee strongly support the Inglewood Care Centre application at 725 Inglewood Avenue and 721, 725, 733, and 735 Burley Drive.

Phased Development Agreement

A Phased Development Agreement (PDA) is proposed by the applicant to secure zoning and development conditions for the multi-year project. This gives the applicant certainty that the zoning and development conditions will remain stable over the build-out period. Staff recommends support of the proposed PDA, implemented by bylaw (**Appendix G**) as it will help ensure that the delivery of the long-term care beds, seniors' rental housing and independent living units is coordinated, predictable and tied to clear obligations, providing both transparency for the community and greater assurance that the full campus of care will be completed as proposed.

Ministry of Transportation and Transit (MoTT)

The development was referred to MoTT given the sites proximity to Taylor Way (Highway 99), which is under the Provincial jurisdiction. The Ministry provided general comments and will provide further feedback of works within the highway right-of-way by way of work-specific Ministry permit applications. The Ministry expects to further review the proposed access on Taylor Way in context of the proposed development and Har El to the north. All landscaping, final boulevard conditions, and siting of structures next to the road right-of-way are subject to MoTT review and approval prior to building permit issuance.

7.3 Climate Change & Sustainability

In general compliance with the District's Building Bylaw and the Sustainable Building policy, the applicant has proposed energy targets for the project that vary by building code classification due to the different land uses proposed:

- The Long Term Care (LTC) and Independent Living (IL) will achieve Step 2 with a GHG target of 7.4 kgCO_2/sqm/yr.
- The Rental Housing (RH) will achieve Step 3 with a GHG target of 3.0 kg/CO_2/sqm/yr.

Essentially, the buildings are designed to use less energy and produce lower carbon emissions than a typical development, with the rental building meeting an even higher efficiency level. The project will be better insulated, and mostly electric, which reduces pollution and keeps operating costs down over time.

7.4 Public Engagement and Outreach

Public Information Meetings

Prior to formal submission[6], the applicant held preliminary public consultation meetings to gather feedback from the public on October 6, October 29 and November 5, 2020. Subsequently, upon formal submission of the rezoning application, the applicant held another public information meeting in compliance with the Development Procedures Bylaw on December 9, 2025. Summaries of these meetings and the feedback received by the applicant are attached as **Appendices C to D** respectively and are available on the District's website.

Feedback from the public received at the preliminary meetings held in 2020 were incorporated into the revised application as summarized in section 6.2 of this report. Most of the feedback received at the December 2025 meeting indicates strong support for the proposal with a smaller number of respondents indicating they were not supportive or unsure.

The supportive comments described the redevelopment as long overdue, urgently needed and critical to meeting current and future senior care demand in West Vancouver. Some comments revealed that traffic congestion and safety remain concerns in the area, particularly during school drop off and pick up times, shift changes at the existing facility and frequent services/deliveries. Lack of sidewalks, car accidents at the corner, concern about parking, overall project size and fit and other items were specially noted in the comments.

Together, these comments highlight both the strong community support for the proposal and the longstanding transportation and safety issues in the area. The proposed redevelopment is expected to improve the existing conditions through new sidewalks, safer site access, consolidated loading and service areas, and the removal of on-street parking conflicts, helping to address the concerns raised while delivering urgently needed seniors' housing and care capacity.

Public Hearing and Notification

In compliance with the LGA and the Development Procedures Bylaw, the proposed OCP amendment, rezoning and Phased Development Agreement bylaws are subject to a public hearing. Notice of the public hearing will be given in accordance with the LGA requirements and District procedures should the proposal advance.

Signage

The applicant has already installed development signs on the site. Should the proposal advance, the applicant will be required to update the signs with particulars about the public hearing and concurrent public meeting.

[6] In compliance with the Preliminary Development Proposal and Public Consultation Policy

Website

In alignment with current practice, a description of the proposal and current project plans are available online and should the proposal advance, applicable dates will be updated.

7.5 Conditions Precedent to Adoption

Prior to adoption of the bylaws and approval of the development permit, the following requirements must be met:

- Ministry of Transportation and Transit (MoTT) approval on the rezoning bylaw as per section 52 of the *Transportation Act*; and
- Registration of a development covenant (to secure site servicing, offsite utility upgrades, and offsite boulevard and frontage final designs and upgrades).

8.0 Options

8.1 Recommended Option

Council give first reading to the proposed bylaws and set a date for a public hearing and concurrent public meeting.

8.2 Considered Options

Council may:

a. give first reading to the proposed bylaws and set an alternative date (to be specified) for a public hearing and concurrent public meeting; or

b. defer consideration of the proposal pending receipt of additional information (to be specified) to assist in the consideration of the application; or

c. reject the application.

9.0 Conclusion

The proposal will deliver a modern, fully integrated seniors' campus of care that aligns with the goals and objectives of the OCP while also supporting Council's Strategic Plan objectives. By providing new long-term care beds, seniors' rental housing and supportive independent living, along with enhanced open spaces, improved site circulation and higher-efficiency targets, the project addresses critical community needs and strengthens the continuum of senior's care available in West Vancouver. Overall, the redevelopment offers substantial public benefit through expanded seniors' housing options, updated care infrastructure, and a site designed to connect residents, visitors and the surrounding neighbourhood.

Author: 

Lisa Berg, Senior Community Planner

Concurrence: 

Michelle McGuire, Senior Manager of Current Planning and Urban Design

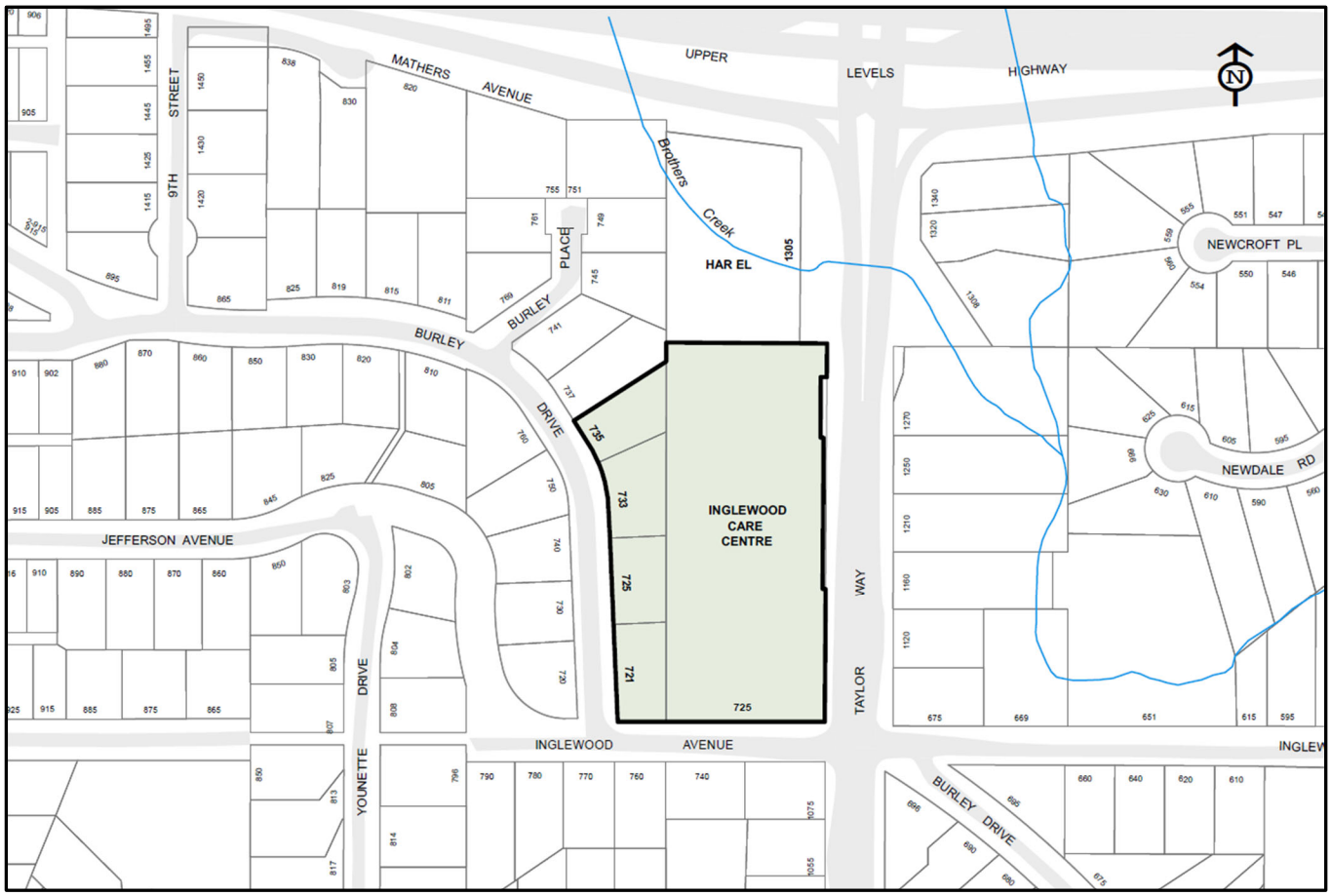
Appendices:

A. Context Map
B. Project Profile
C. October/November 2020 Preliminary Public Information Meeting Applicant Summary
D. December 2025 Public Information Meeting Applicant Summary
E. Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026
F. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026
G. Phased Development Agreement Authorization Bylaw No. 5462, 2026
H. Development Cost Charges Waiver Bylaw No. 5463, 2026
I. Development Permit No. 21-051 (with schedules)

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Appendix A – Context Map



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Appendix B – Project Profile

Project	Inglewood Care Centre
Application	File No. 21-051 (PDA02283)
Applicant	Baptist Housing Oak Bay Society
Architect	DYS Architecture
Landscape Architect	VDZ
Site:	
• Address	725 Inglewood Avenue
• PID	015-956-407
• Legal Description	The south east ¼ of District Lot 1070 Group 1 New Westminster District except, Firstly: The east 67 feet, now road, Secondly: Part on Highway Plan 29
• Address	721 Burley Drive
• PID	009-929-070
• Legal Description	Lot 6 District Lot 1070 Plan 8815
• Address	725 Burley Drive
• PID	009-929-100
• Legal Description	Lot 7 District Lot 1070 Plan 8815
• Address	733 Burley Drive
• PID	009-929-495
• Legal Description	Lot 8 District Lot 1070 Plan 8815
• Address	735 Burley Drive
• PID	009-929-509
• Legal Description	Lot 9 District Lot 1070 Plan 8815
Site Area (Combined)	20,181.5 sq m
Existing Zoning	RS3 + PH1
OCP Policy	2.1.19; 2.1.20; and 2.1.21
DPA	Inglewood Care Centre BF-B18
Proposal	To rezone the site to allow for a redevelopment of the Inglewood Care Centre to increase the number of publicly funded care beds and add rental seniors' housing.

Particulars	Proposed	Notes
Floor Area Ratio (FAR)	2.7	As per CD56 zone
Building Heights	35 m maximum	As per CD56 zone
Number of Storeys	9 maximum	As per CD56 zone
Housing Mix:		
• Long Term Care	364	Care beds
• Rental Housing	161	Units
• Independent Living	200	Units
Setbacks	0 m	From all P/Ls
Parking	345 minimum	As per CD56 zone
Bicycles	209	
Mobility Scooters	24	
EV Charging	Level 2	As per Zoning Bylaw

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APPENDIX C

Inglewood

REVITALIZATION OF INGLEWOOD CARE CENTRE

2021.04.15 – update to this report.

This document records the pubic information meetings and associated community feedback up to the end of November 2020.

In December 2020, subsequent to the Public Information Meetings and outreach, the project team updated the approach to the long term care to the small household model (12 residents per household) to match with the incoming Vancouver Coastal Health 2020 standards. This significant change necessitated a full redesign of the site, enabling the team to better incorporate many of the suggestions received through community consultation.

2021.09.23 – update to this report.

Baptist Housing sponsored the Harmony Arts Festival and set up an exhibit for the duration from July 30th- to August 8th 2021. Further public input and comments were invited and received. These are appended to this document.

SUMMARY REPORT

PUBLIC INFORMATION MEETINGS OCTOBER/NOVEMBER 2020

PROPOSED REDEVELOPMENT OF INGLEWOOD CARE CENTRE
725 INGLEWOOD AVENUE (AT TAYLOR WAY)
WEST VANCOUVER

PREPARED BY:
Baptist Housing | December 2020

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Purpose | 1.0



This report provides a record of three Public Information Meetings organized by Baptist Housing to inform the community and answer questions about the proposed redevelopment of the Inglewood Care Centre at 725 Inglewood Avenue in West Vancouver. All public feedback and inquiries generated during this public consultation period have been included in this report.

PUBLIC INFORMATION MEETING #1: OPEN HOUSE FORMAT

Tuesday, October 6, 2020 - Two sessions: 3:00 to 4:30 P.M. and 5:30 to 7:00 P.M.
Har El, the North Shore Centre for Jewish Life, 1305 Taylor Way, West Vancouver

PUBLIC INFORMATION MEETING #2: INTERACTIVE WEBCAST (VIRTUAL MEETING) FORMAT

Thursday, October 29, 2020 - One virtual session 7:00 to 8:00 P.M.
Online access was made available to the public at **www.baptisthousing.org**, where a video record of the session remains posted.

PUBLIC INFORMATION MEETING #3: OPEN HOUSE FORMAT

Thursday, November 5, 2020 - Two sessions: 3:00 P.M. to 4:30 P.M. and 5:30 to 7:00 P.M.
Har El, the North Shore Centre for Jewish Life, 1305 Taylor Way, West Vancouver

This report includes:

- A summary of the three sessions.
- An analysis of comments provided through the open house and virtual sessions, from an online survey, and from direct emails (see Appendix 9). All input collected is being taken into account to inform the direction of the proposal.
- Information provided by the Baptist Housing team in response to key topics of interest expressed through this process.

Background | 2.0

Baptist Housing acquired Inglewood Care Centre in February 2020 to replace its aging long-term care building with a new modern residence for its 230 existing residents, and because there is untapped potential on the site to add other affordable housing and care options for the benefit of West Vancouver seniors and their families. The District of West Vancouver's Economic Development Plan forecasts the demand for seniors housing in West Vancouver will increase by 70 per cent between 2011 and 2041. There is also an expanding need for complex health and long-term care.

The current residences which were built starting in 1963 are now reaching the end of their life and must be replaced. Replacing these is Phase One of the project.

Upon completion of Phase One, an expanded number of residences offering varying levels of assisted care for seniors will be built in Phase Two, creating a welcoming place for friends and family to maintain social connections and links to the community. In all, the proposed plan would provide the opportunity for almost 600 seniors and approximately 100 workers to eventually live on site and stay in their community.

The overall development plan offers a "Continuum of Care" concept that enables seniors to age within the same community even as their housing needs change. They can stay close to friends, family and familiar supports. Spouses can remain close to each other in the same community, even if their individual levels of needed care start to differ.

The District of West Vancouver's Official Community Plan encourages institutional and residential multi-family uses in the Taylor Way corridor, making this site uniquely suited to combining seniors' health care and housing.

PHASE ONE

A new long-term care facility will be developed in partnership with Vancouver Coastal Health Authority. 230 new long-term care suites will replace the existing ones at Inglewood. They will be accessible to all, regardless of income, through Vancouver Coastal Health's Long-Term Care program. 23 additional suites will be offered as private pay rooms with direct access for the community around Inglewood.

PHASE TWO

This phase immediately follows the construction of the long-term care residence and will include three more buildings that will include additional long-term care as well as assisted living and memory care, independent living/life lease, and affordable housing options. These will include approximately 400 units of which there will be 50 affordable suites for seniors and more than 100 affordable rental suites for people who work at Inglewood or elsewhere in West Vancouver. These suites will be subsidized by BC Housing.

Notification of Public Information Meetings | 3.0

As directed by the District of West Vancouver's policy on public information meetings:

- A mailer with details about all three public information meetings planned by Baptist Housing was distributed by mail-drop in a designated area around the development.
- A half-page advertisement was published on three occasions in the North Shore News prior to the meetings.
- The meetings were also made public in three North Shore News articles, and once in the North Shore Daily Post after the September 14th approval by West Vancouver Council to allow the project go to public consultation.

MAILER	A mailer with details about all three public information meetings planned by Baptist Housing was distributed by mail-drop in a designated area around the development. (See Appendix 1)
ADVERTISING	Half-page full colour ads regarding the Public Information Meetings ran in the North Shore News on September 23 & 30, and October 28, 2020. (See Appendix 2)
ONLINE	All of the Public Information Sessions were listed on the Baptist Housing website under the "Inglewood Redevelopment" section. The Public Information Sessions were listed in four news articles published September 16 and 29, and October 5 and 21 in the online edition of the North Shore News; plus a September 16 article published online in North Shore Daily Post. (See Appendix 3)

Public Information Meetings – Open House Format | 4.0

Attendance PIM 1 • Tuesday, October 6	
Session one: 3:00 P.M. to 4:30 P.M.	23
Session two: 5:30 P.M. to 7:00 P.M.	15
Attendance PIM 2 • Thursday, November 5	
Session one: 3:00 P.M. to 4:30 P.M.	13
Session two: 5:30 P.M. to 7:00 P.M.	0
TOTAL ATTENDANCE BOTH OPEN HOUSES:	**51**

EVENT OVERVIEW

- Respecting COVID-19 safety protocols spelled out by health authorities, one of the doors to venue was designated entrance only, while a second door was exclusively for guests to exit.
- Two sessions were held: the first from 3:00 P.M. to 4:30 P.M. and the second from 5:30 P.M. to 7:00 P.M.
- On the sidewalks approaching the entrance, “2 metre separation” dots, and bars to designate the start of the line up, were placed with adhesive on the sidewalks.
- All staff onsite wore masks, and all guests were required to wear a mask or face covering.
- Guests arriving were given a temperature check with a handheld device before entering the venue.
- Hand sanitizer was available at the entrance and other locations inside the venue throughout the event.
- On entering, guests registered with two team members at a counter inside the door. The staff was distanced two metres from the guests across from them.
- Guests provided personal information for the purpose of contact tracing before being admitted to the venue’s main room, where handouts were available (see Appendix 4) and information boards (see Appendix 5) were placed. The room had one entrance in, and an exit at the other end.
- Pipe and drape were used to separate the room into three distinct areas, and arrows were placed on the floor with adhesive to define the traffic flow direction to minimize contact between guests.
- “2 metre separation” dots were placed in front of each board to prevent people from gathering too closely.
- Development team members were on hand throughout the event to answer questions and describe the redevelopment in detail:
  - Baptist Housing
  - Howard Johnson
  - Marc Kinna
  - Dayle Krahn
  - Deanna Bogart
  - ZGF Architects
  - Patrick Cotter (lead architect)
  - Andrew Thomson
  - Megan Chalmers
  - Neal Mackie
- Upon completion of the tour of boards, guests exited the main room to a lounge which featured a physical model of the development, to provide a contextual understanding of the project in relation to its environment.
- Guests were invited to fill out a feedback survey at one of four iPad stations which were set up physically distanced apart. The iPads provided a direct connection to the same online survey currently available on the Baptist Housing website.
- Those who preferred a written submission were offered the opportunity to enter their comments on a paper version of the survey.
- Used pens were collected for disposal and all surfaces including the iPads were cleaned after use by each guest.

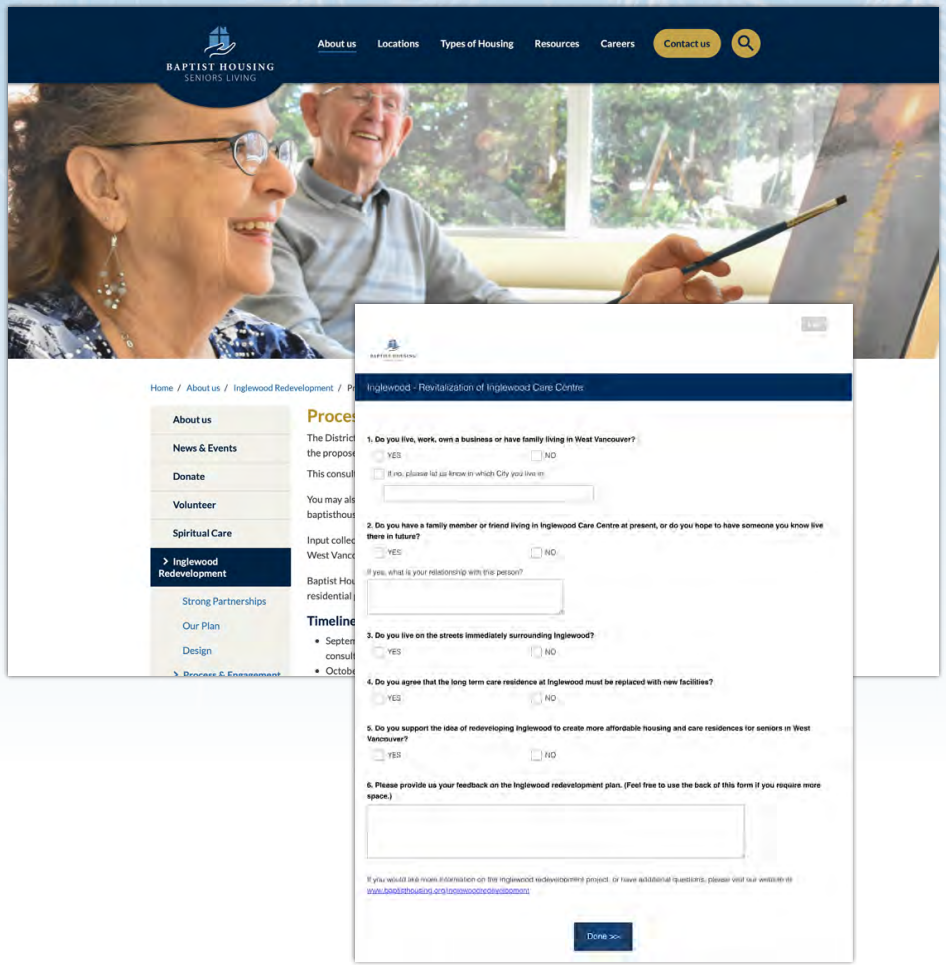
Public Information Meetings – Virtual Format | 4.1

- Baptist Housing produced a virtual Public Information Meeting on Thursday, October 29, 2020 to complement the Open House style meetings and reach members of the public who may find it difficult to attend a meeting in-person.
- The one-hour program began with a presentation by representatives of Baptist Housing and ZGF Architects, and was followed by a live, public Q/A period lasting approximately 45 minutes.
- Members of the public who logged in were able to view the custom webcast, and ask questions in real-time via text.

A recording of the presentation may be viewed at
https://www.youtube.com/watch?v=U1r7aRG2i9s&feature=emb_logo



Summary of Comments Received | 5.0



ONLINE

An online survey hosted on the Baptist Housing website went live for public comments starting with the first Public Information Meeting on October 6, 2020, and closed Tuesday, November 17, 2020.

The survey contained five “yes/no” questions and provided space for individuals to write comments. Some of the comments were entered directly via the iPads provided at the two open house meetings, while the balance of the comments received came from members of the public who logged in independently. A total of **34 online responses were entered.** (Comments received have been collated in Appendix 6.).

WRITTEN FORM FEEDBACK

In-person attendees at the open house format meetings were also offered the option of handwriting their comments for the same survey on a pre-printed form. **Eight attendees provided handwritten comments.** (Scans of these forms are in Appendix 7.)

In addition to the survey’s five yes/no questions, respondents also had an opportunity to provide comments.

Total survey submissions received: 42

- 34 online submissions
- 8 paper forms submitted

Summary of Comments Received | 5.0

ANALYSIS - SURVEY QUESTIONS AND RESPONSES

Question 1: Do you live, work, own a business or have family living in West Vancouver? (If no, where?)

	Answered Yes – 83%	Answered No – 14%
Online	27	6
Printed form	8	0
*1 respondent did not answer this question		(largely fr. North Vanc.)

Question 2: Do you have a family member or friend living in Inglewood Care Centre at present, or do you hope to have someone you know live there in future?

	Answered Yes – 26%	Answered No – 74%
Online	10	24
Printed form	1	7
	spouse = 4 friend/neighbour = 4 mother = 1 did not say = 2	

Question 3: Do you live on the streets immediately surrounding Inglewood?

	Answered Yes – 52%	Answered No – 48%
Online	17	17
Printed form	5	3

Question 4: Do you agree that the long-term care residence at Inglewood must be replaced with new facilities?

	Answered Yes – 62%	Answered No – 33%
Online	25	8
Printed form	1	6
*2 respondents did not answer this question		

Question 5: Do you support the idea of redeveloping Inglewood to create more affordable housing and care residences for seniors in West Vancouver?

	Answered Yes – 59%	Answered No – 36%
Online	21	13
Printed form	4	2
*2 respondents did not answer this question		

- A summary of written comments received through the online survey are included in Appendix 6.
- Scans of the handwritten forms received, including their additional comments, are included in Appendix 7.

REAL-TIME QUESTIONS FROM VIRTUAL PUBLIC INFORMATION MEETING

- 24 separate public logins to the streaming program were registered
- 66 text communications to relay questions and comments were received from them
- The list of questions submitted during the webcast is included in Appendix 8.

Addressing Key Topics of Interest | 6.0

The public comments received via the online survey, from the written forms from open houses and received live during the virtual public information meeting concentrated largely on a handful of key topics.

The main issues are listed below along with information from Baptist Housing addressing these concerns.

DESIGN AND DENSITY

Questions about height, density and impact on the local neighbourhood.

- The goal is to be as sympathetic to the local neighbourhood as possible – while providing the appropriate density and potential of this property for affordable housing.
- Two 10 storey buildings are located along Taylor Way, while the six-storey Long-Term Care building is sunken below Burley Drive on the west side. The seven-storey Assisted Living Building is set back from Burley Drive by more than 40m (130').
- The team has been working to reduce overall heights from previous iterations, including relocating one full storey from the Long-Term Care building to the Assisted Living Building.
- The two buildings on Taylor Way have increased the area of their floorplates to reduce the overall height by one storey each (from 11 to 10 storeys)
- The preliminary shadow studies indicate there will be minimal shadows cast on to the adjacent properties on Burley Drive.
- Heights:
  - Long-Term Care – 6 storeys above grade: height 22.7m
  - Assisted Living – 7 storeys (Burley Drive side), 8 storeys to (downslope courtyard side): height 24.5m
  - Affordable Housing – 10 storeys: 32.9m (top of parapet)
  - Independent Living/Life Lease – 10 storeys: 34.3m (top of parapet)
- The development proposes a mix of 350 new homes; about one-third of these new residences will provide a range of work force housing.

PHASE 1

- Building 1 - Long Term Care Building (B3 care occupancy)
- 253 Long Term Care beds (230 existing beds funded by VCH)

PHASE 2

- **Building 2:** Assisted Living/ Memory Care/ Long Term Care (B3 care occupancy)
  - 48 Long Term Care beds
  - 34 Memory Care units
  - 22 Assisted Living units
- **Building 3:** Affordable Rental Housing (Residential occupancy):
  - 107 affordable rental work force homes (studios, 1 Bed & 2 Bed)
  - 48 affordable seniors' rental homes
- **Building 4:** Independent Living/ Life Lease:
  - 120 life lease suites
  - 75 Independent living suites (rental)

Addressing Key Topics of Interest | 6.0

TRAFFIC AND NOISE

Questions about the potential impact on local traffic, especially Burley Drive, from service vehicles and the increased number of people

A traffic impact assessment is underway with the District and Ministry of Transportation and Infrastructure to assess traffic impact and explore ways to best mitigate impacts to the local area.

- Traffic calming on Burley Drive and Inglewood Avenue is under consideration with the District.
- The campus is a not a significant traffic generator with the preliminary analysis anticipating an increase of fewer than two cars per minute during the day time peak periods (staff shift change from morning to afternoon generates an estimated 115 additional peak hour trips).
- The approach is to have three entrances/exits from the site to help minimize impact on local traffic patterns:
  - Inglewood Access 46% of trips
  - Burley Access 31% of trips (passenger vehicle only)
  - Taylor way Access 23% trips. A right-in and a right-out only access onto Taylor Way is proposed for the current access to Har El and to the fire lane at the north edge of the site.
- A median prevents any left turns in or out of the site at this location.
- It is proposed that trucks will access the site primarily from the right-in off Taylor Way, head underground, and then exit the site directly on to Inglewood Avenue, thus avoiding Burley Drive altogether.
- There will be on-site minibuses to shuttle residents to activities across the district.
- There will be planting buffers along Inglewood and Burley Drive to reduce noise.
- The buildings themselves will act as an even more effective buffer from noise emanating from Taylor Way.

VIEWS

What will you do to protect views?

- We've taken great care in designing the new Inglewood. We want to be a good neighbour.
- First off, the project is partially embedded right into the slope of the site, which means some parts of the structure will be below the level visible from nearby homes. This helps to reduce visual impact. We've also reduced overall height from earlier designs based on the feedback and input of Council and staff earlier in the process.
- Burley Drive residences at grade are approximately level with the second and third floors of the six-storey Long Term Care (LTC) building.
- Level 1 of LTC is at 74 metres elevation [3-6m below the road level on Burley Drive].
- Therefore, the six-storey LTC building on Burley Drive will appear as a three-to four storey building. The setback is 10m (30') from the edge of the Inglewood property and a further 7m (23') from the edge of the road.
- The road on Inglewood Ave ranges from 68 metres elevation at Taylor Way to 80 metres (geodetic level above sea level) at Burley Drive.

Addressing Key Topics of Interest | 6.0

CONSTRUCTION PERIOD

Questions about what several years of planned construction activity will mean to existing LTC residents and surrounding neighbours.

- If we are successful in completing the rezoning and development permit process with the District of West Vancouver within twelve months, we anticipate starting construction in early 2022, with about three years of construction after that to build the replacement long term centre residence. Once complete, the current residents of Inglewood will move into the new building.
- With the completion of Phase One, the second phase will include demolition of the current long-term care residence followed by continuous construction of the other buildings in a sequential manner on a timeline that will be confirmed as the project proceeds.
- The project team is exploring ways to mitigate impact on the neighbourhood such as prefabrication to expedite construction and minimize on site construction.
- Phase Two construction noise will be somewhat buffered by the Phase One building.
- Site traffic for construction vehicles and equipment will be carefully managed. Taylor Way access would allow early construction during Phase 2 of the roadway to help mitigate traffic at the Inglewood/Burley intersection.
- We are investigating options for off-site crew parking with shuttle bus to reduce traffic impact on the neighbourhood during construction.

ENVIRONMENTAL STEWARDSHIP

Questions about meeting environmental standards including reducing GHG emissions as close to zero as possible.

- All projects are in early phases of design and energy performance is being considered at each step of the design process for architectural, mechanical and electrical systems.
- The Affordable Housing and Independent Living/Life Lease buildings will meet Step 4 target as mandated by the district and per BC Housing guidelines.
- The care occupancy buildings will meet the minimum energy requirements of Step 1.
  - these buildings will improve baseline energy performance through enhanced exterior envelope performance
  - the design team is investigating potential for a Step 4 equivalent envelope
  - Each building will also be optimized to meet ventilation requirements based on occupancy.
- We will landscape the site so that it blends in with its West Vancouver neighbourhood without large barriers or fences. We are also committed to the design priority to create a natural calming environment for residents to relax, exercise and enjoy fresh air.

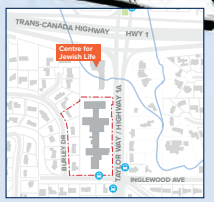
MAILOUT TO NEIGHBOURS ADVISING OF PUBLIC INFORMATION MEETINGS

PUBLIC INFORMATION MEETING

Inglewood

REVITALIZATION OF INGLEWOOD CARE CENTRE





Tuesday October 6, 2020 • Session 1, 3:00pm - 4:30pm • Session 2, 5:30pm - 7:00pm
Har El, the North Shore Centre for Jewish Life, 1305 Taylor Way, West Vancouver

Please attend this public information session to learn about plans to redevelop the Inglewood Care Centre site on Taylor Way for the benefit of existing residents, and to provide additional quality housing options for West Vancouver's seniors. The meeting format is a drop-in open house. Members of the public are invited to attend, view display material, ask questions, and provide comments. There will be no formal presentation. The meeting is being hosted by Baptist Housing, and is not a District of West Vancouver function. The owner, Baptist Housing, is conducting this meeting in advance of submitting a rezoning and development application to the District of West Vancouver.

In accordance with BC public health rules and guidelines regarding COVID-19, each public information meeting will be limited to a maximum of 50 guests total.





Inglewood

PROVIDING A NEW CONTINUUM OF CARE

Inglewood Care Centre at Taylor Way and Inglewood Avenue was built in 1963, and currently provides 230 Long Term Care beds funded by Vancouver Coastal Health. Inglewood's building remains in operation to this day but is nearing the end of its operational life.

Baptist Housing acquired Inglewood last February with a commitment to invest in seniors care and housing in West Vancouver. Baptist Housing is an experienced and reputable non-profit seniors housing provider with 21 residences around B.C. and a mission to create environments that enable the holistic wellness of residents, team members, visitors, and community members.

The first phase of Inglewood's redevelopment will see an entirely new Long-Term Care Centre (LTC) built to replace the existing building. Current residents will remain living in their present homes until the new adjacent residence is complete.

In future phases, additions will widen the available variety of options for care and suites to include Independent Living, Assisted Living, and Affordable Housing including on-site residences for staff.

The Province of BC and Vancouver Coastal Health Authority are supportive of this redevelopment.

OUR NEXT PUBLIC INFORMATION MEETING IS:

Thursday, November 5,
Session 1: 3:00pm – 4:30pm
Session 2: 5:30pm – 7:00pm
Har El, the North Shore Centre for Jewish Life, 1305 Taylor Way, West Vancouver

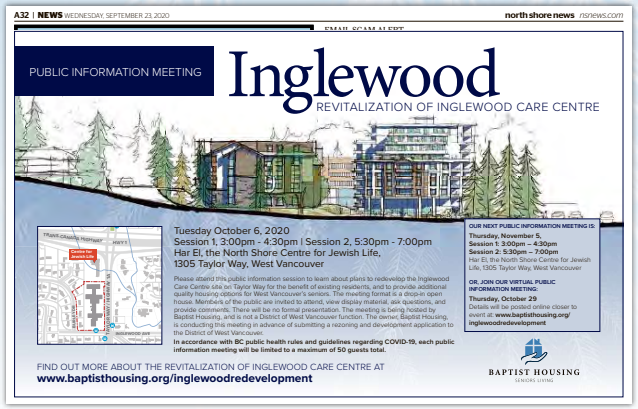
OR, JOIN OUR VIRTUAL PUBLIC INFORMATION MEETING:

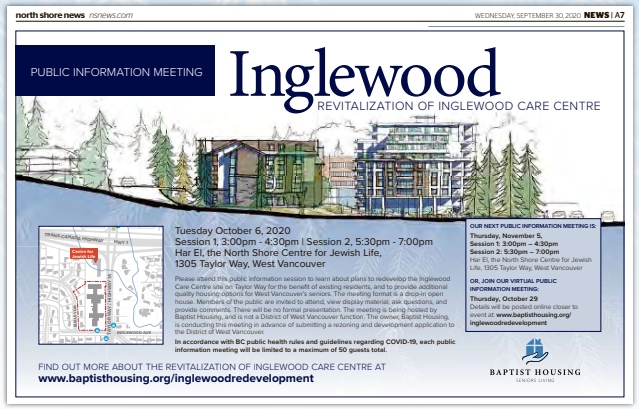
Thursday, October 29
Details will be posted online closer to event at: **www.baptisthousing.org/inglewoodredevelopment**

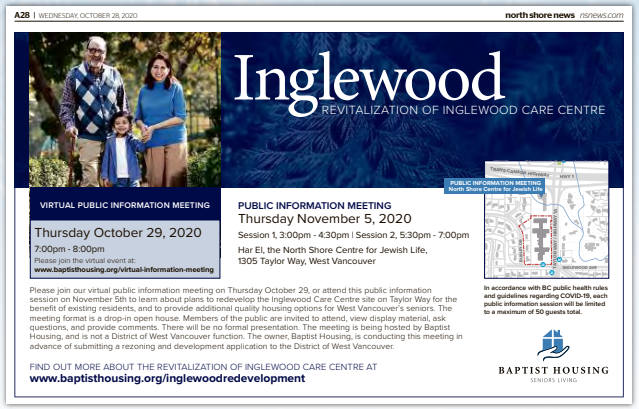
FIND OUT MORE ABOUT THE REVITALIZATION OF INGLEWOOD CARE CENTRE AT
www.baptisthousing.org/inglewoodredevelopment

BAPTIST HOUSING
SENIORS LIVING

PRINT ADVERTISEMENTS FOR PUBLIC INFORMATION MEETINGS







Appendix | 3

ADVANCE MEDIA COVERAGE

north shore news nsnews.com WEDNESDAY, SEPTEMBER 16, 2020 NEWS | A5

INGLEWOOD SENIORS HOUSING

699-unit West Van development moves to public consultation

MARTHA PERKINS
Local Journalism Initiative Reporter
mperkins@nsnews.com

It will take at least four years to build a replacement for the Inglewood Care Centre, but the first step was taken on Monday night.

The District of West Vancouver council voted unanimously in favour of allowing public consultation to begin on an ambitious proposal by Baptist Housing. The vote means that the 699-unit, $400-million project can move into the next phase before the Taylor Way corridor local area plan is finalized as part of the official community plan review.

Council had said that until the review is completed, it would not consider new development plans unless they are of benefit to the wider community.

"If this doesn't qualify to go in front of LAP I can't think of a project that would," said Mayor Mary-Ann Booth, noting that municipal guidelines say considerations can be made if the project contributes to rental, non-market or supportive housing. "This is all community benefit."

COVID-19 has sadly illustrated how vulnerable residents of senior facilities can be, especially if they have to share a room, which some residents of the Inglewood Care Centre do. This proposal replaces the 230-bed facility that has reached the end of its life. It also creates three new buildings that provide a mix of public/private-pay options that allow people to stay in West Vancouver as they age in place, including people who cannot afford the more expensive options available.

The proposal includes 105 rental suites for staff that, should not all suites be spoken for, will be made available to other people who work in West Vancouver and need an affordable housing option.

The phased proposal also includes 69 new long-term private care units, 50 new private-pay assisted living units, 50 new affordable seniors housing suites, 70 new seniors independent living suites, 125 new seniors life-lease suites, and the possibility of a childcare centre.

Representatives from Baptist Housing and BC Housing made it clear throughout the meeting that the project has to be considered as a whole to be considered at all. In order to offer units at affordable and, in some cases, subsidized rates, Baptist Housing will need the income from suites with higher rates. However, Johnson said, as a non-profit corporation that is the sole owner and overseer of the project, any extra monies it earns will be used to help lower-income residents.

BC Housing chose Baptist Housing to be the new owner of Inglewood Care and provided it with $114 million to buy the 57-year-old building as well as three adjacent lots on the northwest corner of Taylor Way and Inglewood Drive. (Baptist Housing provided $14.5 million from its own revenues.) BC Housing is underwriting the costs of constructing the other buildings, along with the Canadian Housing and Mortgage Corp.

"In my over 30 years, I've not seen any significant investment like this from the province," Baptist Housing president and CEO Howard Johnson told council.

"It's not good enough to rely on hopes and prayers that someone will come down and build a new care facility without having to find a way to pay for it," Coun. Craig Cameron said. "It will fly as one piece or not as all."

Several councillors said that if the project doesn't go ahead, elderly residents would be forced to leave to find care facilities, forcing their families to have to travel long distances to visit them. Cameron's own family experience has also illustrated the high price that seniors are paying in the pandemic. He said his 95-year-old grandmother went from being a vibrant, engaged person who, when confined to her room without visitors, could not recognize family.

"The isolation and stress hastened her death," he said. "We need to do better. We need to build communities where seniors can live their last years in grace."

Councillors said that the community will have concerns which will have to be addressed during the consultation process, including building height, traffic, lighting and loss of trees.

"We'll be here for a very long time as a neighbour and we want to be a good neighbour," Johnson said of the efforts that will be made to mitigate the project's impact.

"Today is just a beginning of that consultation. … This is a framework," said Michael Flanigan, BC Housing's vice-president of development and asset strategies. Flanigan said it's important that the development's process and rationale are completely transparent to the community. As decisions are made, he said, the final results might not be what everyone wants but every effort is being made to ensure it's the best project possible.

Four members of the public spoke to the application; all spoke in favour. During the vote to approve moving to the next phase, Coun. Peter Lambur asked for an amendment to give approval to the Inglewood replacement only and to postpone discussion of the other buildings. No one seconded his amendment so the vote was on the entire project moving ahead. All councillors voted in favour.

Baptist Housing will host public information meetings on Tues., Oct. 6 and Thurs., Nov. 5 next door at Har El. The North Shore Centre for Jewish Life, at 1305 Taylor Way. A virtual public information meeting is also being organized for Thursday, Oct. 29. Details for each session will also be available at *baptisthousing.org/inglewoodredevelopment*.

Martha Perkins is the North Shore News' Indigenous and civic affairs reporter. This reporting beat is made possible by the Local Journalism Initiative.



north shore news

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Lessons from a pandemic: how to design a seniors home that's safe and love-filled

Individual bedrooms. Separate elevators for staff and visitors. Clusters of suites. More staff common rooms. Baptist Housing is adapting design of Inglewood Care Centre to help prevent the spread of viruses

Martha Perkins / Local Journalism Initiative
SEPTEMBER 29, 2020 05:38 PM

Seniors in care homes were isolated and alone during the coronavirus pandemic. Baptist Housing is working on design changes that will keep them safe while, it's hoped, allow family to be with them.
Photo: CRISTIAN NEWMAN/UNSPLASH

The images were heartbreaking — a senior citizen, alone in their nursing home bedroom while, on the other side of the window, a family member stands outside and tries to establish some kind of connection to ease the sense of isolation and foreboding.

Surely, people said, there has to be a better way to keep residents of care facilities safe while also allowing them to be with their families.

Baptist Housing is working on it. The coronavirus pandemic has unexpectedly provided new insights into how nursing homes should be designed to help control the spread of any type of illness. The timing is especially beneficial as Baptist Housing works on its plans for the first phase of the Inglewood Care Centre redevelopment.

This past February, BC Housing financed the sale of the aging facility and three adjacent lots to Baptist Housing, which owns and operates 21 care homes in British Columbia. With a large financial commitment from the province, as well as Vancouver Coastal Health, Baptist Housing came up with plan to subsidize the construction of a replacement care home by creating a community of housing on the site. The total of 699 proposed units also includes private-pay units, life leases and rental apartments for staff.

In mid-September, the District of West Vancouver allowed the project to move to the public consultation stage.

This is a conceptual drawing of the southwest corner of the proposed new Inglewood Care Centre on Taylor Way in West Vancouver. - Baptist Housing

In advance of the first public open house (details at bottom of story) on October 6, the North Shore News talked with Howard Johnson, Baptist Housing CEO and president, and Marc Kinna, executive vice-president operations and chief operating officer. They walked through some of the ways they're adapting traditional nursing home designs to ensure residents and staff can



north shore news

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First open houses for Inglewood care centre redevelopment are Oct. 6

The multi-year project will replace the current 230-bed facility, add another 364 seniors residences that can allow a continuum of care and create 105 staff units

Martha Perkins / Local Journalism Initiative
OCTOBER 5, 2020 02:13 PM

This is a conceptual drawing of the southwest corner of the proposed new Inglewood Care Centre on Taylor Way in West Vancouver.
Photo BAPTIST HOUSING

Baptist Housing is hosting its two first open houses about the Inglewood Care Centre redevelopment project on Tuesday, Oct. 6.

It's an opportunity to ask questions and express concerns about the 699 units that are proposed for the West Vancouver property next to Taylor Way.

The multi-year, four-building project will include:
• replacing the current 230-bed facility;
• 69 new long-term private care units;
• 50 new private-pay assisted living units;
• 50 new affordable seniors housing suites;
• 70 new seniors independent living suites;
• 125 new seniors life-lease suites;
• 105 suites for staff which, if not spoken for, can also be made available to other workers in West Vancouver, and
• the possibility of a childcare centre.

The project is being done in co-operation with BC Housing and Vancouver Coastal Health.

To make the project economically viable, Baptist Housing told council in August that it must include the various types of housing. Baptist Housing plans to start with constructing the existing facility's replacement and says it has incorporated lessons from the pandemic into its design.

Baptist Housing released this rendering of the Inglewood redevelopment revised site plan on Sept. 15. image Baptist Housing

The first open houses are over two sessions on Oct. 6:
• 3 to 4:30 p.m.
• 5:30 to 7 p.m.



north shore news

Baptist Housing hosts virtual information evening about Inglewood development

People can submit questions in real time and have them answered by development team members

Staff / North Shore News
OCTOBER 21, 2020 01:35 PM

Baptist Housing released this rendering of the Inglewood redevelopment revised site plan on Sept. 15.
Photo BAPTIST HOUSING

People who want to find out more about the re-development of the Inglewood Care Centre site but don't feel comfortable going to an in-person open house can attend a virtual information evening on October 29.

The virtual event is from 7 to 8 p.m.

It will start with an overview of the project, followed by an opportunity to submit written questions in real time to be answered by development team members for the balance of the session.

People who want to "attend" can log on here.

The aging care centre is at the corner of Taylor Way and Inglewood Avenue in West Vancouver is owned by Baptist Housing.

The first phase of the 699-unit plan is to build a new seniors care centre before demolishing the old one and starting on the next three phases.

Along with the replacement of the existing 230-unit care centre, the $400-million project includes:

• 69 new long-term private care units

• 50 new private-pay assisted living units

• 50 new affordable seniors housing suites

• 70 new seniors independent living suites

• 125 new seniors life-lease suites

• 105 staff housing units and

• the possibility of a childcare centre

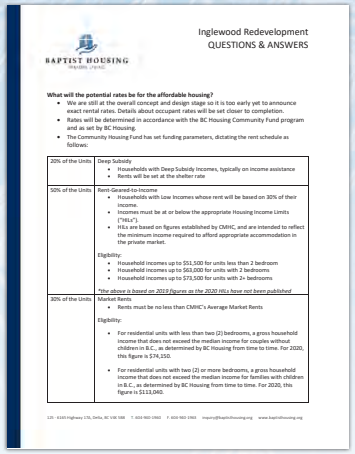
Meanwhile, the second drop-in open houses are over two sessions on Nov. 6:

3 to 4:30 p.m. 5:30 to 7 p.m.

Both sessions are at Har El, the North Shore Centre for Jewish Life, at 1305 Taylor Way. The centre is next door to the project site.

Appendix | 4

INGLEWOOD REDEVELOPMENT QUESTIONS AND ANSWERS

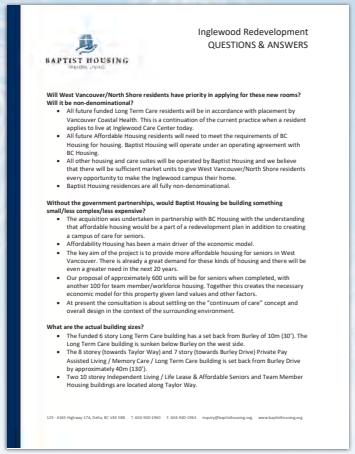


Inglewood Redevelopment
QUESTIONS & ANSWERS

What will the potential rates be for the affordable housing?

- We are still at the overall concept and design stage so it is too early yet to announce exact rental rates. Details about occupant rates will be set closer to completion.
- Rates will be determined in accordance with the BC Housing Community Fund program and as set by BC Housing.
- The Community Housing Fund has set funding parameters, dictating the rent schedule as follows:

20% of the Units	Deep Subsidy • Households with Deep Subsidy Incomes, typically on income assistance • Rents will be set at the shelter rate
50% of the Units	Rent-Geared-to-Income • Households with Low Incomes whose rent will be based on 30% of their income. • Incomes must be at or below the appropriate Housing Income Limits ("HILs"). • HILs are based on figures established by CMHC, and are intended to reflect the minimum income required to afford appropriate accommodation in the private market. Eligibility: • Household incomes up to $51,500 for units less than 2 bedroom • Household incomes up to $63,000 for units with 2 bedrooms • Household incomes up to $73,500 for units with 2+ bedrooms *The above is based on 2019 figures as the 2020 HILs have not been published*
30% of the Units	Market Rents • Rents must be no less than CMHC's Average Market Rents Eligibility: • For residential units with less than two (2) bedrooms, a gross household income that does not exceed the median income for couples without children in B.C., as determined by BC Housing from time to time. For 2020, this figure is $74,150. • For residential units with two (2) or more bedrooms, a gross household income that does not exceed the median income for families with children in B.C., as determined by BC Housing from time to time. For 2020, this figure is $113,040.



Inglewood Redevelopment
QUESTIONS & ANSWERS

Will West Vancouver/North Shore residents have priority in applying for these new rooms? Will it be non-denominational?

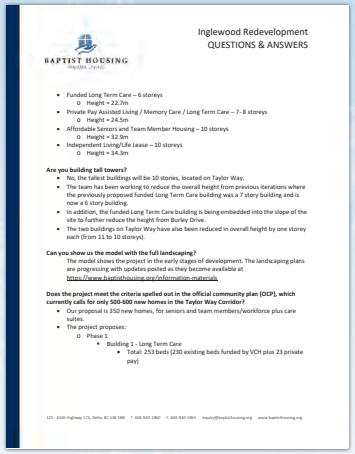
- All future funded Long Term Care residents will be in accordance with placement by Vancouver Coastal Health. This is a continuation of the current practice when a resident applies to live at Inglewood Care Center today.
- All future Affordable Housing residents will need to meet the requirements of BC Housing for housing. Baptist Housing will operate under an operating agreement with BC Housing.
- All other housing and care suites will be operated by Baptist Housing and we believe that there will be sufficient market units to give West Vancouver/North Shore residents every opportunity to make the Inglewood campus their home.
- Baptist Housing residences are all fully non-denominational.

Without the government partnerships, would Baptist Housing be building something small/less complex/less expensive?

- The acquisition was undertaken in partnership with BC Housing with the understanding that affordable housing would be a part of a redevelopment plan in addition to creating a campus of care for seniors.
- Affordability Housing has been a main driver of the economic model.
- The key aim of the project is to provide more affordable housing for seniors in West Vancouver. There is already a great demand for these kinds of housing and there will be even a greater need in the next 20 years.
- Our proposal of approximately 600 units will be for seniors when completed, with another 100 for team member/workforce housing. Together this creates the necessary economic model for this property given land values and other factors.
- At present the consultation is about settling on the "continuum of care" concept and overall design in the context of the surrounding environment.

What are the actual building sizes?

- The funded 6 story Long Term Care building has a set back from Burley of 10m (30'). The Long Term Care building is sunken below Burley on the west side.
- The 8 storey (towards Taylor Way) and 7 story (towards Burley Drive) Private Pay Assisted Living / Memory Care / Long Term Care building is set back from Burley Drive by approximately 40m (130').
- Two 10 storey Independent Living / Life Lease & Affordable Seniors and Team Member Housing buildings are located along Taylor Way.



Inglewood Redevelopment
QUESTIONS & ANSWERS

- Funded Long Term Care – 6 storeys
  - Height = 22.7m
- Private Pay Assisted Living / Memory Care / Long Term Care – 7- 8 storeys
  - Height = 24.5m
- Affordable Seniors and Team Member Housing – 10 storeys
  - Height = 32.9m
- Independent Living/Life Lease – 10 storeys
  - Height = 34.3m

Are you building tall towers?

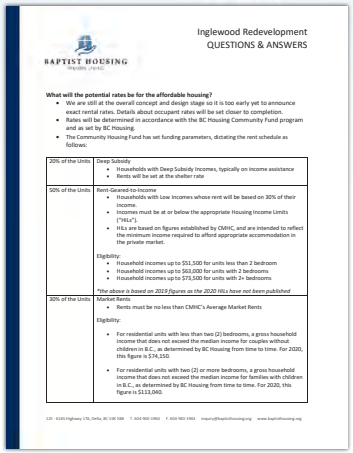
- No, the tallest buildings will be 10 stories, located on Taylor Way.
- The team has been working to reduce the overall height from previous iterations where the previously proposed funded Long Term Care building was a 7 story building and is now a 6 story building.
- In addition, the funded Long Term Care building is being embedded into the slope of the site to further reduce the height from Burley Drive.
- The two buildings on Taylor Way have also been reduced in overall height by one storey each (from 11 to 10 storeys).

Can you show us the model with the full landscaping?

The model shows the project in the early stages of development. The landscaping plans are progressing with updates posted as they become available at https://www.baptisthousing.org/information-materials

Does the project meet the criteria spelled out in the official community plan (OCP), which currently calls for only 500-600 new homes in the Taylor Way Corridor?

- Our proposal is 350 new homes, for seniors and team members/workforce plus care suites.
- The project proposes:
  - Phase 1
    - Building 1 - Long Term Care
      - Total: 253 beds (230 existing beds funded by VCH plus 23 private pay)

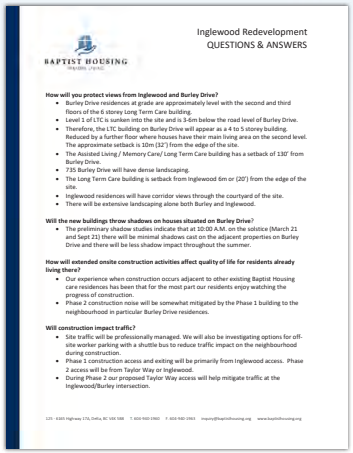


Inglewood Redevelopment
QUESTIONS & ANSWERS

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Inglewood Redevelopment
QUESTIONS & ANSWERS

How will you protect views from Inglewood and Burley Drive?

- Burley Drive residences at grade are approximately level with the second and third floors of the 6 storey Long Term Care building.
- Level 1 of LTC is sunken into the site and is 3-6m below the road level of Burley Drive.
- Therefore, the LTC building on Burley Drive will appear as a 4 to 5 storey building. Reduced by a further floor where houses have their main living area on the second level. The approximate setback is 10m (32') from the edge of the site.
- The Assisted Living / Memory Care/ Long Term Care building has a setback of 130' from Burley Drive.
- 735 Burley Drive will have dense landscaping.
- The Long Term Care building is setback from Inglewood 6m or (20') from the edge of the site.
- Inglewood residences will have corridor views through the courtyard of the site.
- There will be extensive landscaping alone both Burley and Inglewood.

Will the new buildings throw shadows on houses situated on Burley Drive?

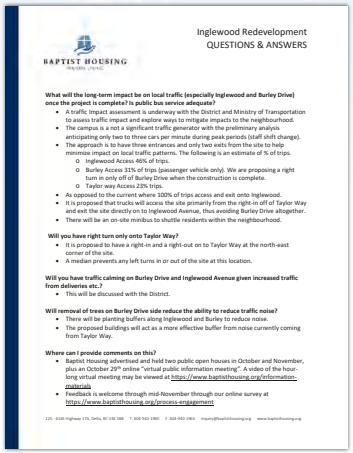
- The preliminary shadow studies indicate that at 10:00 A.M. on the solstice (March 21 and Sept 21) there will be minimal shadows cast on the adjacent properties on Burley Drive and there will be less shadow impact throughout the summer.

How will extended onsite construction activities affect quality of life for residents already living there?

- Our experience when construction occurs adjacent to other existing Baptist Housing care residences has been that for the most part our residents enjoy watching the progress of construction.
- Phase 2 construction noise will be somewhat mitigated by the Phase 1 building to the neighbourhood in particular Burley Drive residences.

Will construction impact traffic?

- Site traffic will be professionally managed. We will also be investigating options for off-site worker parking with a shuttle bus to reduce traffic impact on the neighbourhood during construction.
- Phase 1 construction access and exiting will be primarily from Inglewood access. Phase 2 access will be from Taylor Way or Inglewood.
- During Phase 2 our proposed Taylor Way access will help mitigate traffic at the Inglewood/Burley intersection.



Inglewood Redevelopment
QUESTIONS & ANSWERS

What will the long-term impact be on local traffic (especially Inglewood and Burley Drive) once the project is complete? Is public bus service adequate?

- A traffic impact assessment is underway with the District and Ministry of Transportation to assess traffic impact and explore ways to mitigate impacts to the neighbourhood.
- The campus is a not a significant traffic generator with the preliminary analysis anticipating only two to three cars per minute during peak periods (staff shift change).
- The approach is to have three entrances and only two exits from the site to help minimize impact on local traffic patterns. The following is an estimate of % of trips.
  - Inglewood Access 46% of trips.
  - Burley Access 31% of trips (passenger vehicle only). We are proposing a right turn in only off of Burley Drive when the construction is complete.
  - Taylor way Access 23% trips.
- As opposed to the current where 100% of trips access and exit onto Inglewood.
- It is proposed that trucks will access the site primarily from the right-in off of Taylor Way and exit the site directly on to Inglewood Avenue, thus avoiding Burley Drive altogether.
- There will be an on-site minibus to shuttle residents within the neighbourhood.

Will you have right turn only onto Taylor Way?

- It is proposed to have a right-in and a right-out on to Taylor Way at the north-east corner of the site.
- A median prevents any left turns in or out of the site at this location.

Will you have traffic calming on Burley Drive and Inglewood Avenue given increased traffic from deliveries etc.?

- This will be discussed with the District.

Will removal of trees on Burley Drive side reduce the ability to reduce traffic noise?

- There will be planting buffers along Inglewood and Burley to reduce noise.
- The proposed buildings will act as a more effective buffer from noise currently coming from Taylor Way.

Where can I provide comments on this?

- Baptist Housing advertised and held two public open houses in October and November, plus an October 29th online "virtual public information meeting". A video of the hour-long virtual meeting may be viewed at https://www.baptisthousing.org/information-materials
- Feedback is welcome through mid-November through our online survey at https://www.baptisthousing.org/process-engagement

DISPLAY BOARDS – PUBLIC INFORMATION MEETINGS





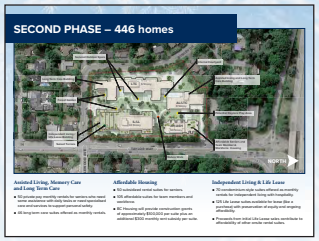


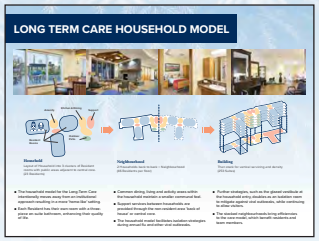


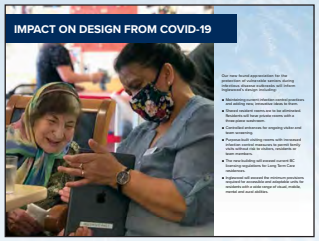


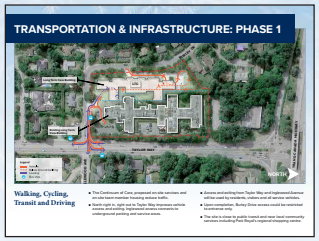


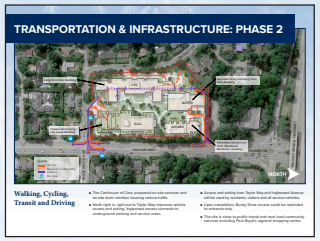










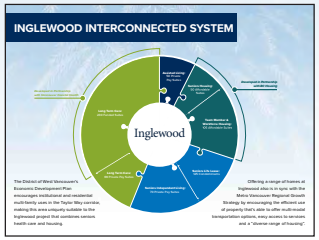


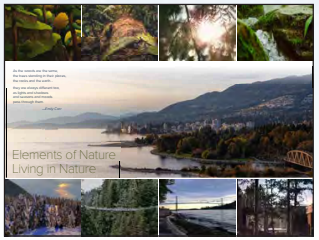


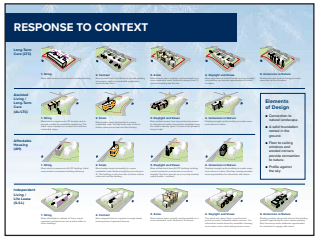


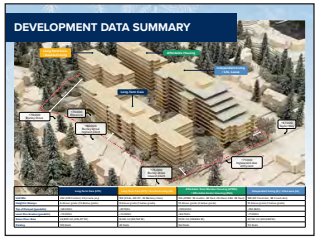












Appendix 6

BAPTIST HOUSING ONLINE SURVEY FEEDBACK

(Summary of collated comments)

This is yet another development project designed to overlook the existing property owners' interests and zoning. The facility proposed is far too large in size on an already yellow zone street. This has already reduced property values since I have lived here. Like all developers, money is the object, not consideration to 'blend' into a neighbourhood. The Teylor Way/Inglewood entrance to the property is a constant danger zone. Health care is necessary but not at the cost of obliterating tax payers in this residential area. Go small, not greedy: DO NOT strip the land of privacy from trees but landscape appropriately, DO NOT impose EXCESSIVE $$ density beyond reason. As a giver of briefs to City Hall in Vancouver in the past, I am a long time observer of these development games...give me what you want and I will give you what you want. Done deal! Please show some respect for this residential neighbourhood before it is too late.

We are concerned that the rather large population of clients and employees, together with visitors and service and supply personel and their vehicles, will have an impact on the entire area.

Taylor way has always traffic jams and this project will make even worse. This location should not be redeveloped.

My mother has lived in the Inglewood Care Center for the past three years. It has been a great experience. I do not oppose the revitalization of the Care Center, however, it is absolutely outrageous that Baptist Housing, a reputable senior living's company, does not even attempt to collaborate with residents currently living on Inglewood to discuss redevelopment plans. I have attempted to reach out to Howard Johnson to discuss some of my concerns, and have not received a response back. 11 story high buildings is far too high to be built directly in a residential neighbourhood. The maximum height should not exceed 6 story both on Inglewood and facing Taylor Way. Ultimately, I have decided to move my mother from the Inglewood Care Center to the Hollyburn Care Center, as I do not think that Baptist Housing cares about their eldery population, or the local residents enough. Absolutely outrageous!

I do not oppose the redevelopment of The Inglewood Care Centre, however, I strongly oppose the large scale rebuild and construction within the plan. Taylor Way and Inglewood are already extremely busy as it is, and having large apartment buildings 11 story is beyond acceptable for the current residents living near Inglewood. 11 story high goes beyond current West Van zoning restrictions, and the fact that the municipality,or Baptist Housing has not directly informed or cooperated with local residents is outrageous.

I think that most neighbours of Inglewood would support the redevelopment/renewal of the facility, but not the expansion into mixed-use housing as it is currently proposed. The current plans for high-density housing (about 1100 people on a five-acre site) abandons the standards that West Van applies to other residential areas. This could be a model "green" development that provides the necessary green space and community amenities that the municipality would require of a commercial developer. Instead, the mature trees will all be cut down; the mixed community use would generate an enormous volume of traffic (that the care centre alone would not); and the livability of the area will be greatly lessened for the community. There are no community amenities proposed, which would be required of a commercial developer. If the whole development was designed alongside Taylor Way, instead of moving into the quiet residential district along Burley Drive, I think a better argument could be made for the addition of mixed-use housing. I would wager that this development would not be approved if it were proposed further west in the municipality. Again, it is not the rebuild of the long-term-care centre that is in question, it is the greatly expanded housing plan whose impact on the neighbourhood needs to be properly, critically, and openly assessed.

Hello Although I will not be directly impacted by this development I do have some major concerns. The traffic along Burley is already very heavy,especially at peak times between 0800-0900 and 1500-1600 hrs With the addition of a potential 1100 people this would make Burley a major throughfare . Waiting to get to the lights at Taylor and Inglewood at 1500 hrs is already a huge challenge now but after the development is complete will be impossible It is being suggested that this area is a prime choice as it is close to shopping but there are not any close alternative routes to walk down to shopping so most would have to venture down Taylor Way which for an elderly person would be a stressful experience and almost impossible to return up the hill We have known a few people who were at Maison and found it too steep a climb to return up the hill Lighting is also an issue when walking in the evening;the sidewalks along Taylor Way and Inglewood and Burley are very close to the road and cars travel very fast along there and if seniors are walking,many with balance issues it would be distressing Burley is often used as a speed way to get from Taylor Way to residence Thank you for your thoughts (Name deleted)

Appendix 6

BAPTIST HOUSING ONLINE SURVEY FEEDBACK

(Summary of collated comments)

There is general support in the area for replacing the long term care beds and even some expansion. The project as outlined goes way beyond this by piggybacking supportive and subsidized housing to the tune of putting 1,100 or so people (according to the open house) on a 5-acre site about 1.2 km. removed from amenities which are down a steep hill. There are no neighbourhood amenities included in the project to begin to compensate for the massive traffic inflows and complete alteration of neighbourhood character. The area is frequently grid-locked with traffic on Taylor Way already. The site is not convenient to recreation and other facilities as promoted. Long-term care beds generate much less traffic than this "Community" as planned. The existing facility is lit up all night with delivery trucks coming in starting at 6AM which is very intrusive on those living nearby. The proposed Phase 1 replacement facility actually does not just replace the existing long term care beds as claimed on a much smaller site, but adds additional beds. That proposal goes far beyond previous concepts which stressed blending in with the residential area. The near complete loss of mature trees on the site is quite disappointing. Those mature trees in the renderings take 40-50 years to get to that height. While I can understand the desire to pack all this extra density on the site to generate more revenue, this proposal is over the top. A truly green project on a reasonable scale that respects the neighbourhood would be supported but this one is quite disturbing in so many aspects.

I'm concerned about the size and density of project which put too much impact on the traffic jam ,air and noise pollution

I strongly oppose the high density among our neighbourhood. I live in (address deleted), your development high density is destroy our privacy andlive enjoyment.

I am very concerned about infection spreading in a 699 unit facility and I wonder seriously if such a large facility is what seniors need.

Your proposal is a vast structure that does not fit in with character of the neighbourhood or indeed West Vancouver. It will also add to traffic woes on Taylor Way and access onto Taylor Way., We need smaller facilities. Post COVID families do not want to place their senior loved ones in huge and impersonal homes. I support senior care but not this massive project as proposed.

The size and scale of this proposal is out of sync with both the local area and the LTC needs of Canadians. COVID has highlighted many long-standing vulnerabilities in LTC. These must be addressed and the entire LTC system must be completely altered. One critical change is to cease developing such large facilities. This would be an excellent opportunity to create an Alzheimer's village that is in scale with the surrounding neighbourhood. Not another beached cruise ship. Sadly - this is WV and it is almost certain that anyone who has concerns about this project will be painted as a senior hating NIMBY and subject to abuse. Those of us in the trenches who are living with a friend or relative requiring care are unlikely to have the time or energy to research and advocate for better LTC options and will support almost anything that looks like a life-preserver. The option being proposed for Inglewood is merely a life-preserver filled with lead. Please do better.

This proposal is far too big! It will NOT relieve pressure on our publicly funded care facilities, which are over-burdened. Redevelop with something much smaller and with publicly funded beds only please.

I don't approve of such a massive development. I would like to see something on a much smaller, more intimate scale with public care beds (not more expensive private care).

This project is WAY TOO BIG. Further, it does not provide any additional public care beds. Our community does not need more private care, we need publicly funded beds.

I was living at Shannon Oaks in Vancouver until February 2020. When the virus struck, I moved to live with my son and family in North Vancouver. I loved Baptist Housing and I would be very keen to live in the Inglewood redevelopment which would bring me much closer to my family. I think it is a wonderful plan and I believe no one would see it flourish and meet the needs of the elderly better than Baptist Housing. My son (Name deleted), who recently passed away, was (identifying information deleted) at Grandview Towers for many years and I know of the care and wonderful work they do for the elderly regardless of income. The Inglewood Development is a wonderful concept. I wish them all the success in the world. (Name deleted)

The redevelopment is too big. The new buildings are too high.

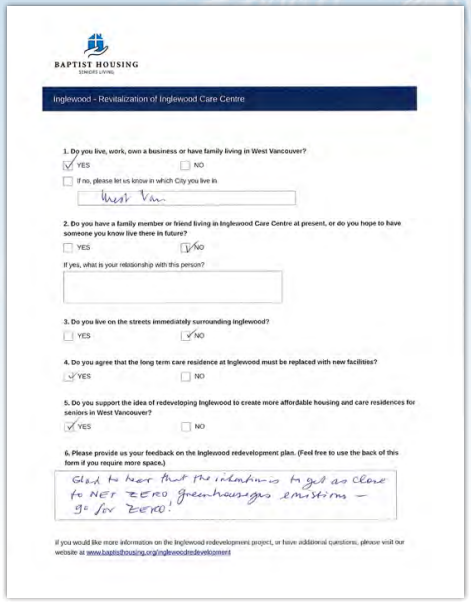
Know Baptist Housing well+ pleased to help any way. Can generate support for public process for zoning. Howard has my contact coordinates. Hope it goes well (Name deleted)

BAPTIST HOUSING ONLINE SURVEY FEEDBACK

(Summary of collated comments)

Too much density
Age 62 now. Look forward to the possibility of moving to this facility in the future. Long term neighborhood resident since 1982. Concerned about long long period of heavy construction and impact on neighborhood. Concerned about increase of traffic in long term on neighborhood. Interested in knowing more about long term plan for the entire Taylor Way corridor. I suspect there will be more commercial or institutional development on the corridor in the future but have heard only silence from the municipality to date.
It is REALLY important to me that the buildings be built to the highest standards with respect to environmental “friendliness”. That means exceeding the WV codes in building and maintaining the development. Reduce GHG, use wood, instal windows that help control heat and cooling and more. Take this opportunity to be innovative.
Ver needed and checks a lot of boxes with the mixed use (Name deleted)
I think you’ve nailed it! I approve of all the improvements in design that you have proposed for the new buildings.

WRITTEN FEEDBACK FROM PUBLIC INFORMATION MEETING OPEN HOUSE SESSIONS



BAPTIST HOUSING
SENIORS LIVING

Inglewood - Revitalization of Inglewood Care Centre

1. Do you live, work, own a business or have family living in West Vancouver?
☑ YES ☐ NO
☐ If no, please let us know in which City you live in
West Van

2. Do you have a family member or friend living in Inglewood Care Centre at present, or do you hope to have someone you know live there in future?
☐ YES ☑ NO
If yes, what is your relationship with this person?

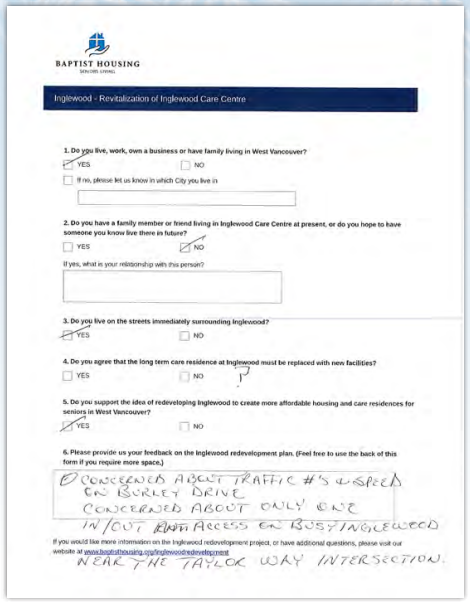
3. Do you live on the streets immediately surrounding Inglewood?
☐ YES ☑ NO

4. Do you agree that the long term care residence at Inglewood must be replaced with new facilities?
☑ YES ☐ NO

5. Do you support the idea of redeveloping Inglewood to create more affordable housing and care residences for seniors in West Vancouver?
☑ YES ☐ NO

6. Please provide us your feedback on the Inglewood redevelopment plan. (Feel free to use the back of this form if you require more space.)
Glad to hear that the intention is to get as close to NET ZERO greenhouse gas emissions — go for ZERO!

If you would like more information on the Inglewood redevelopment project, or have additional questions, please visit our website at www.baptisthousing.org/inglewoodredevelopment



BAPTIST HOUSING
SENIORS LIVING

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☐ YES ☑ NO
If yes, what is your relationship with this person?

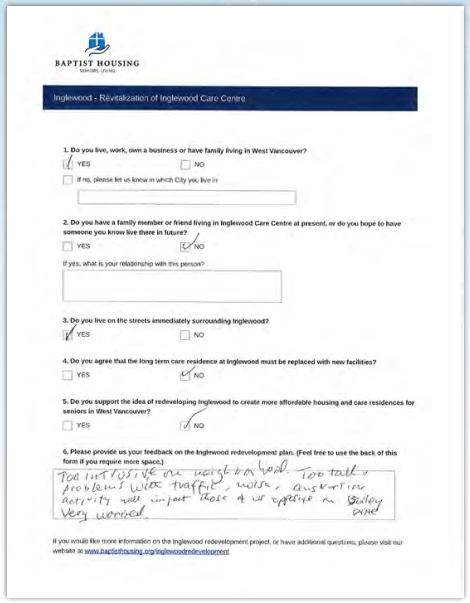
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4. Do you agree that the long term care residence at Inglewood must be replaced with new facilities?
☐ YES ☐ NO

5. Do you support the idea of redeveloping Inglewood to create more affordable housing and care residences for seniors in West Vancouver?
☑ YES ☐ NO

6. Please provide us your feedback on the Inglewood redevelopment plan. (Feel free to use the back of this form if you require more space.)
CONCERNED ABOUT TRAFFIC #'S & SPEED ON BURLEY DRIVE
CONCERNED ABOUT ONLY ONE IN/OUT ~~PATH~~ ACCESS ON BUSY INGLEWOOD NEAR THE TAYLOR WAY INTERSECTION.

If you would like more information on the Inglewood redevelopment project, or have additional questions, please visit our website at www.baptisthousing.org/inglewoodredevelopment



BAPTIST HOUSING
SENIORS LIVING

Inglewood - Revitalization of Inglewood Care Centre

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☐ YES ☑ NO
If yes, what is your relationship with this person?

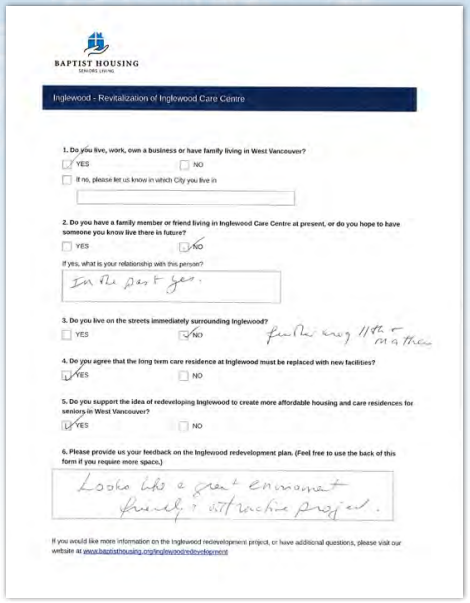
3. Do you live on the streets immediately surrounding Inglewood?
☑ YES ☐ NO

4. Do you agree that the long term care residence at Inglewood must be replaced with new facilities?
☐ YES ☑ NO

5. Do you support the idea of redeveloping Inglewood to create more affordable housing and care residences for seniors in West Vancouver?
☐ YES ☑ NO

6. Please provide us your feedback on the Inglewood redevelopment plan. (Feel free to use the back of this form if you require more space.)
Too intensive on weight bearing. Too tall - problem with traffic, noise, excavation activity will impact those 4 w opposite on Burley Lane
Very worried.

If you would like more information on the Inglewood redevelopment project, or have additional questions, please visit our website at www.baptisthousing.org/inglewoodredevelopment



BAPTIST HOUSING
SENIORS LIVING

Inglewood - Revitalization of Inglewood Care Centre

1. Do you live, work, own a business or have family living in West Vancouver?
☑ YES ☐ NO
☐ If no, please let us know in which City you live in

2. Do you have a family member or friend living in Inglewood Care Centre at present, or do you hope to have someone you know live there in future?
☐ YES ☑ NO
If yes, what is your relationship with this person?
In the past yes.

3. Do you live on the streets immediately surrounding Inglewood?
☐ YES ☑ NO
further away 11th + Matthews

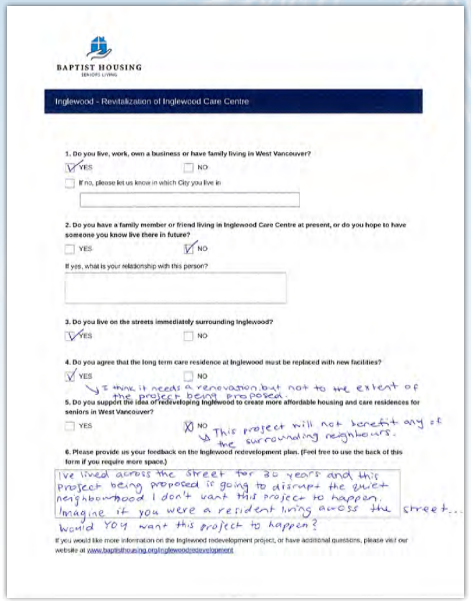
4. Do you agree that the long term care residence at Inglewood must be replaced with new facilities?
☑ YES ☐ NO

5. Do you support the idea of redeveloping Inglewood to create more affordable housing and care residences for seniors in West Vancouver?
☑ YES ☐ NO

6. Please provide us your feedback on the Inglewood redevelopment plan. (Feel free to use the back of this form if you require more space.)
Looks like a great environment friendly & attractive project.

If you would like more information on the Inglewood redevelopment project, or have additional questions, please visit our website at www.baptisthousing.org/inglewoodredevelopment

WRITTEN FEEDBACK FROM PUBLIC INFORMATION MEETING OPEN HOUSE SESSIONS



BAPTIST HOUSING
SENIORS LIVING

Inglewood - Revitalization of Inglewood Care Centre

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☑ YES ☐ NO
If no, please let us know in which City you live in:

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☐ YES ☑ NO
If yes, what is your relationship with this person?

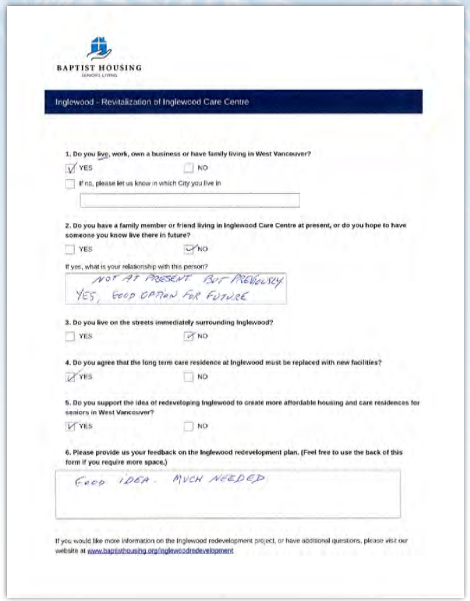
3. Do you live on the streets immediately surrounding Inglewood?
☑ YES ☐ NO

4. Do you agree that the long term care residence at Inglewood must be replaced with new facilities?
☑ YES ☐ NO
Yes I think it needs a renovation but not to the extent of the project being proposed.

5. Do you support the idea of redeveloping Inglewood to create more affordable housing and care residences for seniors in West Vancouver?
☐ YES ☒ NO
This project will not benefit any of the surrounding neighbours.

6. Please provide us your feedback on the Inglewood redevelopment plan. (Feel free to use the back of this form if you require more space.)
I've lived across the street for 26 years and this project being proposed is going to disrupt the quiet neighbourhood I don't want this project to happen. Imagine if you were a resident living across the street... would YOU want this project to happen?

If you would like more information on the Inglewood redevelopment project, or have additional questions, please visit our website at www.baptisthousing.org/inglewoodredevelopment



BAPTIST HOUSING
SENIORS LIVING

Inglewood - Revitalization of Inglewood Care Centre

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☑ YES ☐ NO
If no, please let us know in which City you live in:

2. Do you have a family member or friend living in Inglewood Care Centre at present, or do you hope to have someone you know live there in future?
☐ YES ☑ NO
If yes, what is your relationship with this person?
NOT AT PRESENT BUT PROBABLY YES, GOOD OPTION FOR FUTURE

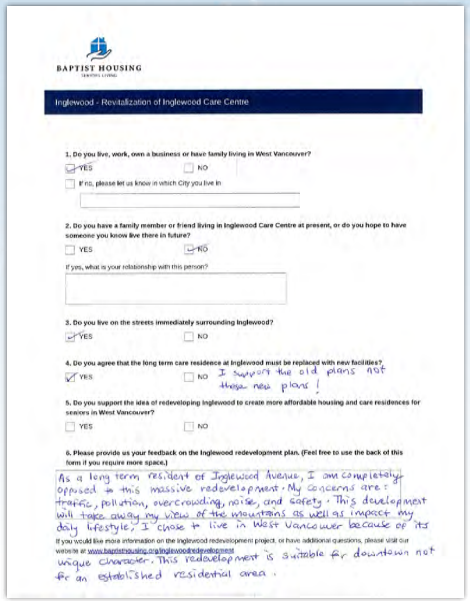
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4. Do you agree that the long term care residence at Inglewood must be replaced with new facilities?
☑ YES ☐ NO

5. Do you support the idea of redeveloping Inglewood to create more affordable housing and care residences for seniors in West Vancouver?
☑ YES ☐ NO

6. Please provide us your feedback on the Inglewood redevelopment plan. (Feel free to use the back of this form if you require more space.)
Good IDEA. MUCH NEEDED

If you would like more information on the Inglewood redevelopment project, or have additional questions, please visit our website at www.baptisthousing.org/inglewoodredevelopment



BAPTIST HOUSING
SENIORS LIVING

Inglewood - Revitalization of Inglewood Care Centre

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If yes, what is your relationship with this person?

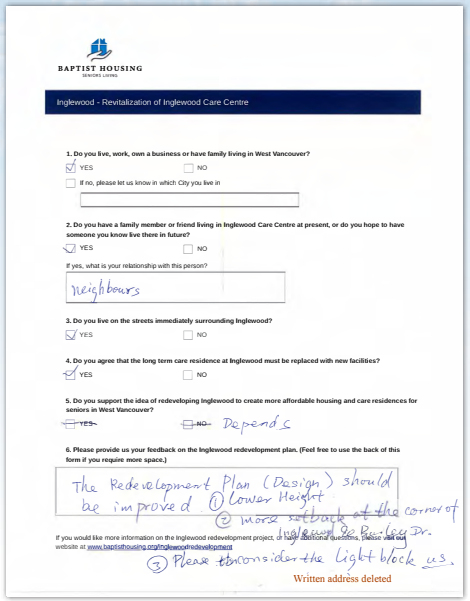
3. Do you live on the streets immediately surrounding Inglewood?
☑ YES ☐ NO

4. Do you agree that the long term care residence at Inglewood must be replaced with new facilities?
☑ YES ☐ NO
I support the old plans not these new plans!

5. Do you support the idea of redeveloping Inglewood to create more affordable housing and care residences for seniors in West Vancouver?
☐ YES ☐ NO

6. Please provide us your feedback on the Inglewood redevelopment plan. (Feel free to use the back of this form if you require more space.)
As a long term resident of Inglewood Avenue, I am completely opposed to this massive redevelopment. My concerns are: traffic, pollution, overcrowding, noise, and safety. This development will trade away my view of the mountains as well as impact my daily lifestyle. I chose to live in West Vancouver because of its unique character. This redevelopment is suitable for downtown not for an established residential area.

If you would like more information on the Inglewood redevelopment project, or have additional questions, please visit our website at www.baptisthousing.org/inglewoodredevelopment



BAPTIST HOUSING
SENIORS LIVING

Inglewood - Revitalization of Inglewood Care Centre

1. Do you live, work, own a business or have family living in West Vancouver?
☑ YES ☐ NO
If no, please let us know in which City you live in:

2. Do you have a family member or friend living in Inglewood Care Centre at present, or do you hope to have someone you know live there in future?
☑ YES ☐ NO
If yes, what is your relationship with this person?
Neighbours

3. Do you live on the streets immediately surrounding Inglewood?
☑ YES ☐ NO

4. Do you agree that the long term care residence at Inglewood must be replaced with new facilities?
☑ YES ☐ NO

5. Do you support the idea of redeveloping Inglewood to create more affordable housing and care residences for seniors in West Vancouver?
~~☐ YES~~ ~~☐ NO~~ Depends

6. Please provide us your feedback on the Inglewood redevelopment plan. (Feel free to use the back of this form if you require more space.)
The Redevelopment Plan (Design) should be improved. ① Lower Height ② more setback at the corner of Inglewood & Bruckley Dr. ③ Please consider the light block us.
Written address deleted

If you would like more information on the Inglewood redevelopment project, or have additional questions, please visit our website at www.baptisthousing.org/inglewoodredevelopment

REAL-TIME QUESTIONS RECEIVED DURING VIRTUAL PUBLIC INFORMATION MEETING

(Summary of all public questions submitted during interactive webcast)

Will the building look exactly as it does in the model? Will it be more attractive that what we see right now?

Can you tell us exactly the heights and number of floors for each building?

Does such a large high density building belong in this neighbourhood?

Do you have to be baptist to be eligible to live at Inglewood?

Will the people who live there now be guaranteed a spot in the new long-term care building?

How will you make sure the increase in residents doesn't result in a lot more traffic in the neighbourhood?

Why are so many more units of housing being added? What's wrong with the current arrangement?

Why do you want up to 100 employees living on site? Couldn't those homes be rented out to generate more revenue?

Will this become a noisy neighbourhood with this much development? Will there be noise during construction, and then ongoing noise after it's built?

What is being done to make sure the project doesn't have a negative impact on the environment?

Will it be walled in, like a giant fortress in our neighbourhood?

What specifically will be the unit rental rates for all types of care and housing ?

Will a transcript of the Q & A be posted on this web page?

Hello, I am the owner of (address deleted).

How to share my drawing or my document in this virtual meeting?

hello

When do you expect the project to be finished?

Why does this project have to be so big?

Question: is the city planner here?

Isn't traffic going to be a big problem for those of us in the neighbourhood--we're a residential neighbourhood and this project is going to add a lot of people and traffic.

Do you have to be a Baptist to live there?

where can show the participants?

This proposal with sketches is deceiving and inaccurate. Also doesn't show the loss of views and natural light for the residential houses along burley drive and Inglewood. These are 24/28 m high buildings.

How will the development deal with added traffic congestion from senior residents, visitors, staff, ambulances, and delivery trucks?

What will be the compensation to residents on Inglewood Avenue and Burley Drive for the pain and suffering caused by this development?

could you show the questions...

What is your justification for the residence on Inglewood having possible decreased property value from this development?

How will you deal with staff and visitor parking?

will west vancouver residents get first crack at the residences?

What will be done to minimize the effect on existing residence on burley Drive an Inglewood Ave?

How can you justify the added noise, traffic, congestion, pollution and over crowding on such a small area of land in a residential neighbourhood?

I love senior living, I love our neighbourhood more, we live here, I love the 2017 plan, why proposal this high rise to our neighbourhood, and how to deal with the safety

can the storey height be reduced as that will block the view of existing residence on burley drive?

how are you different from the for profit seniors homes?

Very much like the overall concept of multiple levels of care on one site, but my two issues are that the towers are too high and the overall project too massive as currently envisioned for the space and location.

Also what do you anticipate will be the approx. price point of the private pay suites?

Appendix | 8

REAL-TIME QUESTIONS RECEIVED DURING VIRTUAL PUBLIC INFORMATION MEETING

(Summary of all public questions submitted during interactive webcast)

what is the process to get this project approved? will our neighbourhood have a say with councilo or is this project a given?

Taylor way is already backed up on a daily basis to the highway. Changing the intersection won't fix anything.

how does this compare to existing seniors homes that we have now?

Can the entrance on burley drive and inglewood be removed to reduce traffic and noise? ie have entrance on taylor way only

You say that the traffic will be confined to Taylor Way, however, two of the main entrances are located on Burley Drive and Inglewood Avenue..?

What will the impact be on residents living on Inglewood/ burley dr across from the development? Years of noise and disruption?

What kind of guarantee is there regarding affordability? What is the actual benefit to locals otherwise?

This is great! Will there be any retail like a cafe for instance on site?

seniors homes across canada didn't fare well during covid--what will you do differently with this project?

How will this affect the price of our properties? We are afraid this massive development will devalue our property....

The corner of Burley Dr and Inglewood is also a nightmare. Will there be better visibility for folks driving around the bend? Note the fact that neighbour's there have a double concrete barrier protecting their home.

will the powerpoint shown here be available online?

You have been asked at Council, are you willing to build a smaller project for say 400 units, not 699?

Is there any flexibility in tweaking the numbers/ density of the project?

Could you show the loss of views and natural light for the residential houses along burley drive and Inglewood. You are building 24/28 m high buildings.

how many floors will be above the burley drive side?

How will such a development impact local property value? I imagine there has been analysis on this end with respect to similar developments.

how tall will the trees on inglewood ave and burley drive be?

Why not expand the building size to lower the height of bulidngs and have ares like flower garden, solarium, sunset terrace on roof top of say 1 or 2 storeys building?

Is there room to reduce the overall project size if this is what the majority of West Vancouverites would like?

We will all need seniors housing one day, is there a current shortage in the district? and is this expected to worsen as the population ages a whole?

Please answer the question of how our property values on Inglewood Avenue and Burley Drive will be affected by this development!?

Why is there no increase in the 230 existing publicly funded Long Term beds when that is the segment of care needing more capacity than private pay units

There has been a couple in person open houses held. What was the response and turn out at these events?

would you please show the architectural schematic section/ sketch showing the relationship between the proposal and neighborhood?

any plans to expand the development to residence west of burley and south of inglewood?

What level of sustainability are you targeting? Passive House? Leed? How will you reach these targets?

West Van Care home on 27th with publicly funded 75 long term beds is closing shortly. So if Baptist doesn't increase the number of publicly funded LT care, West Van is facing a decline in LT care beds

Can I confirm for the 6 storey building, it will be 5 storeys above burley drive? Will that completely block the view of residence on the west side of burley?

Are my unreviewed questions going to be answered?

Disappointed in the lack of specific answers

EMAIL INQUIRIES RECEIVED

From: Howard Johnson
Sent: September 23, 2020 4:23 PM
To: (SENDER NAME DELETED); Howard Johnson <hmjohnson@baptisthousing.org>
Subject: RE: Private & Confidential - Inglewood Care

(SENDER NAME DELETED),

Thank you for your email. We are currently preparing public information materials for our upcoming open houses and look forward to sharing our plans with the community in person and on our website.

Michael Flannigan from BC Housing provided answers to several of your questions and provided an additional point of contact at BC Housing. Answers to your remaining questions as they relate to Baptist Housing and the project will be addressed in our public materials to ensure we share the information broadly with the community. As I am sure you can appreciate, communication received regarding this project cannot be held as private or confidential and similarly we are not able to share aspects that we are legally obliged to keep confidential.

That said, we are extremely proud of our proposal and know it will add to seniors housing mix in West Vancouver. As such we are looking forward to sharing as much information as possible in the days and weeks ahead.

With Appreciation & Blessings,

Howard Johnson
President & Chief Executive Officer
Baptist Housing

T. 604.940.1960 ext. 108 | F. 604.940.1963 | C. 604.240.6888
E. hmjohnson@baptisthousing.org

Baptist Housing | Enhanced Seniors Living | Since 1964
www.baptisthousing.org

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From: (SENDER NAME DELETED)
Sent: September 23, 2020 7:07 AM
To: Howard Johnson <hmjohnson@baptisthousing.org>
Subject: Re: Private & Confidential - Inglewood Care

Howard - I know you are in a rush with this project, so I am just following up on my questions of a week ago as we would like the answers this week

I have some more questions about the number of people in the current facility versus when the project is complete

1. We would like to know how many people will be living in the new facility versus currently.
2. How many visitors will they have
3. How many medical, including social workers) support staff?
4. How many other support staff (food, laundry, cleaning, repairs) will be required
5. How many delivery trucks, ambulances etc

I understand that Baptist plans 3 information meetings, but we are unclear what will the format of each meeting and which will be the formal Public Consultation meeting

What impact does the Provincial Election have on the project ?

The answers to these new questions can come after your first answers

Thank you Howard (SENDER NAME DELETED)

On Wed, Sep 16, 2020 at 4:00 PM Howard Johnson <hmjohnson@baptisthousing.org> wrote:

Thank you (SENDER NAME DELETED) for your email.

After the Council meeting Monday evening I headed to Kelowna to meet with our front line care workers at our residences in Kelowna. To meet everyone possible I am at our residences at 6 in the morning until into the evening each day. I am returning on the weekend and will connect with you next week.

With Appreciation & Blessings,

Howard Johnson
President & Chief Executive Officer
Baptist Housing

T. 604.940.1960 ext. 108 | F. 604.940.1963 | C. 604.240.6888
E. hmjohnson@baptisthousing.org

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www.baptisthousing.org

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From: (SENDER NAME DELETED)
Sent: September 16, 2020 7:16 AM

To: Howard Johnson <hmjohnson@baptisthousing.org>
Subject: Private & Confidential - Inglewood Care

Mr Johnson - I live in West Van - this project has merit, but the size, height, mass in a residential area is wrong. You are TRIPLING the existing facility and so I have some questions

1. What are the full legal names of the partners / owners of Inglewood Care?
2. How do you manage your cash flow to ensure you are a Non-Profit ?
3. What are the details of the purchase price and the financing amount by who?
4. What was the source of the Baptist Housing's investment ?
5. What are the terms of the purchase funding - amortization, interest rate and term ?
6. Please provide a high level 5 year cash flow projection (before construction) with major assumptions

Turning to the construction phases

1. Why are you fast tracking this project giving residents almost no time to understand
2. How much additional funding will Baptist contribute?
3. Will this be equity or debt?
4. What is the amount, interest rate, term of the $400M construction funding provided by who?
5. How much contingency cost is built into the construction budget?
6. How will cost overruns be handled by who and what cash resources do they have today?
7. What are the details of the long term permanent takeout financing by who?
8. Please provide a high level 5 year cash flow projection for Phase 1 and then subsequent Phases with major assumptions
9. How is the viability of Phase 1 dependent subsequent Phases ?

Ring Fencing

1. You mentioned a few times that all excess cash flow/profits and life lease proceeds would be retained in the Inglewood Care organization
2. How will Inglewood Care be ring fenced to ensure no assets will be lent or transferred out?
3. To what degree will the retention of excess cash flow subsidize the private pay units ?
4. What approx will be the dollar amount or % of the subsidy?

I look forward to this information (SENDER NAME DELETED)

From: (SENDER NAME DELETED)
Sent: September 27, 2020 11:10 AM
To: Michael Flanigan <mflanigan@bchousing.org>; Howard Johnson <hmjohnson@baptisthousing.org>
Subject: Re: Private & Confidential - Inglewood Care

Thank you for your reply - Mr Johnson has not provided any answers to any of my questions

I am trying to understand the purchase price metrics and the debt servicing required.

The LTC land was assessed at $28 million plus 2-3 lots for a total of say $35 million. Is this correct?

The overall purchase price was approx $128 million, leaving going concern business value of $93 million for the 230 units (approx $404,000 per door) . Is this approx correct?

Baptist invested approx $14 million of the $128 million purchase price, so the purchase debt is approx $114 million - what would be the approx monthly debt service payments on this debt ?

Broadly I understand that MCAP will provide the takeout financing when the project is fully completed. Where does CMHC fit in ? Today, what would the approx interest rate be and is it fixed for 30 years or ?

Turning to Construction that you will be funding, will this be a fixed price construction contract ?

How much contingency cost is built into the construction budget?

How will cost overruns be handled by who?

Thank you (SENDER NAME DELETED)

On Thu, Sep 17, 2020 at 9:48 AM Michael Flanigan <mflanigan@bchousing.org> wrote:
Thank you (SENDER NAME DELETED) for your email and inquiry. I am directing your email to the owners of the property and the spokesperson for the development, Mr. Howard Johnson, who will provide a detailed response to your inquiry regarding the construction phases. Baptist Housing is the applicant and is leading the development and tracking all community engagement and is control of the redevelopment timelines.

With regard to your questions about the new owners of Inglewood, it is the Baptist Housing Society, a registered non-profit organization who have a long and successful track record of providing residential care and assisted seniors living across the Province. The purchase price was established by a several independent leading appraisal firms who specialize in valuation of

residential care assets and development property and was approximately $125 million. The purchase price was made up from the assembly of several properties totalling 5 acres and was funded by equity from Baptist Housing and financing arranged by BC Housing through the Province's Housing Hub program and Community Partnership Initiative (which arranges low cost financing for the non-profit sector across the province). The take-out financing is held by MCAP and the terms of that loan facility are confidential and would require MCAP's prior agreement to disclose the financial terms under theIt mortgage contracts. I can disclose that the amortization period of the loan runs through March 1, 2050.

Going forward, please note that John McEown is the project development manager for B.C. Housing and will be available through the consultation process to address additional questions and issues as they arise. I have included his contact information for your convenient reference.

Thank you for reaching out with these thoughtful questions and for informing yourself as to the merits of this proposal. BC Housing looks forward to supporting the community in making an informed decision on this development application.

Sincerely,

Michael Flanigan

From: (SENDER NAME DELETED)
Sent: September 17, 2020 8:00 AM
To: Michael Flanigan <mflanigan@bchousing.org>
Subject: Private & Confidential - Inglewood Care

Mr Flanigan - I live in West Van - this project has merit, but I have some questions

1. What are the full legal names of the partners / owners of Inglewood Care?
2. What are the details of the purchase price and the financing amount by who
3. What are the terms of the purchase funding - amortization, interest rate and term ?
4. What program funded the purchase?

Turning to the construction phases

1. Why are you fast tracking this project giving residents almost no time to understand
2. Can you elaborate on the Community Housing Care Program
3. How much additional funding will Baptist contribute?
4. Will this be equity or debt?
5. What is the amount, interest rate, term of the $400M construction funding provided by who?
6. How much contingency cost is built into the construction budget?
7. How will cost overruns be handled by who and what cash resources do they have today?
8. What are the details of the long term permanent takeout financing by who?
9. How is the viability of Phase 1 dependent subsequent Phases ?

Ring Fencing

1. Mr Johnson mentioned a few times that all excess cash flow/profits and life lease proceeds would be retained in the Inglewood Care organization
2. How will Inglewood Care be ring fenced to ensure no assets will be lent or transferred out?
3. To what degree will the retention of excess cash flow subsidize the private pay units ?

Thank you for your time

(SENDER NAME DELETED)

From: (SENDER NAME DELETED)
Subject: About the Design of Inglewood Building 1(Phase1)
Date: November 5, 2020 at 8:37:51 PM PST
To: andrew.thomson@xgf.com

Good Evening Mr. Thomson,

Thank you for your patient and kind explanation in today information session. I am more concern about:

1. the loss of views and natural light for our residential houses along burley drive.
2. These are 24/287 m high buildings in front of us. Where is the architectural schematic section like the sketch picture showing the relationship between the proposal and neighborhood 3. How much setback to the intersection(Inglewood & Burley) would be suitable?

I strongly recommend the ONNI Evelyne and Amica Senior Living (Keith Rd) which nearby.

Again, Thank you so much for your kind work, Best wishes for you and our neighbourhood.

(SENDER NAME DELETED)

Inglewood Redevelopment – Public Exhibit
Harmony Arts Festival Activation
FINAL REPORT

Harmony Arts Festival:

The Harmony Arts Festival is West Vancouver's premiere Art and Music Festival. The festival is intended to bring the business, and arts & cultural communities together for mutual benefit; build a healthy cultural community through cooperative efforts of volunteers, community organizations and grassroots groups; provide a forum for public education about the arts and the value of arts to the quality of life in West Vancouver; and set a benchmark of excellence in all endeavours of the Festival.

In 2020 the festival was modified due to the COVID-19 pandemic, but still managed to safely accommodate over 85,000 guests. The 2021 festival was one of the first public festivals in British Columbia since the relaxing of public health restrictions and included live music, dining options, a market row, kid's activities and a variety of visual art showcases and installations.

Baptist Housing became a sponsor of the Harmony Arts Festival as an opportunity to build ties with the community, develop a stronger relationship with the District of West Vancouver Senior's Activity Centre and engage with members of West Vancouver's citizens on the redevelopment plans for the Inglewood Care Centre.

Dates/Location:

Set-up: July 29
Strike: August 8 & 9

Operational Dates & Hours:

Friday, July 30	3:00pm – 9:00pm
Saturday, July 31	12:00pm – 9:00pm
Sunday, Aug 1	12:00pm – 9:00pm
Monday, Aug 2	12:00pm – 9:00pm
Tuesday, Aug 3	3:00pm – 9:00pm
Wednesday, Aug 4	3:00pm – 9:00pm
Thursday, Aug 5	3:00pm – 9:00pm
Friday, Aug 6	3:00pm – 9:00pm
Saturday, Aug 7	12:00pm – 9:00pm
Sunday, Aug 8	12:00pm – 9:00pm

Location:
The 2021 Harmony Arts Festival took place at Millennium Park and on Argyle St. in West Vancouver. The Inglewood Redevelopment exhibit was set-up at on the west side of Millennium Park near the Silk Purse and was at a good intersection of pedestrian traffic from the sea walk and from Argyle St. The 10x15 Baptist Housing tent was set-up next to a 20x20 tent which housed our event partner, the District of West Vancouver's Seniors' Activity Centre.

Seniors' Activity Centre

As part of the Harmony Arts Festival Activation, Baptist Housing partnered with the Seniors' Activity Centre (SAC) to showcase the art and artists of West Vancouver's seniors. We called the activation *Creative Insights: A Showcase of Art and Artists by the West Vancouver Senior's Centre.* Art forms showcased included quilting, textiles, wood working, painting, photography, jewelry, and others.

The staff and board of the SAC were very involved in both scheduling their artists and volunteers, showcasing their artwork, and attending the exhibit themselves. Overall feedback from the SAC was very positive with a strong interest in partnering again in future.

Marketing:

In addition to sponsorship benefits which promoted Baptist Housing's participation in the Harmony Arts Festival (listed below), BH also placed an advertisement in the North Shore News (Wednesday, July 28). A copy of the ad can be found attached to this report.

Sponsor Benefits:

- Logo recognition on festival posters—300 distributed
- Logo recognition on festival postcards—1500 distributed
- Logo recognition on twelve West Van bus shelter ads for one month
- Logo recognition in six local print ads—circulation approximately 57,000
- Logo recognition in WV Community Centre Atrium display ad
- Logo recognition in post event Thank You ad—local publication
- Logo with link on harmonyarts.ca—average 265,000 views
- Logo featured on program/venue page on harmonyarts.ca
- Sponsor mentions via social media channels
- Name recognition on Harmony Arts program map at harmonyarts.ca
- Logo recognition on four 4' x 8' Sponsor Thank-You signs strategically placed onsite

Attendance:

Below are the number of direct and indirect contacts, as well as the number of feedback forms that were completed on-site. A total of 54 feedback forms were completed online from July 30 – August 23. Those responses can be found attached to this report.

DATE	Hours	DIRECT	INDIRECT	FEEDBACK FORM SUBMISSIONS	HANDOUT DISTRIBUTED
30-Jul-21	3:00pm-9:00pm	35	65	0	26
31-Jul-21	12:00pm-9:00pm	86	108	11	15
01-Aug-21	12:00pm-9:00pm	165	231	19	25
02-Aug-21	12:00pm-9:00pm	149	239	5	27
03-Aug-21	3:00pm-9:00pm	35	90	0	6
04-Aug-21	3:00pm-9:00pm	57	133	8	5
05-Aug-21	3:00pm-9:00pm	25	82	2	2

06-Aug-21	3:00pm-9:00pm	51	89	1	9
07-Aug-21	12:00pm-9:00pm	104	107	0	6
08-Aug-21	12:00pm-9:00pm	216	230	1	7
TOTAL		**923**	**1374**	**47**	**131**

**Direct = a person the team spoke to directly; Indirect = a person that saw the exhibit, but didn't speak to a staff member.*

Summary of feedback:

Overall, the activation was positively received by most people that stopped by to learn more. Most people understood the dire need for new seniors' homes and were glad to know that the old building was going to be redeveloped. Almost everyone said that they were very supportive of the new plan and thought that it was very well done and would be a great asset to West Vancouver. There were only a few people that stopped to say they were adamantly opposed to the development.

Most common questions received:

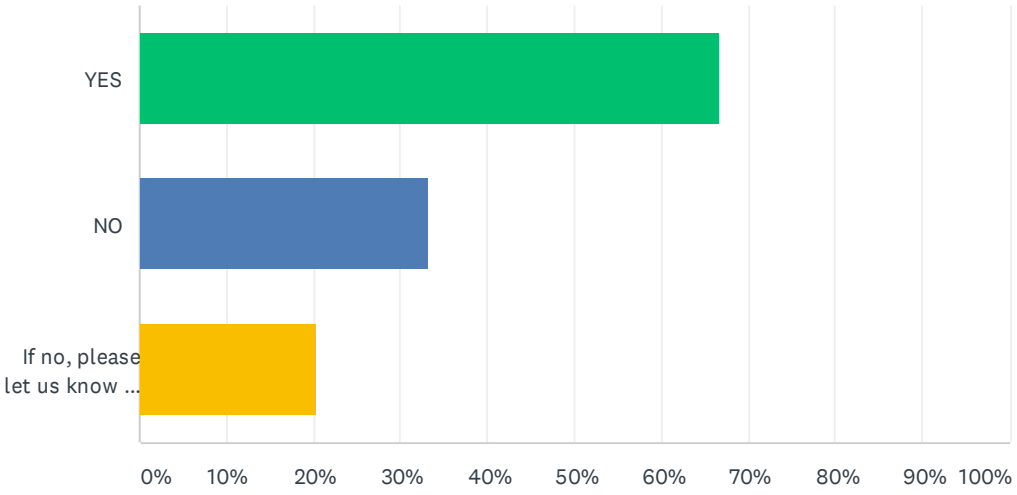
1. How can I get myself or a family member on the waitlist now? (the most common comment received)
2. What is the process to get a unit/place?
3. What will a unit cost?
4. Who will be able to live in the affordable housing building?
5. When does construction officially start?
6. What are the next steps of the process with the District?
7. What is the process for people living in the Centre now? How will they be transitioned?

Additional feedback received:

1. This is very much needed in the community; we fully support the development.
2. Appreciative of the fact that Baptist Housing took the feedback and split up the buildings.
3. A woman that currently works at the facility dropped by and explained how excited her and her colleagues are for the new development. She said she was also looking forward to the opportunity to live in the affordable living building as she currently commutes over an hour to get to work each day.
4. A couple questions specifically around environmental concerns.
5. A couple comments about landscaping and what it will look like exactly.
6. A comment from a member of the Har El centre and the impact it could/will have on their parking.
7. A lot of comments about the impacts of COVID-19 on seniors living homes.
8. Many people didn't know that much about Baptist Housing, so it was a good opportunity to educate people about other Baptist Housing owned facilities around the province.
9. There should be more focus on physical activity options (ie a pool and fitness centre). The bike path should also be longer and more accessible. The woman that provided this comment was upset that physical health of the residents wasn't in the current plan.
10. One person was very concerned about how it will be built with rising building costs (primary for lumber) and how that will impact the unit costs in the end.

Q1 Do you live, work, own a business or have family living in West Vancouver?

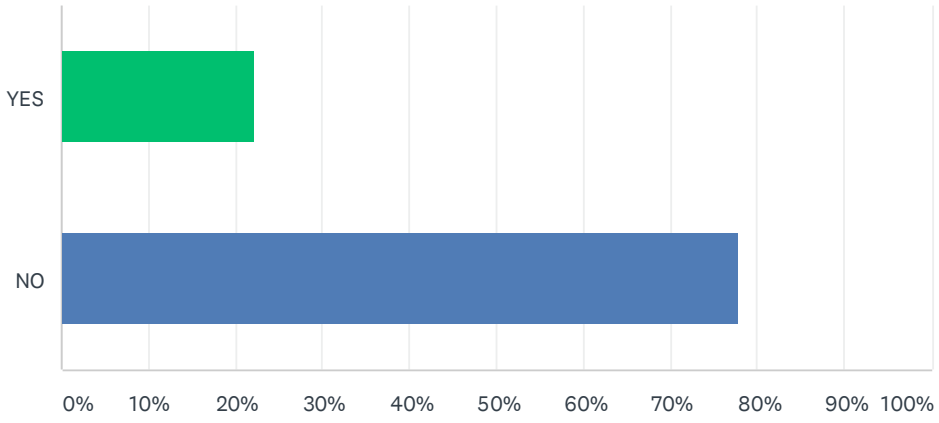
Answered: 54 Skipped: 0



ANSWER CHOICES	RESPONSES	
YES	66.67%	36
NO	33.33%	18
If no, please let us know in which City you live in	20.37%	11
Total Respondents: 54		

Q2 Do you have a family member or friend living in Inglewood Care Centre at present, or do you hope to have someone you know live there in future?

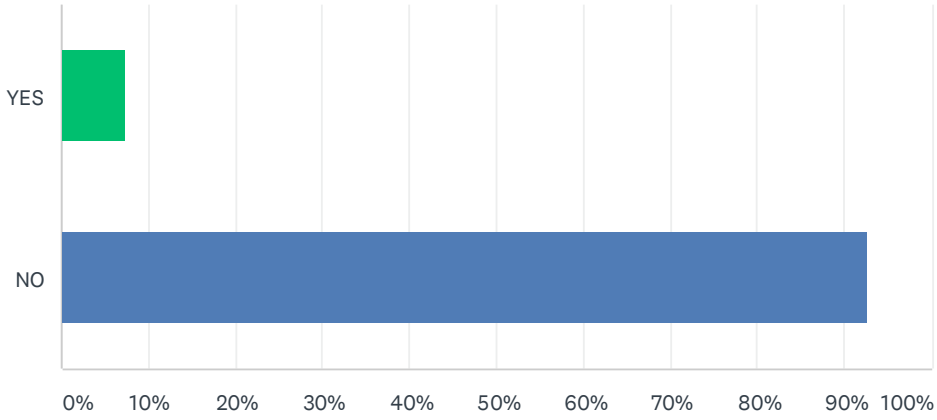
Answered: 54 Skipped: 0



ANSWER CHOICES	RESPONSES	
YES	22.22%	12
NO	77.78%	42
Total Respondents: 54		

Q3 Do you live on the streets immediately surrounding Inglewood?

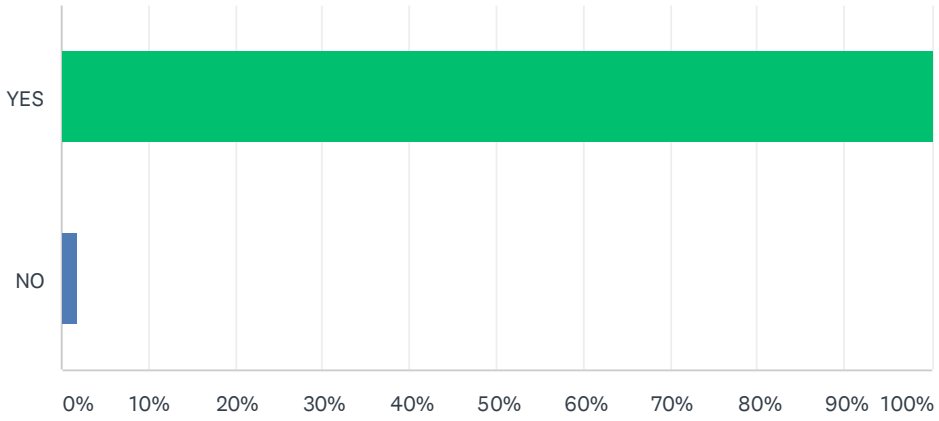
Answered: 54 Skipped: 0



ANSWER CHOICES	RESPONSES	
YES	7.41%	4
NO	92.59%	50
Total Respondents: 54		

Q4 Do you agree that the long term care residence at Inglewood must be replaced with new facilities?

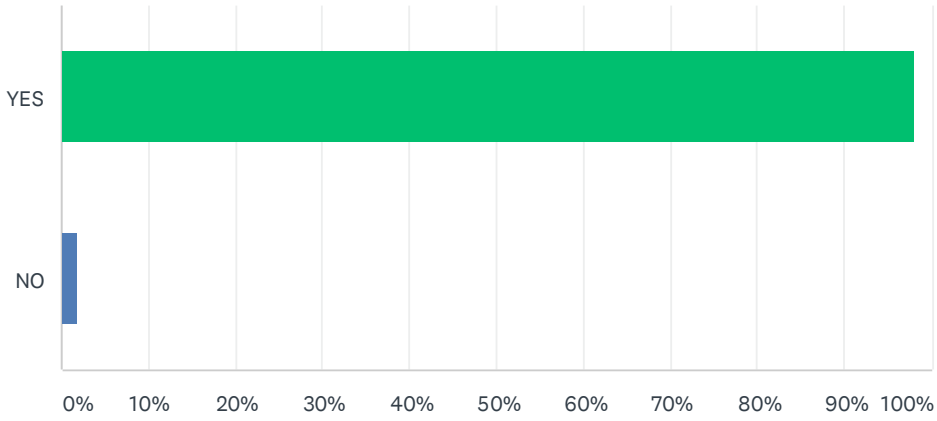
Answered: 51 Skipped: 3



ANSWER CHOICES	RESPONSES	
YES	100.00%	51
NO	1.96%	1
Total Respondents: 51		

Q5 Do you support the idea of redeveloping Inglewood to create more affordable housing and care residences for seniors in West Vancouver?

Answered: 53 Skipped: 1



ANSWER CHOICES	RESPONSES	
YES	98.11%	52
NO	1.89%	1
Total Respondents: 53		

Q6 Please provide us your feedback on the Inglewood redevelopment plan.

Answered: 44 Skipped: 10

Do you live, work, own a business or have family living in West Vancouver?			Do you have a family member or friend living in Inglewood Care Centre at present, or do you hope to have someone you know live there in future?			Do you live on the streets immediately surrounding Inglewood?		Do you agree that the long term care residence at Inglewood must be replaced with new facilities?		Do you support the idea of redeveloping Inglewood to create more affordable housing and care residences for seniors in West Vancouver?		Please provide us your feedback on the Inglewood redevelopment plan.
YES	NO	If no, plea	YES	NO	If yes, what is your relatio	YES	NO	YES	NO	YES	NO	Open-Ended Response
YES			YES		Mother		NO	YES		YES		Like 2 smaller building options from the 1 larger building on burley Great idea to have shuttle go to/ from park Royal area to help with easy transit for staff or residents
YES				NO			NO	YES		YES		It is ambitious and I think badly needed to fill needs of this municipality with many seniors living here. I am a senior with a lot of health care experience. I live in my own home and have children near by. We all hope we can stay in our own homes but there comes a time when this is not good for our health and this facility with multiple levels of care options is an excellent idea.
YES				NO			NO	YES		YES		It is ambitious and I think badly needed to fill needs of this municipality with many seniors living here. I am a senior with a lot of health care experience. I live in my own home and have children near by. We all hope we can stay in our own homes but there comes a time when this is not good for our health and this facility with multiple levels of care options is an excellent idea.
YES				NO			NO	YES		YES		LTC increased needs are real.
YES				NO			NO	YES		YES		
	NO			NO			NO	YES		YES		
	NO	NORTH VAN		NO			NO	YES		YES		It's a fantastic idea We need more housing for everyone.
YES			YES				NO	YES		YES		
YES				NO			NO	YES		YES		Greatly overdue.
	NO	New Westminister		NO			NO	YES		YES		The needs are so great this seems like a drop in the bucket
YES				NO			NO	YES		YES		I thing is a very good idea for our community and a great way we can support and help our parents or grandparents.
	NO	Capilano	YES				NO	YES		YES		I think it is a very practical, wonderful idea
YES				NO	Just know the struggle if attempting to look for a reasonable care center.		NO	YES		YES		I agree that the redevelopment of Inglewood will create more affordable housing and care residents for seniors anywhere. It'll cost more to try and fix it then to do the whole building again. It can create more comfort of a newer building with any catastrophic events that can happen
YES				NO			NO	YES		YES		Sounds like a great idea
	NO		YES				NO	YES		YES		Looks like a good plan!
YES				NO			NO	YES		YES		I agree we need to redevelop but it doesn't need to be so large. The scale of this project is just too big for the community and the Taylor Way generally. Thanks
YES			YES			YES		YES		YES		Much Needed for the city of west van!
	NO	North Vancouver		NO			NO	YES		YES		The north shore definitely needs this type of development. I'm all for it. I live in North Vancouver but on the border with West Van.
YES				NO			NO	YES		YES		West Vancouver really needs this because we don't have anything else to rely on. I don't want to move out of my community as I age.
YES			YES		Husband		NO	YES		YES		As so many of the care facilities in West Vancouver are closing we should be holding on to the remaining facilities and encourage them to redevelop.
YES				NO			NO	YES		YES		With the closure of Capilano care and West Vancouver Care centers, the redevelopment and addition of complex care beds is much needed for the community. Please consider the addition of Special care unit beds as those are much needed for the North shore at rapidly increasing rates

Do you live, work, own a business or have family living in West Vancouver?			Do you have a family member or friend living in Inglewood Care Centre at present, or do you hope to have someone you know live there in future?			Do you live on the streets immediately surrounding Inglewood?		Do you agree that the long term care residence at Inglewood must be replaced with new facilities?		Do you support the idea of redeveloping Inglewood to create more affordable housing and care residences for seniors in West Vancouver?		Please provide us your feedback on the Inglewood redevelopment plan.
YES	NO	If no, plea	YES	NO	If yes, what is your relatio	YES	NO	YES	NO	YES	NO	Open-Ended Response
	NO	North vancouver		NO			NO	YES		YES		Looks really attractive
	NO	North Vanc	YES		My mother		NO	YES		YES		Sounds like a good plan the north shore needs more seniors housing
	NO	North van		NO			NO	YES		YES		It looks like a development needed badly.
YES				NO		YES						Should buy two units across the street on Taylor way to help alleviate the amount on the property, the stories are too high for the properties facing Inglewood on Burley Drive. The 7 stories is too high.
	NO			NO			NO			YES		Sounds Great
YES				NO			NO	YES		YES		Great looking plan, within lots of options. Exactly what WV needs. Great job!
YES				NO		YES		YES		YES		Facilities that is open to the surrounding neighborhood where the community interaction is introduced. IE> pool, restaurants, corner store. Also modeling the children and seniors interaction model where the children's playground could be closer to the seniors so that the age difference can be mixed.
	NO	Vancouver		NO			NO	YES		YES		Looks good
YES				NO			NO	YES		YES		Looking at the internal courtyard, I am concerned about the level of sunlight the gardens will get.
YES			YES				NO	YES		YES		
	NO	North vancouver		NO			NO	YES		YES		Noticing the one LTC building has green space shown. Would you add more green space on the other buildings for temp control and also utilize rain water within the gardens. Ecological attention.
YES				NO			NO	YES		YES		Looking forward to the community improvements!
	NO	North vanc	YES		My mom		NO	YES		YES		Sounds like a good plan. Many more facilities of this type are needed now. Our government needs to step up the work on helping our seniors have a better quality of life and not just discard them and put them in Evergreen House type facilities.
	NO			NO			NO			YES		I am fully in favour of any upgrading development of long term care.
YES				NO			NO	YES		YES		I am amazed about how many people cannot afford assisted to full care and this is desperately needed in West Vancouver.
YES				NO			NO	YES		YES		
YES				NO			NO	YES		YES		
YES				NO			NO	YES		YES		Save us a spot!
	NO			NO			NO	YES		YES		This would be a great asset to the North Shore community. It will be more than needed so Seniors can stay on the North Shore close to family.
	NO			NO			NO	YES		YES		You should add in amenities like a store which has more fresh produce.
YES				NO			NO	YES		YES		
YES				NO			NO	YES	NO	YES		
YES				NO			NO	YES			NO	
YES				NO			NO	YES		YES		Good luck with moving on with the development.
YES				NO			NO	YES		YES		Good luck with moving on with the development.
YES				NO			NO	YES		YES		
	NO	North Vanc	YES		My mother, so that she would be close to us (we		NO	YES		YES		Sounds great! There is a definite need for this. We like the idea of aging-in-place.

Do you live, work, own a business or have family living in West Vancouver?			Do you have a family member or friend living in Inglewood Care Centre at present, or do you hope to have someone you know live there in future?			Do you live on the streets immediately surrounding Inglewood?		Do you agree that the long term care residence at Inglewood must be replaced with new facilities?		Do you support the idea of redeveloping Inglewood to create more affordable housing and care residences for seniors in West Vancouver?		Please provide us your feedback on the Inglewood redevelopment plan.
YES	NO	If no, plea	YES	NO	If yes, what is your relatio	YES	NO	YES	NO	YES	NO	Open-Ended Response
YES				NO			NO	YES		YES		Agree this is a good idea and am very interested in the rental of independent living and future assisted living.
YES			YES				NO	YES		YES		Had a family member at Inglewood and was extremely happy, enjoyed the facility and loved happy hour- most important thing to consider should be food and freshness.
YES			YES		Husband		NO	YES		YES		Long overdue and need a facility to help as one ages and stay in one place.
YES				NO		YES		YES		YES		It looks very promising.
	NO			NO			NO	YES		YES		It looks very well thought out and is a much needed facility for the North Shore with its aging population
YES				NO			NO	YES		YES		It looks great! I love the integration of green spaces around the building and bicycle access. Please make sure there are lots of benches and bike locks surrounding the area and maybe this will become a thriving spot in the community.

ODLUM BROWN
presents

HARMONY Arts FESTIVAL

West Van Seniors: The Creative Heart of Our Community

We'll see you at this year's Harmony Arts Festival as Inglewood by Baptist Housing presents:

Creative Insights

A Showcase of Art and Artists by the West Vancouver Seniors' Activity Centre

July 30 – August 8 | Noon - 8:00 pm
Millennium Park, West Vancouver

Join us in this summer celebration of the arts and learn about Baptist Housing's renewal plans for the Inglewood Care Centre.

We're working to preserve funded long-term care in West Vancouver and offer a wide variety of new, affordable housing options so West Van seniors can stay in the hometown they love.

Inglewood by BAPTIST HOUSING

APPENDIXI D



Project: Inglewood Redevelopment
(725 Inglewood Avenue, and 721, 725, 733, & 735 Burley Drive)

Title: Public Information Meeting Summary Report

Prepared by: Baptist Housing

Prepared For: The District of West Vancouver

Date: April 22, 2026.

BAPTIST HOUSING
SENIORS LIVING

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1. BACKGROUND

In 2020 the Baptist Housing Oak Bay Care Society (Baptist Housing) put forward a rezoning and development application submission to the District of West Vancouver for the redevelopment of the Inglewood Center site at 725 Inglewood Avenue along with the adjoining properties at 721, 725, 733, and 735 Burley Avenue. In addition to the application submission, three Public Information Meetings were held through the fall of 2020.

In 2021 Baptist Housing received comments from the District Senior Manager outlining concerns and providing guidance for Baptist Housing and their design team to consider for moving forward. Baptist Housing paused further development to reassess the site opportunities given the District feedback and other market factors that would bear influence on the viability of the housing models being considered. It took some time to revisit options and opportunities with the project's various stakeholders. During this time Baptist Housing revamped their project team, bringing on Field & Marten Associates as development consultants and project managers to draw on their extensive experience in seniors housing and Long-Term Care. Additionally, dys architecture took on the roll of redesigning the site and buildings to advance the changes addressing the District's feedback, community's needs, and the viability of the overall development.

In November 2025 a new development application package was submitted. On November 26, 2025, the development package was reviewed by the Planning Committee and was strongly supported. A Public Information Meeting was subsequently held on December 9, 2025, at Har El, The North Shore Centre for Jewish Life immediately north of the Inglewood Center at 1305 Taylor Way.

2. KEY CHANGES FROM 2020

The following are some of the key changes from the 2020 submission in response to the District's comments and community feedback.

1. Reduced the number of buildings on Burley Drive from 3 down to 2, to increase the amount of green space and site porosity. This resulted in a reduction from 5 to 4 buildings on the site along with larger gardens and expanded outdoor space for residents to enjoy.
2. Minimized the height impacts on Burley Drive by increasing the number of units on each floor in the Long-Term Care (LTC) buildings from 24 to 28 units while increasing the total funded LTC units to 364.
3. Reduced the height of the buildings on Taylor Way and improved the building interface with the street.
4. Enhanced the residential appearance of the buildings with more suitable exterior materials and a revised design expression.
5. Adjusted the number of units of Rental Housing with all units now exclusively serving seniors.
6. Improved accessibility with level access through the center of the site to outdoor amenities and all buildings. This enhances pedestrian connectivity across the site and improves access to an extensive, well developed shared green garden area.
7. Improved vehicular movement and fire truck access. Vehicle routes have been designed to keep residents and pedestrians safe while maximizing greenspace.
8. Revised the underground parking and vehicular routes including shifting the truck access and loading areas to grade level. This resulted in a more rational traffic flow with an underground vehicular route connecting north and south access points, and a significant reduction of excavation reducing the impact on the environment.

3. NOTIFICATIONS AND PROCESS

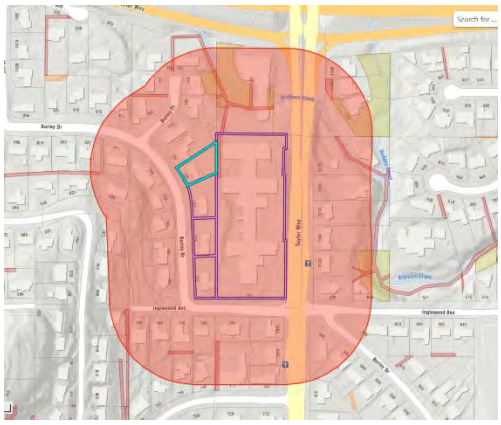
The following notices were provided in accordance with the District's requirements in advance of the Public Information Meeting held **Tuesday, December 9, 2025.**

Website

The website at *www.renewinglewood.ca* provided notice of the Public Information Meeting on **Wednesday, November 26, 2025** along with supporting information for the project, including a downloadable document with information very similar to the presentation boards at the PIM. The website provided an online comment form with three individuals submitting comments online. Copies of the website page can be found in **Appendix A.**

Mailer

A two-sided 4"x6" card with notice of the Public Information Meeting was mailed on **Thursday, November 27, 2025**. The mailer was enclosed in a sealed envelope and mailed to each unique address within the prescribed area of the site as set out by the District. (see image to right) Copies of the mailer can be found in **Appendix B.**



Development Signs

Three development signs were installed on **Monday, December 1, 2025,** at the locations noted below. The sign copy and photos of the installed signs can be found in **Appendix C.**

- The southeast corner of the site facing Inglewood Avenue and Taylor Way.
- The front of 733 Burley Avenue.
- The northeast corner of the site facing Taylor Way.

Newspaper Advertisement

An advertisement with notice of the Public Information Meeting was published in the North Shore News on **Wednesday, November 26, 2025,** and **Wednesday, December 3, 2025**. Copies of the advertisement can be found in **Appendix D.**

4. PUBLIC INFORMATION MEETING

The Public Information Meeting was held in-person from **4:30PM – 7:30PM on Tuesday, December 9**, at Har El Jewish Community Center immediately north of the Inglewood Center at 1305 Taylor Way.

The meeting was hosted in a multipurpose room with ample space for the eighteen presentation boards that were set on easels in a wide arcing formation. Copies of the boards can be found in **Appendix E**. Tables and chairs were available if individuals wanted to complete the comment forms or carry on conversations away from the boards. Representatives from Baptist Housing and the design team were stationed throughout the room and available to answer questions or listen to feedback from attendees. The room was set up in advance to receive the first attendee that arrived at approximately 4:15 PM.

Attendees were encouraged to complete a comment form which they could submit at the meeting or by mail or email. A copy of the comment form can be found in **Appendix F**.

A total of **approximately 75** members of the public attended the PIM.

Attendee List from the Development Team and the District of West Vancouver

Name	Role	Organization
Marc Kinna	President & Ceo	Baptist Housing
Terri Griffing	Executive VP Operations & COO	Baptist Housing
Kevin Unger	Executive VP Finance & CFO	Baptist Housing
Kirsten Allenberg	VP Marketing & Communications	Baptist Housing
Robert Stam	Director of Operations	Baptist Housing
Chris Russell	Inglewood Administrator	Baptist Housing
Dane Jansen	Architect	dys achitecture
Gloria Dupre	Designer	dys achitecture
Milton Koop	Development Consultant	Field & Marten Associates
Travis Martin	Landscape Architect	VDZ+Associates
Daniel Fung	Traffic Consultant	Bunt & Associates
Gord Lu	Traffic Consultant	Bunt & Associates
Lisa Berg	Senior Community Planner	District of West Vancouver

5. SUMMARY OF FEEDBACK

Approx in-person attendees: **75**
Total feedback entries: **17**
Yes - support: **13 (76%)**
Unsure - to support: **3 (18%)**
No - do not support: **1 (6%)**

The above chart summarizes the feedback that was received from the Comment Forms submitted either at the PIM (10) or through email (4), and through the website (3). A summary transcript of the comments can be found in **Appendix G**.

Summary of Positive Feedback and Perceived Benefits

1. Strong support for the project moving forward
The majority of respondents expressed very clear support for the project proceeding. Many comments described the redevelopment as long overdue, urgently needed, and critical to meeting current and future senior care demand in West Vancouver. Several respondents explicitly stated the need to replace lost long term care beds and expand capacity as seniors live longer and require more complex care.

2. High demand for care, housing, and services
Multiple participants emphasized the shortage of long-term care in West Vancouver. The project was seen as a meaningful response to this gap, providing more beds closer to home for local seniors and improving access to care within the community. One respondent asked how to add their name to the wait list. The integration with Vancouver Coastal Health was expressed by a participant as an important benefit.

3. Modernized, higher quality facilities
Respondents consistently highlighted the value of replacing outdated facilities with a modern, well designed care center. Benefits cited included increased capacity, improved accessibility, safer and more appropriate environments for aging residents, and better design for complex care delivery. Respondents noted that the proposed facility would be less cramped than existing options and better suited to current and future standards of care.

4. Positive response to design and site planning
Many participants reacted positively to the overall design approach. Specific praise included moving parking underground, creating shared green space, integrating gardens and natural features, and improving the aesthetic presence along the Taylor Way corridor.

A respondent appreciated that the site is tucked away from nearby residential areas and does not significantly impact Sentinel Hill. The project was seen as fitting well within its context when compared to alternative locations.

5. Community integration and social benefit
Some emphasis on the value of creating a place that feels open and connected to the neighborhood, not isolated. Respondents liked the idea of shared spaces, opportunities for interaction, and the ability for seniors living at home to visit, socialize, and participate in community life.

Keeping seniors close to family, friends, and familiar surroundings was repeatedly cited as a meaningful benefit.

6. Confidence in the proponent
A respondent expressed explicit trust in the experience and capability of Baptist Housing, stating they felt fortunate to have an experienced organization leading the project and expressed excitement and optimism about the outcome.

7. Overall tone
While concerns were raised about traffic, parking, and scale, the overall sentiment was strongly positive. Most feedback framed concerns as areas for refinement rather than opposition, and many respondents paired critiques with statements of support.

Summary of Concerns

1. Traffic congestion and safety, especially at peak times
Taylor Way, Inglewood Avenue, and Burley were described as already heavily congested during school drop off and pick up, shift changes at current facilities, and with frequent service activity. Specific issues included delivery trucks, emergency vehicle activity at all hours, and traffic impacts spilling beyond the immediate intersection. A strong concern was raised around pedestrian safety, including lack of sidewalks, frequent accidents at the corner, and near home impacts like vehicles ending up on private property.

2. Parking and site access
Concerns remain about whether there will be enough parking for visitors, residents, and staff, whether staff parking is free, and whether parking overflow will affect nearby streets. Feedback suggested a dedicated drop-off and pick-up area on the Inglewood side. A question whether concentrating access on Inglewood worsens an already constrained intersection and suggested alternative access options from Taylor Way or connections toward Burley.

3. Project size, height, and neighborhood fit
One comment adds a clear statement of opposition to the proposed scale. The resident is concerned that the project is too large for the site, calls for five floors as an absolute maximum, and feels there are too many rental units.

4. Construction disruption and logistics
Several people want clearer information on construction duration, working hours, and construction traffic management.

5. Planning process transparency
A participant questioned how feedback is being actioned, whether planners attended and/or will see the feedback, and who the project point person is.

6. Design and livability details
More detailed design comments included small common balconies for long term care buildings, adequacy of outdoor space, and preserving or enhancing natural features like gardens and trees. A few suggested transit improvements to reduce reliance on private vehicles. A respondent provided feedback asking to avoid monolithic form, while another respondent commented that the aesthetic design is much more appealing than the current facility.

CONCLUSION

The feedback from the Public Information Meeting both formally through comment forms and informally through dialogue was generally very positive. Many commented on the need for the various forms of seniors' housing and how the Inglewood project is timely and very well suited. Additionally, the changes to the layout and design were well received.

APPENDIX A: Website Notification

Website Excerpts From: *www.renewinglewood.ca*:



After a long pause, we are pleased to share that the **Inglewood Renewal Project** is moving forward once again. Our team has been working diligently to revise the plans for the project and we have now amended our rezoning and development submission. This is an important step toward creating a more welcoming and supportive campus for residents, their families, and the broader community. Our updated plans reflect the changes and improvements shaped by earlier community engagement and feedback.

A Public Information Meeting will be held on December 9 from 4:30 PM to 7:30 PM at Har El, The North Shore Centre for Jewish Life, 1305 Taylor Way in West Vancouver. Families, neighbours, and community members are welcome to attend. Below is an overview of what is proposed for the **renewed Inglewood campus**.



Our new proposal is a more open and welcoming campus

The renewed vision for the Inglewood campus is designed with a focus for seniors to feel calm, refreshed, and connected, with spaces for residents and guests to enjoy meaningful time together. The amended proposal brings forward three complementary forms of seniors housing and care that support seniors to remain in West Vancouver as their needs change, including options for partners of long-term care residents to live on campus. This approach creates a more focused commitment to seniors housing, allowing us to respond to the needs of the local community while working closely with our partners who support us in the delivery of housing and care.

Website Excerpts Continued

Changes at a Glance

- The number of buildings reduced from 5 to 4 to open up the site
- The building heights and exterior treatments better interface with the community
- Vehicle routes designed to keep pedestrians and residents safe while maximizing greenspace
- Larger gardens and outdoor spaces throughout the campus
- A level, more accessible central courtyard designed as a park like setting
- A grand lawn, small plaza, naturalized planting, rock garden, and water feature
- Walking paths with sunny and shaded seating areas
- A warm and supportive environment for all who visit
- Extensive, interconnected underground parking to comfortably accommodate residents, staff, and visitors



Long-Term Care

- 134 new long-term care beds, increasing capacity from 230 to 364 provincially funded beds
- An expanded private and secure courtyard with safe access to nature
- All 230 existing beds will remain open during Phase 1 construction while the new long-term care home is being built



Seniors Rental Housing

- 161 rental apartments for seniors
- Building height reduced from 10 storeys to 8
- Twenty percent offered at below market rates
- A mix of studio, one bedroom, one bedroom plus den, and two bedroom homes
- Warm amenity spaces for gathering and connection



Independent Living

- 200 homes designed for comfort, choice, and independence
- Height reduced from 10 storeys to 9
- One bedroom and two bedroom homes
- Full complement of amenities including dining, lounge, bistro, roof deck, spa, and exercise room
- A private contemplative courtyard and garden space

Proposal Images

Renderings reflect our updated design shaped by past community engagement







Download an Information Package Here

APPENDIX B: Notification Mailer

Public Information Meeting for

REVITALIZATION OF INGLEWOOD CARE CENTRE

725 Inglewood Ave

BAPTIST HOUSING

Baptist Housing has submitted an amendment to the existing rezoning and development application to the District of West Vancouver for modification to the redevelopment plans for 725 Inglewood Avenue. The two phased development will first see the completion of a 364 bed Long-Term Care Home followed by the removal of the existing Care Home and construction of 200 units of Independent Living and 161 units of rental housing for seniors in a second phase.

The development includes the properties 725 Inglewood Avenue and 721, 725, 733, 735 Burley Avenue.



Public Information Meeting location is indicated by a red star and the subject site is shaded in blue.

Please join us for an applicant-led Public Information Meeting:

Date:	**Tuesday, December 9th, 2025**
Time:	**Drop-in between 4:30 - 7:30 p.m.**
Location:	**Har El Jewish Community Centre, 1305 Taylor Way, West Vancouver**
Room:	**Lower Social Hall**

HOW TO PARTICIPATE

You can share your feedback on the proposal in the following ways:

By filling out a comment form in-person at the Public Information Meeting on December 9

Or

By visiting the project website at **www.renewinglewood.ca** and filling out an online comment form from November 27 to December 12, 2025



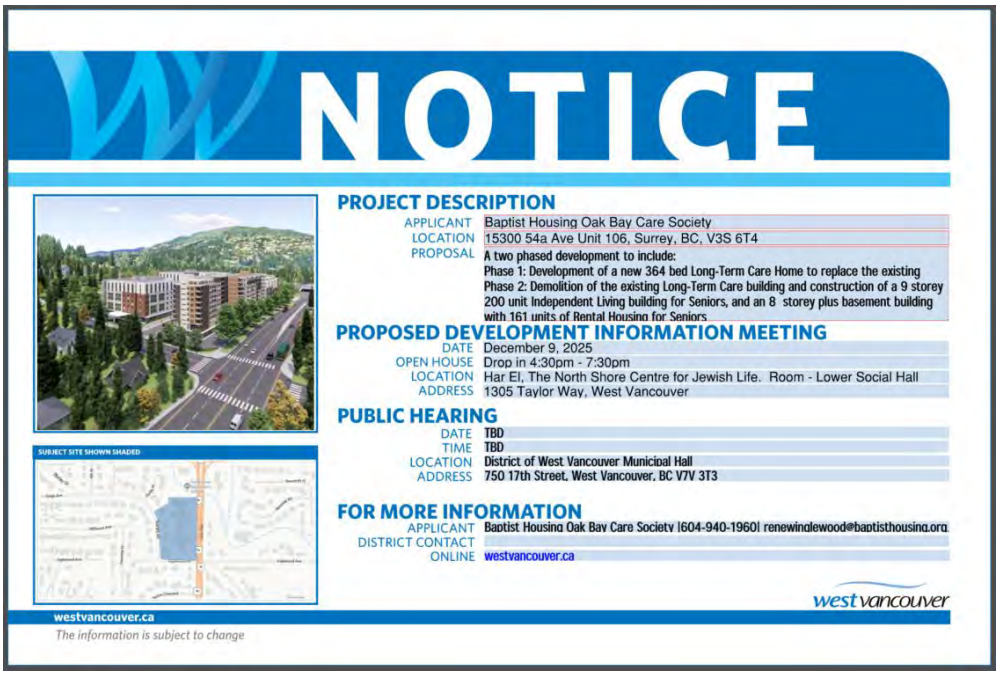
The amended rezoning and development plan has removed one building on the Burley Drive frontage reducing the overall building footprint, increasing site porosity and creating more accessible green space for residents.

The in-person Public Information Meeting will be a drop-in format with display boards for review. There will be project team members available to answer your questions. For those unable to join us please visit the website for information on the project and provide feedback via the online comment form from November 27 to December 12.

We look forward to seeing you on December 9th, 2025.

If you have questions about the Public Information Meeting, please submit them through the email link on the Project Website.

APPENDIX C: Development Signs – Copy and Photos on Site



NOTICE

SUBJECT SITE SHOWN SHADED

PROJECT DESCRIPTION

APPLICANT	Baptist Housing Oak Bay Care Society
LOCATION	15300 54a Ave Unit 106, Surrey, BC, V3S 6T4
PROPOSAL	A two phased development to include: Phase 1: Development of a new 364 bed Long-Term Care Home to replace the existing Phase 2: Demolition of the existing Long-Term Care building and construction of a 9 storey 200 unit Independent Living building for Seniors, and an 8 storey plus basement building with 161 units of Rental Housing for Seniors

PROPOSED DEVELOPMENT INFORMATION MEETING

DATE	December 9, 2025
OPEN HOUSE	Drop in 4:30pm - 7:30pm
LOCATION	Har El, The North Shore Centre for Jewish Life. Room - Lower Social Hall
ADDRESS	1305 Taylor Way, West Vancouver

PUBLIC HEARING

DATE	TBD
TIME	TBD
LOCATION	District of West Vancouver Municipal Hall
ADDRESS	750 17th Street, West Vancouver, BC V7V 3T3

FOR MORE INFORMATION

APPLICANT	Baptist Housing Oak Bay Care Society |604-940-1960| renewinglewood@baptisthousing.org
DISTRICT CONTACT	
ONLINE	westvancouver.ca

westvancouver

westvancouver.ca

The information is subject to change







APPENDIX D: Newspaper Advertisement

Copy of Advertisement:

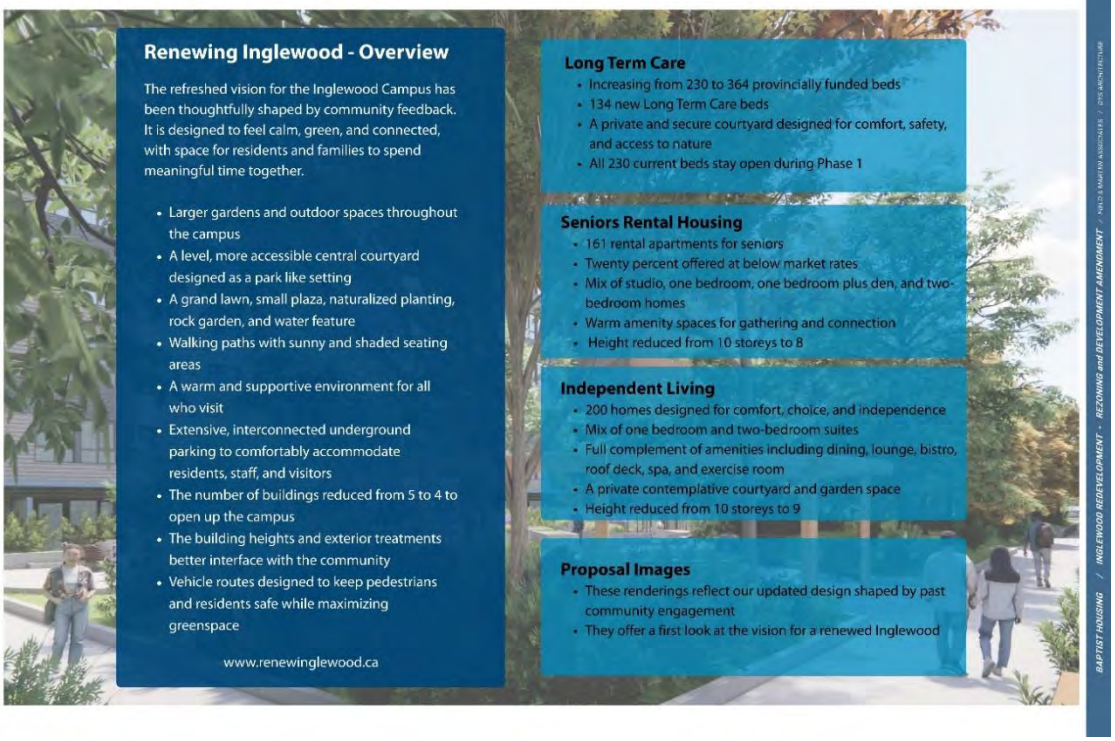


November 26, 2025, Placement in North Shore News:

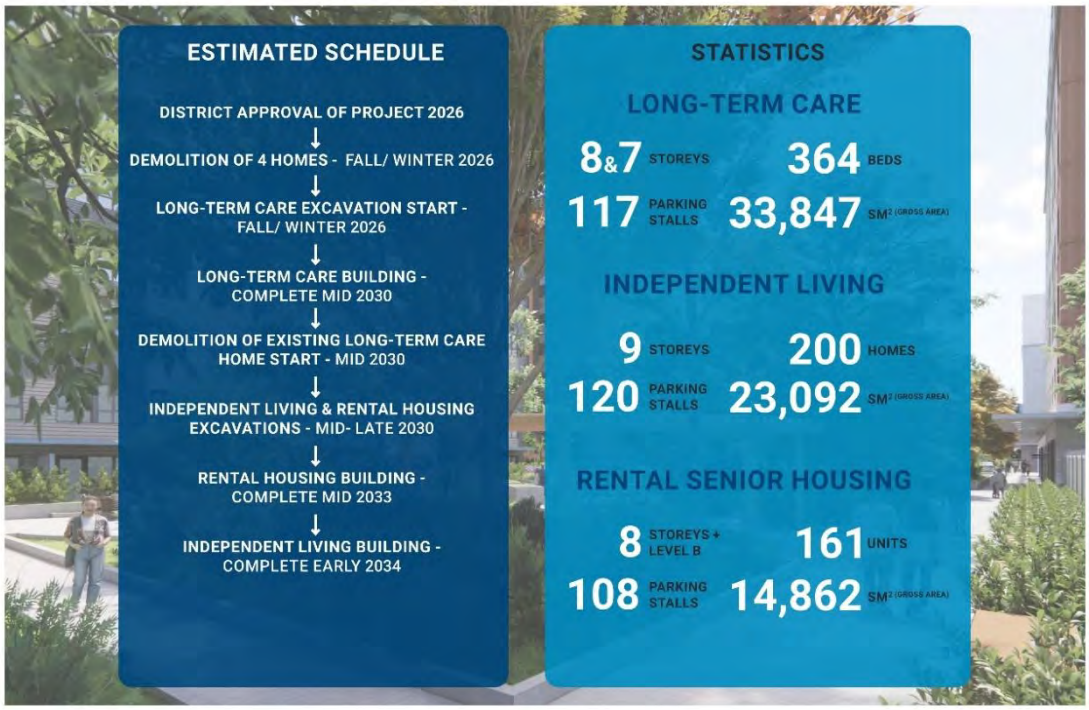


APPENDIX E: Presentation Boards





Presentation Boards Continued





PHASE 1

Long-Term Care: Development of a new Long-Term Care (LTC) building to replace the existing 230 units while adding an additional 134 units. With the additional units this new 364 bed fully government-funded Long-Term Care Home will better meet the needs of the community.

Retain and maintain the existing (LTC) building during the construction of the new LTC.

PHASE 2

Demolition of the existing Long-Term Care (LTC) building and construction of:

Independent Living for Seniors: Provide 200 Independent Living (IL) units (170 One-Bedroom units and 30 Two-Bedroom units). Height reduced from 10 storeys to 9 storeys.

Rental Housing for Seniors: Provide 161 Rental Housing units (RH) Increase the rental housing units from 155 to 161 through design efficiencies while reducing building height from 10 to 8 storeys.

Completion of the central open space and related paths.

Presentation Boards Continued

MASSING COMPARISON



ORIGINAL 2021 REZONING AND DEVELOPMENT SUBMISSION
The original application had 5 buildings. The central open space varied in height with the entries of the north buildings being one storey lower limiting accessibility. The east buildings on Taylor Way were 10 storeys in height.



COMPARISON OF THE 2021 APPLICATION WITH THE AMENDED DRAWINGS.
In the amended application, the 364 funded Long- Term Care beds are consolidated into two buildings. The buildings on Taylor Way have been reduced in height. The central open space is largely level providing accessible links to the buildings.

BAPTIST HOUSING / INGLEWOOD REDEVELOPMENT - REZONING and DEVELOPMENT AMENDMENT

PHASE 1



New fully funded 364-room LTC home designed to current standards of resident-centered care.

A new North Service Road provides direct access for LTC's loading and waste management requirements, minimizing disruption to residents and staff.

Circulation patterns separate resident, visitor and service traffic to ensure safety and dignity of care.

Close-up of LTC entry below:
A barrier-free main entrance provides clear drop-off and pick-up areas for residents and families.

BAPTIST HOUSING / INGLEWOOD REDEVELOPMENT - REZONING and DEVELOPMENT AMENDMENT

Presentation Boards Continued



SITE PLAN AND ACCESS

ESTIMATED PEAK HOUR NEW SITE VEHICLE TRIPS

TRIP TYPE	AM PEAK HOUR	PM PEAK HOUR
Existing Vehicle Trips	50	53
Total Vehicle Trips	138	178
NET NEW TRIPS	88	125

VEHICLE PARKING SUPPLY REQUIREMENT & PROVISION

LAND USE	DENSITY	BYLAW SUPPLY REQUIREMENT	PROVIDED
Long-Term Care	264 Beds	111	117
Senior Rental Housing	161 units	161	168
Independent Living	200 units	61	126
Additional 12 Unallocated Suite/Bachelor Units		-	17
TOTAL		333	397

- TRUCK PATH
- VEHICLE PATH
- PEDESTRIAN PATH
- LTC BUILDING
- IL BUILDING
- RH BUILDING
- LTC COURTYARD
- IL COURTYARD
- RH COURTYARD
- PEDESTRIAN ENTRY
- FIRE TRUCK STAGING
- WASTE AREA

BAPTIST HOUSING / INGLEWOOD REDEVELOPMENT - REZONING and DEVELOPMENT AMENDMENT



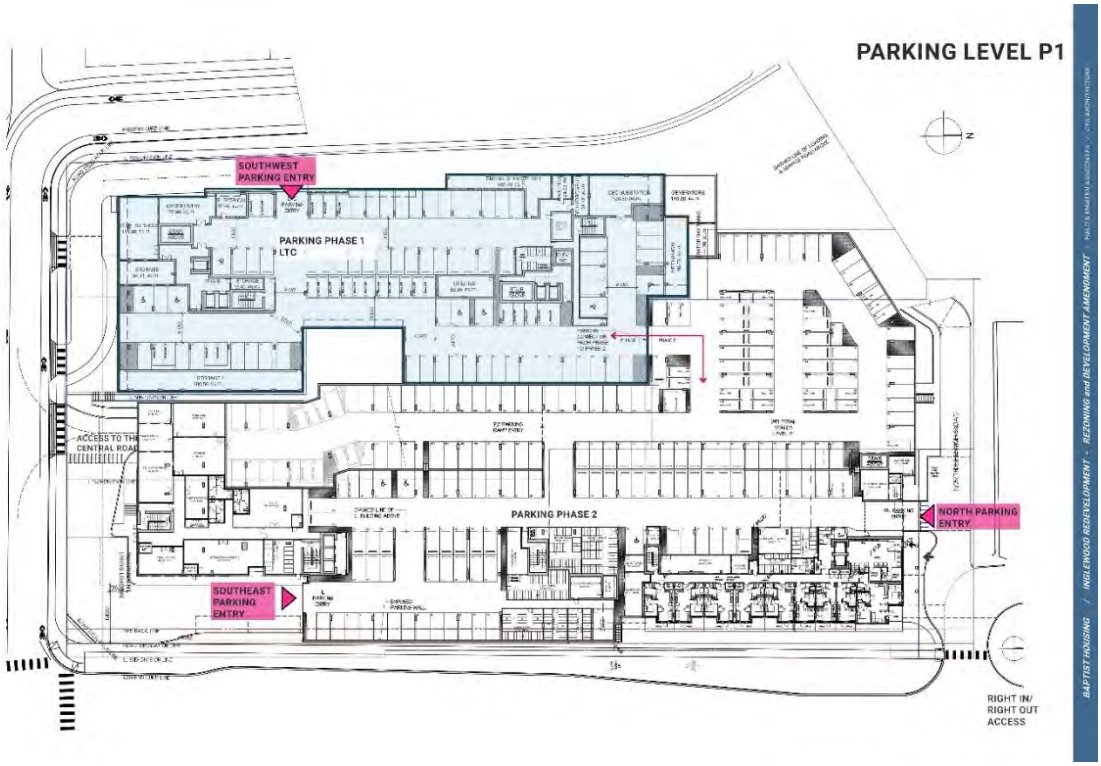
PHASE 2

Complete the transformation of the site into an enhanced Seniors Community by demolishing the existing LTC, and constructing 200 units of Seniors Independent Living (IL) and 161 units of Rental Housing for Seniors (RH).

A central road and landscaped public realm link all buildings, creating a cohesive, inclusive community. Entrances and service access points are carefully distributed along this central road to enhance connectivity and emergency access. Accessible paths link entrances, parking, and landscaped courtyards, providing easy navigation for seniors.

BAPTIST HOUSING / INGLEWOOD REDEVELOPMENT - REZONING and DEVELOPMENT AMENDMENT

Presentation Boards Continued





Presentation Boards Continued





Presentation Boards Continued





Presentation Boards Continued





Presentation Boards Continued



CENTRAL OPEN SPACE

This outdoor space starts at the top of the vehicular roundabout and opens into a lawn bordered by a small plaza and naturalized planting. A rock garden and community garden sit along the oval walkway, guiding residents and visitors toward a plaza with a water feature and covered seating. A small, secured contemplative garden is tucked into the northwest corner of the Independent Living building.

Throughout the space, a mix of trees and plantings creates both open and shaded areas, supports bird habitat, and offers comfortable, human-scaled places to relax. Overall, the design aims to make the most of the space by creating shared areas everyone can enjoy.


Rock garden


Plaza and seating space


Community garden


Covered seating

VDZ+A
VAN DER ZALM + ASSOCIATES

BAPTIST HOUSING / INGLEWOOD REDEVELOPMENT - REZONING and DEVELOPMENT AMENDMENT / VAN DER ZALM + ASSOCIATES




Flexible seating

LONG-TERM CARE COURTYARD

The long-term care courtyard is built around three connected oval loops that create simple, varied walking paths. Each loop offers a slightly different experience.

When residents step outside, they enter a plaza with places to sit and gather, leading all the way to a covered shelter. Community garden plots sit in the northwest corner. The north oval features a large open lawn that adds a sense of spaciousness.The south oval is designed as a Pacific Northwest-style shade garden with natural, forest-like plantings. Seating is available throughout the courtyard.

Hedges along the fence help soften the edges of the space while still allowing some visibility and connection to the surroundings.


Open lawn and planting


Enclosed garden space


Accessible garden plots


Covered seating


Pacific Northwest planting

VDZ+A
VAN DER ZALM + ASSOCIATES

BAPTIST HOUSING / INGLEWOOD REDEVELOPMENT - REZONING and DEVELOPMENT AMENDMENT / VAN DER ZALM + ASSOCIATES

APPENDIX F: Comment Form at PIM

INGLEWOOD
REDEVELOPMENT

Public Information Meeting Comment Form

Project Name: Inglewood Redevelopment
Public Information Meeting: December 9, 2025 | Har El Jewish Community Centre, 1305 Taylor Way, West Vancouver

Thank you for joining us, your feedback is important to us. Baptist Housing is a charitable, non-profit organization that supports seniors across 21 communities in British Columbia. Comments and feedback will be received until December 12, 2025.

1. Participant Information (Optional)

Name: _____
Address/Neighbourhood: _____
Email/Phone (optional): _____
(Personal information is collected only for follow-up purposes and will remain confidential.)

2. Meeting Experience

- How did you hear about this meeting?
  □ District of West Vancouver notice □ Newspaper □ Website □ Mail □ Email
  □ Other: _____
- Was the information provided clear and understandable? □ Yes □ Somewhat □ No
- Were your questions addressed adequately? □ Yes □ Somewhat □ No

3. Feedback on the Proposal

- What do you see as the main benefits of this project for West Vancouver?
- Do you foresee any concerns that we should know about?
- Do you support the project moving forward through Rezoning/OCP amendment and Development Permit? □ Yes □ No □ Unsure

4. Suggestions & Additional Comments

- What changes or improvements would you recommend to better align with West Vancouver's OCP and community priorities?
- Any other comments or concerns?

Please submit your comment form in the box provided, or by email or mail:
renewinglewood@baptisthousing.org
Baptist Housing15300 54a Ave Unit 106, Surrey, BC, V3S 6T4

For updates on the Inglewood Redevelopment, please visit www.renewinglewood.ca, and if you have questions or concerns, contact us at renewinglewood@baptisthousing.org

APPENDIX G: Summary Of Comments

Comments Submitted Online Through Website:

Website Feedback Forms
Feedback Form #1 (Nov 26, 2025) *Wonderful news- how do I put my name on the wait list?* **Feedback Form #2 (Nov 28, 2025)** *Finally… so hard to get anything passed with this District while the need is immense.* *Sadly I will not be able to attend the Dec 9 meeting as I have a prior engagement.* *Good luck.* **Feedback Form #3 (Dec 4, 2025)** *I am very concerned with the proposed size of the project.* *Traffic on Taylor Way, Inglewood Avenue, and Burley is already a nightmare during school drop off and pick up times, as well as during shift changes at the current facilities, with delivery trucks and frequent fire trucks at all hours of the day.* *No sidewalk, frequent accidents on the corner, with cars landing in my front yard.* *5 floors should be the absolute maximum height. Way too many rental units for this site. Back to the drawing board!*

Comment Forms Submitted In-Person (at PIM):

Main benefits of the project	Concerns raised	Do you support the project moving forward?	Suggested changes or improvements	Other comments
Modern facility, much more capacity	Visitor parking very important	Yes		No
Several options for aging people	Blank	Yes		
Seniors are living longer and will need more care	Only concern would be traffic on Taylor Way	Yes	This is a very important project, high need for care for many seniors	Great presentation
It will provide more beds accessible for West Vancouver seniors and first available bed being part of VCH	Residents are very protective of their community	Yes	Not familiar with West Vancouver OCP	Long overdue and badly needed. Lost 2 LTC facilities and need to replace beds
Urgently needed on North Shore, properly designed complex care beds	Will staff parking be free	Yes		Question about priority for assisted living residents moving into LTC when time comes
Overall positive, close to home is better for residents, need beds in West Van, less crammed than before, no employee housing needed.	Traffic access to neighbourhood across Taylor Way	Unsure	Delivery plan is important, improvements need tweaking perhaps, not monothlithic please, don't need units to sell.	People do not want to live where they work, not a money concern
		Unsure		In LTC buildings, common balconies are too small. Not sure there is enough parking for residents, visitors, and staff
Need for adequate, safe, natural setting like gardens, trees, water	Traffic usage in Inglewood, Burley, and Kings. Speed control needed	Yes	Ensure good traffic control, but this is good for West Van	Affordability, government subsidy or safer are needed
Provides necessary capacity of care and independent living	Neighbour safety, and traffic	Yes	None	None
	Parking can be a challenge	Yes	Green light go	

Comment Forms Submitted Electronically:

Main benefits of the project	Concerns raised	Do you support the project moving forward?	Suggested changes or improvements	Other comments
		Yes		I would like some sort of drop off pick up area on the inglewood side.
I think this is a very good opportunity for this neighbourhood, and that the redevelopment plan has been well thought-out to modernize the Care Centre building and make it a third space that can be shared more easily by the residents of this area. It'd be nice if my elderly Dad—who needs to remain living at our home for now—could come by, visit, and interact with more people his age.	I'd like to know the logistics behind this redevelopment, specifically how long it'll take and when working hours will be for the construction.	Yes	Urban development is not exactly my wheelhouse, so I don't know any specifics I can recommend—but I do know about transit, and I would recommend increasing 254 and/or 256 service so that seniors living independently at this redeveloped facility can more easily get to Park Royal and back without needing to rely on HandyDART or private shuttle buses. Making the quasi-official Inglewood Avenue/Taylor Way bus stop that's only active in the early mornings a proper bus stop would also be appreciated.	It improves the Inglewood Care Centre's facilities, is more aesthetically pleasing, and the moving of parking underground to make way for a shared greenspace is great for the whole neighbourhood. This also is timed well with the incoming Taylor Way redevelopment, allowing the Care Centre to redevelop on its own terms rather than being lumped into the entire project.
More housing is needed in west vancouver	Major concern regarding traffic - the intersection at Inglewood and Taylor way is already problematic and severe back-ups along Inglewood around the steep corner. On a dark rainy night try and walk from St. Davids church along taylor way south of the project. I did not see any planners at the open house? **How does one know these comments are being seen by planning staff and council ?** **who is the point person for on the project team?**	Unsure	Generally supportive given a few provisions -rezone the area including Burley place instead of pocket zoning for this project only -Taylor way along the project frontage widened to 2 lanes (its 1/2 way now) for right turn only. more storage and drive through to alleviate Inglewood -adding all these units and having the main access and drop off on Inglewood makes an already bad situation worse - add 2 more lanes on Inglewood - one goes through and one dedicated to the project -option to upgrade the existing access Taylor way at Har El and extend the road already there to link up with Burley drive either through the project or by adding 787 burley ave. a right out means project traffic gets dumped onto burley after the hairpin and avoids the already crowded Inglewood intersection. Its too steep to realign Inglewood burley drive section but by going this way there is enough grade from the highway to burley drive. -upgrade/ extend through the project, water, sewer, power, lighting to allow for future expansion west and south -in either scenario above the buildings could be pushed back from the street to provide site distances, sidewalks both sides and better lighting	West Vancouver has few lots zoned that correspond to the SSMUH legislation - the redevelopment of this area - adding so many more units - means the adjacent neighborhood could also be included. its fairly obvious this could easily include burley place and the 5 homes on the west side of Inglewood drive for future multiplex 5-6 units/lot. If not included at least the infra-structure for such can be included in this project for future. The lag time, cost and property values means land assembly (on spec) in advance or applications by individuals untenable. Pre-zoning this area would encourage development and offset the possible negative side effects this project would have on the surrounding/adjacent properties values and use.
The location is perfect as it is easy access and the site doesn't interfere with the residential on Sentinel Hill. WV needs a new Care Facility		Yes	I think the project is tucked into a perfect location and the design compliments the Taylor way corridor.	We feel really excited about this development and are fortunate to have an experienced developer such as the Baptist group.

APPENDIX E

District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026

(Inglewood Care Centre)

Effective Date:

LGDM-546724895-25959

District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026

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Schedule B – Built Form Guidelines BF-B18....6

District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026

A bylaw to amend the Official Community Plan to allow for a seniors' care centre.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan to allow for the appropriate redevelopment of the lands at 725 Inglewood Avenue and 721, 725, 733 and 735 Burley Drive;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Citation

1.1 This bylaw may be cited as Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026.

Part 2 Severability

2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amends Area-Specific Policies and Guidelines

3.1 Schedule ii Area-Specific Policies & Guidelines to Official Community Plan Bylaw No. 4985, 2018 is amended as follows:

3.1.1 By adding "Policy BF-B18" as follows:

(a) "Promote the siting and design of a seniors care and rental housing development that integrates within the existing neighbourhood and meets a high quality of

building and landscape design to create an attractive, multi-user streetscape."

3.1.2 By adding "Policy BF-B18.1" as follows:

(a) The lots shown on map BF-B18 that are bounded by Taylor Way, Inglewood Avenue and Burley Drive may be considered for rezoning to enable development for seniors' care and rental housing that may including seniors' care housing and apartment buildings, and/or combinations thereof to address seniors' housing needs."

3.1.3 By adding "Inglewood Care Centre Development Permit Area Designation BF-B18" as illustrated by the map in **Schedule A** as attached to this bylaw.

Part 4 Adds Development Permit Guidelines for Inglewood Care Centre

4.1 Schedule ii Area-Specific Policies & Guidelines to Official Community Plan Bylaw No. 4985, 2018 is further amended as follows:

4.1.1 By adding "Built Form Guidelines BF-B18" for seniors' care and housing within the Taylor Way area, as described in **Schedule B** as attached to this bylaw.

Part 5 Table of Contents

5.1 Schedule ii to the to Official Community Plan Bylaw No. 4985, 2018, is further amended by including "BF-B18 Inglewood Care Centre" in sequential order in the table of contents for Area-Specific Policies & Guidelines.

Schedules

Schedule A – Development Permit Area Designation BF-B18
Schedule B – Built Form Guidelines BF-B18

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

_____

Mayor

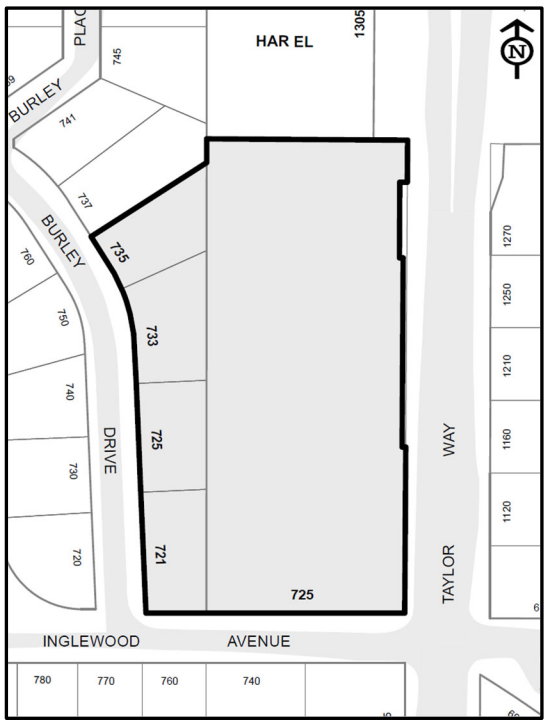
_____

Corporate Officer

Schedule A – Development Permit Area Designation BF-B18

Amendment to Official Community Plan Bylaw No. 4985, 2018, Schedule A, Schedule ii, Area-Specific Policies & Guidelines.

The area shown shaded on the map below is designated as the Development Permit Area BF-B18:



Category:	Local Government Act s. 488(1)(f), (h), (i), and (j).
Conditions:	The Development Permit Area designation is warranted to provide for the compatibility of seniors' care and rental housing within an existing neighbourhood.
Objectives:	• To integrate seniors' care and rental housing with existing site features, and the built form and character of the surrounding area; • To promote a high standard of design, construction, and landscaping; and • To promote energy and water conservation and the reduction of greenhouse gas emissions.
Guidelines Schedule:	Guidelines BF-B18 shall apply.
Exemption:	i. Does not involve the construction of any new buildings; or;

Development may be exempt from the requirement for a Development Permit if the proposal:	ii.	is for a renovation or small addition that is considered to have no substantial change to the external appearance of the premises, meets all the requirements of the Zoning Bylaw, and conforms to Guidelines BF-B18.

Schedule B – Built Form Guidelines BF-B18

I. CONTEXT AND CHARACTER

a. New development should be integrated within the surrounding neighbourhood through siting and design and promote building excellence in sustainability, high quality materials and finishes, and attention to detail.
b. Development including site and building design should accommodate persons of varying ability levels, including the elderly and physically challenged.
c. Deliver the comprehensive redevelopment of the site through strategic phases to reduce disruption to seniors' and the surrounding neighbourhood by:
    i. constructing new care buildings prior to demolishing the existing care facility;
    ii. breaking up building massing to provide visual breaks along the road frontages; and
    iii. orienting taller buildings toward Taylor Way.
d. Provide a central courtyard between the buildings to create activated outdoor living and gathering spaces for residents, guests, and employees.
e. Provide accessible walkways and patios for resident use.
f. Integrate the urban edges of the development through the provision of new sidewalks, boulevard landscaping, and separated bicycle lanes where feasible.

II. BUILDING DESIGN

a. Buildings should be massed in specific response to the natural topography through the integration of each building ground plane with podium detailing, terracing, and setbacks that respond to the adjacent streets.
b. Create separate buildings with varied massing and articulation to add interest and variety.
c. Sink buildings into the topography along Burley Drive to reduce scale and massing to the adjacent neighbourhood.
d. Finishing materials shall be high-quality and durable.
e. Consider landscaped building terraces to create building articulation and reduced massing.
f. Articulate building facades through the utilization of trellises, covered entrances, railings, columns, planters, terraces, decks, and other similar elements.
g. Orient buildings to create a central courtyard and maximize access to light.
h. A natural colour palette should be used to blend the buildings into the surroundings.

i. Avoid blank and unarticulated facades.
j. All elevations of the buildings to be detailed and articulated to relate with adjacent buildings and the adjacent neighbourhood.
k. Entries that are pedestrian-oriented should be clearly defined, accentuated, highlighted, and weather protected.
l. Entries that are automobile-oriented (e.g. drop off – pick up areas) should be integrated within the pedestrian realm to enhance the urban aspects of the development while giving priority, safety, and user-friendliness to the pedestrian.
m. Mechanical equipment, electrical transformers and similar equipment should be located underground where feasible. Any surface or rooftop mechanical equipment, food-service venting, or surface electrical transformers or utility boxes or similar equipment should be located to minimize visual, odour, and acoustical impacts to adjacent buildings or other users in the buildings, the streetscape, and views where possible. Where a structure is used to conceal such equipment, it should be kept consistent in detailing with the architecture of the buildings and integrated into the landscape character.

III. **LANDSCAPE DESIGN**

a. The overall landscape strategy should be a robust contemporary modern expression that takes inspiration from the natural surroundings of the North Shore mountains, the texture of forested areas, and foundations of rocky shorelines that provides a calming experience for the use and enjoyment of residents and visitors.
b. The corner of Taylor Way and Inglewood Avenue should provide a balance of a strong corner treatment with the provisions of some views for residents. Any retaining walls facing the public realm should be screened with vegetation and/or finished with high quality treatments.
d. Glare and light spill of exterior and ground level lighting to surrounding properties should be minimized.
e. Ensure that the landscape design complements the character and design of the buildings including the utilization of user-friendly pathways, lighting, and seating.
f. Provide opportunity for outdoor socializing through connection to sidewalks and paths and other pedestrian-oriented places including areas of small gardens, or walls that double as seating.
g. Utilize tree plantings and species to define edges or as focal points in pedestrian areas, choosing species that thrive in an urban environment.
h. Strategically select tree species and locations to provide shade to residents in summer months and allow for maximum access to light in winter months.

IV. CIRCULATION AND PARKING

a. Encourage integrated pedestrian and vehicular entrance points where safely feasible.
c. Most of the parking for the development should be within an underground parkade designed to allow for easy circulation and navigation.
d. Surface parking shall be limited to short-term and temporary parking and loading. Surface parking and loading areas should be landscaped and visually broken up from vehicular and pedestrian areas.
e. Vehicular access routes should be designed to divert traffic to underground parking and loading areas with clearly defined and marked temporary surface parking and drop-off/pick-up zones.
f. All garbage, recycling, and food services waste (including grease bins) are to be within the enclosed underground parkade.

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026

(Inglewood Care Centre)

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026

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Part 3 Adds the CD56 Zone & Rezones the Site 1
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Schedule B – Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps 5

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026

A bylaw to amend the Zoning Bylaw to allow for a seniors' care and rental housing.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Zoning Bylaw to allow for the appropriate redevelopment of the lands at 725 Inglewood Avenue and 721, 725, 733 and 735 Burley Drive;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026.

Part 2 Severability

2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Adds the CD56 Zone & Rezones the Site

3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 656 as the CD56 – Comprehensive Development Zone 56 (Northwest Corner Inglewood Avenue and Taylor Way), as set out in **Schedule A** to this bylaw.

3.2 The Lands shown shaded on the map in **Schedule B** to this bylaw are rezoned from PH1 (Private Hospital Zone 1) and RS3 (Single Family

Dwelling Zone 3) to CD56 – Comprehensive Development Zone 56 (Northwest Corner Inglewood Avenue and Taylor Way).

Part 4 Deletes the PH1 Zone

4.1 Part 551 – PH1 – Private Hospital Zone 1 is deleted in its entirety.

Part 5 Amends the Table of Contents

5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 100, Table of Contents is amended accordingly.

Part 6 Amends the Zoning Maps

6.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown shaded on the map in **Schedule B** to this bylaw:

From:	PH1 (Private Hospital Zone 1) and RS3 (Single Family Dwelling Zone 1)
TO:	CD56 – Comprehensive Development Zone 56 (Northwest Corner Inglewood Avenue and Taylor Way)

Schedules

Schedule A – CD56 – Comprehensive Development Zone 56 (Northwest Corner Inglewood Avenue and Taylor Way)
Schedule B – Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps

READ A FIRST TIME on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

APPROVED by the Ministry of Transportation and Transit on [Date]

ADOPTED by the Council on [Date].

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date].

_____

Mayor

_____

Corporate Officer

Schedule A – CD56 – Comprehensive Development Zone 56 (Northwest Corner Inglewood Avenue and Taylor Way)

656 CD56 (Northwest Corner Inglewood Avenue and Taylor Way)

AMENDING BYLAW

SECTION REGULATION

656.01 Permitted Uses

(1) accessory buildings, structures and uses
(2) adult day services
(3) assisted living
(4) child care
(5) community care
(6) congregate care and/or living
(7) dwelling units
(8) home based business

656.02 Floor Area Ratio

(1) Maximum: 2.7 FAR

(2) For clarity, FAR is calculated on total site area prior to any subdivisions or road dedications.

656.03 Conditions of Use

(1) Dwelling units are restricted to rental tenure.

656.04 Setbacks

(1) All property lines: 0 m

656.05 Building Height

(1) Maximum: 36.5 metres

(2) For clarity, elevator overruns, exterior mechanical equipment, solar panels and rooftop deck railings are excluded from building height.

656.06 Number of Storeys

(1) Maximum: 9

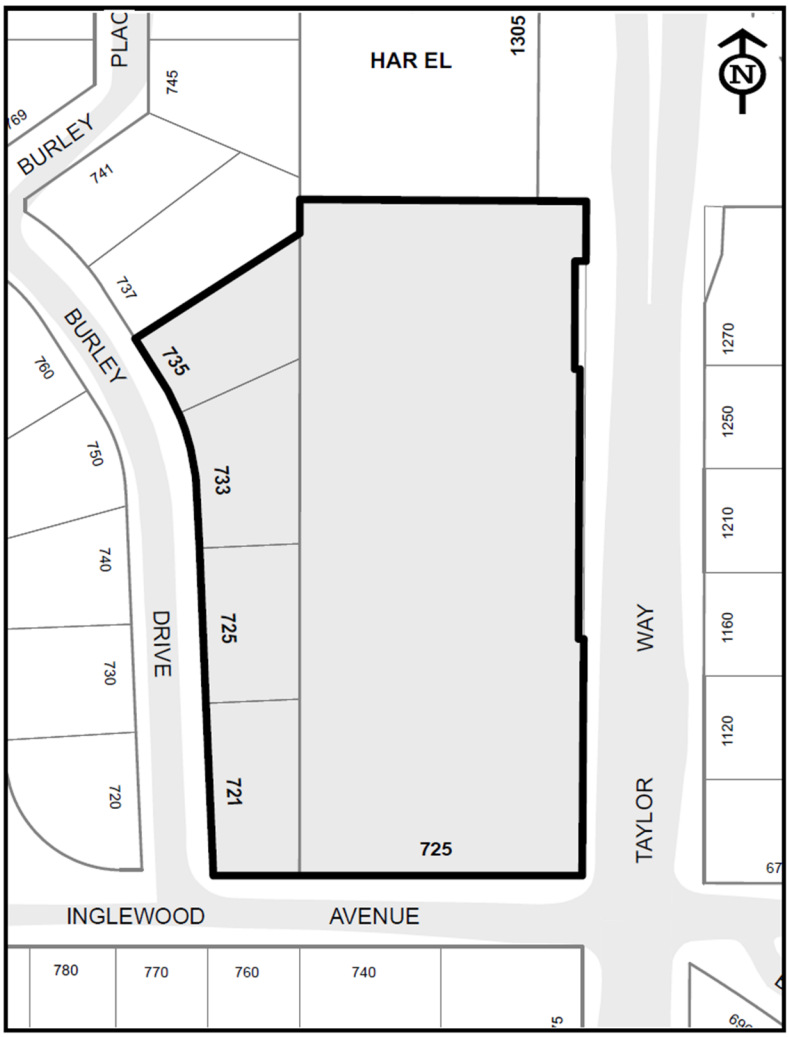
656.07 Off-Street Parking

(1) Minimum of 345 parking spaces

Schedule B – Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

The area shown shaded on the map below is rezoned to CD56.



Area to be rezoned from PH1 and RS3 to CD56

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APPENDIX G
G

District of West Vancouver

Phased Development Agreement Authorization Bylaw No. 5462, 2026

(Inglewood Care Centre)

Effective Date:

LGDM-546724895-25961

District of West Vancouver

Phased Development Agreement Authorization Bylaw No. 5462, 2026

Table of Contents

Part 1 Citation 1
Part 2 Authorizes a Phased Development Agreement 1

District of West Vancouver

Phased Development Agreement Authorization Bylaw No. 5462, 2026

A bylaw to enter into a Phased Development Agreement.

WHEREAS the Council of The Corporation of the District of West Vancouver may enter into a Phased Development Agreement with a developer; and

WHEREAS Council published notices of its intention to enter into a phased development agreement with Baptist Housing Oak Bay Care Society, and held a public hearing in respect of this bylaw in accordance with the *Local Government Act*;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

1.1 This bylaw may be cited as Phased Development Agreement Authorization Bylaw No. 5462, 2026.

Part 2 Authorizes a Phased Development Agreement

2.1 Attached to this bylaw as **Schedule A** and forming part of this bylaw is a copy of a Phased Development Agreement between the District of West Vancouver and Baptist Housing Oak Bay Care Society (the “PDA”).

2.2 The Mayor and the Corporate Officer are authorized to execute the PDA on behalf of the District of West Vancouver and to execute and deliver such transfers, deeds of lands, plans and other documents as are required to give effect to the PDA.

Schedules

Schedule A – Phased Development Agreement

READ A FIRST TIME on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

_____
Mayor

_____
Corporate Officer

PHASED DEVELOPMENT AGREEMENT

THIS AGREEMENT dated for reference _____,

2026 BETWEEN:

BAPTIST HOUSING OAK BAY CARE SOCIETY
and

(collectively the "**Owner**")

AND

CORPORATION OF THE DISTRICT OF WEST VANCOUVER
750 17th Street
West Vancouver B.C.
V7V 3T3

(the "**District**")

WITNESSES THAT WHEREAS:

A. The Owner is the registered owner of the lands located on Inglewood Avenue and Burley Drive, West Vancouver and legally described as:

009-929-070 Lot 6 District Lot 1070 Plan 8815
009-929-100 Lot 7 District Lot 1070 Plan 8815
009-929-495 Lot 8 District Lot 1070 Plan 8815
009-929-509 Lot 9 District Lot 1070 Plan 8815
015-956-407 The South East 1/4 Of District Lot 1070 Group 1 New Westminster District Except, Firstly: The East 67 Feet, Now Road, Secondly: Part On Highway Plan 29

(collectively the "**Lands**");

B. The Owner has applied to the District for an amendment to the District's land use bylaw by way of Zoning Bylaw No. 4662, 2010, Amendment Bylaw No 5461, 2026 (the "**Zoning Amendment Bylaw**") to permit the development on the Lands of a range of residential and care facilities;

C. The Owner intends to consolidate the legal parcels into one lot and then register one or more subdivisions pursuant the *Land Title Act* to create one or more air space parcels and a remainder parcel (collectively the "**Subdivided Parcels**" and individually each a "**Subdivided Parcel**");

D. The Owner considers that development of the Lands and or the Subdivided Parcels in accordance with the Zoning Amendment Bylaw is only viable if it obtains the protection regarding subsequent changes to the rules governing development that are provided herein; and

E. The Owner and the District wish to ensure that the provisions of the District's Zoning Bylaw as amended by the Zoning Amendment Bylaw continue to apply to the Lands and/or the Subdivided Parcels for the period more particularly set out in this Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Part 14, Division 12 of the *Local Government Act*, and in consideration of the premises and covenants herein contained, the parties agree as follows:

Definitions

1. In this Agreement:

"**BHOB**" means Baptist Housing Oak Bay Care Society;

"**Inglewood Layout**" means a layout generally in keeping with that plan entitled Inglewood Site Layout dated April 22, 2026, attached as Schedule "A" to this Agreement;

"**Minor Amendment"** has the meaning given to it in Section 11;

"**Official Community Plan**" means the Official Community Plan of the District of West Vancouver;

"**PDA Bylaw**" means a bylaw authorizing the District to enter into this Agreement in accordance with Section 516 to 518 of the *Local Government Act*;

"**Specified Provisions**" means any and all provisions of:

(a) the District of West Vancouver Zoning Bylaw No 4462, 2010 as amended by the Zoning Amendment Bylaw that regulate any of the following, in respect of the Lands and/or the Subdivided Parcels:

(i) the use of land, buildings and other structures,

(ii) the density of the use of land, buildings and other structures,

(iii) the siting, size and dimensions of

(A) buildings and other structures, and

(B) uses that are permitted on the land; and

(iv) the location of uses on the land and within buildings and other structures;

(v) the shape, dimensions and area, including the establishment of minimum and maximum sizes, of parcels of land that may be created by subdivision; or

(vi) the conditions that will entitle an owner to different density regulations.

"**Term**" means the term of this Agreement and is 10 years from the date of adoption of the PDA Bylaw.

Conditions Precedent

2. The obligations of the parties under this Agreement are subject to the Council of the District, in its sole and unfettered discretion, having adopted the Zoning Bylaw Amendment and the PDA Bylaw.

Development

3. Except as expressly provided in this Agreement, nothing in this Agreement shall relieve the Owner from any obligation or requirement arising under any applicable statute, bylaw or regulation in respect of the subdivision and development of the Lands, and without limiting the generality of the foregoing, the Owner shall remain fully responsible to ensure that the development of the Lands is in compliance with all requirements of the bylaws of the District, including those respecting building construction. Nothing in this Agreement shall affect the authority of the District to utilize any contractual, statutory or common law remedy it may have to enforce this Agreement.

The parties acknowledge that the District's Approving Officer is an independent statutory officer and that nothing in this Agreement shall be interpreted as prejudicing or affecting the powers of the Approving Officer in respect of any application to subdivide the Lands.

Effect of changes to Specified Provisions

4. The parties agree that any changes made to the Specified Provisions will not be applicable to the development of the Lands for the Term.

5. Section 2 is subject to:

(a) the express limits set out at Section 516(6) of the *Local Government Act*;

(b) the termination of this Agreement under section 9 hereof; and,

(c) changes that the Owner agrees in writing shall apply.

6. For certainty and without limiting Section 5, the District agrees that any development permit or building permit that would be issuable in respect of the Lands on the date of adoption of the Zoning Amendment Bylaw will be issued throughout the term of this Agreement in accordance with (but subject to) any applicable official community plan or building regulation of the District, despite any amendment or repeal of the Specified Provisions that may otherwise prevent the issuance of the development or building permit.

7. This Agreement applies to the Lands and/or the Subdivided Parcels (including without limiting the foregoing all parcels created there from) and only the Lands and/or the Subdivided Parcels.

Termination and Expiry

8. The parties may terminate this Agreement at any time by written mutual agreement, subject to the Council of the District adopting a bylaw to terminate this Agreement in accordance with the same procedures, terms, and conditions required to adopt the PDA Bylaw.

Amendment

9. For the purpose of section 519 of the *Local Government Act,* "**Minor Amendment**" means any amendments made to the following provisions of this Agreement:

   (a) provisions stipulating the timing of the subdivision application, provided that the change does not increase the time for application by more than one year;

   (b) provisions relating to the terms of the covenants and statutory right of way granted concurrently with or a condition of the Zoning Amendment Bylaw;

   (c) other provisions of this Agreement which do not fall within the list of amendments under section 519(3) of the *Local Government Act*.

10. No amendment to this Agreement shall be effective unless it is made in writing and is duly executed on behalf of both parties.

Subdivision or Strata Titling of the Lands

11. No Owner may subdivide or strata title the Lands unless concurrently with the subdivision or strata titling the Owner grants the District a covenant under Section 219 of the *Land Title Act* restricting the use of the Land and the construction of buildings and structures on the Lands such that the regulations contained in the Zoning Amendment Bylaw in respect to the Lands are made applicable to the individual parcels created by the subdivision or strata titling in a manner satisfactory to the District acting reasonably.

Assignment

12. Where a parcel is created by way of a subdivision or strata titling, and the parcel is subsequently sold by the Owner, the Owner may assign this Agreement, insofar as the parcel is concerned, to the subsequent owner of the parcel, provided that:

    (a) the assignee expressly accepts the indemnity and release provisions of this Agreement (and for certainty, for the purposes of section 517(5) of the *Local Government Act*, the "class of persons" to whom this Agreement may be assigned is subsequent owners of individual subdivided parcels);

    (b) the assignee has executed and delivered to the District a notice of assumption and has entered into an assignment agreement with the Owner assigning this Agreement.

Indemnity and Release

13. BHOB shall indemnify and keep indemnified the District from any and all claims, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever, whether based in law or equity, whether known or unknown, which anyone has or may have against the District or which the District incurs as a result of any loss, damage or injury, including economic loss or deprivation, arising out of or connected with this Agreement, including the restrictions and requirements of this Agreement, or any breach by the Owner of any covenant in this Agreement.

14. BHOB hereby releases, saves harmless and forever discharges the District of and from any claim, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever which the Owner can or may have against the District, whether based in law or equity, whether known or unknown, for any loss, damage, or injury, including economic loss or deprivation, that the Owner may sustain or suffer arising out of or connected with this Agreement, including the restrictions and requirements of this Agreement, or any breach by the Owner of any covenant in this Agreement.

15. The indemnity and release provisions of sections 14 and 15 shall survive the expiry or termination of this Agreement.

Non-conforming use protection

16. Nothing in this Agreement is intended to limit, or does limit, any non-conforming use protection that may arise in connection with the subdivision and development of the Lands in keeping with the Inglewood Layout, including with respect to the doctrine of "commitment to use". This section is not intended to suggest that the Owner will have the benefit of any non-conforming use protection if the District terminates this Agreement under section 9, unless the Owner has obtained a Minor Amendment in respect of late compliance and the termination relates to late compliance within the terms of the Minor Amendment. If the Owner breaches this Agreement, and it is terminated, the Owner agrees such is unequivocal evidence that it has abandoned its commitment to the intended use and the doctrine of "commitment to use" will no longer apply; this provision shall survive termination of the Agreement.

Binding Effect

17. This Agreement shall enure to the benefit of and be binding upon the parties hereto, their respective successors and permitted assigns. Subject to the terms of an assignment hereunder, the Owner's obligations and rights under this Agreement shall continue in effect notwithstanding any transfer of title to all or part of the Lands.

Further Acts

18. The parties shall do all further acts as may be necessary for carrying out this Agreement, including without limitation execution of all required documentation, including all required documents related to the schedules hereto.

Time of the Essence

19. Time is of the essence of this Agreement.

Force Majeure

20. All obligations of the parties shall be suspended so long as the performance of such obligation is prevented, in whole or in part, by reason of labour dispute, fire, act of God, unusual delay by common carriers, earthquake, act of the elements, riot, civil commotion or inability to obtain necessary materials on the open market, and the period in which any party is required to perform any such obligation is extended for the period of such suspension. The impact of the Owner's financial circumstances upon the Owner's ability to perform this agreement does not suspend the Owner's obligations under this Agreement. This provision does not and cannot extend the Term.

No Waiver

21. No provision of this Agreement is to be considered to have been waived by a party unless the waiver is expressed in writing by the party. The waiver by a party of any breach by another party of any provision is not to be construed as or constitute a waiver of any further or other breach.

No Other Agreements

22. This Agreement is the entire agreement between the parties regarding its subject. It is mutually understood, acknowledged and agreed by the parties that the District has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Owner other than those contained in this Agreement.

Public Body

23. Nothing in this Agreement shall be construed as affecting or influencing in any way the decision of the Council of the District with respect to the adoption of the Zoning Amendment Bylaw.

24. Unless expressly noted in accordance with the *Local Government Act*, nothing in this Agreement shall relieve the Owner from any obligation or requirement arising under any applicable statute, bylaw or regulation in respect of the development of the Lands.

25. Except as expressly set out in this Agreement, nothing in this Agreement shall prejudice or affect the rights and powers of the District in the exercise of its powers, duties or functions under the *Community Charter* or the *Local Government Act* or any of its bylaws, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement has not been execute and deliver to the Owner, subject only to section 516 of the *Local Government Act*.

Dispute Resolution

26. If a dispute arises between the parties in connection with this Agreement, the parties agree to use the following procedure as a condition precedent to any party pursuing other available remedies:

    (a) either party may notify the other by written notice ("**Notice of Dispute**") of the existence of a dispute and a desire to resolve the dispute by mediation;

    (b) a meeting will be held promptly between the parties, attended by individuals with decision-making authority regarding the dispute, to attempt in good faith to negotiate a resolution of the dispute;

    (c) if, within forty-eight (48) hours after such a meeting or such further period as is agreeable to the parties (the "**Negotiation Period**"), the parties have not succeeded in negotiating a resolution of the dispute, they agree to submit the dispute to mediation and to bear equally the costs of mediation;

    (d) the parties will jointly appoint a mutually acceptable mediator (who must be an expert in the subject matter of the dispute), within forty-eight (48) hours of the conclusion of the Negotiation Period;

    (e) the parties agree to participate in good faith in the mediation and negotiations related thereto for a period of thirty (30) days following appointment of the mediator or for such longer period as the parties may agree. If the parties are not successful in resolving the dispute through mediation or if the mediation has not commenced within fourteen (14) days following the appointment of the mediator or if the parties cannot agree upon the mediator appointment, then the parties agree that the dispute will be settled by a single arbitrator in accordance with the *Commercial Arbitration Act*, R.S.B.C. 1996, Chapter 55, as amended. The decision of the arbitrator will be final and binding and will not be subject to appeal on a question of fact, law, or mixed fact and law; and

    (f) the costs of mediation or arbitration will be awarded by the mediator or arbitrator in his or her absolute discretion.

27. In no event shall the foregoing be construed as impeding or affecting the District's authority to enforce its zoning bylaw and other regulatory bylaws.

Notice

28. Any notice permitted or required by this Agreement to be given to either party must be given to that party at the address set out above, or to any other address provided in writing.

Representations and Warranties

29. All representations and warranties set forth in this Agreement and all provisions of this Agreement, the full performance of which is not required prior to the termination of this Agreement, shall survive any such termination and be fully enforceable thereafter.

Legal Fees

30. The Owner shall promptly on receipt of an invoice from the District reimburse the District for its reasonable legal and appraisal fees incurred in relation to the development of the Lands.

Counterpart

31. This Agreement may be executed in counterpart with the same effect as if both parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

Severability

32. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

Schedules

33. The following schedules are annexed to and form part of this Agreement:

Schedule "A" – Inglewood Site Layout

Interpretation

34. In this Agreement:

(a) the headings and captions are for convenience only and do not form a part of this Agreement and will not be used to interpret, define or limit the scope, extent or intent of this Agreement or any of its provisions;

(b) the word “including” when following any general term or statement is not to be construed as limiting the general term or statement to the specific items or matters set forth or to similar terms or matters but rather as permitting it to refer to other items or matters that could reasonably fall within its scope;

(c) a reference to currency means Canadian currency;

(d) a reference to a statute includes every regulation made pursuant thereto, all amendments to the statute or to any such regulation in force from time to time and any statute or regulation that supplements or supersedes such statute or any such regulation;

(e) a reference to time or date is to the local time or date in West Vancouver, British Columbia;

(f) a word importing the masculine gender includes the feminine or neuter, and a word importing the singular includes the plural and vice versa;

(g) a reference to approval, authorization, consent, designation, waiver or notice means written approval, authorization, consent, designation, waiver or notice; and

(h) a reference to a section means a section of this Agreement, unless a specific reference is provided to a statute.

35. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the date first written above.

BAPTIST HOUSING OAK BAY CARE SOCIETY

Per: _____

(Authorized Signatory)

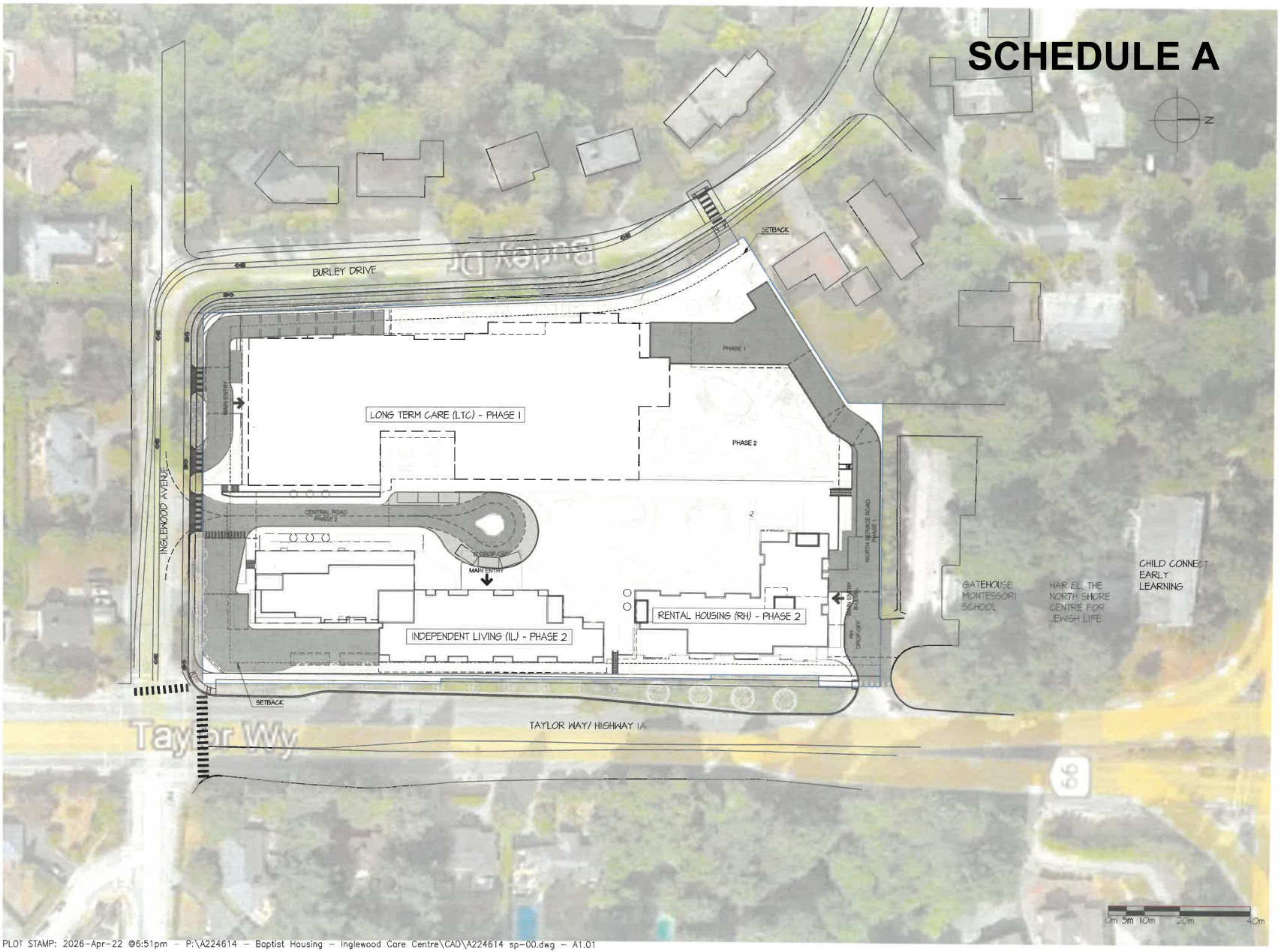
_____

CORPORATION OF THE DISTRICT OF WEST VANCOUVER

Per: _____

(Authorized Signatory)

SCHEDULE A



PLOT STAMP: 2026-Apr-22 @6:51pm – P:\A224614 – Baptist Housing – Inglewood Care Centre\CAD\A224614 sp-00.dwg – A1.01

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
201 - 560 Johnson Street Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
1	2025-11-12	AMENDMENT TO REZONING APPLICATION
2	2026-04-22	AMENDMENT TO REZONING APPLICATION #2

NO.	DATE	REVISION

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

MASTER PLAN

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any production carries their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture. Payment of all fees due to dys architecture up to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

PROJECT A224614
DRAWN GD CHECKED DJ

SCALE 1:500
DATE April 22, 2026

A1.01

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APPENDIX H

District of West Vancouver

Development Cost Charges Waiver Bylaw No. 5463, 2026

(Inglewood Care Centre)

Effective Date:

LGDM-546724895-25962

District of West Vancouver

Development Cost Charges Waiver Bylaw No. 5463, 2026

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Part 2 Eligible Development 1
Part 3 Waiver of Development Cost Charges 1

District of West Vancouver

Development Cost Charges Waiver Bylaw No. 5463, 2026

A bylaw to waive Development Cost Charges.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for waiving Development Cost Charges (DCCs) pursuant to section 563 of the *Local Government Act* for eligible developments in the following category:

(a) not-for-profit rental housing, including supportive living housing.

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

1.1 This bylaw may be cited as Development Cost Charges Waiver Bylaw No. 5463, 2026.

Part 2 Eligible Development

2.1 “Eligible Development” includes:

2.1.1 Housing owned and managed by a public body, a non-profit society registered in BC or a charity registered in Canada or housing in which occupants are provided with the support or assistance they require to meet their daily needs and carry out daily activities.

Part 3 Waiver of Development Cost Charges

3.1 Council may waive or reduce development cost charges for “Eligible Development”.

3.2 The development cost charges that would otherwise be payable for housing that is an Eligible Development under s. 2.1.1 of this Bylaw at 725 Inglewood Avenue and 721, 725, 733 and 735 Burley Drive, West

Vancouver, and is owned and operated by Baptist Housing Oak Bay Care Society are hereby reduced to $0.

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

_____
Mayor

_____
Corporate Officer

APPENDIX I

District of West Vancouver

Proposed

Development Permit No. 21-051

CURRENT OWNER: BAPTIST HOUSING OAK BAY CARE SOCIETY

THIS DEVELOPMENT PERMIT APPLIES TO:

CIVIC ADDRESS: 725 INGLEWOOD AVENUE

LEGAL DESCRIPTION: 015-956-407
THE SOUTH EAST 1/4 OF DISTRICT LOT 1070 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT, FIRSTLY: THE EAST 67 FEET, NOW ROAD, SECONDLY: PART ON HIGHWAY PLAN 29

CIVIC ADDRESS: 721 BURLEY DRIVE

LEGAL DESCRIPTION: 009-929-070
LOT 6 DISTRICT LOT 1070 PLAN 8815

CIVIC ADDRESS: 725 BURLEY DRIVE

LEGAL DESCRIPTION: 009-929-100
LOT 7 DISTRICT LOT 1070 PLAN 8815

CIVIC ADDRESS: 733 BURLEY DRIVE

LEGAL DESCRIPTION: 009-929-495
LOT 8 DISTRICT LOT 1070 PLAN 8815

CIVIC ADDRESS: 735 BURLEY DRIVE

LEGAL DESCRIPTION: 009-929-509
LOT 9 DISTRICT LOT 1070 PLAN 8815

(the 'LANDS')

1.0 This Development Permit:

(a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the Inglewood Care Centre Development Permit Area to promote the siting and design of a seniors' care and seniors' rental housing development that integrates within the existing neighbourhood and meets a high quality of building and landscape design to create an attractive, multi-user streetscape subject to Guidelines BF-B18 specified in the Official Community Plan; and

(b) is issued subject to the Owner's compliance with all the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

2.0 The following requirements and conditions shall apply to the Lands:

2.1 Zoning Bylaw No. 4662, 2010 is varied as generally shown in **Schedule A**.

2.2 Building, structures, on-site parking, driveways and site development shall take place in substantial accordance with the attached **Schedule A**.

2.3 Sprinklers must be installed in all areas as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.

2.4 On-site landscaping shall be installed at the cost of the Owner in substantial accordance with the attached **Schedule B**.

2.5 Sustainability measures and commitments shall take place in substantial accordance with the attached **Schedule A**.

2.6 All balconies, decks and patios are to remain fully open and unenclosed and the weather wall must remain intact.

3.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:

3.1 Provide and implement a plan for traffic management during construction to the satisfaction of the District's Senior Manager of Climate Action, Environment and Land Development.

3.2 Submit a "Sediment and Erosion Plan" to the District's Land Development Technician for approval, which the Owner shall comply with and be responsible for maintaining, repairing and implementing the sediment control measures.

3.3 Submit a "Addressing Plan and Unit Addressing Plan" to Permits and Inspections for approval prior to applying for a building permit. Only approved addresses may be used for the purposes of Building Permit.

3.4 Install tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Land Development Technician. Development Permit 21-051 approves tree work on the Lands in accordance with the Tree Management Plan included in **Schedule B.**

3.5 Obtain a Municipal Property Tree Cutting Permit prior to commencing tree work on the boulevard.

4.0 Prior to Building Permit issuance:

4.1 Provide engineering civil drawings detailing works, including but not limited to:

(a) storm water management measures;

(b) site service connections;

(c) new boulevard plan along the frontage of the site including curbs, sidewalk and grading plan;

(d) repaving along the frontage of the Lands where required, and

(e) design development of the public realm including each frontage of Inglewood Avenue, Taylor Way and Burley Drive,

which must be submitted for acceptance, and security provided for the due and property completion of the engineering works, all to the satisfaction of the District's Senior Manager of Climate Action & Environment and Land Development.

5.0 Prior to Occupancy Permit issuance:

5.1 Prior to final occupancy the applicant must submit documentation demonstrating that the "as-built" development complies with all requirements of this development permit. Any variations must be clearly identified with a rationale and explanation noting that planning staff review and approval may be needed for variations prior to final occupancy.

6.0 Security for Landscaping

6.1 Prior to building permit issuance security for the due and proper completion of the landscaping set forth in section 2.0 of this Development Permit (the "Landscaping Works") shall be provided in the following amounts for each Area as shown on **Schedule C**:

(a) Area A $926,960;
(b) Area B $584,230; and
(c) Area C $431,275,

(the "Landscape Deposit") to the District in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union.

6.2 Release of the Landscape Deposit:

(a) Following installation of the Landscaping Works for an Area and upon receipt of a certified letter or report by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects to the District stating that:

a. the Landscaping Works have been installed substantially in accordance with **Schedule A**; and

b. any variations that may have been undertaken to the Landscaping Works are clearly identified, including but not limited to:

i. any adjustments to retaining walls,
ii. changes to the mixture or sizes of any plant materials or trees,
iii. completion of any off-site or boulevard works,
iv. any areas that received alternative treatment,
v. any paving changes, or
vi. any other additional or omitted plantings or alterations,

together with a clear rationale and explanation thereof and stating

c. that a final review with the landscape contractor or consultant of record has been completed, including provision of the date when this final review was completed on,

d. whether there are any outstanding Landscape Works which are outstanding or which need attention, and

e. notwithstanding outstanding works in 5.2(a)(d) above, that the Landscaping Works are complete,

then District will release 75% of the initial value of the Landscape Deposit. The remaining 25% of the initial value of the Landscape Deposit shall be retained by the District as a warranty deposit (the "Warranty Deposit") to ensure successful installation of the Landscaping Works.

(b) After a one-year period following certification that the Landscaping Works have been completed, and upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects that the Landscaping Works are successful, the District will release the Warranty Deposit.

6.3 Additional Landscape Security

(a) No occupancy shall be issued nor will any other final approvals be given for any individual building site identified on attached **Schedule B**, until:

a. all of the Landscaping Works are completed, or

b. the Owner provides security in addition to and separate from the Landscape Deposit, and in the amount of 110% of the value of the uncompleted Landscaping Works for that specific Parcel only (the "Additional Security Deposit") for the due and proper completion of the uncompleted or deficient Landscape Works for that specific Parcel only, as determined and certified by the consultant of record; and

c. the Additional Security Deposit will be released upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects following certification that all the Landscaping Works on the Parcel have been completed.

7.0 This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON [INSERT DATE] .

_____
MAYOR

_____
CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. IT IS UNDERSTOOD:

- THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

FOR THE PURPOSES OF SECTION 7.0 THIS PERMIT IS ISSUED ON [INSERT DATE] .
COUNCIL REPORT 2026 05 25 DEVELOPMENT PROPSAL FOR INGLEWOOD CARE CENTRE.docx

Schedules:

A. Architectural Drawings
B. Landscape Plans (includes Tree Management Plan)
C. Landscape Security Areas



INGLEWOOD CARE CENTRE

725 Inglewood Ave, West Vancouver BC V7T 1X5

APRIL 22, 2026

Amendment to Rezoning Application (Issued to Address District Comments)

PLOT STAMP: 2026-Apr-22 @3:54pm – P:\A224614 – Baptist Housing – Inglewood Care Centre\CAD\A224614 cv-stats.dwg – COVER

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
201 - 560 Johnson Street Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
1	[2025-11-12]	AMENDMENT TO REZONING APPLICATION
2	[2026-04-22]	AMENDMENT TO REZONING APPLICATION

NO. | DATE | REVISION

2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

COVER PAGE

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on this drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

PROJECT A224614
DRAWN GD CHECKED DJ

SCALE NTS
DATE Nov 7, 25

INGLEWOOD CARE CENTRE

PROJECT TEAM

CLIENT	ARCHITECT	SURVEYOR	LANDSCAPE ARCHITECT
Baptist Housing #106 - 15300 54a AVE SURREY, BC V3S 6T4 TEL: 604 940 1960	dys ARCHITECTURE # 260 - 1770 BURRARD STREET VANCOUVER, BC V6J 3G7 TEL: 604 669 7710	TERRA PACIFIC #22371 ST. ANNE AVENUE MAPLE RIDGE, BC TEL: 604 463 2509	VDZ + A #555 KINGSWAY #102 VANCOUVER, BC V5T 3J7 TEL: 604 882 0024

SITE LOCATION





KEY PLAN

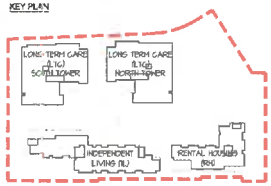


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PROJECT INFORMATION

	PHASE 1 Long Term Care 384 beds		PHASE 2 Senior Rental Housing 181 Units	Independent Living 200 Units
	South	North		
Number of storeys:	7	8	8 + Level 8 (Basement)	9
Building elevation:				
measured from level of average finished grade to parapet (m)	25.26	28.14	28.00	30.43
(ft)	271.90	302.90	301.39	327.55
measured from level of average finished grade to elevator over run (m)	28.48	31.36	30.72	33.66
(ft)	306.56	337.56	330.67	362.31
Offstreet Loading	2 Offstreet loading spaces are provided and share between Long Term Care and Senior Rental Housing			1 Offstreet loading space is provided
Trash Room Size:	46.72 sm		39.89 sm	123.67sm

	PHASE 1 Long Term Care 384 beds		PHASE 2 Senior Rental Housing 181 Units		Independent Living 200 Units		Additional Parking Stalls (Shared Visitor Parking)		Site Totals	
	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM
Gross Floor Area (Exclude outdoor and parkade)	304,805.19	28,268.77	116,007.49	10,755.83	182,090.36	16,913.95	-	-	602,753.03	55,997.64
Net Floor Area	100,362.19	19,160.09	91,143.43	8,467.51	127,456.31	11,841.09	-	-	327,961.93	30,468.69
Efficiency	36%		79%		70%		-	-	54%	
Total Area (Rooms/Residential)	100,362.19	10,160.09	91,143.43	8,467.51	127,456.31	11,841.09	-	-	327,961.93	30,468.69
Amenity Area	7,182.75	667.30	2,004.56	186.23	14,950.65	1,388.99	-	-	24,136.26	2,242.52
Admin / Support	59,373.44	6,483.69	1,632.99	151.71	2,904.00	241.82	-	-	73,810.42	6,857.22
Circulation	30,290.30	5,295.30	17,918.23	1,664.66	31,944.48	2,967.74	-	-	138,153.01	12,827.70
Storage	6,304.74	585.73	0.00	0.00	0.00	0.00	-	-	6,304.74	585.73
Service Rooms	22,891.83	3,128.71	3,388.27	314.71	8,084.08	473.31	-	-	31,364.61	3,916.73
Parkade (including serv. & circ.)	82,889.78	8,840.80	42,902.75	3,985.90	83,330.00	6,864.40	4,808.73	0.00	169,111.53	15,711.90
Gross Buildable Area (Total includes parking)	367,474.92	34,129.67	159,000.24	14,771.82	245,389.47	22,891.79	4,808.73	0.00	771,864.63	71,706.84
	22,961.84	2,132.27	3,158.77	293.46	19,847.58	1,844.16	-	-	42,957.99	3,990.92
Vehicle Parking	[illegible]	128	[illegible]	195	[illegible]	151	Visitor Parking	0	[illegible]	349
	Phase 1	0	Phase 1	1	Phase 1	1	Phase 1	-	Phase 1	1
	Phase 2	128	Phase 2	194	Phase 2	150	Phase 2	-	Phase 2	348
Bicycle Parking - Residents	1 space/ 50 beds	7	0.5 spaces/ dwelling	83	0.5 spaces/ dwelling	107	-	-	0.5 spaces/ dwelling	197
Bicycle Parking - Staff	stalls	7	stalls	5	stalls	6	-	-	stalls	12
Mobility Scooter Parking	stalls	0	stalls	11	stalls	13	-	-	stalls	24

FAR Calculations	Site Area		Gross Buildable Area, Parkade and Outdoor Area		FAR exclusions		FAR Area		FAR	
	SF	SM	SF	SM	SF	SM	SF	SM		
Common Property (Inglewood Avenue, Taylor Way and Courtyard) + Prevous Lot 3	62,572.87	5,813.21								
Strata Lot 1 (Previous Lot 1 and Lot 2) (Long Term Care)	78,836.06	7,324.11	387,280.82	35,979.32	89,858.44	8,348.10	297,422.38	27,631.21	3.77	
Strata Lot 5 (Independent Living)	43,188.57	4,012.35	265,405.27	24,656.98	94,705.76	8,798.34	170,699.51	15,858.64	3.95	
Strata Lot 4 (Senior Rental Housing)	32,634.35	3,031.83	164,451.40	14,053.17	52,539.24	4,556.07	111,812.16	9,497.10	3.13	
Total (all sites)	217,231.85	20,181.50	817,137.49	74,689.46	237,203.43	21,702.51	579,934.05	52,986.95	2.63	FAR Area/Site Area

	Ground Level		Parking Level P1		Parking Level P2		Total Overall	
	SF	SM	SF	SM	SF	SM	SF	SM
Gross Floor Area	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
LTC Parking	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
RH Parking	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
IL Parking	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Visitor Parking			20				20	
	Phase 1 - Visitor	0	Phase 1 - Visitor	1	Phase 1 - Visitor	-	Phase 1 - Visitor	1
	Phase 2 - Visitor	0	Phase 2 - Visitor	19	Phase 2 - Visitor	-	Phase 2 - Visitor	19
LTC Phase 1	stalls	0	stalls	63	stalls	0	stalls	63
LTC Phase 2	stalls	0	stalls	0	stalls	0	stalls	0
LTC Parking (Phase 1 + Phase 2)	stalls	0	stalls	126	stalls	0	stalls	126
IL Parking	stalls	0	stalls	111	stalls	0	stalls	111
RH Parking	stalls	0	stalls	195	stalls	0	stalls	195
Visitor Parking (Total)	stalls	0	stalls	20	stalls	0	stalls	20
Accessible Parking	stalls	0	stalls	3	stalls	0	stalls	3
Bicycle Parking - Residents	1 space/ 50 beds	15	1 space/ 50 beds	199	1 space/ 50 beds	0	1 space/ 50 beds	199
Bicycle Parking - Staff	stalls	15	stalls	5	stalls	0	stalls	10
Mobility Scooter Parking	stalls	24	stalls	0	stalls	0	stalls	24

VEHICLE PARKING STALLS	REQUIRED PER BYLAW	RECOMMENDED PER TRAFFIC STUDY	PROVIDED
LTC Parking (384 beds)	111	[illegible]	126
RH Parking (181 Units)	199	0.64 stalls/ unit	195
IL Parking (200 Units)	91	0.55 stalls/ unit	111
TOTAL	331	331	432

BIKE PARKING (residents and staff)	REQUIRED PER BYLAW	RECOMMENDED PER TRAFFIC STUDY	PROVIDED
LTC Parking - Secure Bike Parking	22	22	14
- Short Term Parking	11	6 bicycle	0
RH Parking - Secure Bike Parking	242	81	195
- Short Term Parking	32	6 bicycle	0
IL Parking - Secure Bike Parking	99	4	107
- Short Term Parking	11	4 bicycle	0
TOTAL	677	106	316

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
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BAPTIST HOUSING

NO.	DATE	ISSUE
1	2025-11-12	AMENDMENT TO REZONING APPLICATION
2	2026-04-22	AMENDMENT TO REZONING APPLICATION #

NO.	DATE	REVISION

REGISTERED ARCHITECT DANIEL JAMES VANCOUVER BRITISH COLUMBIA
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PROJECT INFORMATION

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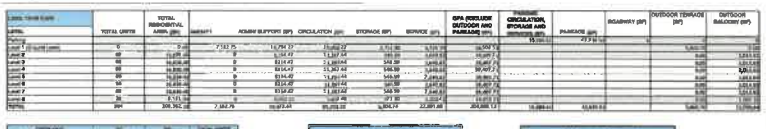
PROJECT A224614
DRAWN GD CHECKED DJ

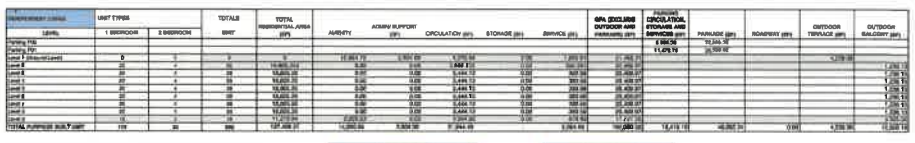
SCALE NTS
DATE Nov 12, 25

A0.01

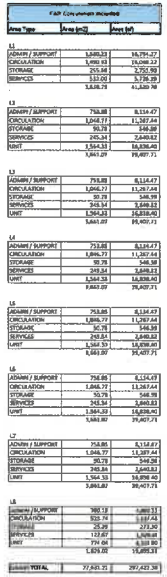
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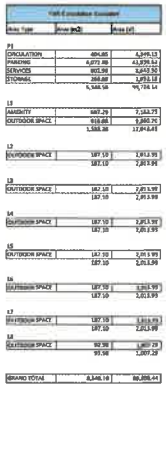
PROJECT INFORMATION

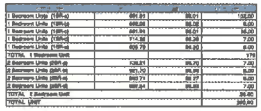


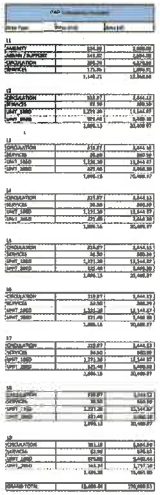




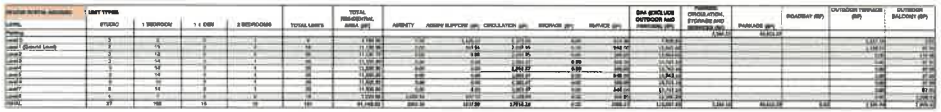






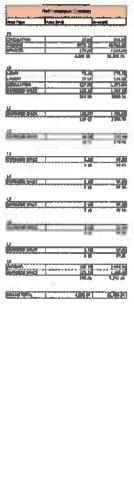












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BAPTIST HOUSING

NO.	DATE	ISSUE
1	[2025-11-12]	AMENDMENT TO REZONING APPLICATION
2	[2026-04-22]	AMENDMENT TO REZONING APPLICATION #2

NO.	DATE	REVISION

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PROJECT INFORMATION

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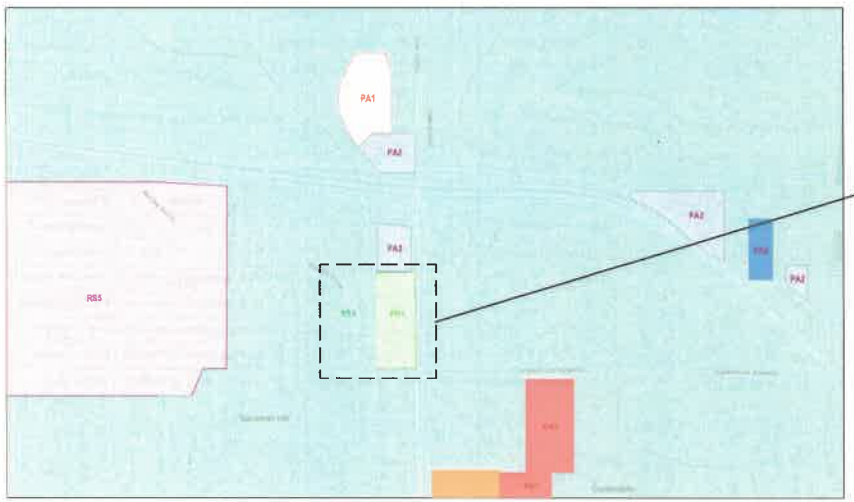
PROJECT A224614
DRAWN GD CHECKED DJ

SCALE NTS
DATE Nov 12, 25

A0.02

	RS3 ZONE (SINGLE FAMILY DWELLING ZONE 3)	PH1 ZONE (PRIVATE HOSPITAL ZONE 1)
BYLAW USES	accessory buildings and uses child care community care detached secondary suite home based business secondary suites	hospitals as defined in the Hospital Act assisted living community care accessory buildings and uses
MAX. HEIGHT	7.62 m	7.6 m
MAX. NUMBER OF STOREYS	2 storeys plus basement	2 storeys
MAX. SITE COVERAGE	30% of site area	25% of site area
FAR	FAR of 0.35 of site area	FAR of 0.5 (derived from height and site coverage)

	PROPOSED DEVELOPMENT
PROPOSED USES	long term care independent living senior rental housing
PROPOSED HEIGHT	32.4 m
PROPOSED NUMBER OF STOREYS	9 storeys
PROPOSED SITE COVERAGE	39% of site area
PROPOSED FAR	2.63





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BAPTIST HOUSING

NO. | DATE | ISSUE
1 | 2025-11-12 | AMENDMENT TO REZONING APPLICATION
2 | 2026-04-22 | ISSUED TO ADDRESS DISTRIC COMMENTS

NO. | DATE | REVISION

2026/04/22

PROJECT
BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PROJECT ZONING & DENSITY

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PROJECT A224614
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SCALE 1:500
DATE Nov 12, 25

A0.03



1 VIEW FROM INGLEWOOD AVE



2 VIEW FROM TAYLOR WAY



3 VIEW FROM BURLEY DR

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BAPTIST HOUSING

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NO.	DATE	REVISION

REGISTERED ARCHITECT
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

EXISTING STREETSCAPE

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SCALE NTS
DATE Nov 12, 25

A0.04

MATERIAL LEGEND

CERACLAD PANEL

CASHMERE SMOOTH
PEARL

CASHMERE SMOOTH
SILK

CASHMERE SMOOTH
SILVER GREY



CASHMERE SMOOTH
WHEAT

CASHMERE SMOOTH
MID GREY

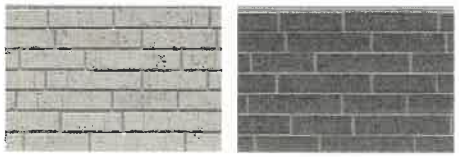
CASHMERE SMOOTH
CHARCOAL



BARN WOOD
LIGHT OAK

URBAN CEDAR
HARVEST GLOW

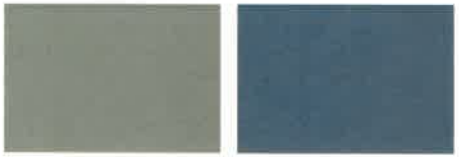
URBAN CEDAR
ESPRESSO



MODERN BRICK
GRAY

MODERN BRICK
BLACK

CASCADIA METAL PANEL



SAGE GREEN

SLATE BLUE

MAC METAL PANEL



NORWOOD
CEDAR

NORWOOD
SMOKED BRICH

IXL BRICK



ASH BRICK

HEBRON BRICK
BOURBON STREET

CONCRETE CANOPY



GLASS GUARD RAIL



GLASS GUARD RAIL (TRANSLUCENT/ DIFFUSED GLAZING W/ ALUMINUM AND CAP (CLEAR ANODIZED) ARCHITECTURAL FINISH CONCRETE (PAINTED GREY)

dys architecture
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CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
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NO.	DATE	REVISION

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

MATERIAL BOARD

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SCALE NTS
DATE Nov 12, 2025

A0.05

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1 SKYVIEW NORTHWEST



2 SKYVIEW NORTHWEST



3 SKYVIEW SOUTHEAST



4 SKYVIEW SOUTHWEST

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BAPTIST HOUSING

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NO.	DATE	REVISION

2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PERSPECTIVES

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PROJECT A224614
DRAWN GD CHECKED DJ

SCALE NTS
DATE Nov 12, 25

A0.06



1 VIEW LONG TERM CARE ENTRY



2 VIEW LONG TERM CARE ENTRY AND INDEPENDENT LIVING PARKING ACCESS



3 VIEW INGLEWOOD AVE AND TAYLOR WAY



4 VIEW RENTAL HOUSING ENTRY

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BAPTIST HOUSING

NO.	DATE	ISSUE
1	2025-11-12	AMENDMENT TO REZONING APPLICATION
2	2026-04-22	AMENDMENT TO REZONING APPLICATION #

NO.	DATE	REVISION

REGISTERED ARCHITECT
DANIEL JOHN YANSEN
BRITISH COLUMBIA
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PERSPECTIVES

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DRAWN GD CHECKED DJ

SCALE NTS
DATE Nov 12, 25

A0.07



1 VIEW NORTH ROAD



2 VIEW INDEPENDENT LIVING ENTRY AND CENTRAL COURTYARD



3 VIEW CENTRAL COURTYARD



4 VIEW PEDESTRIAN ACCESS VIA TAYLOR WAY

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BAPTIST HOUSING

NO.	DATE	ISSUE
1	2025-11-12	AMENDMENT TO REZONING APPLICATION
2	2026-04-22	AMENDMENT TO REZONING APPLICATION #1

NO.	DATE	REVISION

2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PERSPECTIVES

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PROJECT A224614
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SCALE NTS
DATE Nov 12, 25

A0.08



1 VIEW FROM INGLEWOOD AVE



2 VIEW FROM TAYLOR WAY



3 VIEW FROM BURLEY DR

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NO.	DATE	ISSUE
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NO.	DATE	REVISION

REGISTERED ARCHITECT DENISE K. JANSEN BRITISH COLUMBIA
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

SITE STREETSCAPE

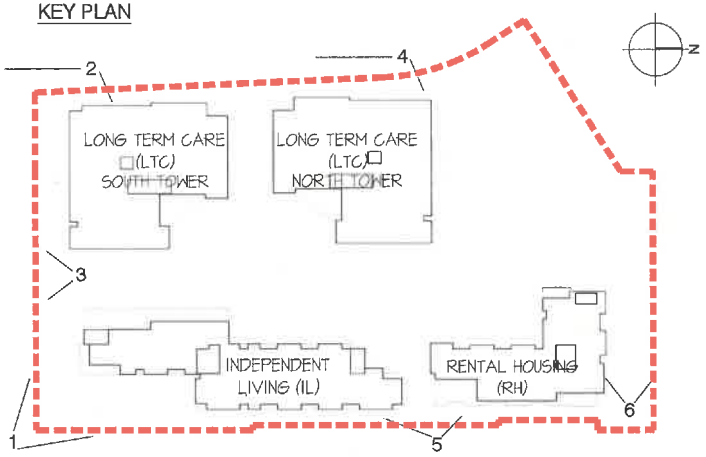
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PROJECT A224614
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SCALE 1:300
DATE Nov 12, 25

A0.09

KEY PLAN





1 Taylor Way at the junction of Inglewood Ave.



2 Inglewood Ave looking east from corner of Burley Dr.



3 Staff and delivery access from Inglewood Ave.



4 Burley Drive looking south



5 Taylor Way looking west into site



6 Service Road at north of site

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BAPTIST HOUSING

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NO.	DATE	REVISION

2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

SITE PHOTOS

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PROJECT A224614
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SCALE NTS
DATE Nov 12,25

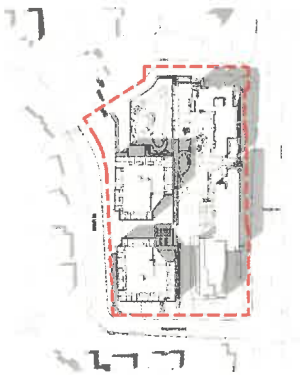
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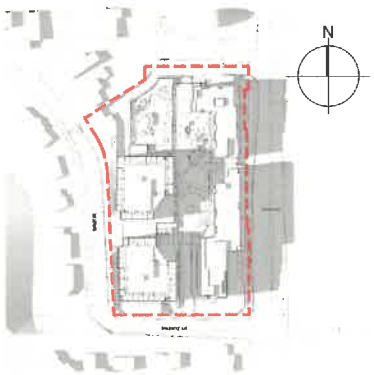
JUNE 20 - 10:00 AM



JUNE 20 - 12:00 PM



JUNE 20 - 2:00 PM



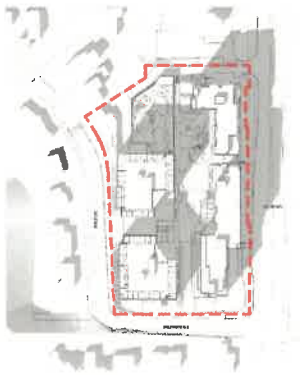
JUNE 20 - 4:00 PM



MARCH 19 - 10:00 AM



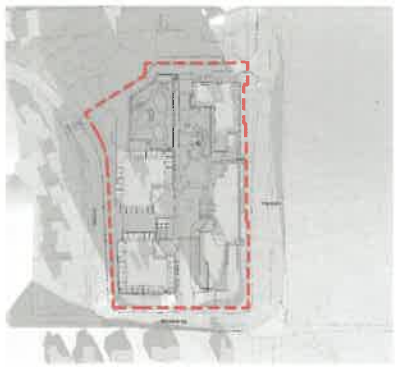
MARCH 19 - 12:00 PM



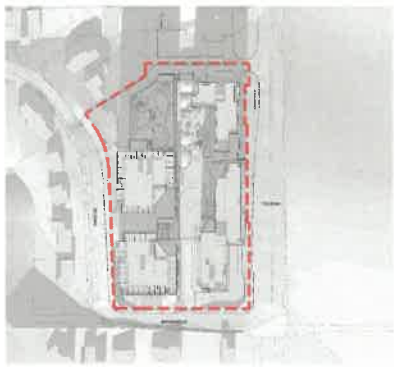
MARCH 19- 2:00 PM



MARCH 19 - 4:00 PM



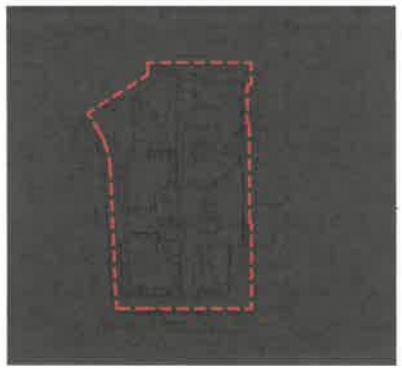
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DECEMBER 20 - 12:00 PM



DECEMBER 20 - 2:00 PM



DECEMBER 20 - 4:00 PM

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CLIENT

BAPTIST HOUSING

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NO.	DATE	REVISION

REGISTERED ARCHITECT
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

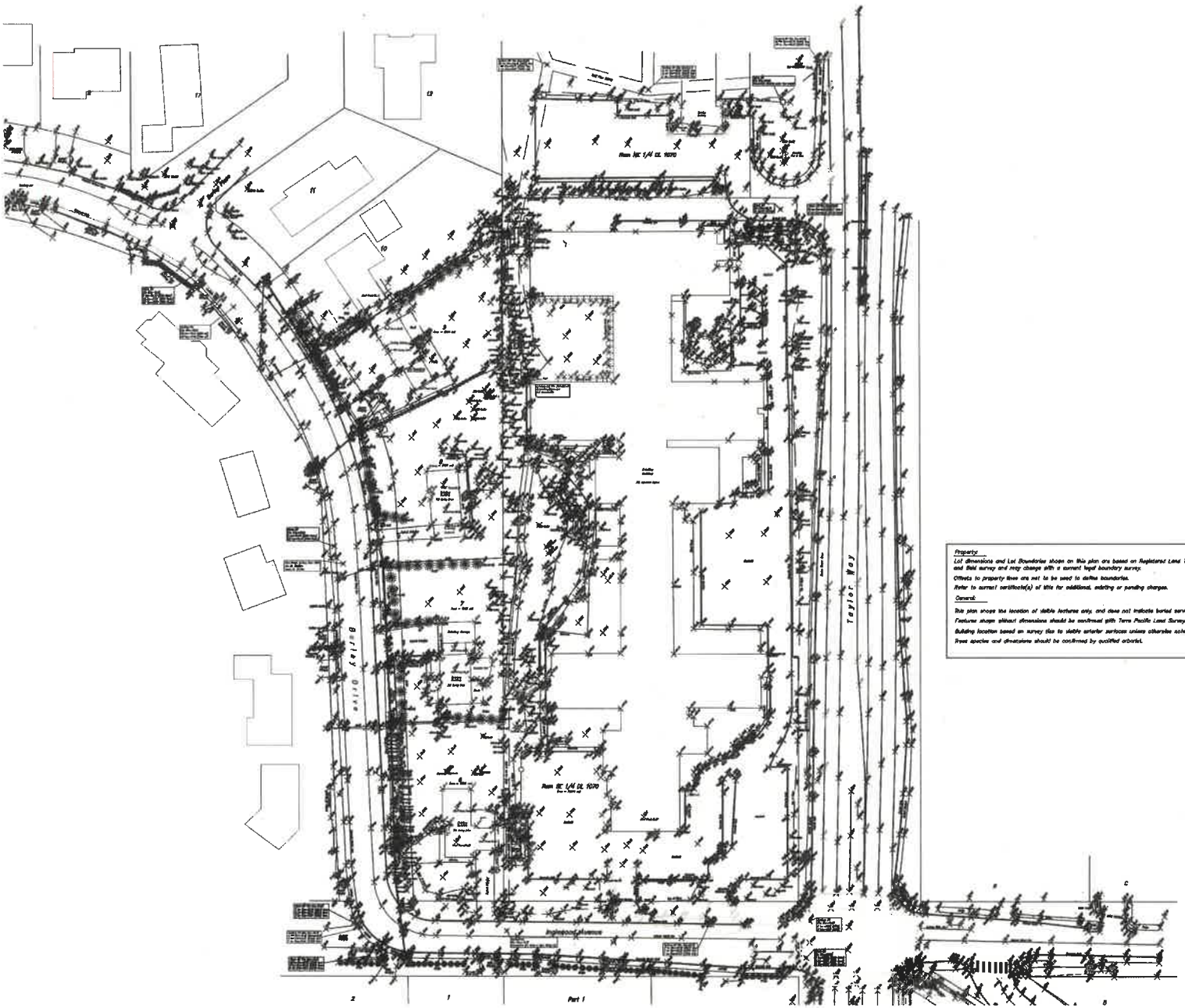
SHADOW STUDY

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PROJECT A224614
DRAWN GD CHECKED DJ
SCALE NTS
DATE Nov 12, 25

A0.11



Terra Pacific
Land Surveying Ltd

Client:
Baptist Housing

Project:
735 Burley Drive
733 Burley Drive
725 Burley Drive
721 Burley Drive
726 Inglewood Ave,
West Vancouver

Topographic Survey Plan Of
Lot 6 DL 1070 NWD Plan 8815
Lot 7 DL 1070 NWD Plan 8815
Lot 8 DL 1070 NWD Plan 8815
Lot 9 DL 1070 NWD Plan 8815
The SE 1/4 DL 1070 Gp 1
NWD Except the E 67 Feet
and Pt Plan 29

All dimensions are in metres

Benchmark Notes:
Elevations are Geodetic Datum and are derived from two control monuments of the Geodetic Survey Network No. 2004 — Burley Drive Invert elevation = 76.36

Scale: 1:200

Date: November 24, 2020
Rev: A Dec 15, 2020

File: 20170-20170_topo_9 COMBINED (1).dwg

Property:
Lot dimensions and Lot Boundaries shown on this plan are based on Registered Land Title Plans and field survey and may change with a current legal boundary survey.
Offsets to property lines are not to be used to define boundaries.
Refer to current certificate(s) of title for additional, existing or pending charges.

General:
This plan shows the location of visible features only, and does not indicate buried services that may exist on or around the subject site.
Features shown without dimensions should be confirmed with Terra Pacific Land Surveying Ltd.
Building location based on survey ties to visible exterior surfaces unless otherwise noted.
Tree species and dimensions should be confirmed by qualified arborist.

CLIENT

BAPTIST HOUSING

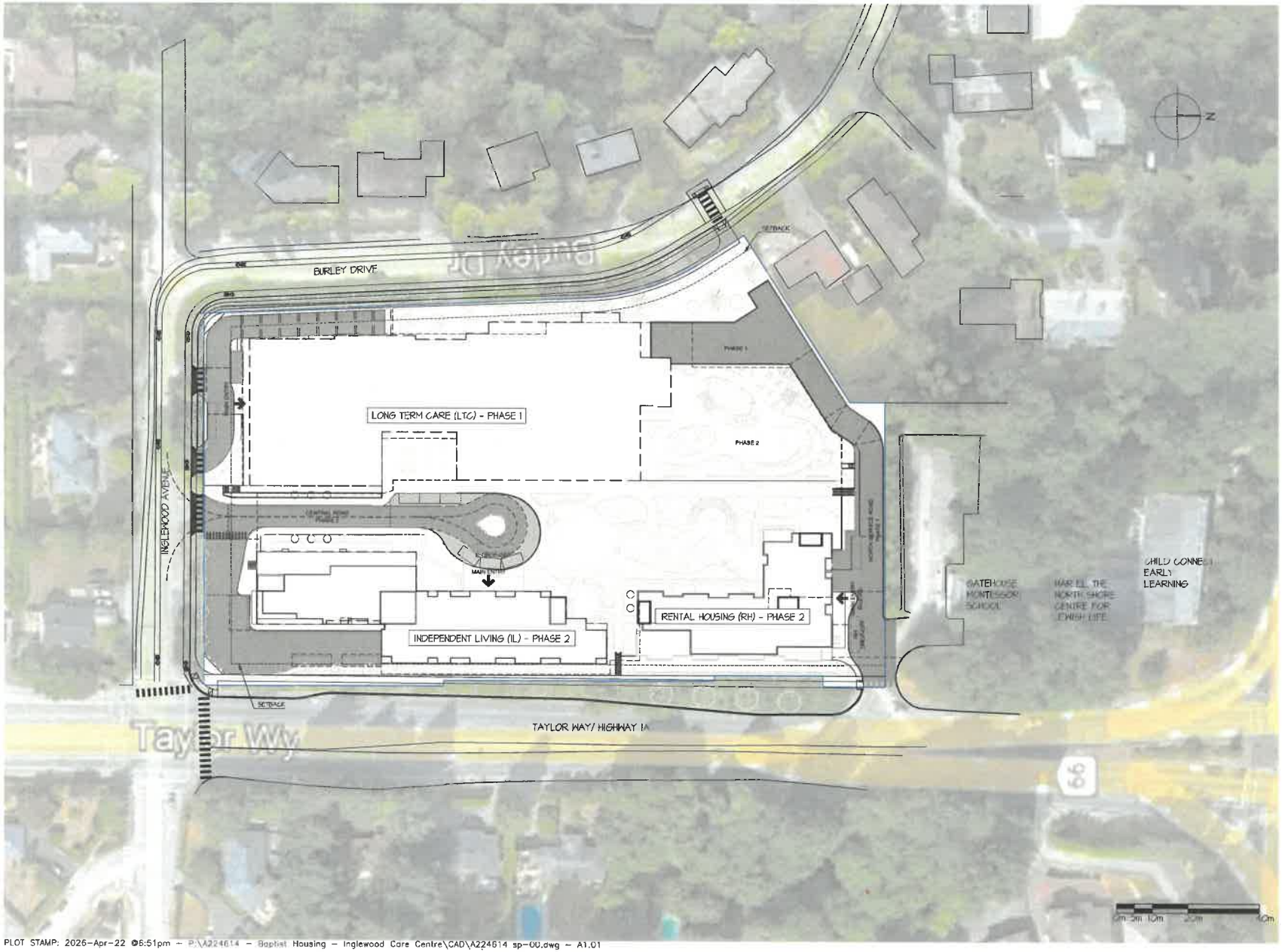
PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

SURVEY

A1.00



PLOT STAMP: 2026-Apr-22 @6:51pm – P:\A224614 – Baptist Housing – Inglewood Care Centre\CAD\A224614 sp-00.dwg – A1.01

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tel 604 669 7710 www.dysarchitecture.com

CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
1	[2025-11-12]	AMENDMENT TO REZONING APPLICATION
2	[2026-04-22]	AMENDMENT TO REZONING APPLICATION #2

NO.	DATE	REVISION

REGISTERED ARCHITECT
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

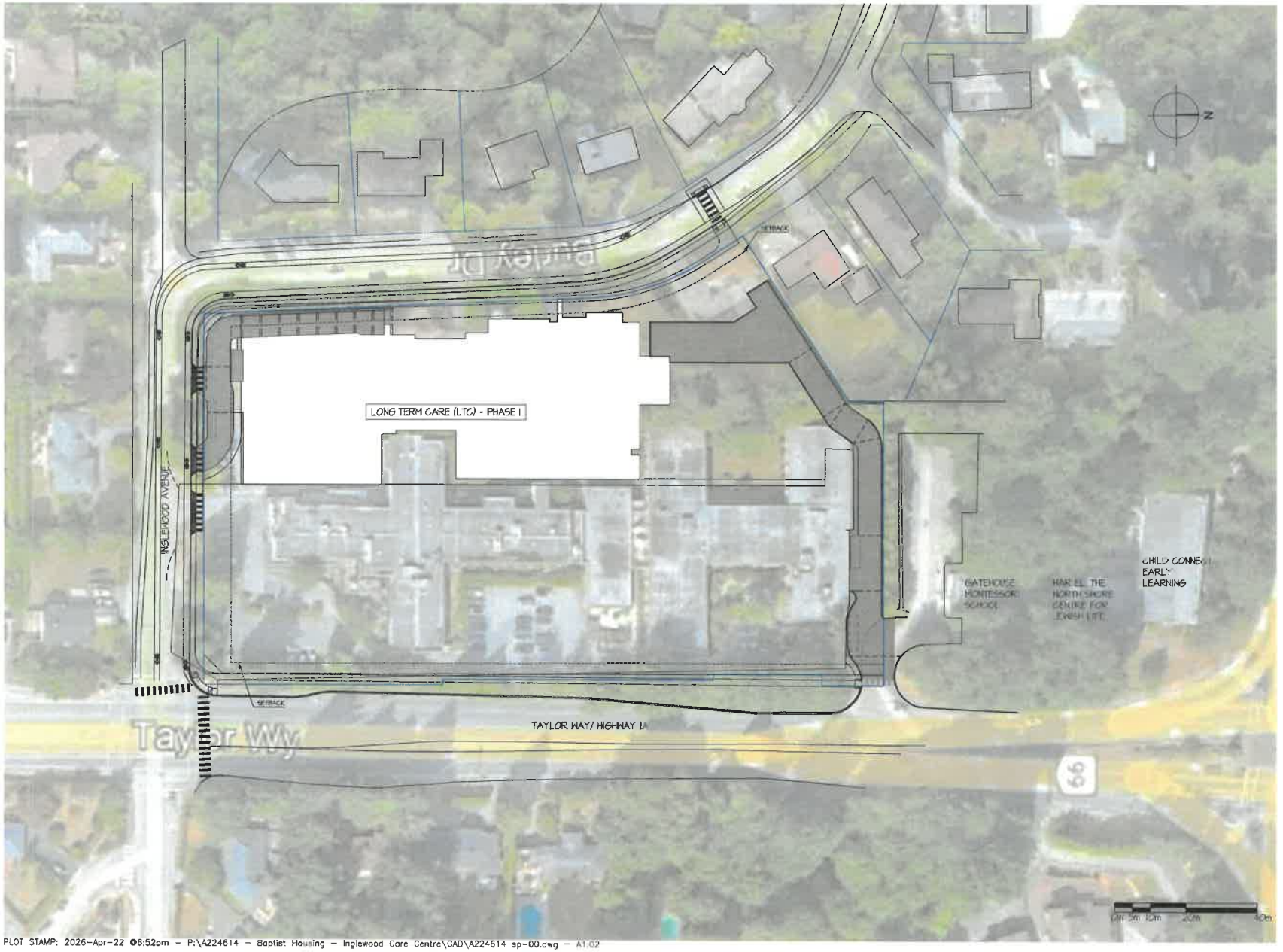
MASTER PLAN

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PROJECT A224614
DRAWN GD CHECKED DJ
SCALE 1:500
DATE April 22, 2026

A1.01



PLOT STAMP: 2026-Apr-22 @6:52pm – P:\A224614 – Baptist Housing – Inglewood Care Centre\CAD\A224614 sp-00.dwg – A1.02

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201 - 580 Johnson Street Victoria BC V8W 3C6
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CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
1	2025-11-12	AMENDMENT TO REZONING APPLICATION
2	2026-04-22	AMENDMENT TO REZONING APPLICATION #2

NO.	DATE	REVISION

REGISTERED ARCHITECT DANIEL K. JANSEN BRITISH COLUMBIA
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

MASTER PLAN PHASE 1

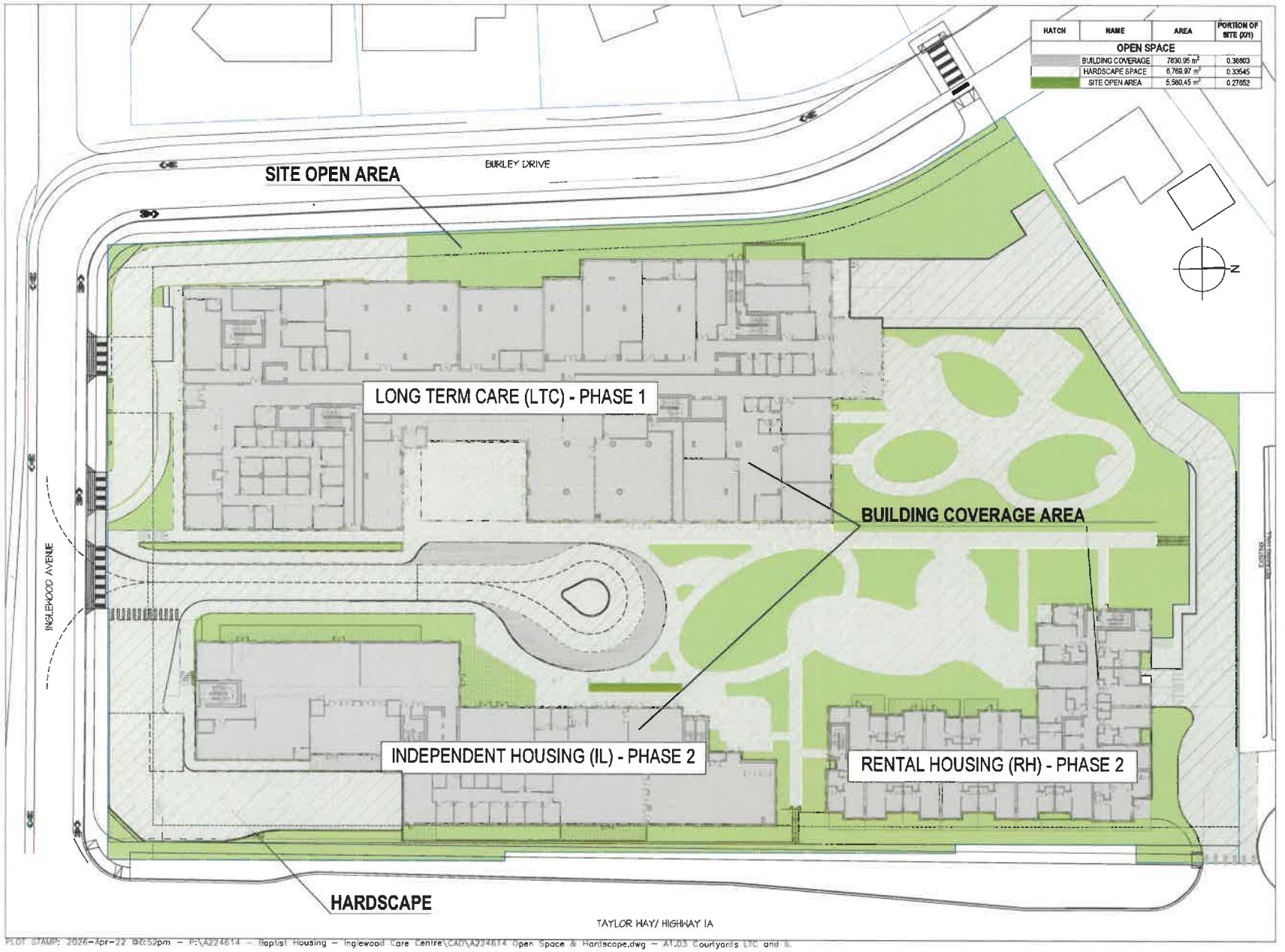
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PROJECT A224614
DRAWN GD CHECKED DJ

SCALE 1:500
DATE April 22, 2026

A1.02



PLOT STAMP: 2026-Apr-22 @6:52pm – P:\A224614 – Baptist Housing – Inglewood Care Centre\CAD\A224614 Open Space & Hardscape.dwg – A1.03 Courtyards LTC and IL

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201 - 560 Johnson Street Victoria BC V8W 3C6
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CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
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2	2026-04-22	AMENDMENT TO REZONING APPLICATION #2

NO.	DATE	REVISION

REGISTERED ARCHITECT DYLAN K. JANSEN BRITISH COLUMBIA 2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

MASTER PLAN
SITE COVERAGE

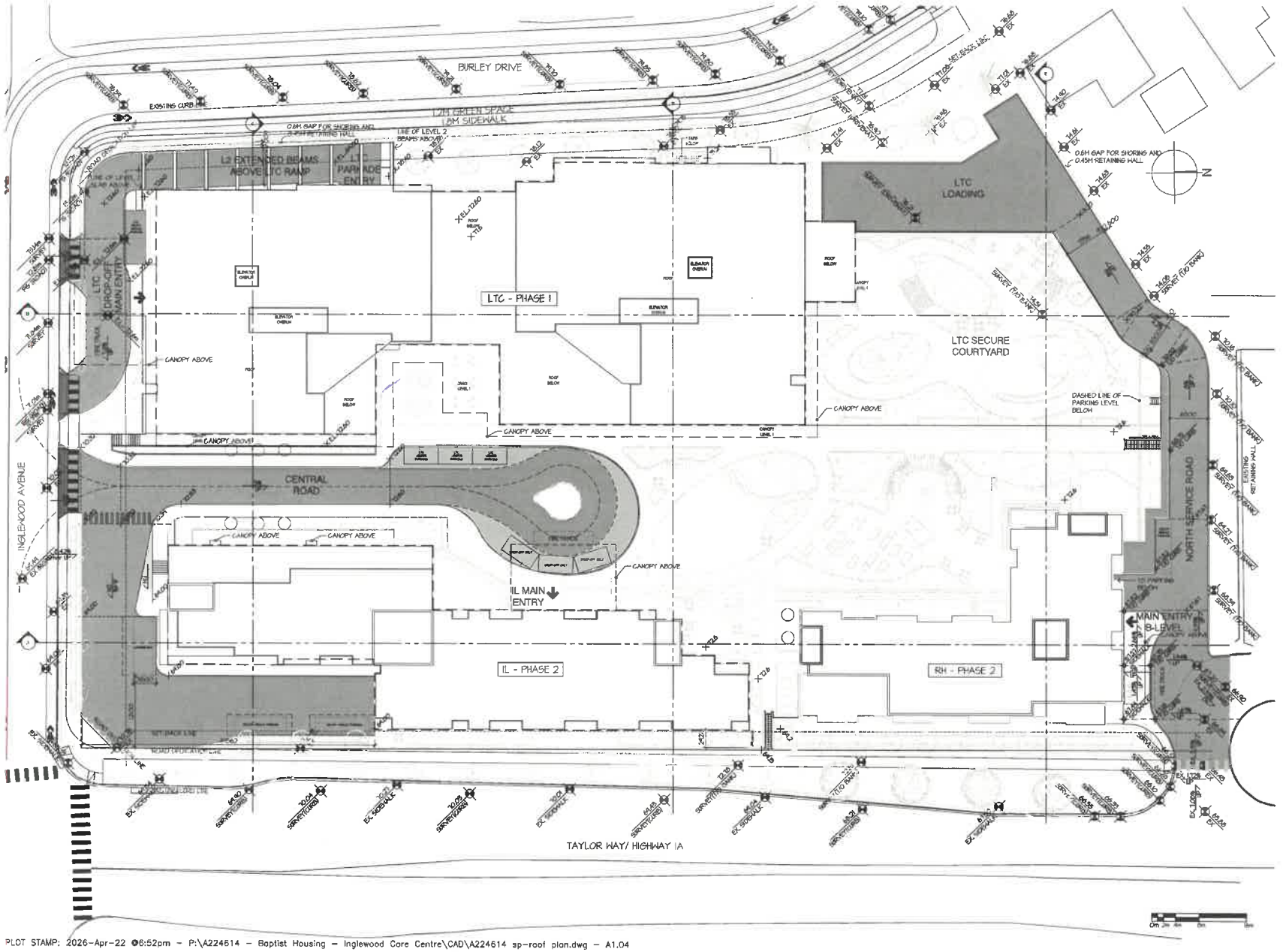
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PROJECT A224614
DRAWN LB CHECKED DJ

SCALE 1:300
DATE April 22, 2026

A1.03



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CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
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2	[2026-04-22]	AMENDMENT TO REZONING APPLICATION #

NO.	DATE	REVISION

REGISTERED ARCHITECT
BRENDA K. JANSEN
BRITISH COLUMBIA
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

MASTER PLAN ROOF PLAN

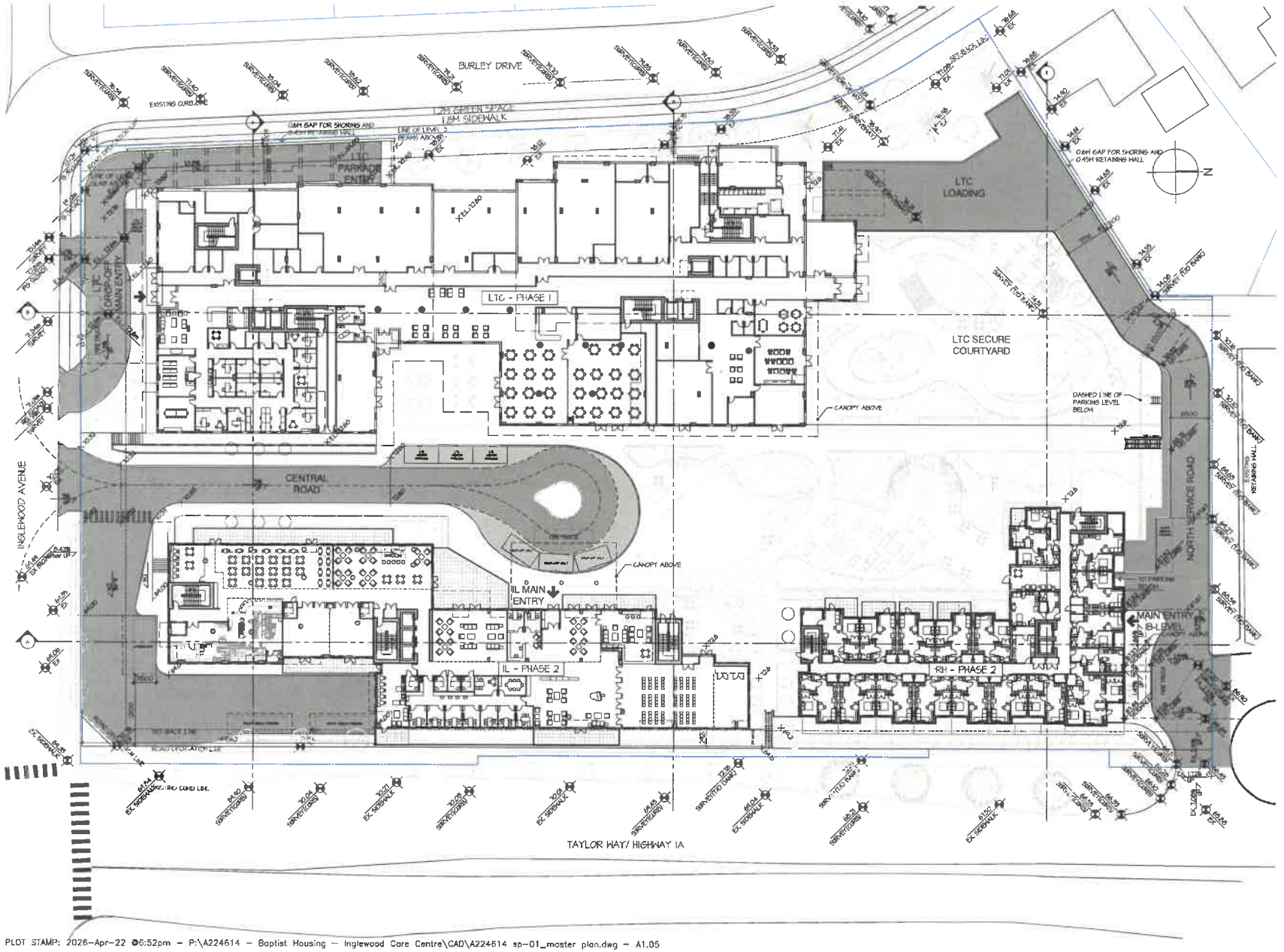
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PROJECT A224614
DRAWN GD CHECKED DJ

SCALE 1:300
DATE April 22, 2026

A1.04



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CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
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2	2026-04-22	AMENDMENT TO REZONING APPLICATION #

NO.	DATE	REVISION

REGISTERED ARCHITECT DOMINIC K. JANUSZ 2026/04/22 BRITISH COLUMBIA

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

MASTER PLAN
GROUND FLOOR

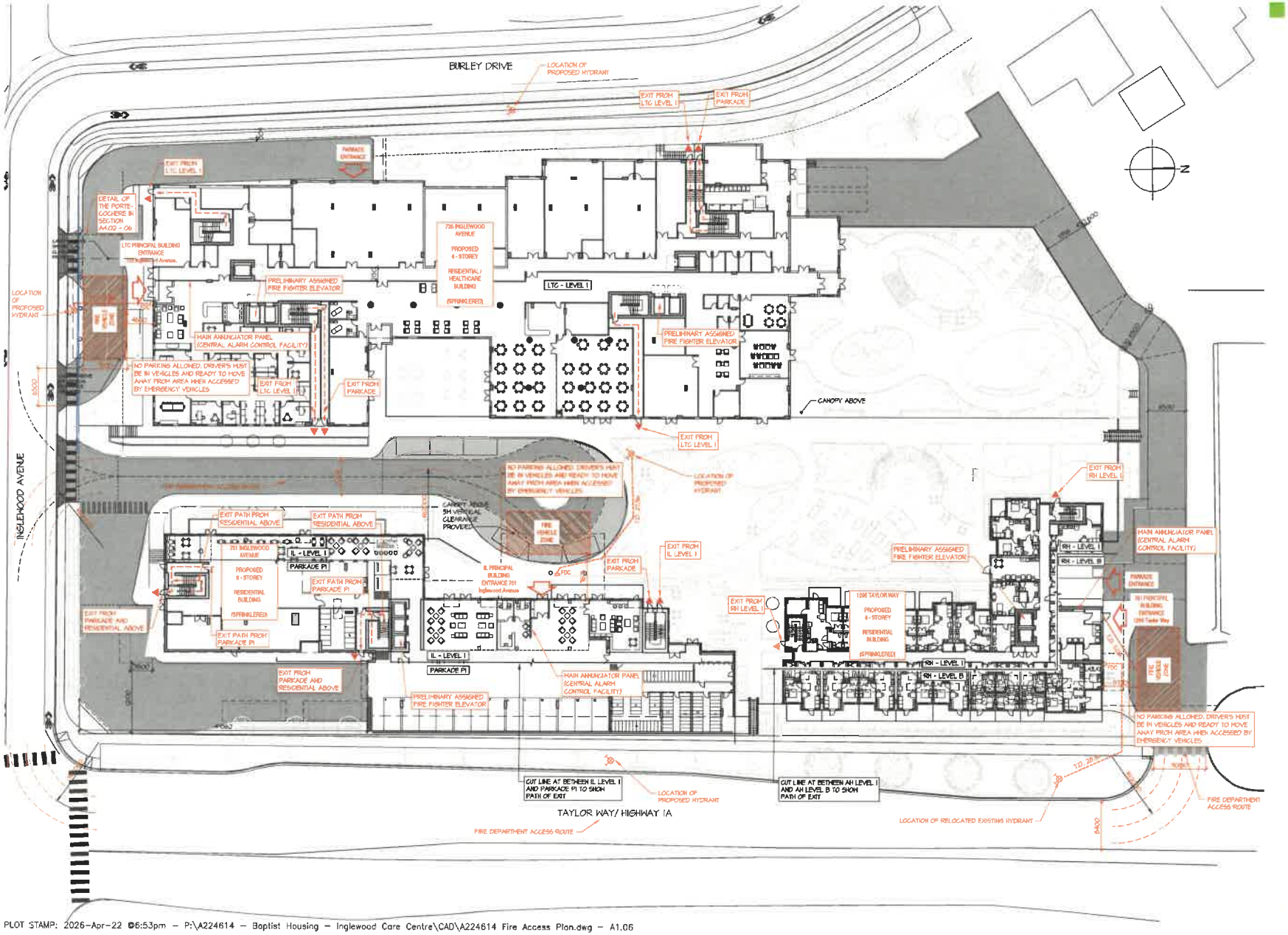
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PROJECT A224614
DRAWN GD CHECKED DJ

SCALE 1:300
DATE April 22, 2026

A1.05



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BAPTIST HOUSING

NO.	DATE	ISSUE
1	[2025-11-12]	AMENDMENT TO REZONING APPLICATION
2	[2026-04-22]	AMENDMENT TO REZONING APPLICATION #:

NO. | DATE | REVISION

2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

FIRE ACCESS PLAN

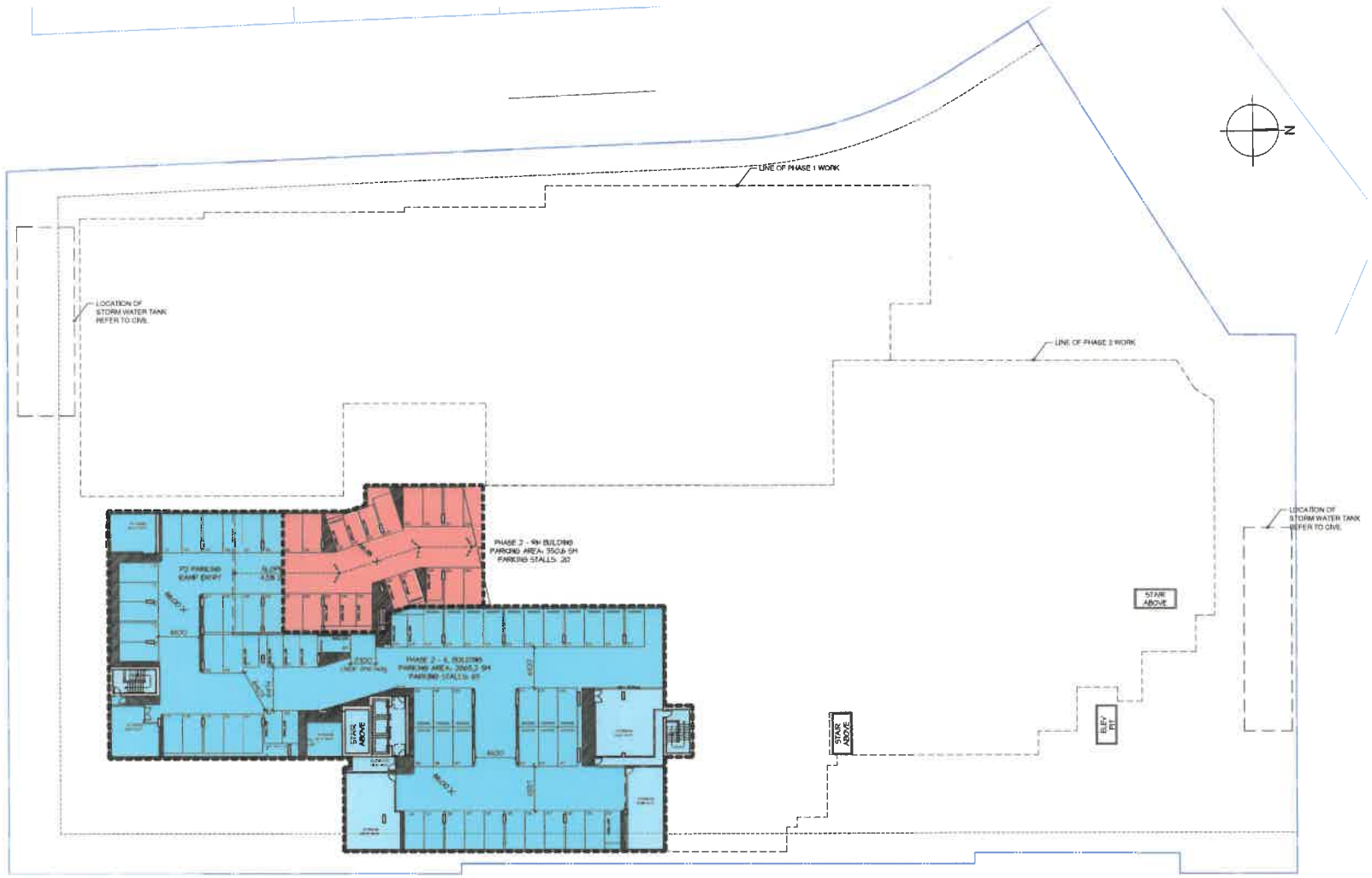
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PROJECT A224614
DRAWN JC CHECKED DJ

SCALE 1:300
DATE April 22, 2026

A1.06



PARKING STALL COUNT	
LTC PHASE 1	: 93 STALLS
LTC PHASE 2	: 35 STALLS
4L PHASE 2	: 111 STALLS
9H PHASE 2	: 110 STALLS
PHASE 2 TOTAL	: 256 STALLS
PHASE 1 TOTAL	: 93 STALLS
PHASE 2 TOTAL	: 256 STALLS
OVERALL TOTAL	: 349 STALLS

(INCLUDES HANDY DART STALLS AND LAYBY SERVICE STALLS.)

PARKING DIMENSIONS	
DRIVE AISLE WIDTH	: 6.7m
REGULAR STALLS	: 2.4mx5.8m
SMALL STALLS	: 2.4mx4.4m
ACCESSIBLE STALLS	: 3.1mx5.8m
PARALLEL STALLS	: 2.1mx7m

PARKING GROSS FLOOR AREA	
9H P2: 3508 SM / 37766 SF	
4L P2: 2865.2 SM / 30840.8 SF	

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CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
1	2025-11-12	AMENDMENT TO REZONING APPLICATION
2	2026-04-22	AMENDMENT TO REZONING APPLICATION #2

NO.	DATE	REVISION

PROJECT 202604022

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2 OVERALL PARKING PARKING LEVEL P2 FLOOR PLAN

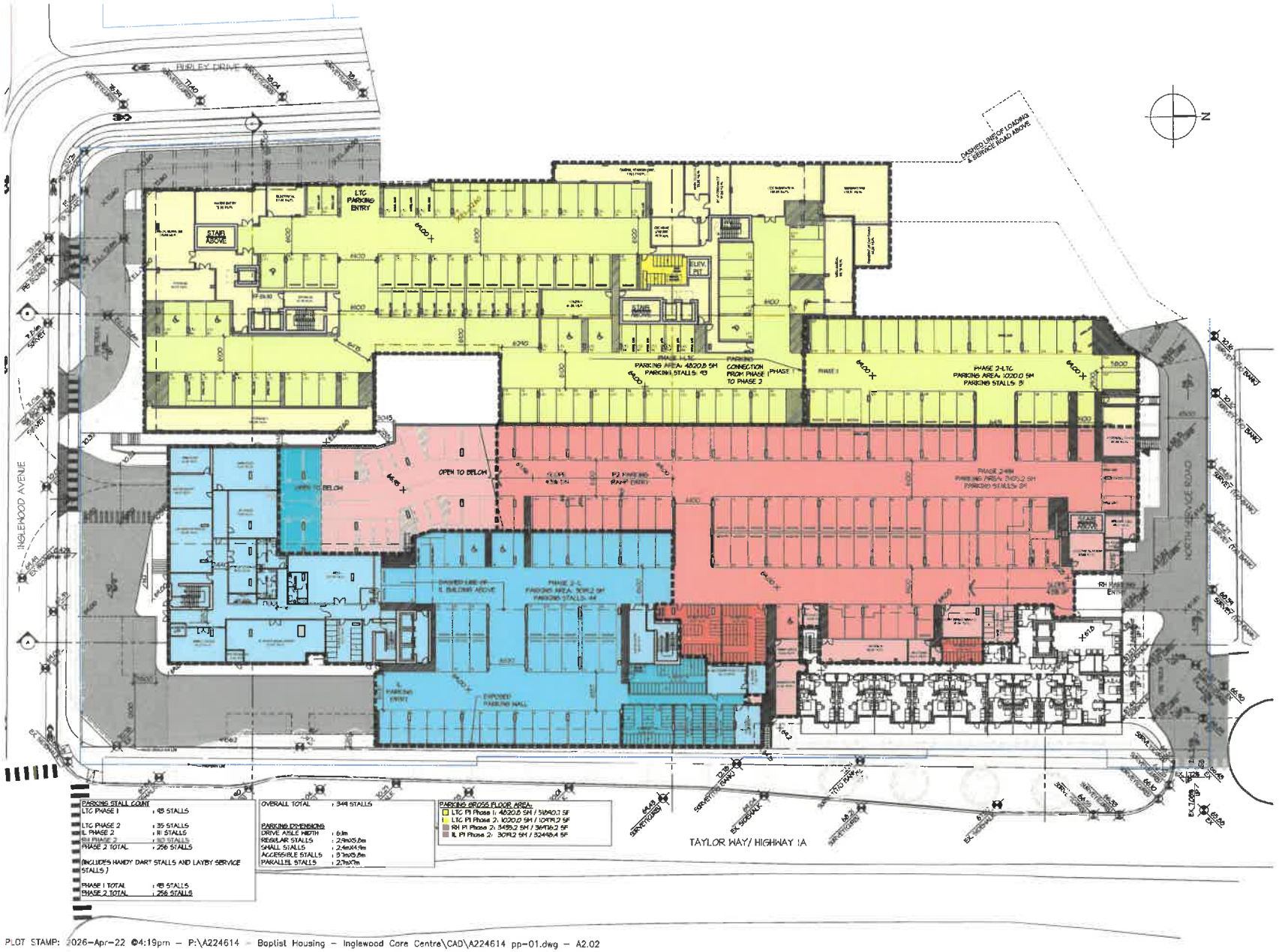
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PROJECT A614214
DRAWN SP CHECKED DJ

SCALE 1:300
DATE April 22, 2026

A2.01



PARKING STALL COUNT	
LTC PHASE 1	: 48 STALLS
LTC PHASE 2	: 35 STALLS
IL PHASE 2	: 81 STALLS
RH PHASE 2	: 93 STALLS
PHASE 2 TOTAL	: 256 STALLS
(INCLUDES HANDY DART STALLS AND LAYBY SERVICE STALLS)	
PHASE 1 TOTAL	: 48 STALLS
PHASE 2 TOTAL	: 256 STALLS

OVERALL TOTAL	: 348 STALLS
PARKING DIMENSIONS	
DRIVE AISLE WIDTH	: 6.8m
REGULAR STALLS	: 2.9mX5.5m
SMALL STALLS	: 2.4mX4.9m
ACCESSIBLE STALLS	: 3.7mX5.5m
PARALLEL STALLS	: 2.7mX7m

PARKING GROSS FLOOR AREA:	
LTC P1 Phase 1:	4620.8 SM / 51640.2 SF
LTC P1 Phase 2:	1020.0 SM / 10979.2 SF
RH P1 Phase 2:	3495.2 SM / 36936.2 SF
IL P1 Phase 2:	3091.2 SM / 32448.4 SF

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dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
201 - 560 Johnson Street Victoria BC V8W 3C6
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CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
1	2025-11-12	AMENDMENT TO REZONING APPLICATION
2	2026-04-22	AMENDMENT TO REZONING APPLICATION #2

NO.	DATE	REVISION

PROJECT 2026/04/22

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2 OVERALL PARKING PARKING LEVEL P1 FLOOR PLAN

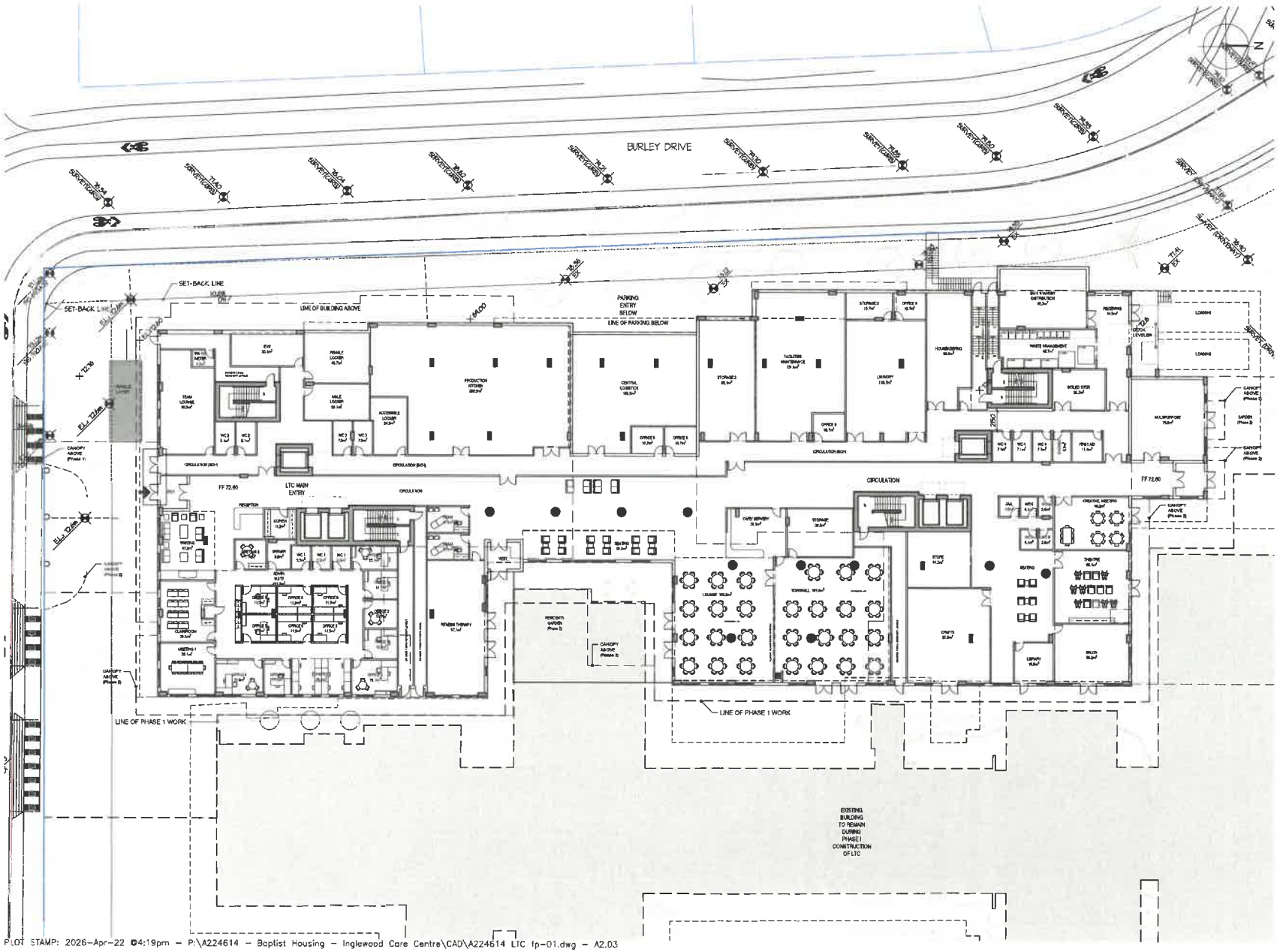
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PROJECT A614214
DRAWN SP CHECKED DJ

SCALE 1:300
DATE April 22, 2026

A2.02



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CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
1	[2025-11-12]	AMENDMENT TO REZONING APPLICATION
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NO.	DATE	REVISION

PRELIMINARY
FOR REVIEW ONLY

REGISTERED ARCHITECT DANIEL K. JANISSE BRITISH COLUMBIA 2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 1
LONG TERM CARE
GROUND LEVEL 1
FLOOR PLAN

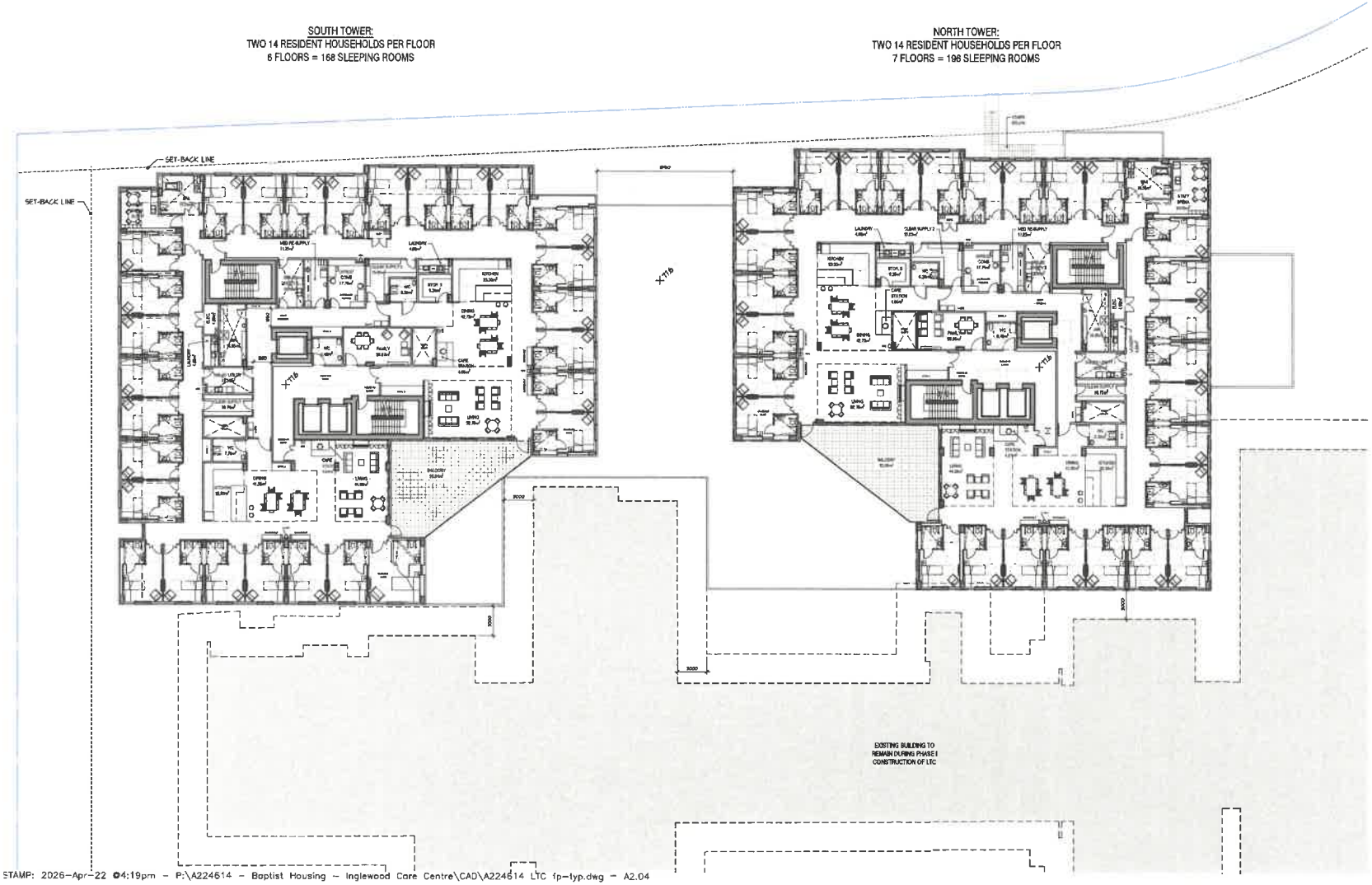
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PROJECT A224614
DRAWN GD CHECKED DJ

SCALE 1:200
DATE Apr. 22 26

A2.03



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CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
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NO.	DATE	REVISION

2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

775 INGLEWOOD AVE
WEST VANCOUVER, BC

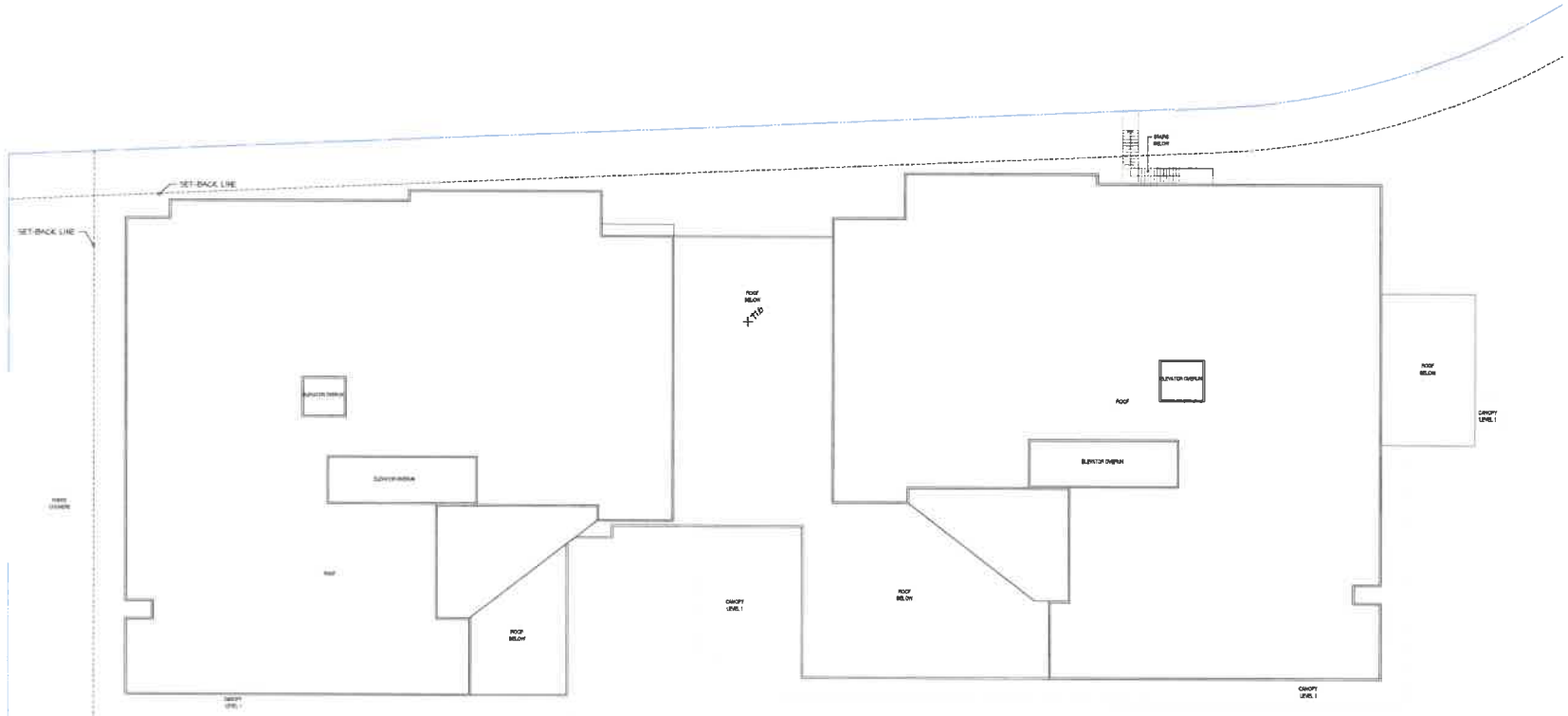
PHASE 1
LONG TERM CARE
LEVEL 2 TO 6/7
TYPICAL FLOOR PLAN

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PROJECT A224614
DRAWN GD CHECKED DJ
SCALE 1:200
DATE Nov 12, 2025

A2.04



dys architecture
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201 - 560 Johnson Street Victoria BC V8W 3C6
tel 604 669 7710 www.dysarchitecture.com

CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
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REGISTERED ARCHITECT DANIEL K. JANSEN BRITISH COLUMBIA
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 1 LONG TERM CARE ROOF PLAN

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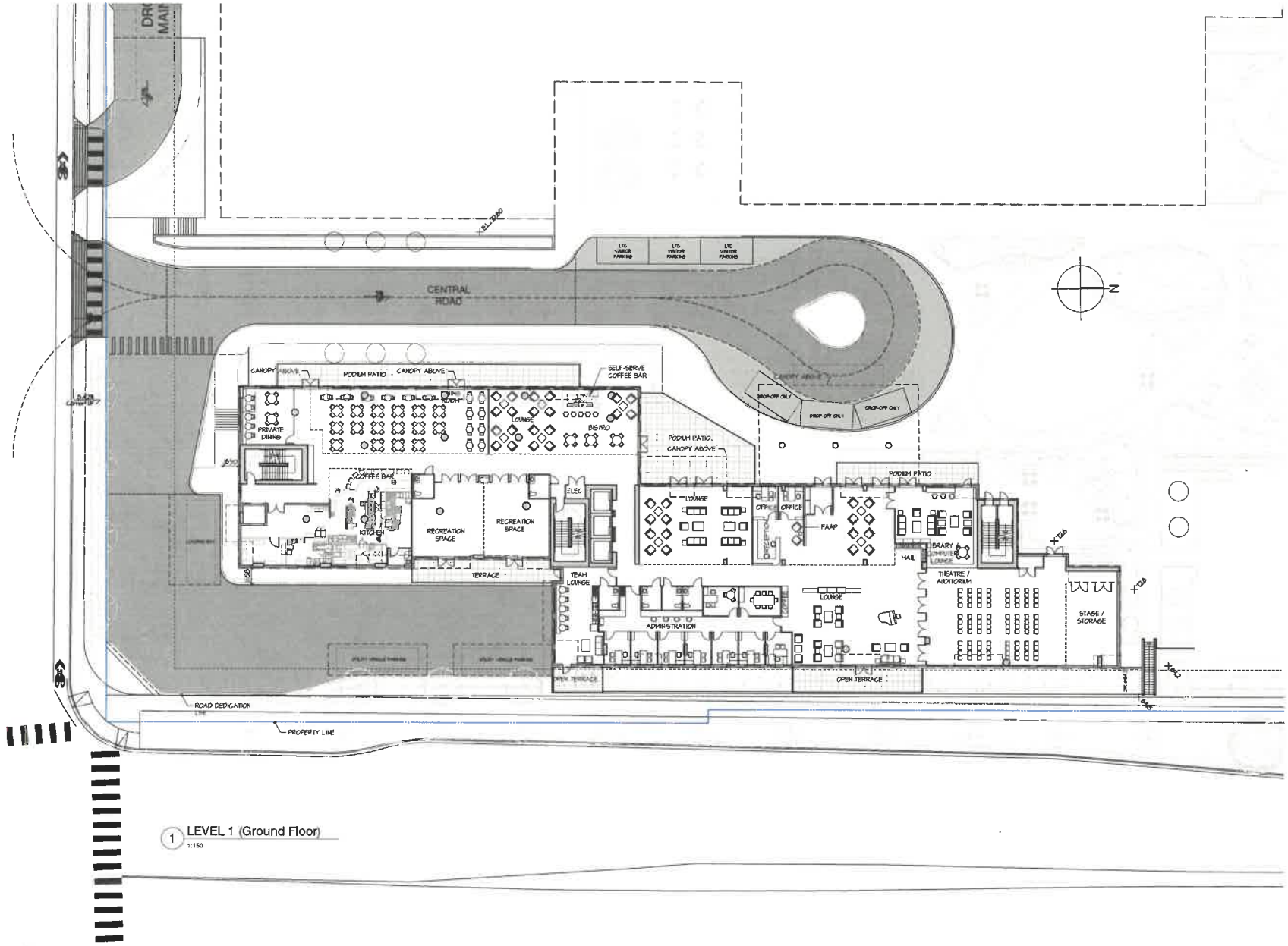
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PROJECT A224614
DRAWN GD CHECKED DJ

SCALE 1:200
DATE April 22, 2026

A2.05

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1 LEVEL 1 (Ground Floor)
1:150

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tel 604 669 7710 www.dysarchitecture.com

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BAPTIST HOUSING

NO.	DATE	ISSUE
1	2025-11-12	AMENDMENT TO REZONING APPLICATION
2	2026-04-22	AMENDMENT TO REZONING APPLICATION #2

NO.	DATE	REVISION

REGISTERED ARCHITECT
DAVID A. JANISCH
2026/04/22
PROVINCE OF BRITISH COLUMBIA

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2 INDEPENDENT LIVING GROUND LEVEL 1 FLOOR PLAN

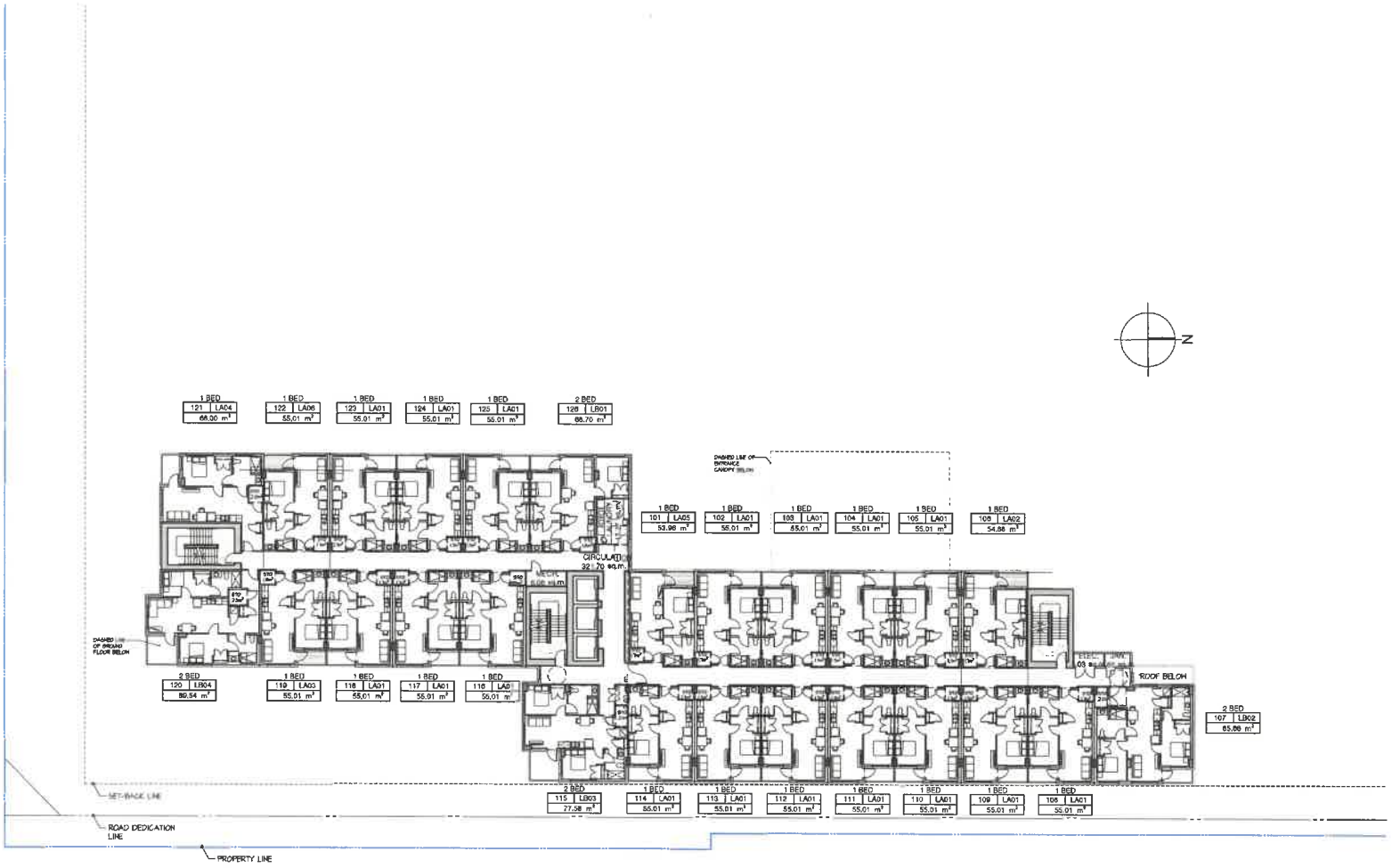
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PROJECT A224614
DRAWN SP CHECKED DJ

SCALE 1:200
DATE April 22, 2026

A2.06



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BAPTIST HOUSING

NO.	DATE	ISSUE
1	2025-11-12	AMENDMENT TO REZONING APPLICATION
2	2026-04-22	AMENDMENT TO REZONING APPLICATION #2

NO.	DATE	REVISION

REGISTERED ARCHITECT DANIEL JOHNSON BRITISH COLUMBIA 2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2 INDEPENDENT LIVING TYPICAL FLOOR PLAN LEVEL 2 - 8

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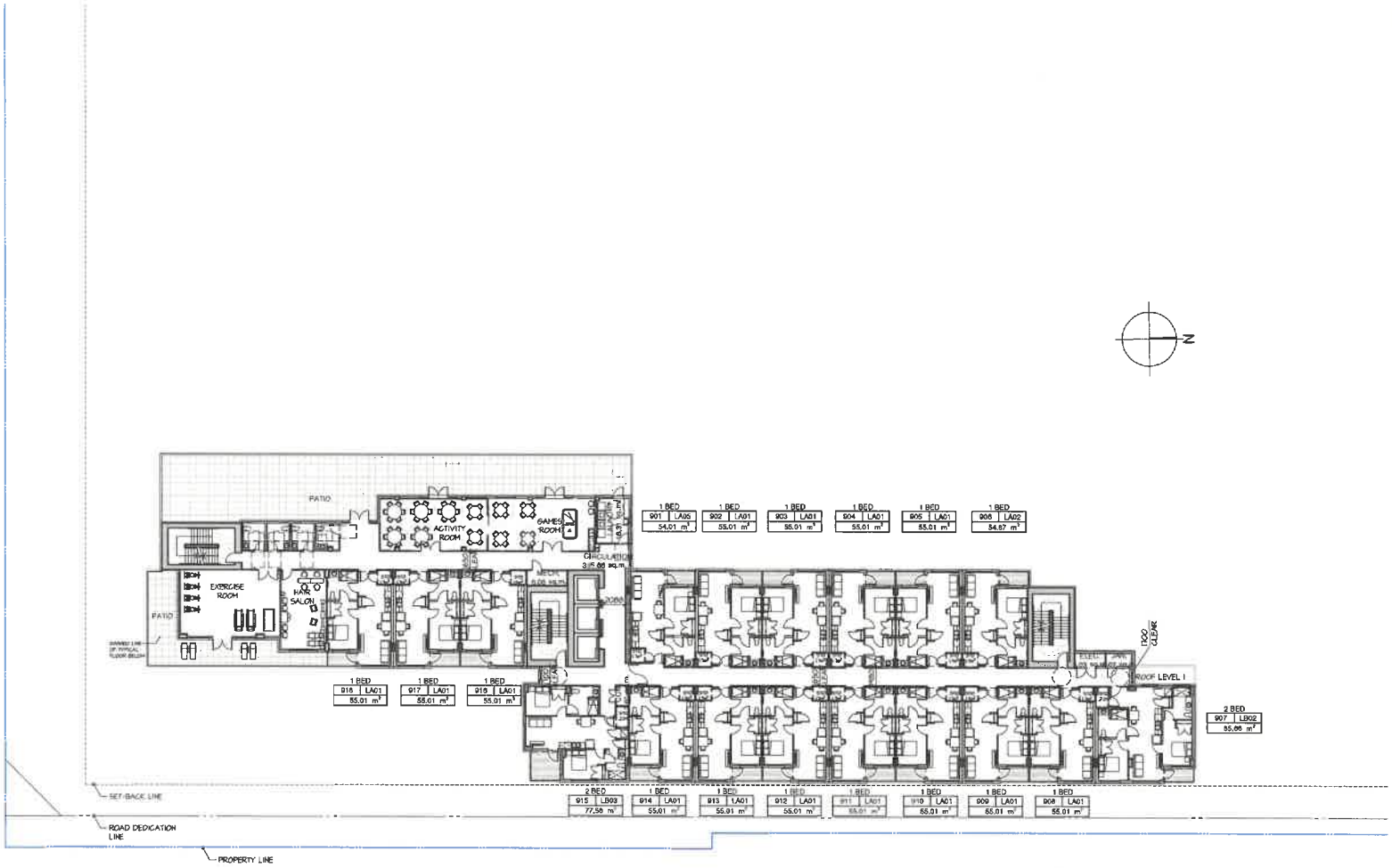
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PROJECT A224614
DRAWN SP CHECKED DJ

SCALE 1:200
DATE Apr. 22, 26

A2.07

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BAPTIST HOUSING

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NO. | DATE | REVISION

REGISTERED ARCHITECT DYSART K. JANSEN 2026/04/22 BRITISH COLUMBIA

PROJECT
BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2 INDEPENDENT LIVING LEVEL 9 FLOOR PLAN

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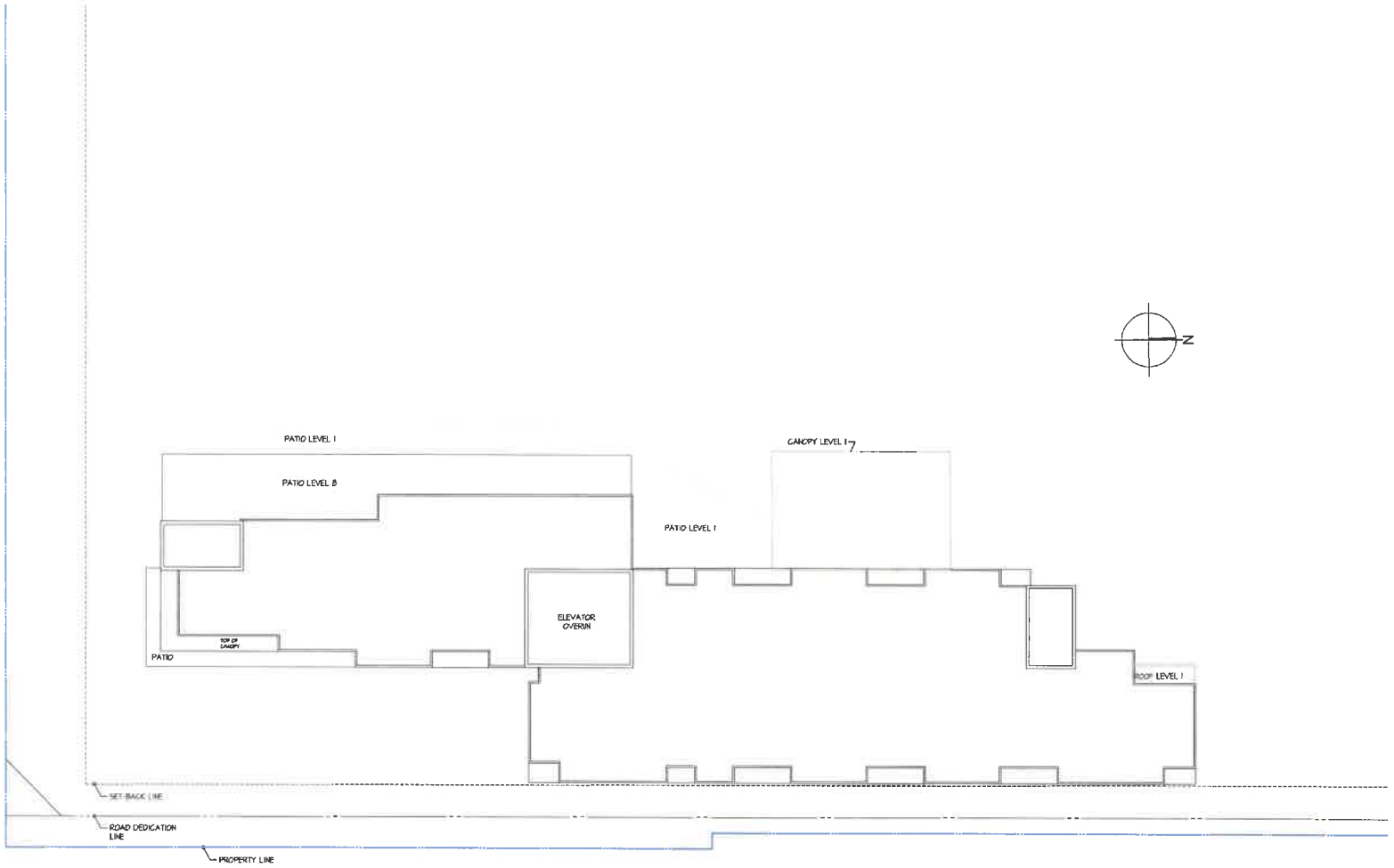
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any discrepancies before proceeding with the work shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

PROJECT A224614
DRAWN SP CHECKED DJ

SCALE 1:200
DATE Apr. 22, 26

A2.08

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BAPTIST HOUSING

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REGISTERED ARCHITECT DANIEL K. JANISZ BRITISH COLUMBIA
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2 INDEPENDENT LIVING ROOF PLAN

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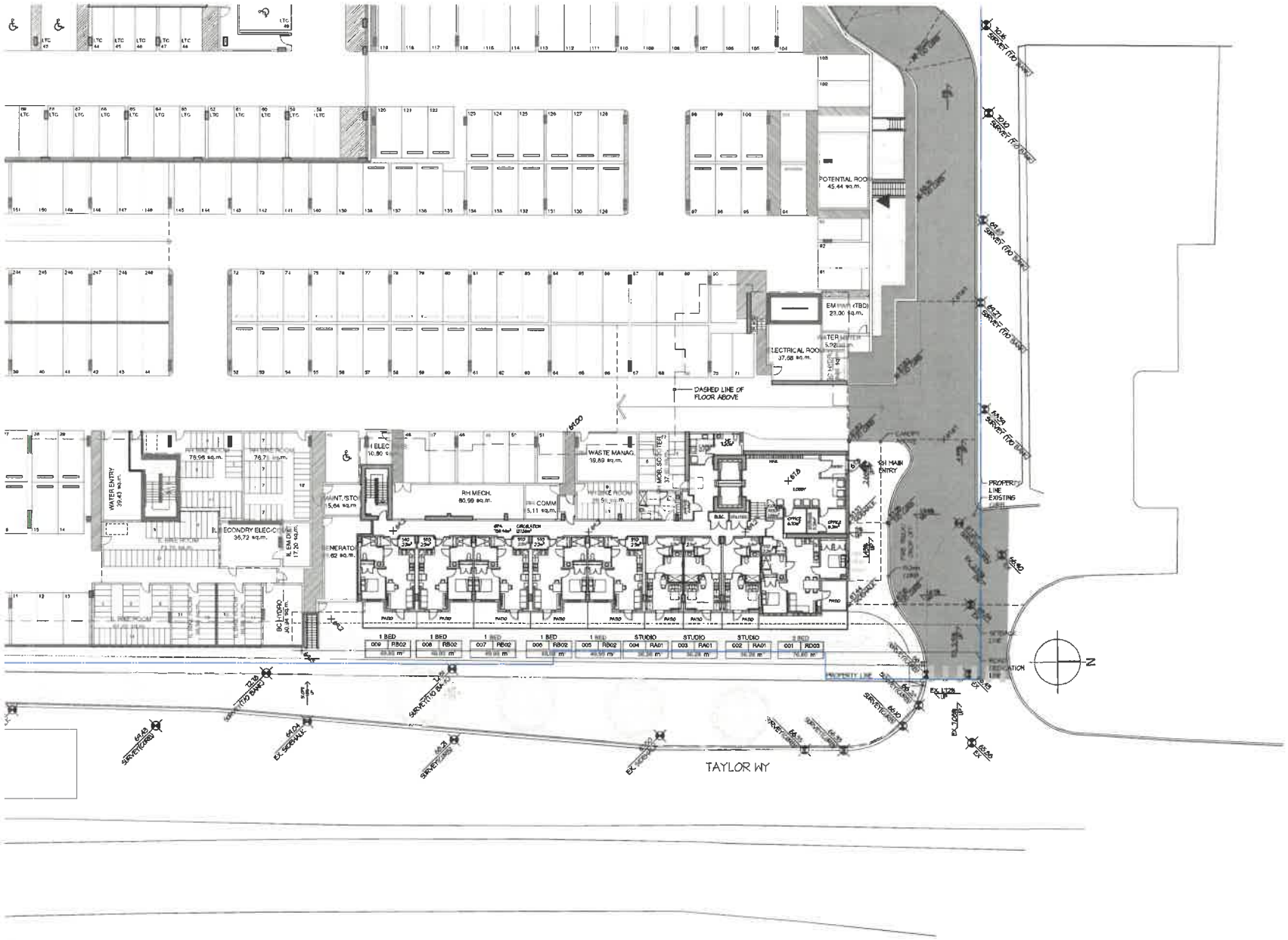
written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

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SCALE 1:200
DATE Apr. 22, 26

A2.09

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BAPTIST HOUSING

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2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2
SENIOR RENTAL HOUSING
LEVEL B FLOOR PLAN

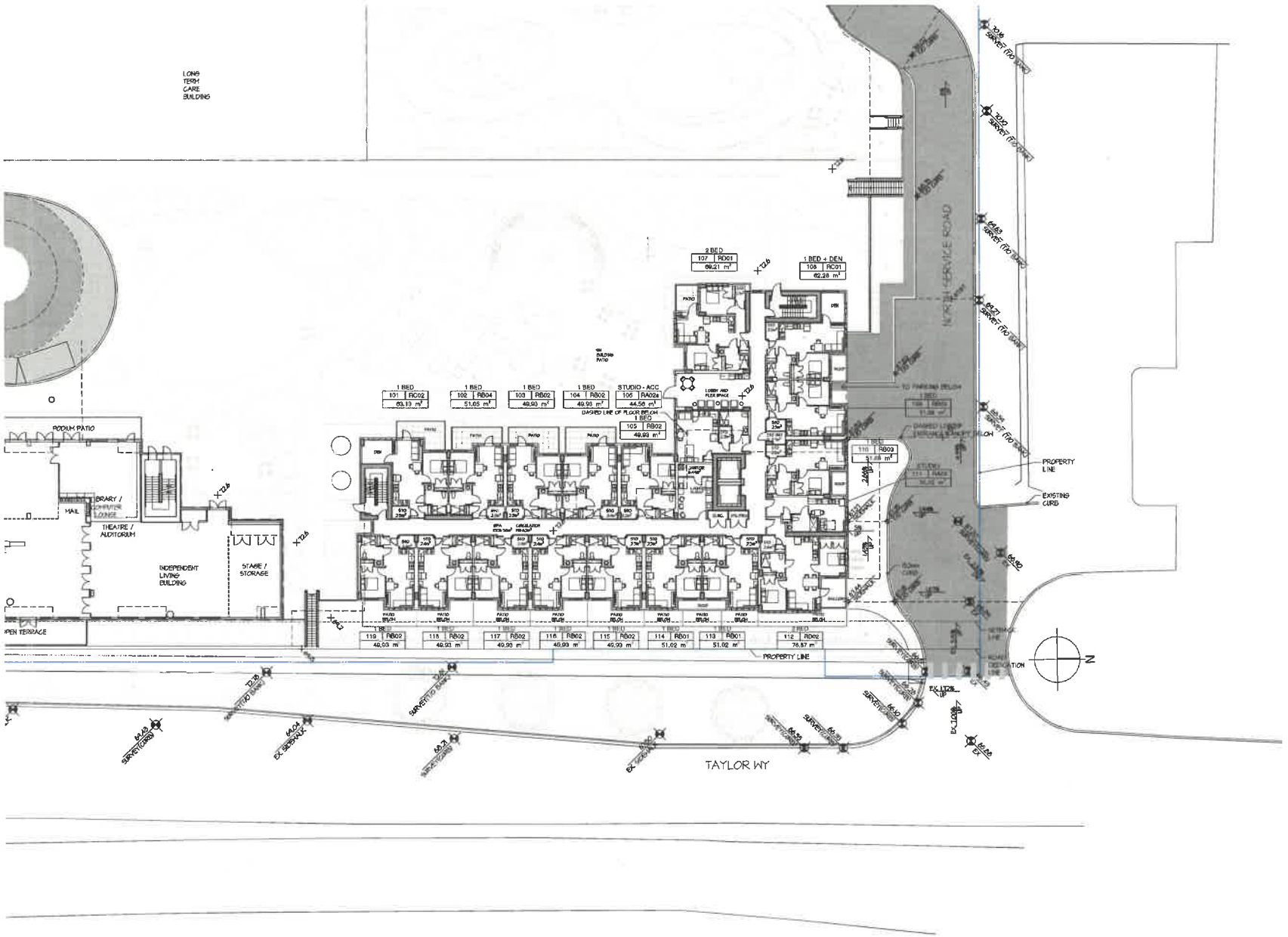
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PROJECT A224614
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SCALE 1:200
DATE Apr. 22, 26

A2.10



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BAPTIST HOUSING

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REGISTERED ARCHITECT DAVID K. JANSEN 2026/04/22 BRITISH COLUMBIA

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

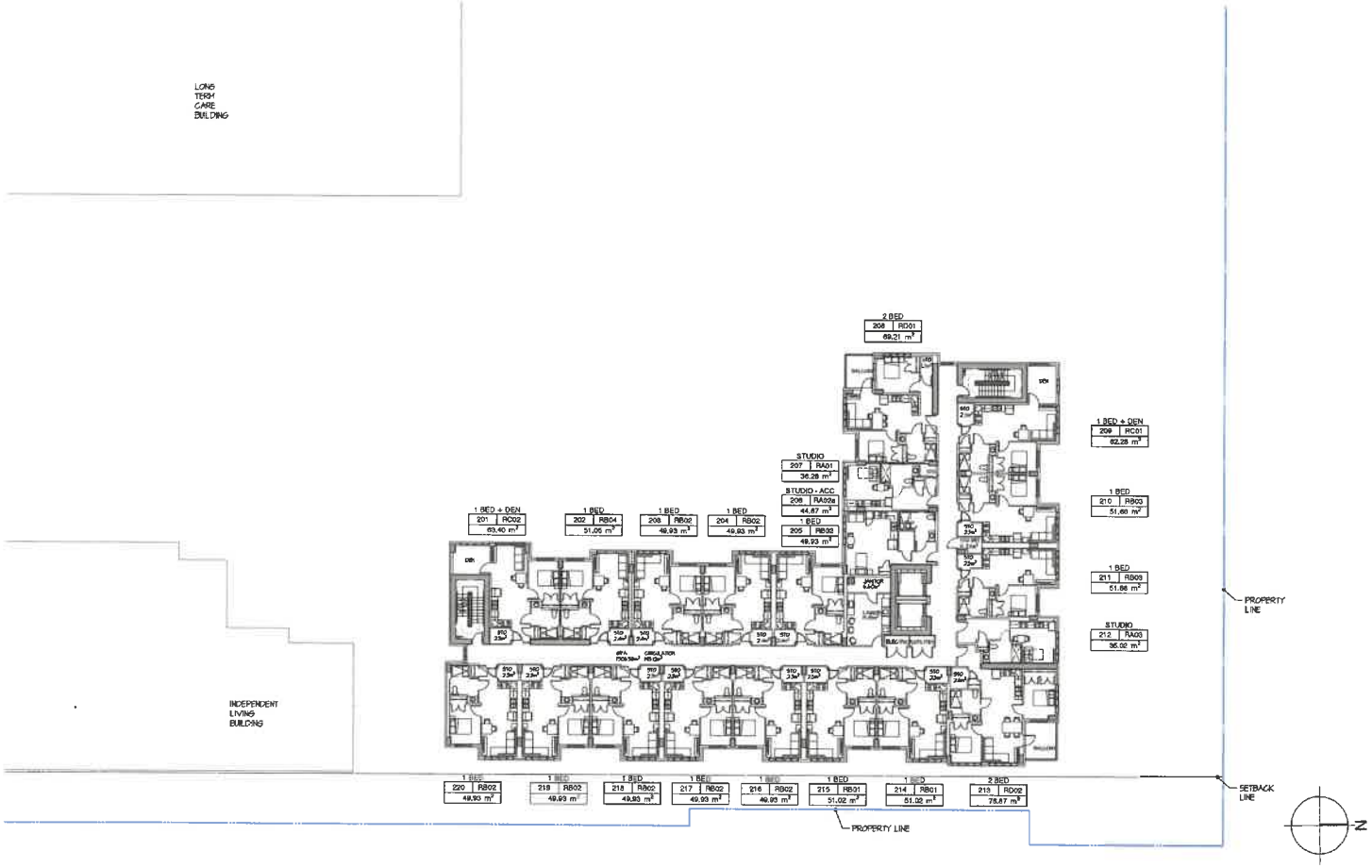
725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2
SENIOR RENTAL HOUSING
LEVEL 1 FLOOR PLAN

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PROJECT A224614
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SCALE 1:200
DATE Apr. 22, 26

A2.11



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BAPTIST HOUSING

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REGISTERED ARCHITECT DANIEL K. JOHNSON BRITISH COLUMBIA
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2
SENIOR RENTAL HOUSING
LEVEL 2 FLOOR PLAN

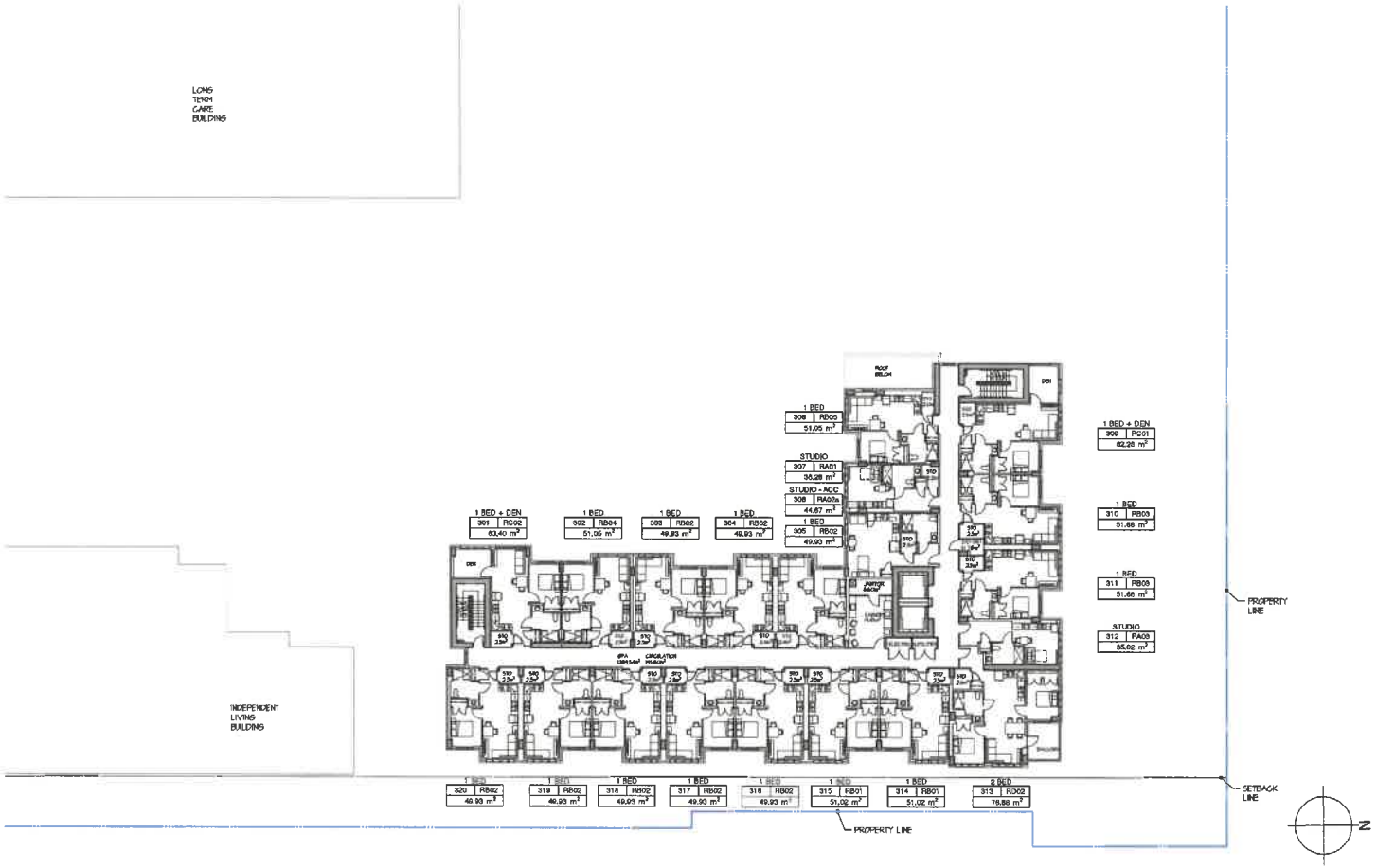
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DATE Apr. 22. 26

A2.12



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BAPTIST HOUSING

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NO.	DATE	REVISION

REGISTERED ARCHITECT DENNIS JANSEN BRITISH COLUMBIA
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2
SENIOR RENTAL HOUSING
LEVEL 3 FLOOR PLAN

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SCALE 1:200
DATE Apr. 22, 26

A2.13



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BAPTIST HOUSING

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REGISTERED ARCHITECT DANIEL A. JANSEN BRITISH COLUMBIA 2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

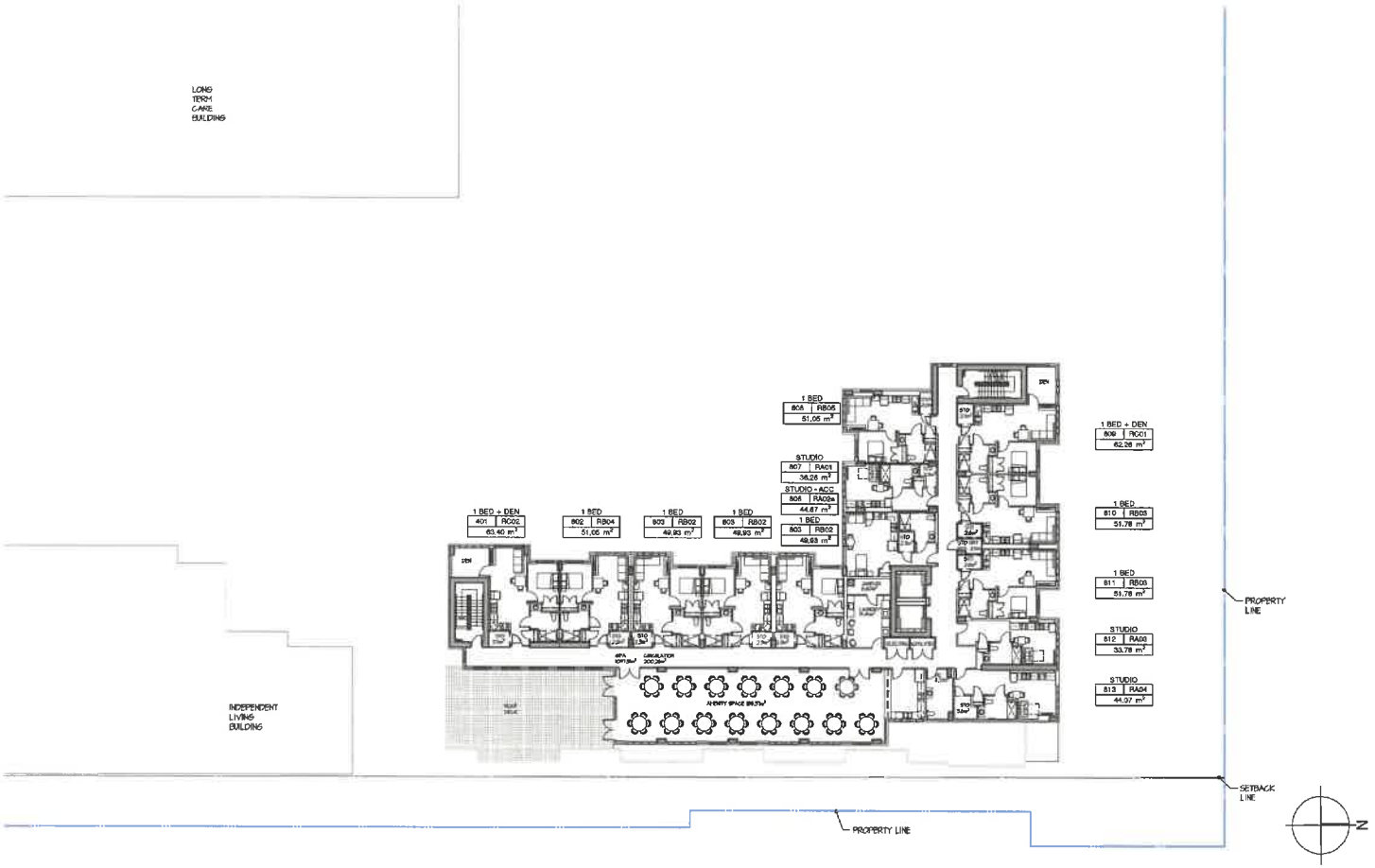
PHASE 2
SENIOR RENTAL HOUSING
TYPICAL FLOOR PLAN
LEVEL 4 - 7

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PROJECT A224614
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SCALE 1:200
DATE Apr. 22. 26

A2.14



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BAPTIST HOUSING

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REGISTERED ARCHITECT DANIEL K. JANSEN BRITISH COLUMBIA 2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

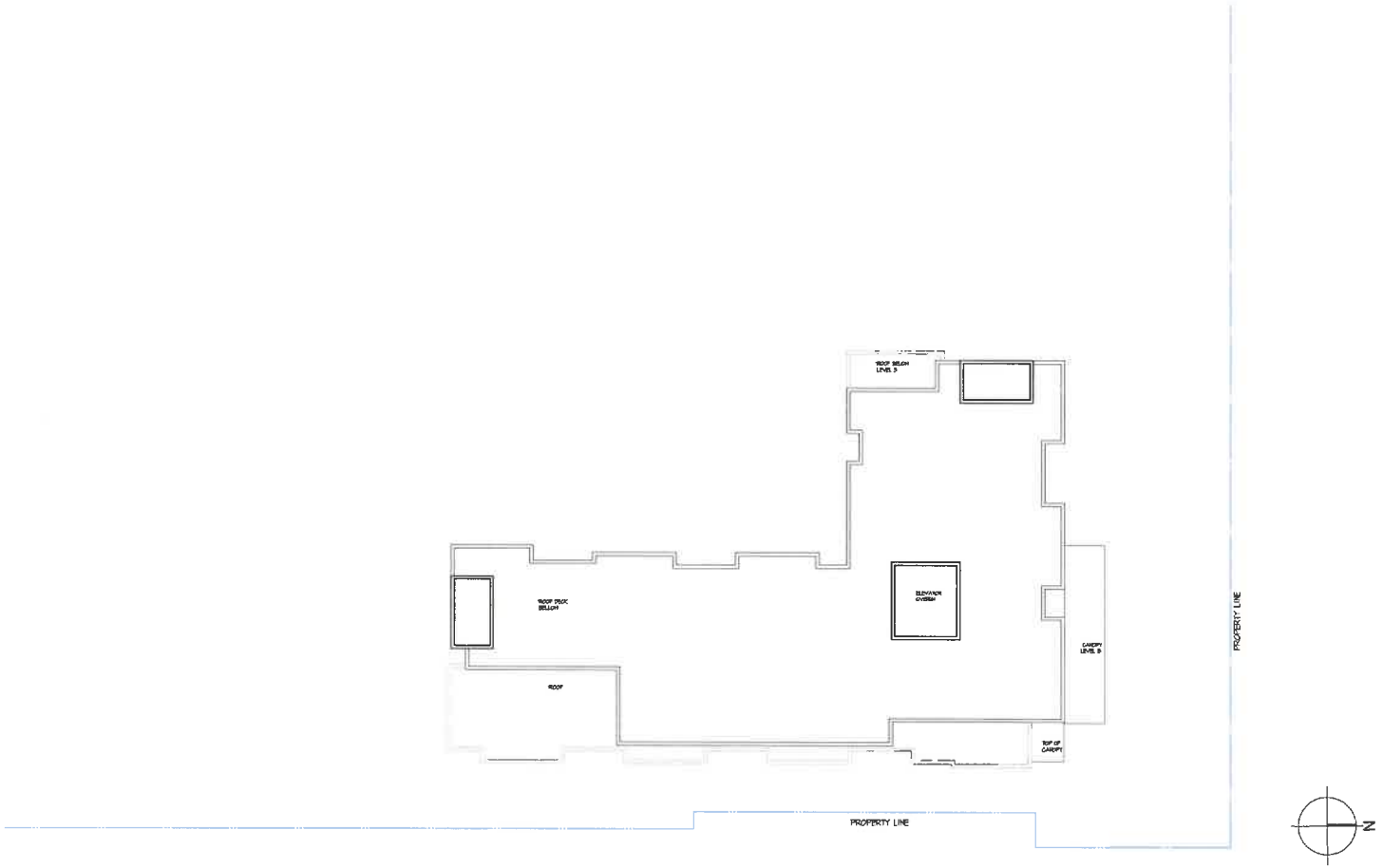
PHASE 2
SENIOR RENTAL HOUSING
LEVEL 8 FLOOR PLAN

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PROJECT A224614
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SCALE 1:200
DATE Apr. 22, 26

A2.15



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BAPTIST HOUSING

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REGISTERED ARCHITECT
DANIEL JAMES
BRITISH COLUMBIA
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2
SENIOR RENTAL HOUSING
HOUSING
ROOF PLAN

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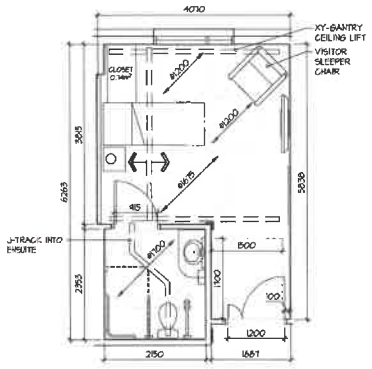
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PROJECT A224614
DRAWN GD CHECKED DJ

SCALE 1:200
DATE Apr. 22. 26

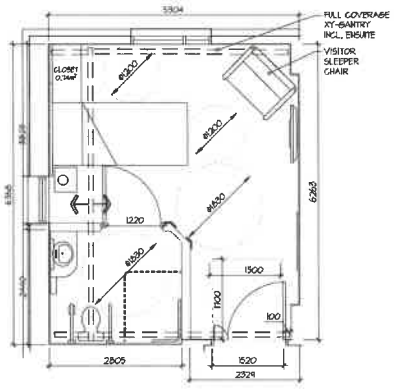
A2.16

PHASE 1 LONG TERM CARE - TYPICAL RESIDENT UNIT PLANS



STANDARD RESIDENT ENSUITE: 888m²
STANDARD RESIDENT SUITE INCL. ENSUITE: 29.16m²

1 STANDARD RESIDENT SUITE
1:50



BARIATRIC RESIDENT ENSUITE: 6.66m²
BARIATRIC RESIDENT SUITE INCL. ENSUITE: 32.0m²

2 BARIATRIC RESIDENT SUITE
1:50

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REGISTERED ARCHITECT
DANIEL JOHNSON
2026/04/22
BRITISH COLUMBIA

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 1 LONG TERM CARE TYPICAL RESIDENT UNIT PLANS

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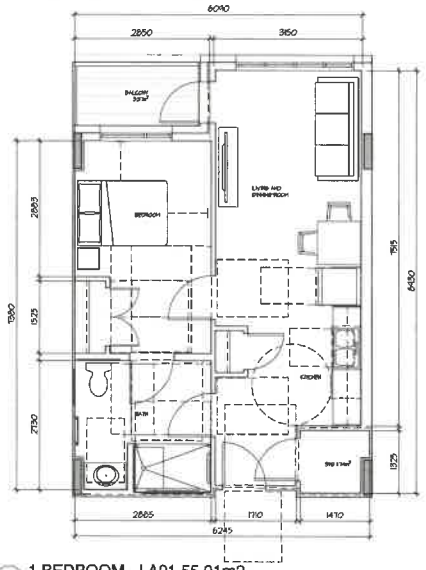
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PROJECT A224614
DRAWN NM/GG CHECKED DJ

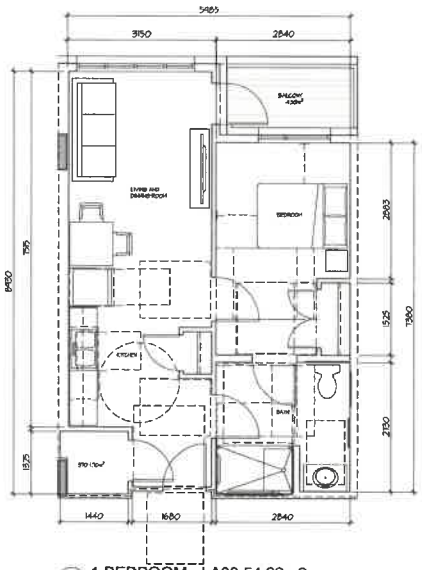
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DATE Nov 12, 2025

A2.17

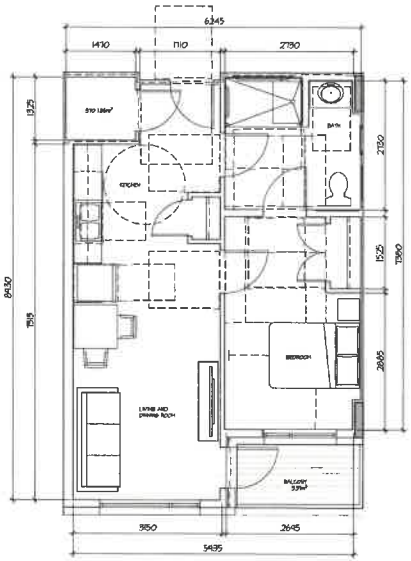
PHASE 2 INDEPENDENT LIVING - TYPICAL RESIDENT UNIT PLANS



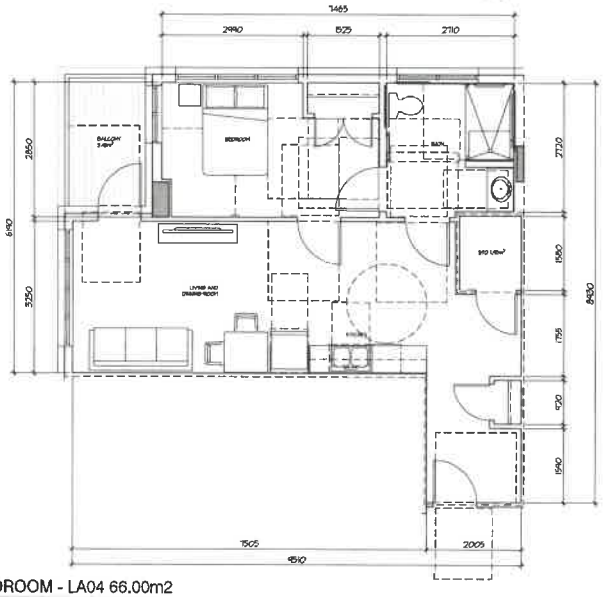
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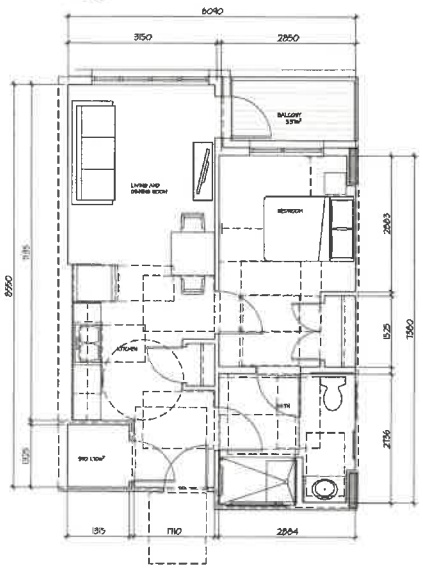
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3 1 BEDROOM - LA03 55.01m2
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4 1 BEDROOM - LA04 66.00m2
1:50



5 1 BEDROOM - LA05 54.01m2
1:50

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BAPTIST HOUSING

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REGISTERED ARCHITECT
JAMES K. JANSEN
2026/04/22
BRITISH COLUMBIA

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2 INDEPENDENT LIVING UNIT PLANS

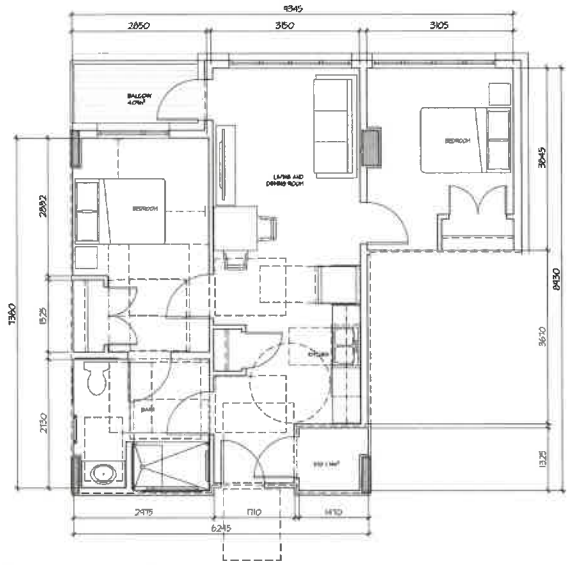
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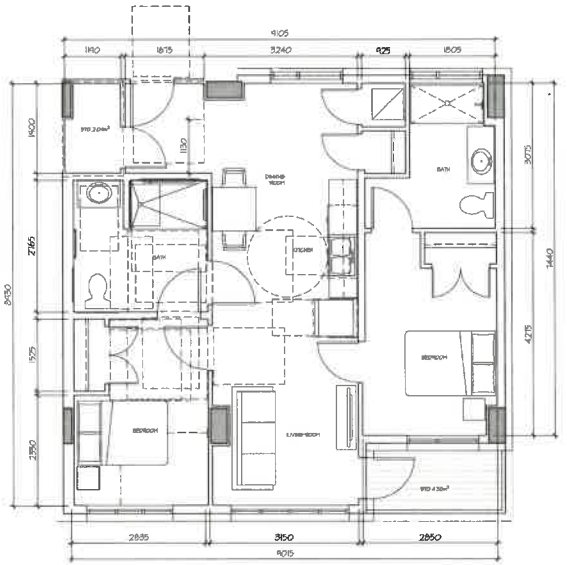
PROJECT A224614
DRAWN SP CHECKED DJ
SCALE 1:50
DATE Apr. 22. 26

A2.18

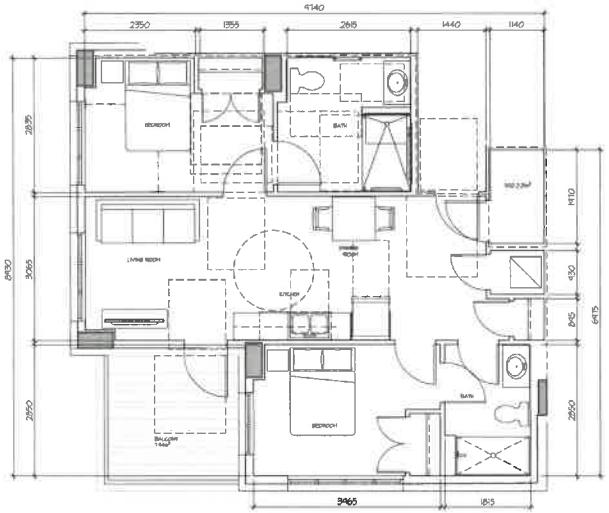
PHASE 2 INDEPENDENT LIVING - TYPICAL RESIDENT UNIT PLANS



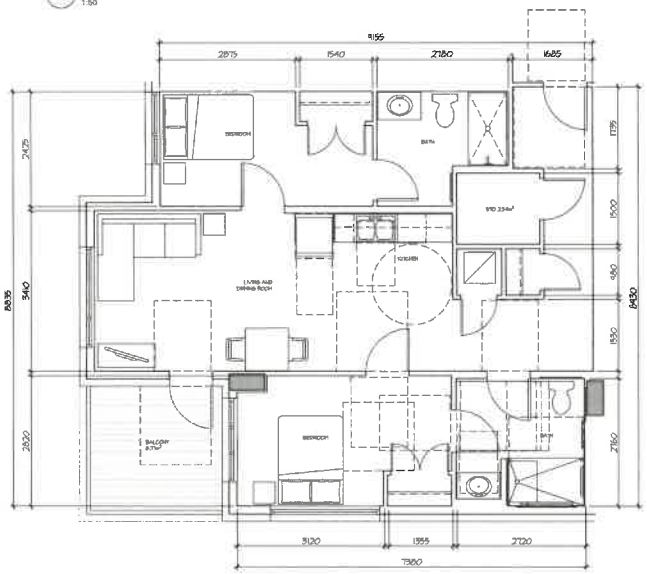
1 2 BEDROOM - LB01 68.70m2
1:50



2 2 BEDROOM - LB02 85.66m2
1:50



3 2 BEDROOM - LB03 77.58m2
1:50



4 2 BEDROOM - LB04 89.54m2
1:50

PLOT STAMP: 2026-Apr-22 @4:20pm – P:\A224614 – Baptist Housing – Inglewood Care Centre\CAD\A224614 IL up.dwg – A2.19

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BAPTIST HOUSING

NO.	DATE	ISSUE
1	[2025-11-12]	AMENDMENT TO REZONING APPLICATION
2	[2026-04-22]	AMENDMENT TO REZONING APPLICATION #2

NO.	DATE	REVISION

REGISTERED ARCHITECT
DANIEL K. JANSEN
2026/04/22
BRITISH COLUMBIA

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2 INDEPENDENT LIVING UNIT PLANS

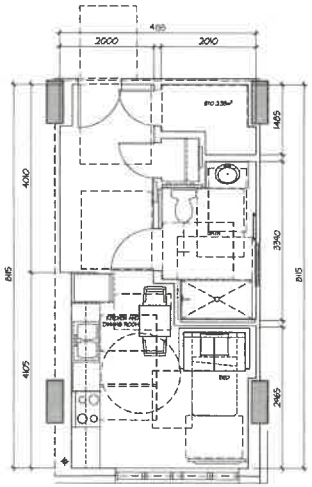
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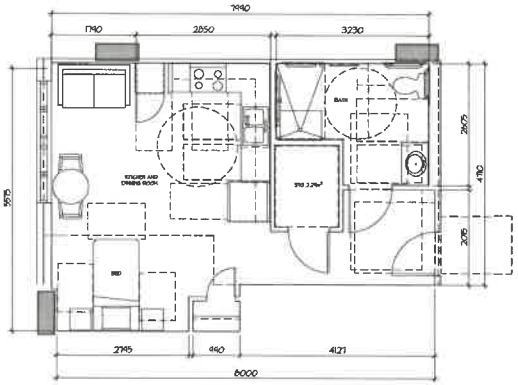
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DRAWN SP CHECKED DJK
SCALE 1:50
DATE Apr. 22, 26

A2.19

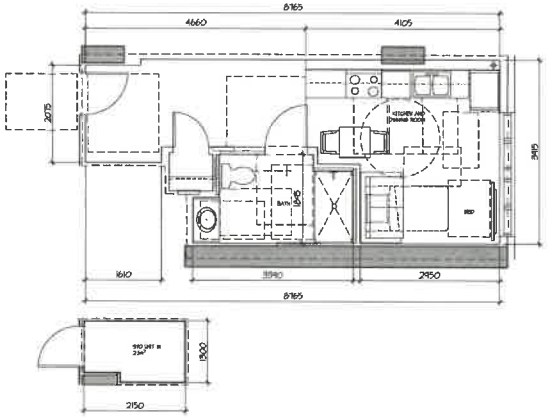
PHASE 2 SENIOR RENTAL HOUSING - TYPICAL RESIDENT UNIT PLANS



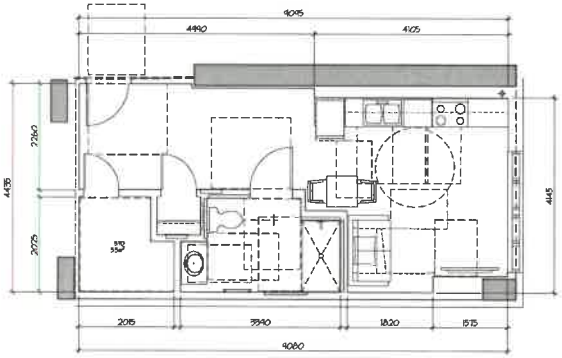
1 STUDIO RA01 - 36.28 sm
1:50



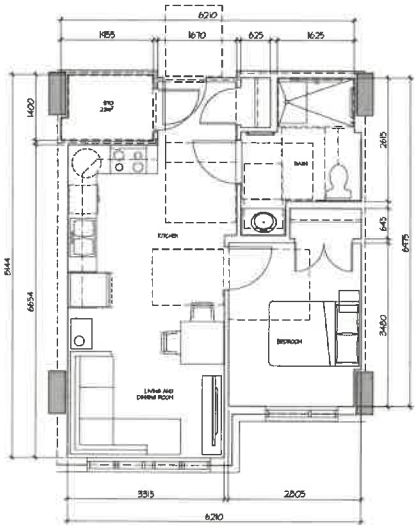
2 STUDIO RA02a - 44.28 sm
1:50



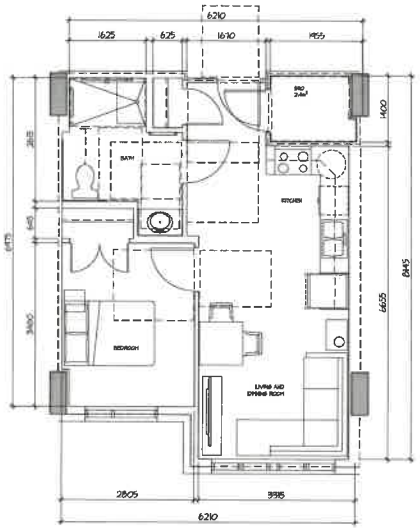
3 STUDIO RA03 - 33.78 sm
1:50



4 STUDIO RA04 - 44.07 sm
1:50



5 1 BEDROOM UNIT RB01 - 51.02 sm
1:50



6 1 BEDROOM UNIT RB02 - 49.93 sm
1:50

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BAPTIST HOUSING

NO.	DATE	ISSUE
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NO.	DATE	REVISION

REGISTERED ARCHITECT DANIEL K. JANZEN BRITISH COLUMBIA 2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2
SENIOR RENTAL HOUSING
UNIT PLANS

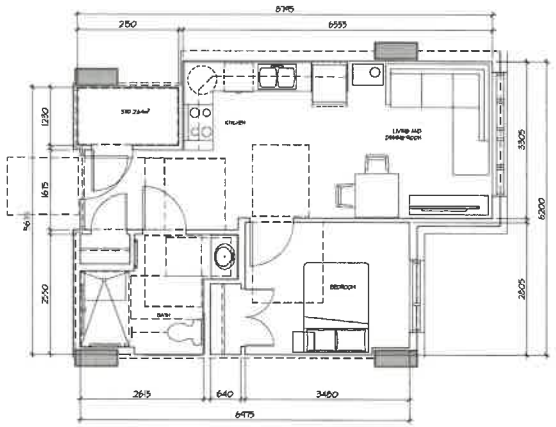
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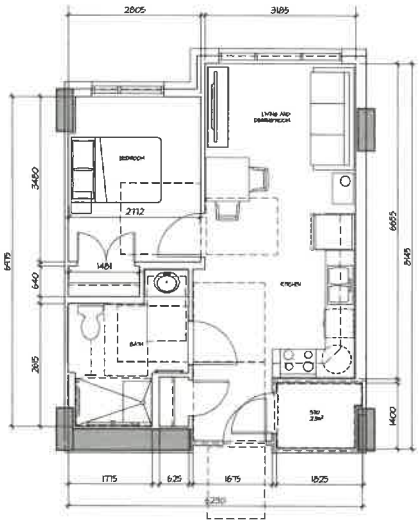
PROJECT A224614
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SCALE 1:50
DATE Nov 12, 2025

A2.20

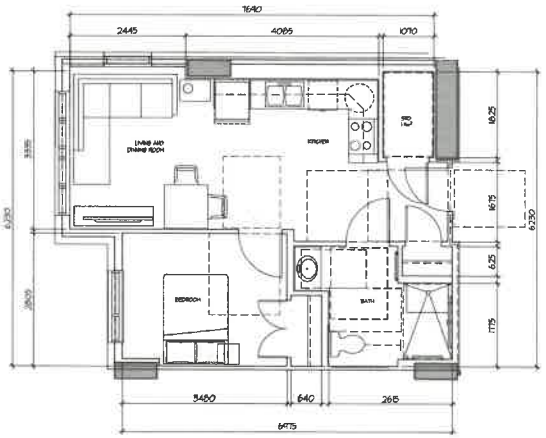
PHASE 2 SENIOR RENTAL HOUSING - TYPICAL RESIDENT UNIT PLANS



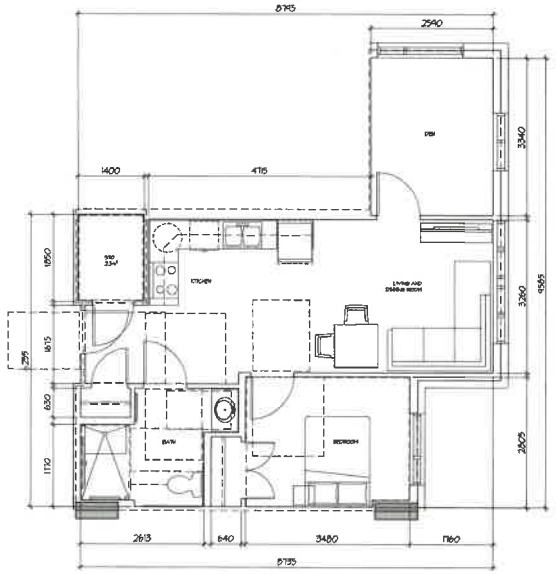
1 1 BEDROOM UNIT RB03 - 51.73 sm
1:50



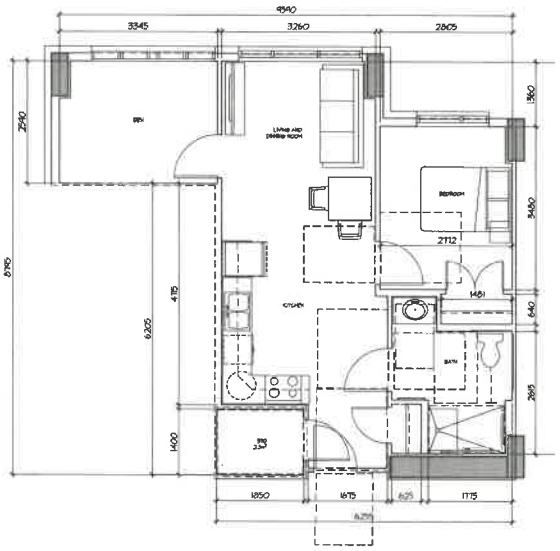
2 1 BEDROOM UNIT RB04 - 51.05 sm
1:50



3 1 BEDROOM UNIT RB05 - 51.55 sm
1:50



4 1 BEDROOM + DEN UNIT RC01 - 62.28 sm
1:50



5 1 BEDROOM + DEN UNIT RC02 - 63.13 sm
1:50

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BAPTIST HOUSING

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NO.	DATE	REVISION

REGISTERED ARCHITECT
2026/04/22
BRITISH COLUMBIA

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

PHASE 2
SENIOR RENTAL HOUSING
UNIT PLANS

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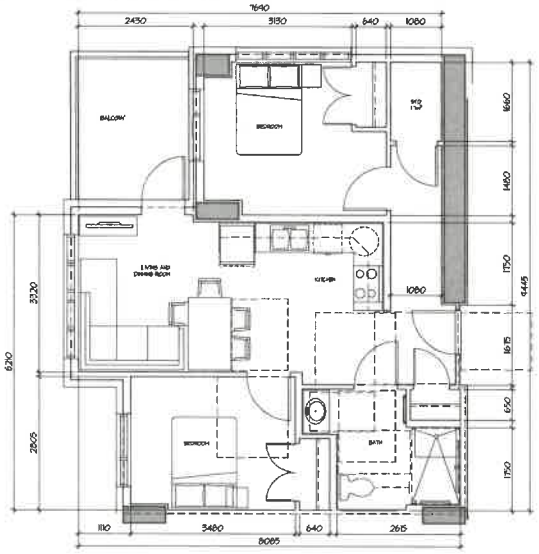
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PROJECT A224614
DRAWN GD CHECKED DJ

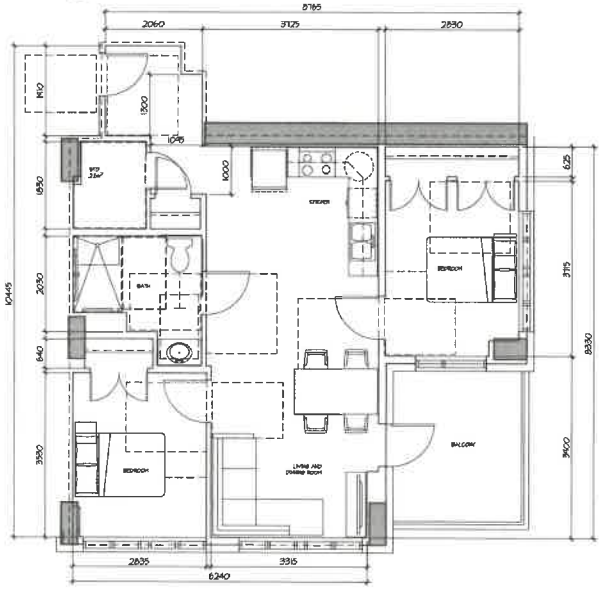
SCALE 1:50
DATE Nov 12, 2025

A2.21

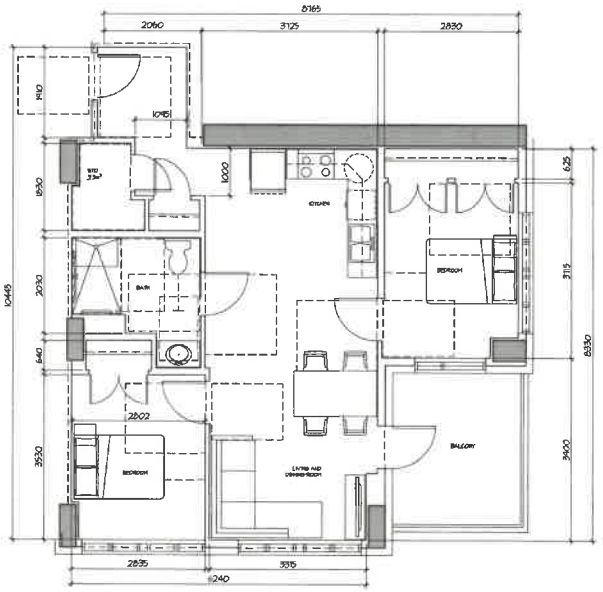
PHASE 2 SENIOR RENTAL HOUSING - TYPICAL RESIDENT UNIT PLANS



1 2 BEDROOM UNIT RD01 - 68.95 sm
1:50



2 2 BEDROOM UNIT RD02 - 76.78 sm
1:50



2 2 BEDROOM UNIT RD02 - 76.78 sm
1:50

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BAPTIST HOUSING

NO.	DATE	ISSUE
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NO.	DATE	REVISION



PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

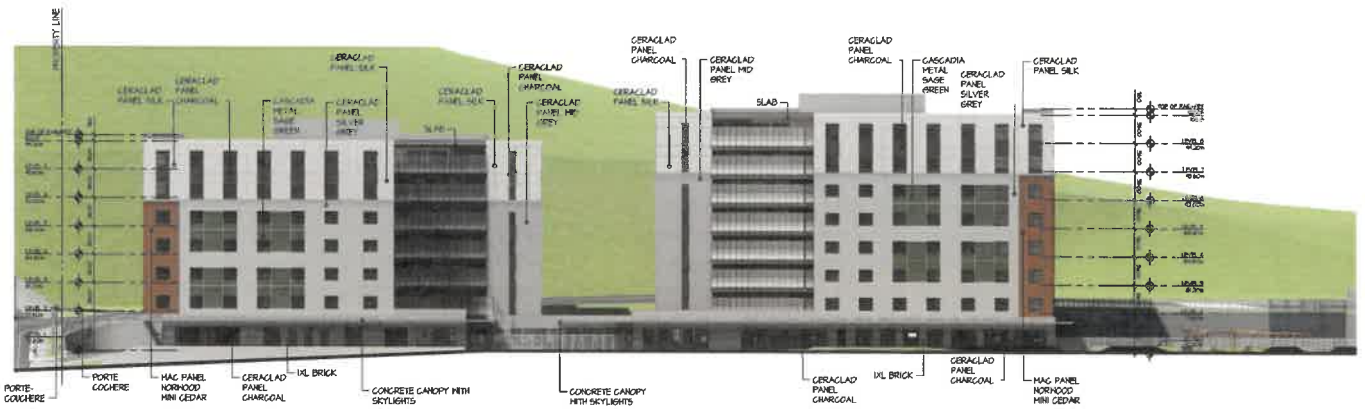
PHASE 2
SENIOR RENTAL HOUSING
UNIT PLANS

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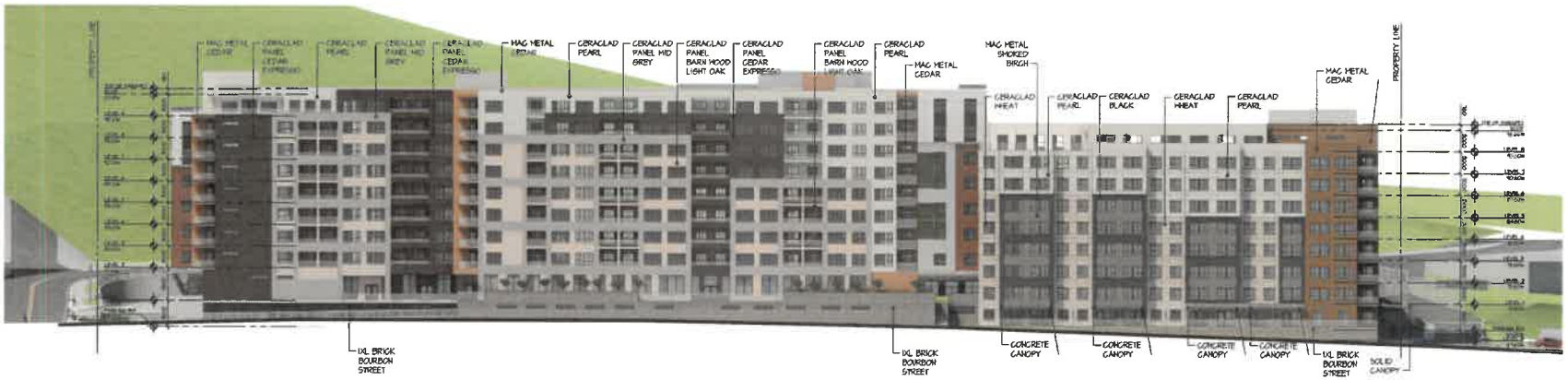
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PROJECT A224614
DRAWN GD CHECKED DJ
SCALE 1:50
DATE Nov 12, 2025

A2.22



1 EAST ELEVATION LTC
1:300



2 EAST ELEVATION IL AND RH
1:300

MATERIAL LEGEND

CERACLAD PANEL

CASHMERE SMOOTH PEARL | CASHMERE SMOOTH SILK | CASHMERE SMOOTH SILVER GREY | CASHMERE SMOOTH WHEAT | CASHMERE SMOOTH MID GREY | CASHMERE SMOOTH CHARCOAL | BARN WOOD LIGHT OAK | URBAN CEDAR HARVEST GLOW | URBAN CEDAR ESPRESSO | MODERN BRICK GRAY | MODERN BRICK BLACK

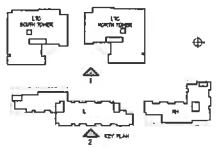
IXL BRICK: ASH BRICK | HEBRON BRICK BOURBON STREET

MAC METAL PANEL: NORWOOD CEDAR | NORWOOD SMOKED BRICH

CASCADIA METAL PANEL: SAGE GREEN | SLATE BLUE

SOLID CANOPY

GLASS GUARD RAIL



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BAPTIST HOUSING

NO.	DATE	ISSUE
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NO.	DATE	REVISION

REGISTERED ARCHITECT DENISE A. JANISSE 2026/04/22

PROJECT

BAPTIST HOUSING INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

EAST ELEVATIONS LTC, IL AND RH

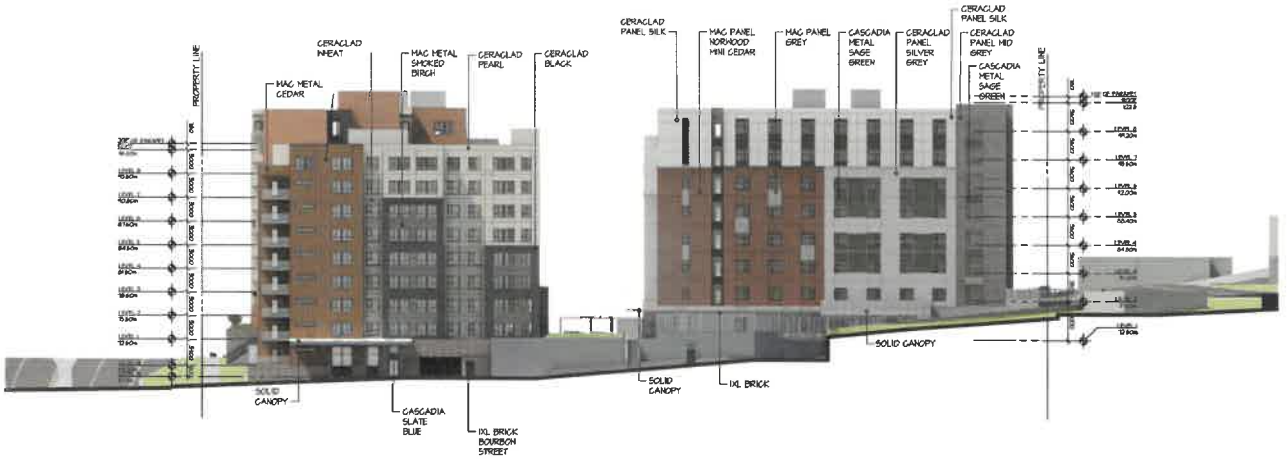
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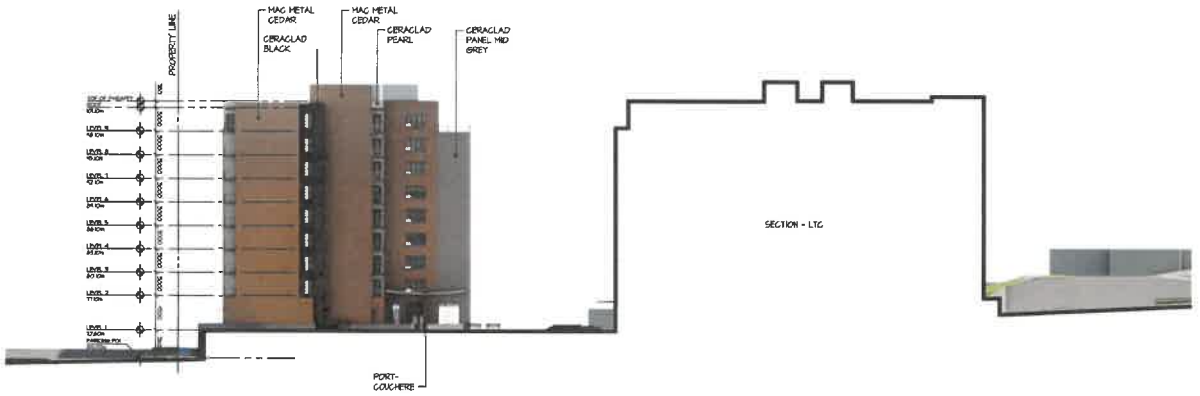
PROJECT A224614
DRAWN GD CHECKED MM

SCALE 1:300
DATE Nov 12, 2025

A3.01



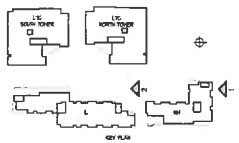
1 NORTH ELEVATION LTC AND RH
1:300



2 NORTH ELEVATION IL
1:300

MATERIAL LEGEND





PLOT STAMP: 2026-Apr-22 @1:02pm - P:\A224614 - Baptist Housing - Inglewood Care Centre\CAD\A224614_el.dwg - A3.02

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BAPTIST HOUSING

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NO.	DATE	REVISION

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2026/04/22

PROJECT
BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

NORTH ELEVATIONS LTC, IL AND RH

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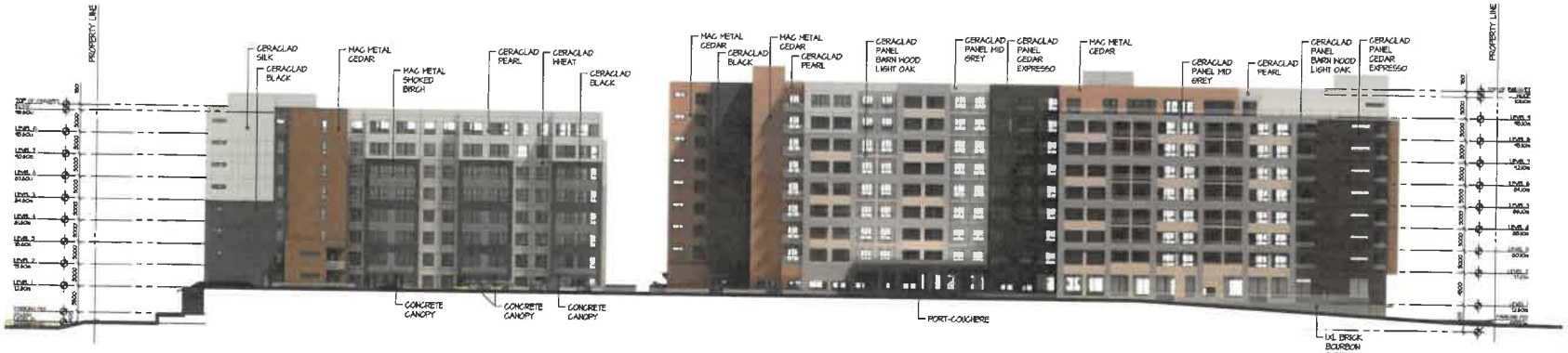
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PROJECT A224614
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SCALE 1:300
DATE Nov 12, 2025

A3.02



1 WEST ELEVATION LTC
1:300

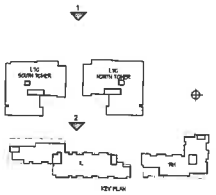


2 WEST ELEVATION IL AND RH
1:300

MATERIAL LEGEND

CERACLAD PANEL





PLOT STAMP: 2026-Apr-22 @1:02pm – P:\A224614 – Baptist Housing – Inglewood Care Centre\CAD\A224614_el.dwg – A3.03

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BAPTIST HOUSING

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NO.	DATE	REVISION

REGISTERED ARCHITECT JOHN N. JANSEN 2026/04/22 BRITISH COLUMBIA

PROJECT

BAPTIST HOUSING INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

WEST ELEVATIONS LTC, IL AND RH

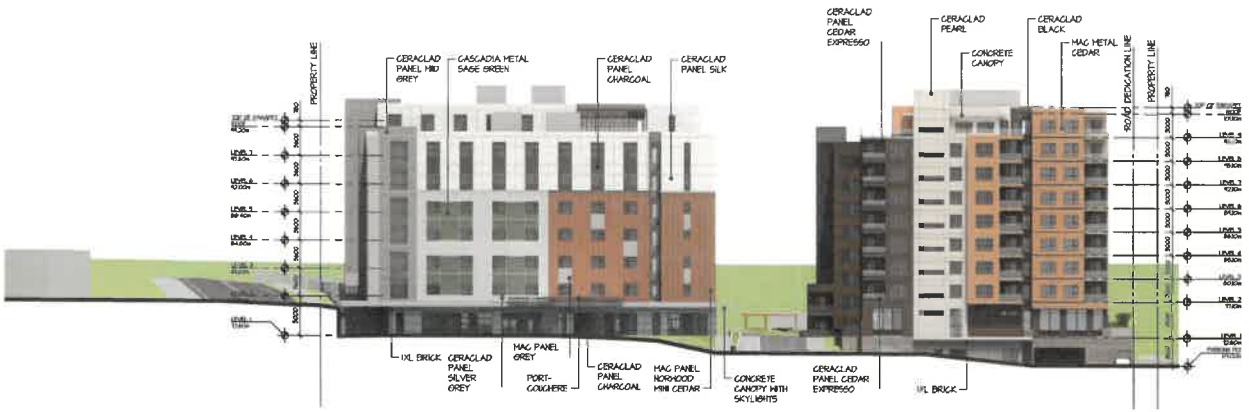
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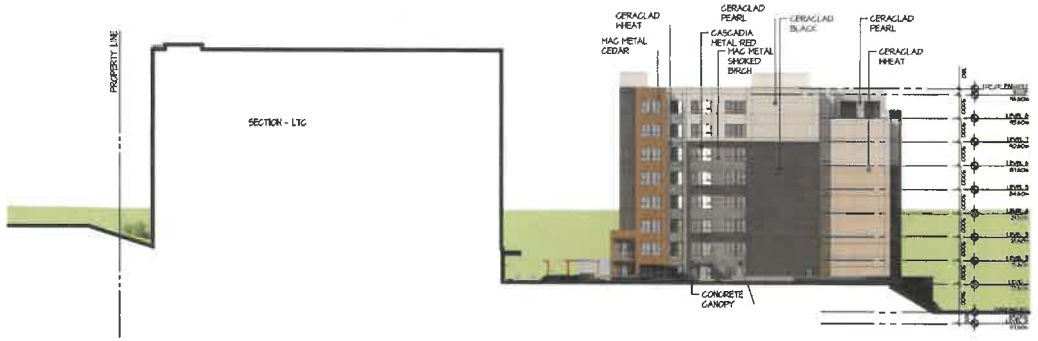
PROJECT A224614
DRAWN GD CHECKED NM

SCALE 1:300
DATE Nov 12, 2025

A3.03



1 SOUTH ELEVATION LTC AND IL
1:300

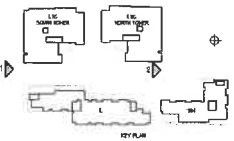


2 SOUTH ELEVATION RH
1:300

MATERIAL LEGEND

CERACLAD PANEL

CASHMERE SMOOTH PEARL | CASHMERE SMOOTH SILK | CASHMERE SMOOTH SILVER GREY | CASHMERE SMOOTH WHEAT | CASHMERE SMOOTH MID GREY | CASHMERE SMOOTH CHARCOAL | BARN WOOD LIGHT OAK | URBAN CEDAR HARVEST GLOW | URBAN CEDAR ESPRESSO | MODERN BRICK GRAY | MODERN BRICK BLACK | IXL BRICK: ASH BRICK | HEBRON BRICK BOURBON STREET | MAC METAL PANEL: NORWOOD CEDAR | NORWOOD SMOKED BIRCH | CASCADIA METAL PANEL: SAGE GREEN - | SLATE BLUE | SOLID CANOPY | GLASS GUARD RAIL



PLOT STAMP: 2026-Apr-22 @1:02pm - P:\A224614 - Baptist Housing - Inglewood Care Centre\CAD\A224614_el.dwg - A3.04

dys architecture
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tel 604 669 7710 www.dysarchitecture.com

CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
1	[2025-11-12]	AMENDMENT TO REZONING APPLICATION
2	[2026-04-22]	AMENDMENT TO REZONING APPLICATION #2

NO.	DATE	REVISION

REGISTERED ARCHITECT DANIEL N. JANZEN BRITISH COLUMBIA
2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

SOUTH ELEVATIONS LTC, IL AND RH

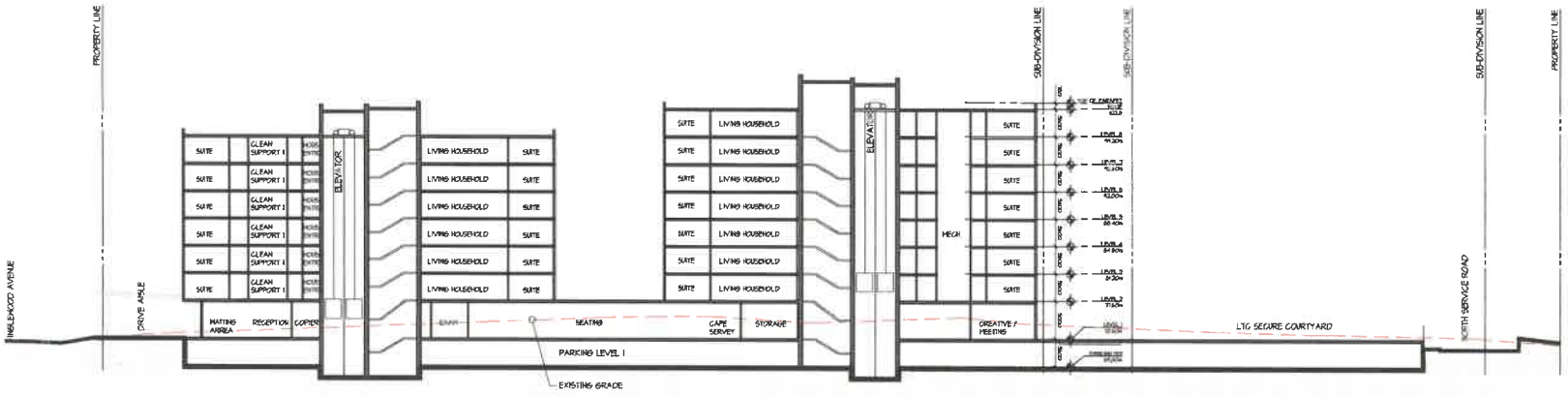
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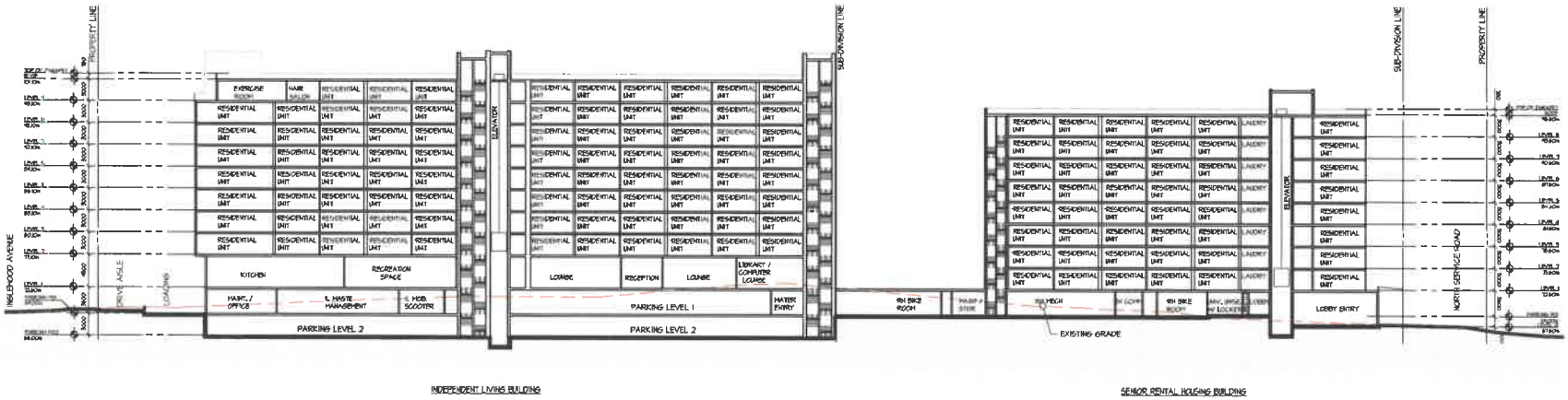
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DRAWN GD CHECKED NM

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DATE Nov 12, 2025

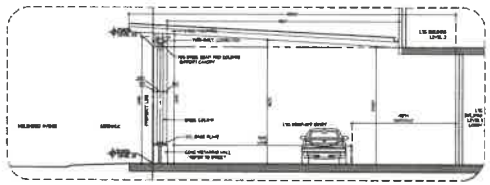
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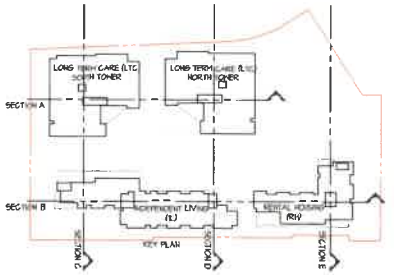
1 SITE SECTION A
1:300



2 SITE SECTION B
1:300



3 SECTION PORTE-COCHERE
1:100



dys architecture
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tel 604 669 7710 www.dysarchitecture.com

CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
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2	2026-04-22	AMENDMENT TO REZONING APPLICATION #2

NO.	DATE	REVISION

REGISTERED ARCHITECT DOMINIK JANICKI 2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

SECTIONS

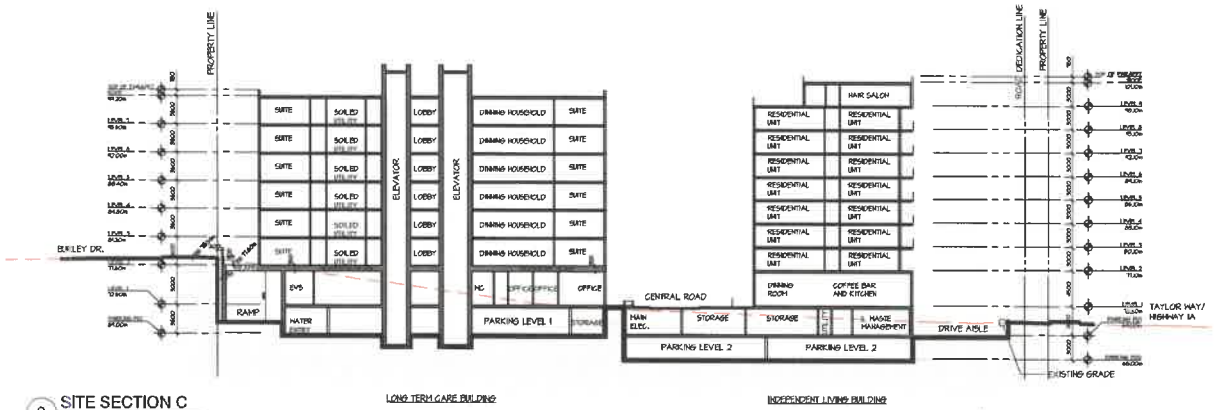
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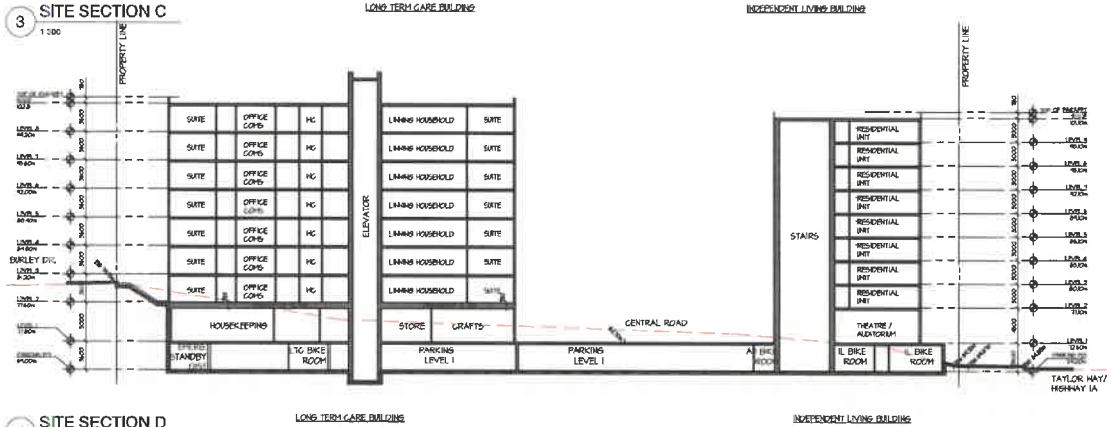
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SCALE 1:300
DATE Apr. 22, 26

A4.01

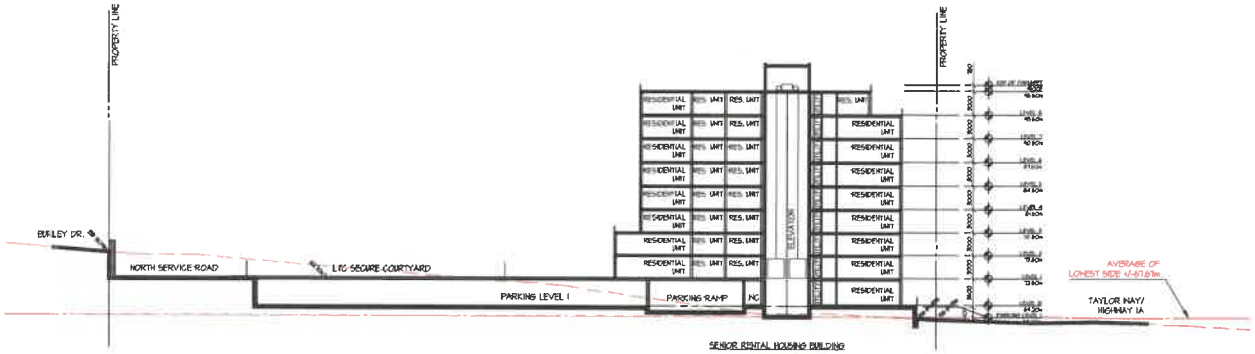
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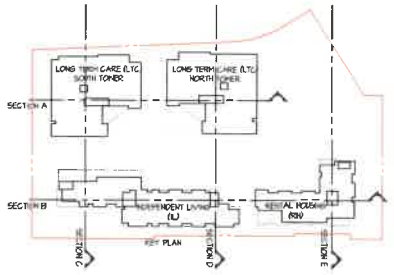
3 SITE SECTION C
1:300



4 SITE SECTION D
1:300



5 SITE SECTION E
1:300



PLOT STAMP: 2026-Apr-22 @3:19pm – P:\A224614 – Baptist Housing – Inglewood Care Centre\CAD\A224614_bs.dwg – A4.02

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CLIENT

BAPTIST HOUSING

NO.	DATE	ISSUE
1	2025-11-12	AMENDMENT TO REZONING APPLICATION
2	2026-04-22	AMENDMENT TO REZONING APPLICATION #2

NO.	DATE	REVISION

2026/04/22

PROJECT

BAPTIST HOUSING
INGLEWOOD CARE CENTRE

725 INGLEWOOD AVE
WEST VANCOUVER, BC

SECTIONS

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PROJECT A224614
DRAWN 1:300 CHECKED DJ

SCALE 1:300
DATE Apr. 22, 26

A4.02

Inglewood Campus Care Facility

Issued for Amendment to Rezoning Application #2

Contact Information

VDZ+A
Project Landscape Architecture

Mount Pleasant Studio
102-355 Kingsway
Vancouver, British Columbia, V5T 3J7

Fort Langley Studio
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Fort Langley, British Columbia, V1M 2R8

Kelowna Studio
102 - 1181 Sunset Drive
Kelowna, British Columbia, V1Y 0L4

Primary project contact:
Travis Martin
travis@vdz.ca
o. 604 546 0824

Alternate contacts (incase away):
Dave Jerke
Principal Landscape Architect
dave@vdz.ca
o. 604 546 0920

Key Project Contacts

Baptist Housing
Project Owner

Baptist Housing Head Office
(Vancouver Regional Office)

#125 - 6165 Highway 17A
Delta, BC V4K 5B8

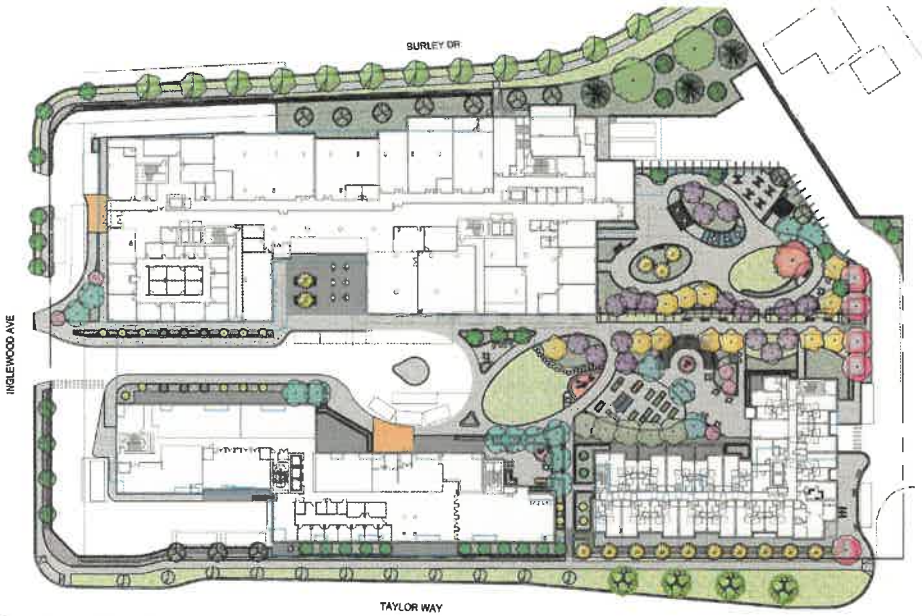
DYS Architecture
Project Building Architecture

#280 - 1770 Burrard Street
Vancouver, BC V6J 3G7

Glenn Gardner
glenn.gardner@dysarchitecture.com
604 669 7710

Sheet List Table

Sheet Number	Sheet Title
L-00	COVER SHEET
AR-01	TREE MANAGEMENT PLAN
L-01	SITE PLAN - OVERALL
L-02A	SITE PLAN - CENTRAL COURTYARD
L-02B	SITE PLAN - LTC COURTYARD
L-02C	SITE PLAN - ROOFTOPS
L-03A	PLANTING PALETTE - TREES
L-03B	PLANTING PALETTE - SHRUBS & GROUNDCOVERS
L-04	OFFSITE STREET SITE PLAN
LS-01	SECTIONS
LS-02	SECTIONS
LS-03	SECTIONS
LS-04	SECTIONS
LS-05	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS
LD-06	DETAILS



1 SITE PLAN OVERVIEW
Scale NTS



2 LOCATION MAP
Scale NTS

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KELOWNA
FORT LANGLEY
VANCOUVER

BAPTIST HOUSING

REV.	BY	DESCRIPTION	DATE
5			
4	TM	Rezoning Amendment #2	Apr 29, 2026
3	TM	Issued for Rezoning Amend.	Nov 12, 2025
2	TM	Issued for Rezoning Amend.	Oct 30, 2025
1	TM	Issued for Rezoning Amend.	Oct 23, 2025

REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
Inglewood Campus Care Facility

Location:
725 Inglewood Avenue
West Vancouver, BC
V7T 1X5

Drawn:
ML
AM

Checked:
TM

Approved:
TM

Stamp

Original Sheet Size:
24"x36"

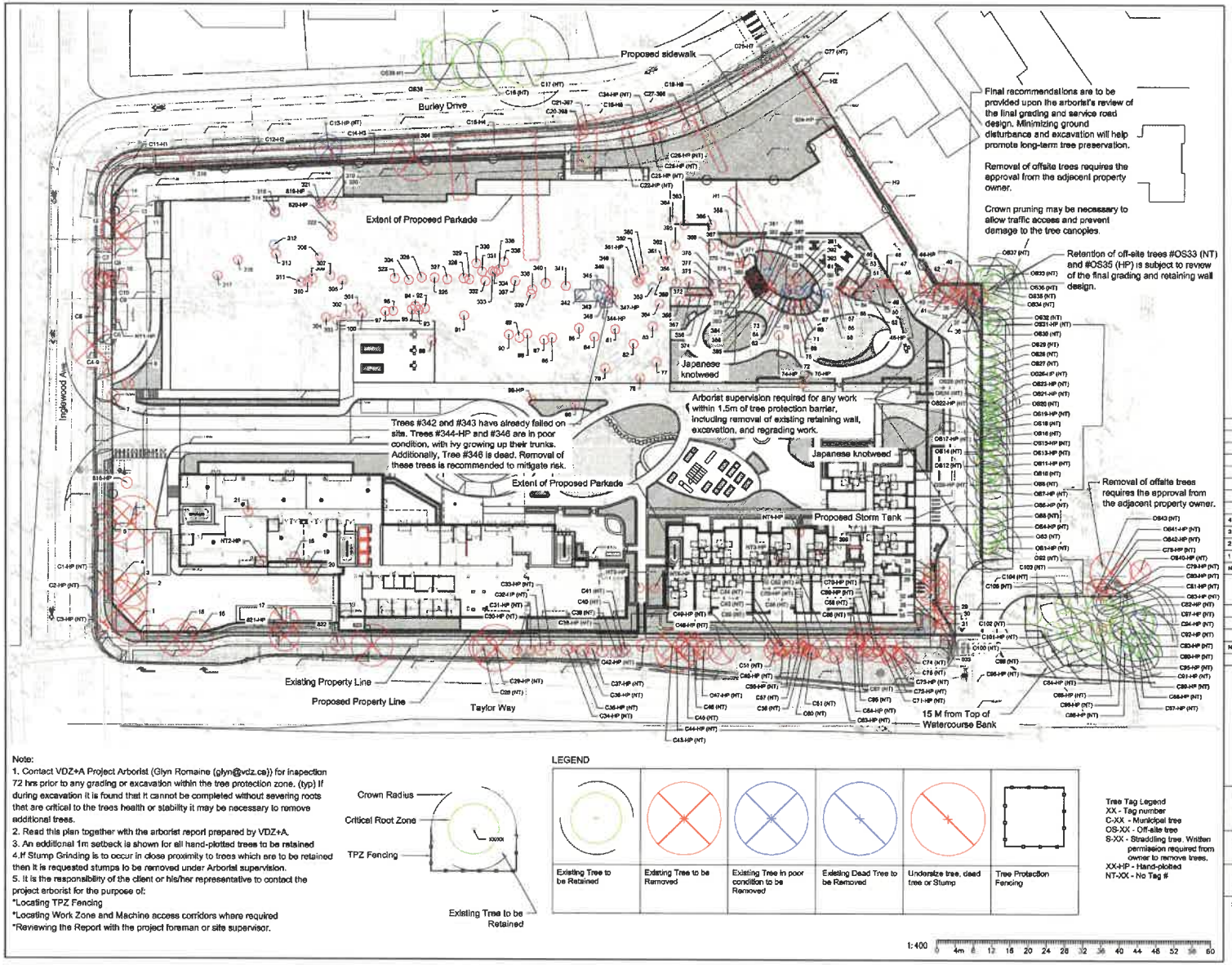
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AS SHOWN

Drawing Title: COVER SHEET

VDZ Project #: DP2025-19

Drawing #: L-00

Z:\PROJECT SHOP\VDZ DRAWING PERMITTACTIVE\2025\DP2025-19 INGLEWOOD CARE CENTRE\L_DWG\MASTER\L-00 COVER SHEET.DWG



Note:
1. Contact VDZ+A Project Arborist (Glyn Romaine (glyn@vdz.ca)) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
2. Read this plan together with the arborist report prepared by VDZ+A.
3. An additional 1m setback is shown for all hand-plotted trees to be retained
4.If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
*Locating TPZ Fencing
*Locating Work Zone and Machine access corridors where required
*Reviewing the Report with the project foreman or site supervisor.

LEGEND

Existing Tree to be Retained	Existing Tree to be Removed	Existing Tree in poor condition to be Removed	Existing Dead Tree to be Removed	Understize tree, dead tree or Stump	Tree Protection Fencing

Tree Tag Legend
XX - Tag number
C-XX - Municipal tree
OS-XX - Off-site tree
S-XX - Straddling tree. Written permission required from owner to remove trees.
XX-HP - Hand-plotted
NT-XX - No Tag #

1:400 0 4m 8 12 16 20 24 28 32 36 40 44 48 52 56 60

VDZ+A
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-525 Kingsway
Fort Langley, BC Vancouver, BC
V1M 2W6 V5T 3J7
www.vdz.ca 604-882-0024

BAPTIST HOUSING

No.	By:	Description	Date
4	AL	Rezoning Amendment #2	Apr 21, 2026
3	AL	Issued for Arborist Report	Nov 19, 2025
2	AL	Issued for Arborist Report	Oct 22, 2025
1	AL	Issued for Arborist Report	May 6, 2025

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Inglewood Campus Care Facility

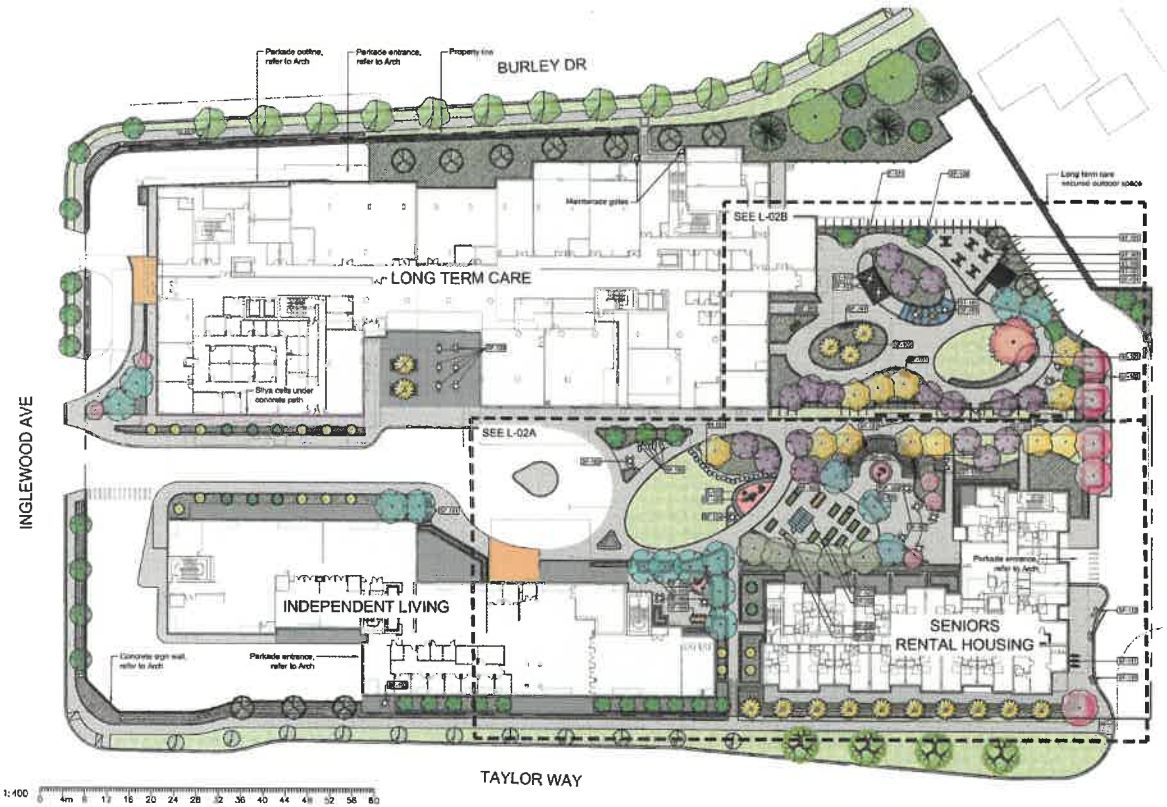
Location:
725 Inglewood Ave,
West Vancouver, BC,
V7T 1X5

Drawn: KM TS
Checked: TM
Approved: DJ
Scale: 1:400
Stamp:
Original Sheet Size: 22"x34"

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Drawing Title: TREE MANAGEMENT PLAN
VDZ Project #:
Drawing #: AR-01

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\25TP\25TP035-1818 INGLEWOOD CARE CENTRE\5_DWG\ARCHITECTURAL\AR-01 TREE MANAGEMENT PLAN.DWG



REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
FENCES			
	F-101	PICKET FENCE	1/LD-03
HARDSCAPE			
	H-101	CONCRETE PAD	1/LD-01, 2/LD-01
	H-102	HYDRAPRESSED SLAB	3/LD-01
	H-103	STEPPING STONE	8/LD-03
SOFTSCAPE			
	S-101	SOD LAWN	
	S-102	SHRUB	4/LD-04, 5/LD-04, 6/LD-04
	S-103	GROUNDCOVER	
	S-104	HEDGE	
	S-105	DRY CREEK BED/ROCK GARDEN	4/LD-03
SITE FURNITURE			
	SF-101	BENCH	1/LD-05
	SF-102	CUSTOM MADE CURVED BENCH	5/LD-02
	SF-103	CAFE TABLE AND CHAIRS	3/LD-05
	SF-104	DINING TABLE AND CHAIRS	4/LD-05
	SF-105	LOUNGE CHAIR	2/LD-05
	SF-106	POTTING TABLE	3/LD-03
	SF-107	URBAN AGRICULTURE PLOT	5/LD-05, 6/LD-05
	SF-108	WASTE RECEPTACLE	7/LD-05
	SF-109	BOULDER	8/LD-03
	SF-110	PREFAB PLANTER BOX	8/LD-05
	SF-111	BIKE RACK	8/LD-05
	SF-112	POTTED PLANT	1/LD-05
SITE STRUCTURES			
	ST-101	COVERED SHELTER 1	2/LD-05
	ST-102	COVERED SHELTER 2	3/LD-05
	ST-103	COVERED SHELTER - CURVED	4/LD-05
	ST-104	GREENHOUSE	7/LD-05
	ST-105	STORAGE SHED	5/LD-05

PRECEDENTS


Enclosed sensory gardens


Planting and lawn


Plaza and seating spaces


Distinct covered spaces

Landscape Design Objectives

1. **Landscape Aesthetic** - Reflect the unique character of West Vancouver using plant species suited to urban environments. Create visually appealing, multifunctional outdoor spaces throughout the site.
2. **Indoor-Outdoor Connection** - Strengthen the relationship between interior and exterior spaces through generous windows, large planting beds, and internal courtyards within the Long Term Care podium. Roof decks enhance views from above and encourage outdoor activities.
3. **Pedestrian Access and Site Permeability** - Ensure accessible pathways to main entrances and key site amenities. Broad looping paths provide park like experience in central layout.
4. **Preserve Existing Trees Where Feasible** -Existing trees have been carefully evaluated for preservation, with notable retention along the north property line despite the development's footprint.
5. **Respect for Neighbours Through Planted Buffers** - Establish a layered green edge around the site using deciduous and coniferous trees, complemented by shrubs and groundcovers at the ground level to create privacy and visual appeal.
6. **Diversity of Spaces** - Three buildings are arranged around a central focal courtyard featuring plazas, walkways, a community garden, seating areas, and a central lawn. Perimeter walkways with seatings and small spaces like the Contemplative Garden offer places for rest and reflection.

TREE SCHEDULE ONSITE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
TREES			
	Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B, 3.0m Ht, multi-stem	15
	Acer macrophyllum / Big Leaf Maple	B&B, 6cm cal, 1.8m std	2
	Acer rubrum 'Sun Valley' / Sun Valley Red Maple	B&B, 6cm cal, 1.8m std	1
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B&B, 6cm cal, 1.8m std	12
	Cercis canadensis / Eastern Redbud	B&B, 6cm cal, 1.8m std	17
	Cornus nuttallii Eddie's White Wonder / Eddie's White Wonder Dogwood	B&B, 3m Ht.	5
	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	3.0m Ht.	15
	Magnolia x 'Galaxy' / Galaxy Magnolia	B&B, 3m Ht	5
	Picea abies 'Cupressina' / Cupressina Norway Spruce	B&B, 3m Ht.	8
	Picea omorika / Serbian Spruce	B&B, 3m Ht.	12
	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce	B&B, 2.5m Ht	4
	Prunus 'Akebono' / Akebono Flowering Cherry	B&B, 6cm cal	8
	Pseudotsuga menziesii / Douglas Fir	B&B, 3m Ht	3
	Stewartia pseudocamellia / Japanese Stewartia	B&B, 1.2m std	11
	Styrax japonicus / Japanese Snowbell	B&B, 3m Ht.	15
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B; 6cm cal, 1.8m std	9

Total No. of Onsite Trees = 138

TREE SCHEDULE OFFSITE

	Cornus kousa 'Starlight' / Kousa Dogwood	B&B; 6cm cal, 1.8m std	12
	Fagus sylvatica 'Dawyck' / Dawyck Beech	B&B; 6cm cal, 1.8m std	11
	Quercus palustris / Pin Oak	B&B; 6cm cal, 1.8m std	4
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B; 6cm cal, 1.8m std	10

Total No. of Offsite Trees = 27

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KELOWNA
FORT LANGLEY
VANCOUVER
604.882.0024
www.vdz.ca

BAPTIST HOUSING

REV.	BY	DESCRIPTION	DATE
5			
4	TM	Rezoning Amendment #2	Apr 20, 2026
3	TM	Issued for Rezoning Amend.	Nov 12, 2025
2	TM	Issued for Rezoning Amend.	Oct 30, 2025
1	TM	Issued for Rezoning Amend.	Oct 23, 2025

REVISIONS TABLE FOR DRAWINGS

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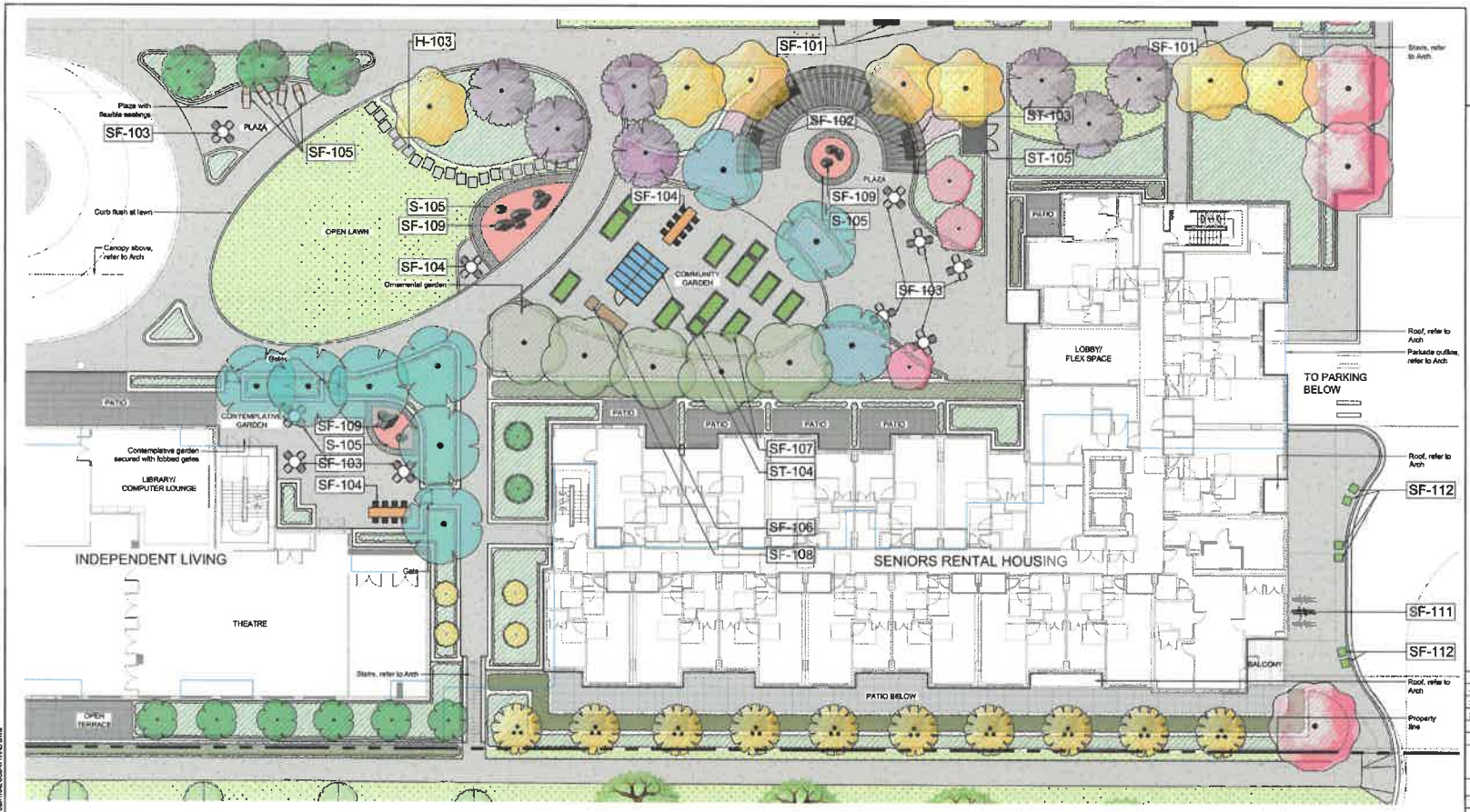
Project:
Inglewood Campus Care Facility

Location:
725 Inglewood Avenue
West Vancouver, BC
V7T 1X5

Drawn: ML, AM
Stamp:
Checked: TM
Approved: TM
Original Sheet Size: 24"x36"
Scale: 1:400

Drawing Title: SITE PLAN - OVERALL
VDZ Project #: DP2025-19
Drawing #: L-01

Z:\PROJECT ROOT\LONGMAN\PERMIT\ACTIVE\250925\PDF\25-19 INGLEWOOD CARE CENTRE_DWG\SHEETS\L-01 SITE PLAN OVERALL.DWG



REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
FENCES			
	F-101	PICKET FENCE	1/LD-03
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	H-101	CONCRETE PAD	1/LD-01, 2/LD-01
	H-102	HYDRAPRESSED SLAB	3/LD-01
	H-103	STEPPING STONE	6/LD-03
SOFTSCAPE			
	S-101	SOD LAWN	
	S-102	SHRUB	4/LD-04, 5/LD-04, 6/LD-04
	S-103	GROUNDCOVER	
	S-104	HEDGE	
	S-105	DRY CREEK BED/ROCK GARDEN	4/LD-03
SITE FURNITURE			
	SF-101	BENCH	1/LD-05
	SF-102	CUSTOM MADE CURVED BENCH	5/LD-02
	SF-103	CAFE TABLE AND CHAIRS	3/LD-05

SYMBOL	CODE	DESCRIPTION	DETAIL
SITE FURNITURE			
	SF-104	DINING TABLE AND CHAIRS	4/LD-05
	SF-105	LOUNGE CHAIR	2/LD-05
	SF-106	POTTING TABLE	3/LD-03
	SF-107	URBAN AGRICULTURE PLOT	5/LD-05, 6/LD-05
	SF-108	WASTE RECEPTACLE	7/LD-06
	SF-109	BOULDER	5/LD-03
	SF-111	BIKE RACK	8/LD-06
	SF-112	POTTED PLANT	1/LD-06
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	ST-103	COVERED SHELTER - CURVED	4/LD-06
	ST-104	GREENHOUSE	7/LD-06
	ST-105	STORAGE SHED	5/LD-06

Central Courtyard

The Central Courtyard begins above the vehicular turn-around with a grand lawn, abutted by a small plaza and naturalized planting. A rock garden and urban agriculture flank the oval central path and lead residents and visitors alike through the space and up to a plaza with rock garden and covered seating. In addition, there is a small contemplative garden in the northwest corner of the Independent Living building. Trees and planting are intermingled to provide sunny and shaded spaces, while also providing a canopy for birds, and more intimate human scaled spaces. The main intent of this design is to maximize the use of space by sharing amongst residents and visitors.

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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604-882-0224
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BAPTIST HOUSING

Key Map (NTS)

REV.	BY	DESCRIPTION	DATE
5			
4	TM	Rezoning Amendment #2	Apr 30, 2026
3	TM	Issued for Rezoning Amend.	Nov 12, 2025
2	TM	Issued for Rezoning Amend.	Oct 30, 2025
1	TM	Issued for Rezoning Amend.	Oct 23, 2025

REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
Inglewood Campus Care Facility

Location:
725 Inglewood Avenue
West Vancouver, BC
V7T 1X5

Drawn: MI, AM
Stamp:
Checked: TM
Approved: TM
Original Sheet Size: 24"x36"
Scale: 1:150

Drawing Title: SITE PLAN - CENTRAL COURTYARD
VDZ Project #: DP2025-19
Drawing #: L-02A

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2025-19 INGLEWOOD CARE CEN\RDS_DWGS\SEPTEMBER\L-02A SITE PLAN CENTRAL COURTYARD.DWG



REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
FENCES			
	F-101	PICKET FENCE	1/LD-03
HARDSCAPE			
	H-101	CONCRETE PAD	1/LD-01, 2/LD-01
SOFTSCAPE			
	S-101	SOD LAWN	
	S-102	SHRUB	4/LD-04, 5/LD-04, 6/LD-04
	S-104	HEDGE	
SITE FURNITURE			
	SF-101	BENCH	1/LD-06
	SF-103	CAFE TABLE AND CHAIRS	3/LD-06
	SF-107	URBAN AGRICULTURE PLOT	5/LD-05, 6/LD-05
	SF-108	WASTE RECEPTACLE	7/LD-06
	SF-109	BOULDER	5/LD-03

SYMBOL	CODE	DESCRIPTION	DETAIL
SITE STRUCTURES			
	ST-101	COVERED SHELTER 1	2/LD-06
	ST-102	COVERED SHELTER 2	3/LD-06
	ST-103	COVERED SHELTER - CURVED	4/LD-06
	ST-105	STORAGE SHED	5/LD-06

Long Term Care Courtyard

The Long-Term Care Courtyard is designed around three ovals, which provide interesting and varied looping path opportunities. Each route offers a different experience. When leaving the building, one enters the central plaza spine with varied meeting and seating opportunities. Urban agriculture plots extend to the northwest corner. The north oval is a large open lawn, to help increase the spacious feeling, and links to a small rest area. The south oval is part of the Pacific Northwest shade garden with more common naturalized forest planting. There are seating opportunities throughout. The Long-Term Care building also features a generous patio space near the roundabout that provides seating under the building canopy and planters to soften the hardscape.

Special Care Unit: Secured Outdoor Space

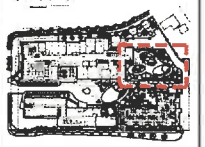
1. Accessible at grade garden
2. 7' tall perimeter fencing softened by landscape elements
3. Varied microclimates (i.e. shade, light)
4. Highly visible entrances to building and clear pathways to follow
5. Looped walking path with smooth concrete surface <2% grade throughout
6. 2m+ wide path for 2x wheelchair passage
7. Urban agriculture planters for residents' use
8. Planting to screen resident rooms from outdoor pathways and seating areas
9. Social/seating spaces incorporated into garden

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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BAPTIST HOUSING

Key Map (NTS)



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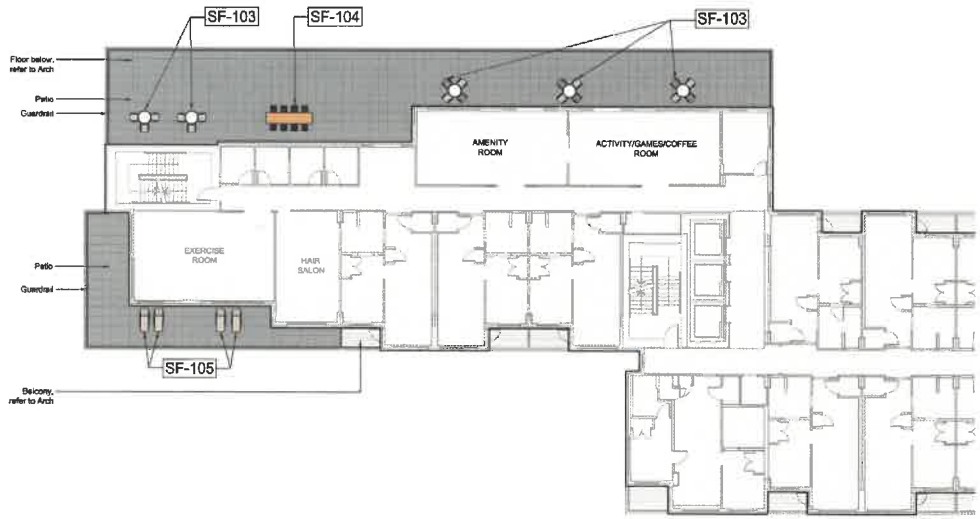
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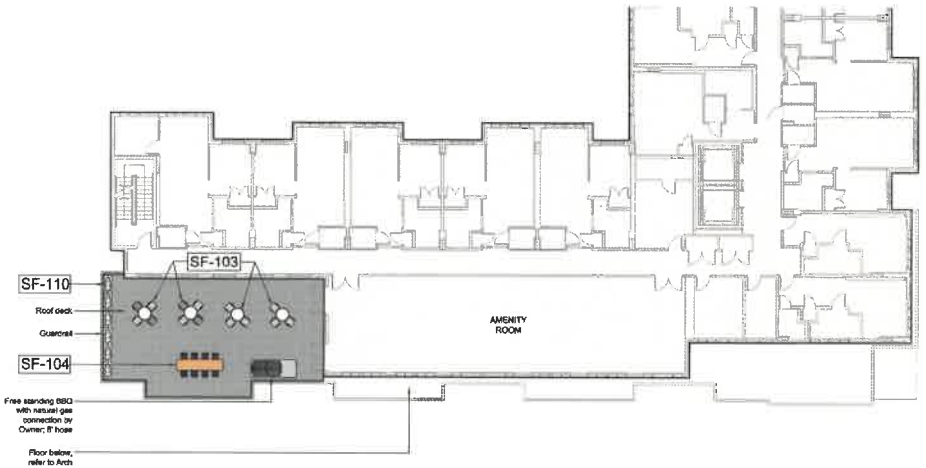
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Original Sheet Size: 24"x36"
Scale: 1:150

Drawing Title: SITE PLAN - LTC COURTYARD
VDZ Project #: DP2025-19
Drawing #: L-02B

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1 ROOFTOP PLAN - INDEPENDENT LIVING LEVEL 9
Scale 1:150



2 ROOFTOP PLAN - SENIORS RENTAL HOUSING LEVEL 8
Scale 1:150

REFERENCE NOTES SCHEDULE

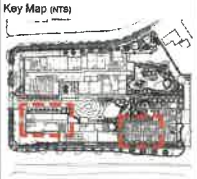
SYMBOL	CODE	DESCRIPTION	DETAIL
HARDSCAPE			
	H-102	HYDRAPRESSED SLAB	3/L0-01
SITE FURNITURE			
	SF-103	CAFE TABLE AND CHAIRS	3/L0-05
	SF-104	DINING TABLE AND CHAIRS	4/L0-05
	SF-105	LOUNGE CHAIR	2/L0-05
	SF-110	PREFAB PLANTER BOX	6/L0-05

1:150 0 1.5m 4.5 7.5 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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BAPTIST HOUSING

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Drawing Title: SITE PLAN - ROOFTOPS
VDZ Project #: DP2025-19
Drawing #: L-02C

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TREE SELECTION

Tree selections are based on site exposure following the removal of a large, existing canopy cover, as well as the need for narrow, space-efficient cultivars suited to modern landscapes.Key features include distinctive bark, ivory-colored blooms, drought-tolerant conifers, and brilliant orange fall foliages.

TREE SCHEDULE

BOTANICAL / COMMON NAME	CONT	QTY	OFFSITE	ONSITE
TREES				
Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B, 3.0m Ht, multi-stem	15		15
Acer macrophyllum / Big Leaf Maple	B&B, 6cm cal, 1.8m std	2		2
Acer rubrum 'Sun Valley' / Sun Valley Red Maple	B&B, 6cm cal, 1.8m std	1		1
Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B&B, 6cm cal, 1.8m std	12		12
Cercis canadensis / Eastern Redbud	B&B, 6cm cal, 1.8m std	17		17
Cornus kousa 'Starlight' / Kousa Dogwood	B&B, 6cm cal, 1.8m std	12	12	
Cornus nuttalii Eddie's White Wonder / Eddie's White Wonder Dogwood	B&B, 3m Ht.	5		5
Fagus sylvatica 'Dawyck' / Dawyck Beech	B&B, 6cm cal, 1.8m std	11	11	
Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	3.0m ht.	15		15
Magnolia x 'Galaxy' / Galaxy Magnolia	B&B, 3m Ht.	5		5
Picea abies 'Cupressina' / Cupressina Norway Spruce	B&B, 3m Ht.	6		6
Picea omorika / Serbian Spruce	B&B, 3m Ht.	12		12
Picea pungens 'Hoopsii' / Hoopsi Blue Spruce	B&B, 2.5m Ht	4		4
Prunus 'Akebono' / Akebono Flowering Cherry	B&B, 6cm cal	5		5
Pseudotsuga menziesii / Douglas Fir	B&B, 3m Ht.	3		3
Quercus palustris / Pin Oak	B&B, 6cm cal, 1.8m std	4	4	
Stewartia pseudocamellia / Japanese Stewartia	B&B, 1.2m std	11		11
Styrax japonicus / Japanese Snowbell	B&B, 3m Ht.	15		15
Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B, 6cm cal, 1.8m std	19	10	9

OFFSITE TREES



Cornus kousa 'Starlight'
Kousa Dogwood



Fagus sylvatica 'Dawyck'
Dawyck Beech



Quercus palustris
Pin Oak



Syringa reticulata 'Ivory Silk'
Ivory Silk Japanese Tree Lilac

ONSITE TREES



Acer circinatum 'Pacific Fire'
Pacific Fire Vine Maple



Acer macrophyllum
Big Leaf Maple



Acer rubrum 'Sun Valley'
Sun Valley Red Maple



Amelanchier x grandiflora 'Autumn Brilliance'
Autumn Brilliance Apple Serviceberry



Cercis canadensis
Eastern Redbud



Cornus nuttalii 'Eddie's White Wonder'
Eddie's White Wonder Dogwood



Liquidambar styraciflua 'Slender Silhouette'
Slender Silhouette Sweet Gum



Magnolia x 'Galaxy'
Galaxy Magnolia



Picea abies 'Cupressina'
Cupressina Norway Spruce



Picea omorika
Serbian Spruce



Picea pungens 'Hoopsii'
Hoopsii Blue Spruce



Prunus 'Akebono'
Akebono Flowering Cherry



Pseudotsuga menziesii
Douglas Fir



Quercus x 'Skinny Genes'
Skinny Genes Oak



Styrax japonica
Japanese snowbell



Syringa reticulata 'Ivory Silk'
Ivory Silk Japanese Tree Lilac

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V7T 1X5

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Drawing Title: PLANTING PALETTE - TREES

VDZ Project #: DP2025-19

Drawing #: L-03A

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2025-19 INGLEWOOD CARE CENTRE\L_DWG\SHEETS\L-03 PLANTING PALETTE.DWG

PLANTING CONCEPT

Several planting design approaches are taken in consideration of the multifunctionality nature of the development. From a habitat restoration standpoint, native shrubs, groundcovers, and ferns will be used in key areas to evoke a Pacific Northwest character. Many of these species are pollinator and bird friendly.

In featured planting beds—such as those near entrances and amenity spaces—a blend of native and introduced species will be used. These areas will feature a 60/40 mix of evergreen and deciduous plants. Where sun exposure allows, flowering perennials with coral and peach blooms will provide seasonal interest from summer into fall.

COLOUR PALETTE

SUN - PACIFIC FUSION

Mounding perennials, early-blooming shrubs that support pollinators and provide winter seed for birds. Monochromatic clipped forms.



Precedents



SHADE - NORTHSHORE WOODLAND

Mixed tree and understory species, cool textural plantings.



Precedents



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	SPACING
SHRUBS			
Ac2	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	#3	1.2 m
Az	Azalea japonica 'Hino Crimson' / 'Hino Crimson'	#2	0.76 m
Cb	Cornus sericea / Red Twig Dogwood	#2	1.5 m
Hd	Holodiscus discolor / Ocean-spray	#2	1 m
Ph	Physocarpus capitatus / Pacific Ninebark	#3	1.25 m
Rk	Ribes sanguineum / Red Flowering Currant	#3	1.5 m
Rn	Rosa nutkana / Nootka Rose	#2	1 m
Sa	Salix scouleriana / Scouler's Willow	#2	1.25 m
Sd	Spiraea douglasii / Western Spiraea	#2	1.25 m
Ta	Taxus x media 'Hillii' / Hill's Anglo-Japanese Yew	1.2m ht	0.76 m
Vl	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry	#3	1 m
FERNS			
B	Blechnum spicant / Deer Fern	#1	0.46 m
Pm	Polystichum munitum / Western Sword Fern	#1	0.76 m
GRASSES			
Ce	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1	0.61 m
De	Deschampsia cespitosa / Tufted Hair Grass	#1	0.76 m
Ha	Hakonechloa macra 'Aureola' / Golden Variegated Forest Grass	#1	0.76 m
PERENNIALS			
Y	Achillea millefolium / Common Yarrow	#1	0.61 m
S	Asarum caudatum / Wild Ginger	#1	0.46 m
A	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	#1	0.61 m
C	Camassia quamash / Small Camas	#1	0.46 m
D	Dicentra formosa / Western Bleeding-Heart	#1	0.46 m
E	Echinacea x 'PAS702917' / PowWow® Wild Berry Coneflower	#1	0.61 m
H	Helleborus x hybridus 'Royal Heritage Strain' / Royal Heritage Hellebore	#1	0.61 m
Sg	Solidago canadensis / Goldenrod	#1	0.76 m

IRRIGATION NOTES:

1. Site to be irrigated as per reviewed irrigation drawings and District of West Vancouver standards. Irrigation system to meet or exceed IIARC standards. Landscape Architect to review irrigation plans.
2. Irrigation stub out location as per Mechanical.
3. Final GPM to be determined by design build irrigation. Mechanical to assume 1" connection. Contractor to determine pipe layout to ensure system operates as per specifications.
4. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust piping size accordingly.
5. Irrigation controllers to be located inside building electrical room. Coordinate with Mechanical and Electrical.
6. Control wire from the controller to valves shall be a minimum 14-gauge burial type, CSA approved type PE direct burial wire.
7. Contractor ensure off-site irrigation is on its own zone.
8. New service boxes sized to contain all required valves and blow-out tees to match District of West Vancouver standards.
9. All service connections to be coordinated with Civil and Mechanical. Allow for proper winterization through ball valve installation.
10. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks.
11. Irrigation sleeves to be installed as required to allow all areas to be irrigated. Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
12. Contractor to verify the existence, location, and elevation of all underground utilities and services prior to commencement of the work.
13. All products to be installed as per manufacturers specifications unless noted otherwise. Contractor to provide all permits required for installation of irrigation system.
14. All pipes to be installed at a minimum of 18" below finished grade.
15. Mainline to be installed at a minimum of 24" below finished grade.
16. All valves to be installed in 10" or larger valve box.
17. All irrigation heads to be 12" high pop heads - disregard if shrub areas are drip irrigated.
18. Contractor to confirm pressure and pipe sizing at connection point and install pressure reducer as required.
19. Boulevard trees to be irrigated with drip rings. Shrub areas to be irrigated. For all boulevard plantings, a design/build irrigation system to be provided compliant with District of West Vancouver standards.
20. Ensure irrigation boxes and valves are situated within planting areas where feasible. Review with Landscape Architect if additional boxes are required beyond shown on schematic.
21. Irrigation shop drawings to reflect drip irrigation layout and required valve and access boxes.
22. Overspray on adjacent hardscape and buildings to be avoided.
23. Design build irrigation to issue initial shop drawing for pricing/compliance review to Baptist Housing. Issued for construction irrigation drawings to be reviewed by VDZ and Baptist Housing before finalized. Contractor to provide as builts for Baptist Housing and Strata records.
24. Irrigation system will be inspected by consultant upon completion.

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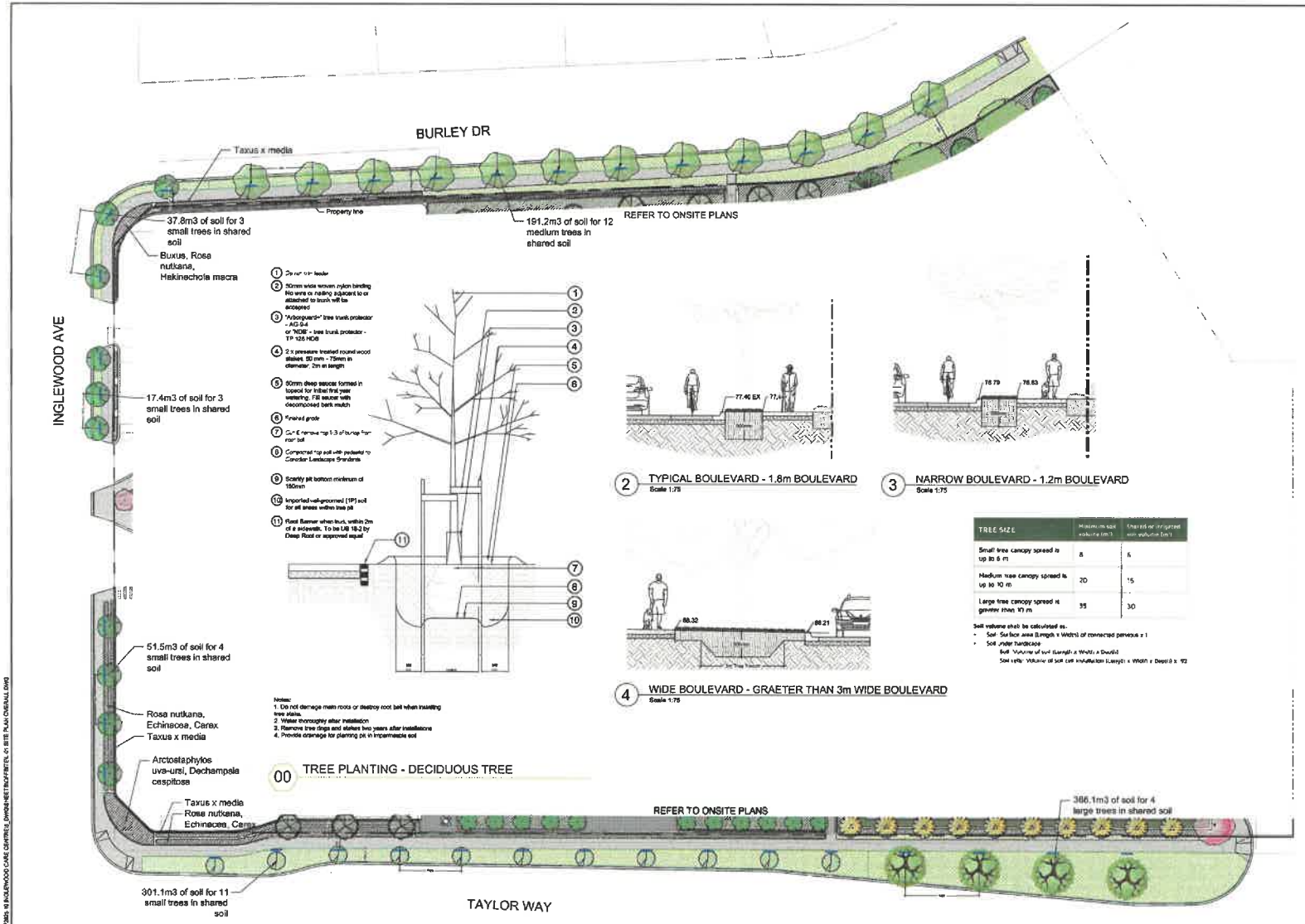
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Drawing Title: PLANTING PALETTE - SHRUBS & GROUNDCOVERS
VDZ Project #: DP2025-19
Drawing #: L-03B

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TREE SCHEDULE OFFSITE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
TREES			
	Cornus kousa 'Starlight' / Kousa Dogwood	B&B; 6cm cal, 1.8m std	12
	Fagus sylvatica 'Dawyck' / Dawyck Beech	B&B; 6cm cal, 1.8m std	11
	Quercus palustris / Pin Oak	B&B; 6cm cal, 1.8m std	4
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B, 6cm cal, 1.8m std	10

REFERENCE NOTES SCHEDULE

HARDSCAPE			
H-101	CONCRETE PAD	1/LD-01, 2/LD-01	

SOFTSCAPE

S-101	SOD LAWN	4/LD-04, 5/LD-04, 6/LD-04
S-102	SHRUB	
S-103	GROUNDCOVER	
S-104	HEDGE	
S-106	ROOT BARRIER	4/LD-03

IRRIGATION NOTES

1. Entirely off-site boulevard areas to be irrigated, supplied and managed by subject site.
2. Irrigation design to be undertaken by an IIABC qualified irrigation designer and installed per specifications.

1: 300

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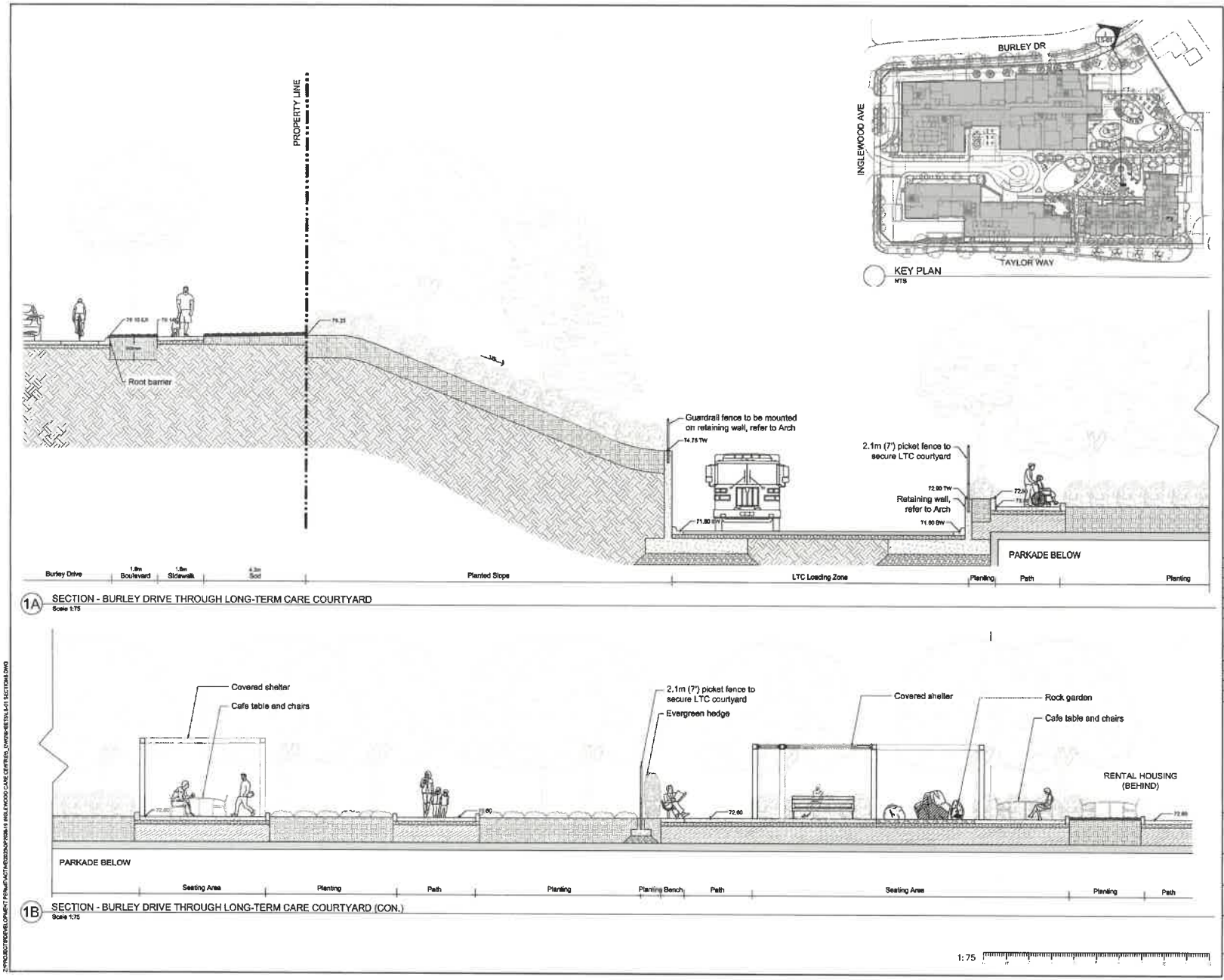
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Drawing Title: OFFSITE STREET SITE PLAN

VDZ Project #: DP2025-19

Drawing #: L-04

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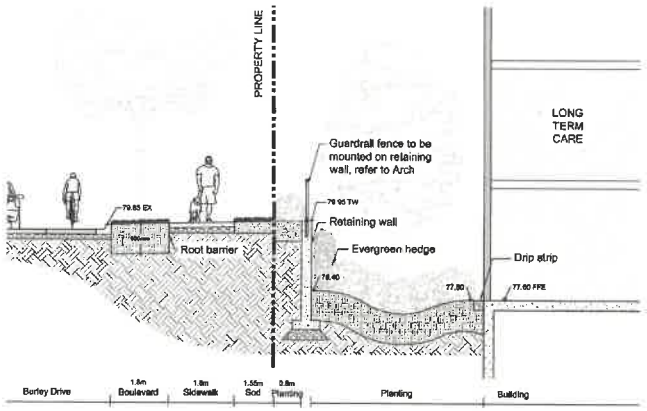
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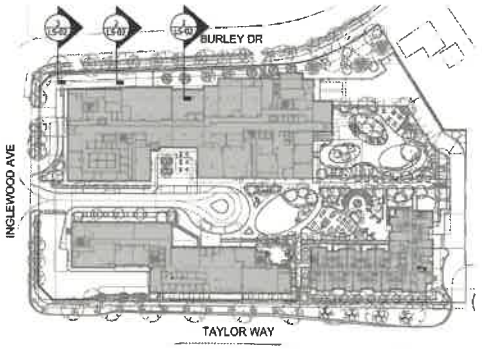
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Approved: TM
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Drawing Title: SECTIONS
VDZ Project #: DP2025-19
Drawing #: LS-01

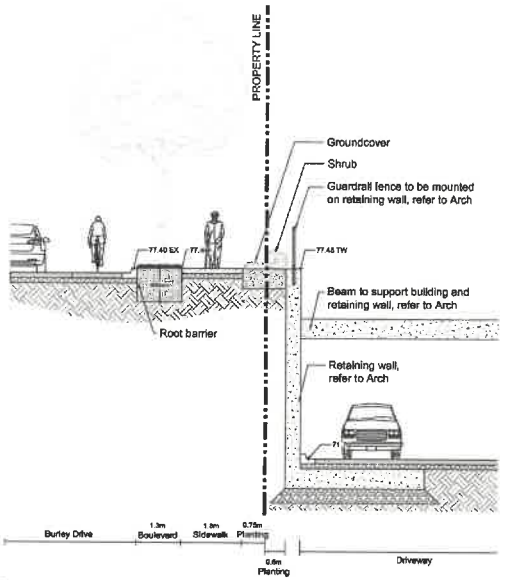
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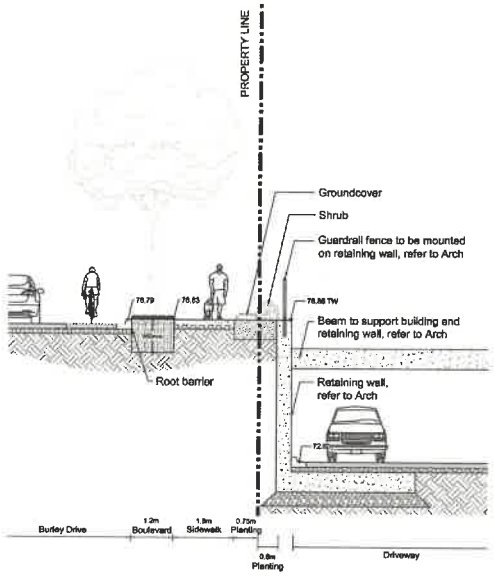
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KEY PLAN
NTS



2 SECTION - BURLEY DRIVE
Scale 1:75



3 SECTION - BURLEY DRIVE
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4	TM	Rezoning Amendment #2	Apr 20, 2026
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2	TM	Issued for Rezoning Amend.	Oct 30, 2025
1	TM	Issued for Rezoning Amend.	Oct 23, 2025
REV.	BY	DESCRIPTION	DATE

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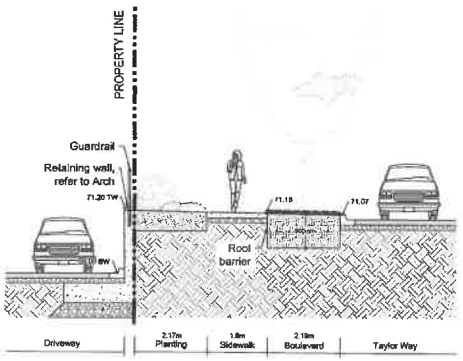
Project:
Inglewood Campus Care Facility

Location:
725 Inglewood Avenue
West Vancouver, BC
V7T 1X5

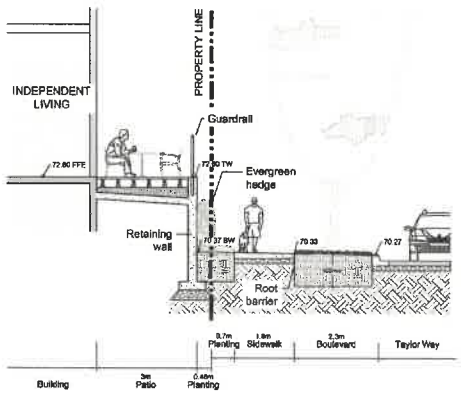
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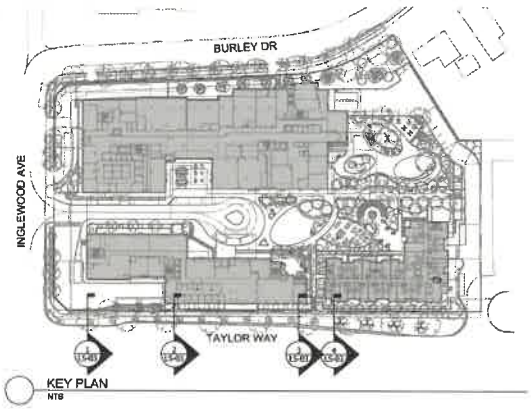
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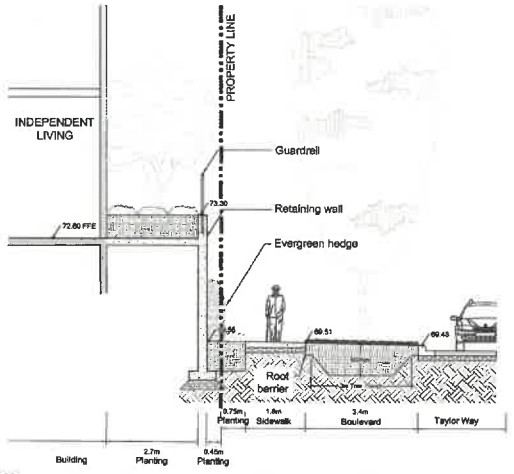
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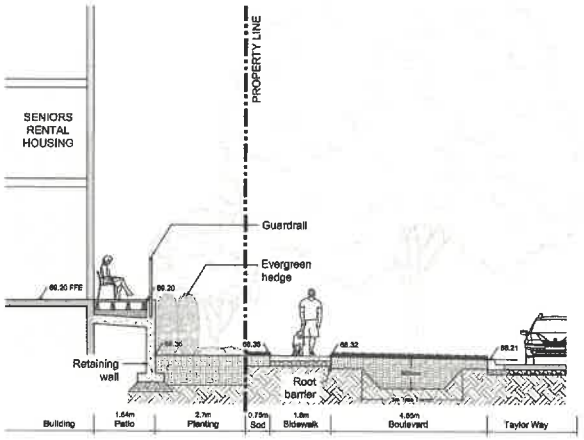
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KEY PLAN
NTS



3 SECTION - TAYLOR WAY THROUGH INDEPENDENT LIVING
Scale 1:75



4 SECTION - TAYLOR WAY THROUGH SENIORS RENTAL HOUSING
Scale 1:75

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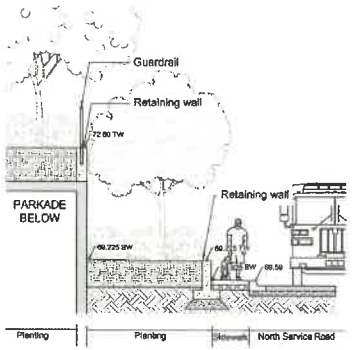
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Location:
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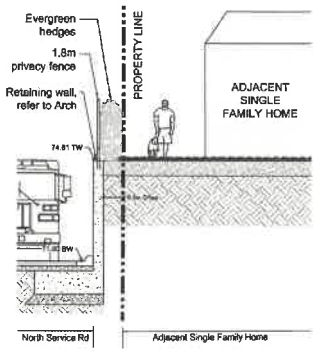
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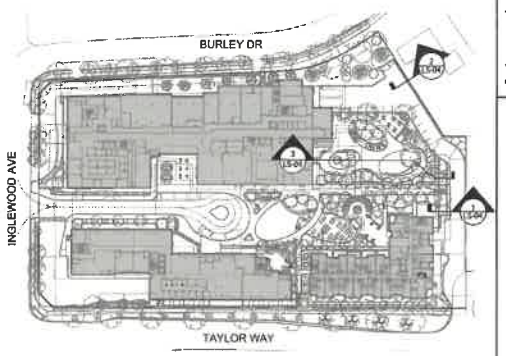
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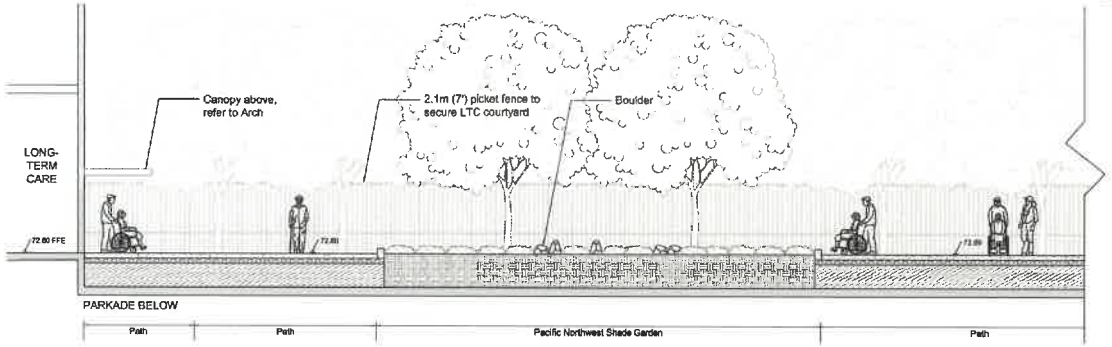
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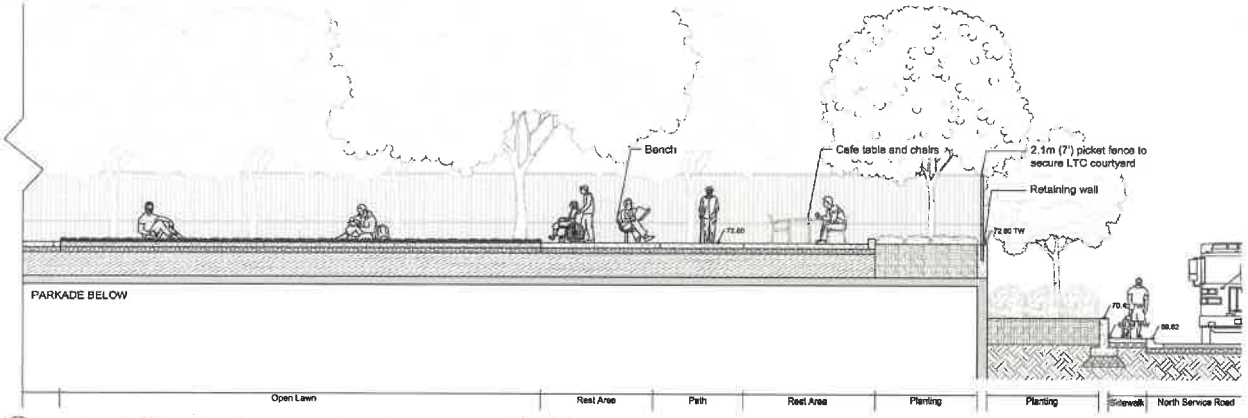
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Scale 1:75



KEY PLAN
NTS



3A SECTION - NORTH SERVICE ROAD THROUGH LONG-TERM CARE COURTYARD
Scale 1:75



3B SECTION - NORTH SERVICE ROAD THROUGH LONG-TERM CARE COURTYARD (CON.)
Scale 1:75

1:75

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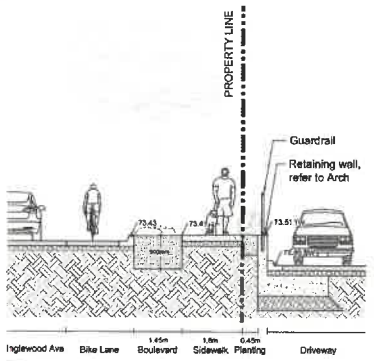
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V7T 1X5

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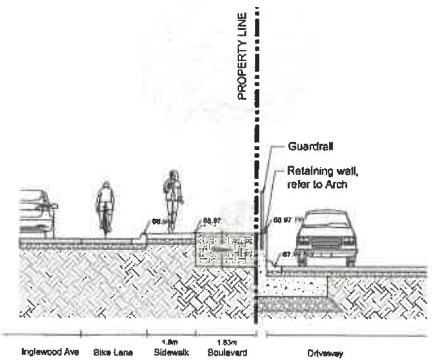
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Drawing #: LS-04

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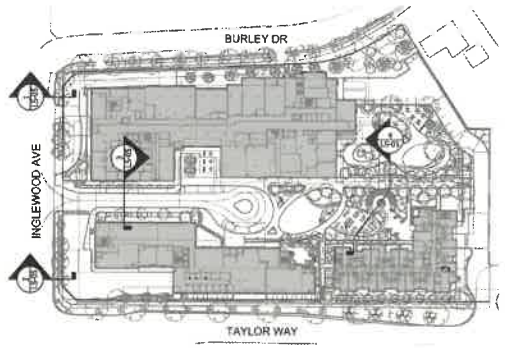
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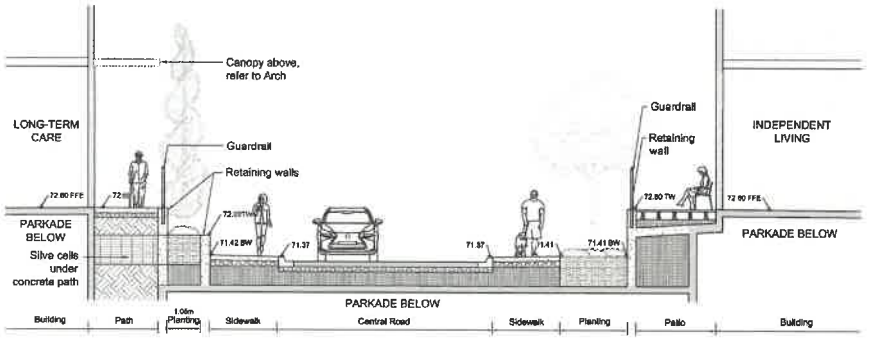
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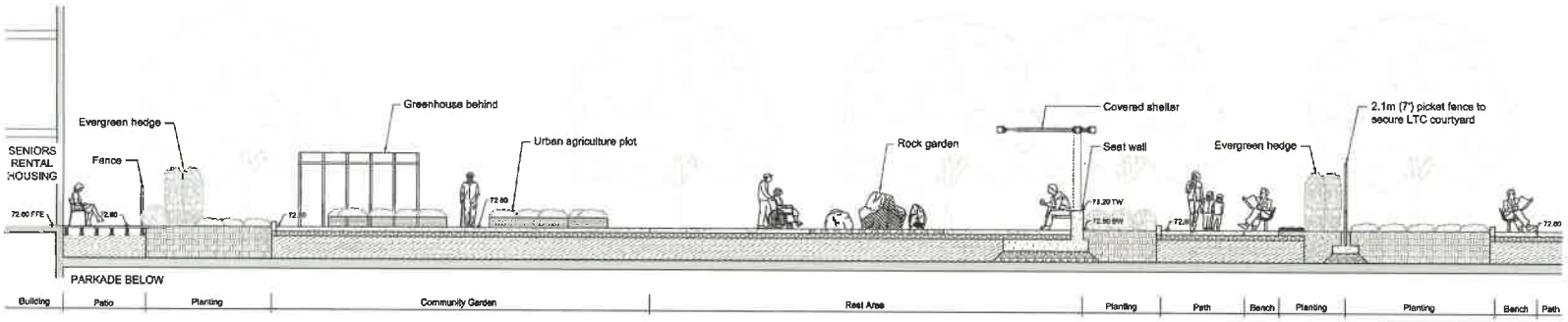
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Scale 1:75



KEY PLAN
NTS



3 SECTION - CENTRAL ROAD
Scale 1:75



4 SECTION - CENTRAL OPEN SPACE
Scale 1:75

1: 75

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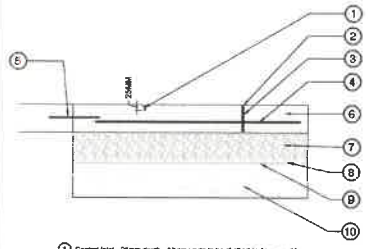
Project:
Inglewood Campus Care Facility

Location:
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West Vancouver, BC
V7T 1X5

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Drawing #: LS-05

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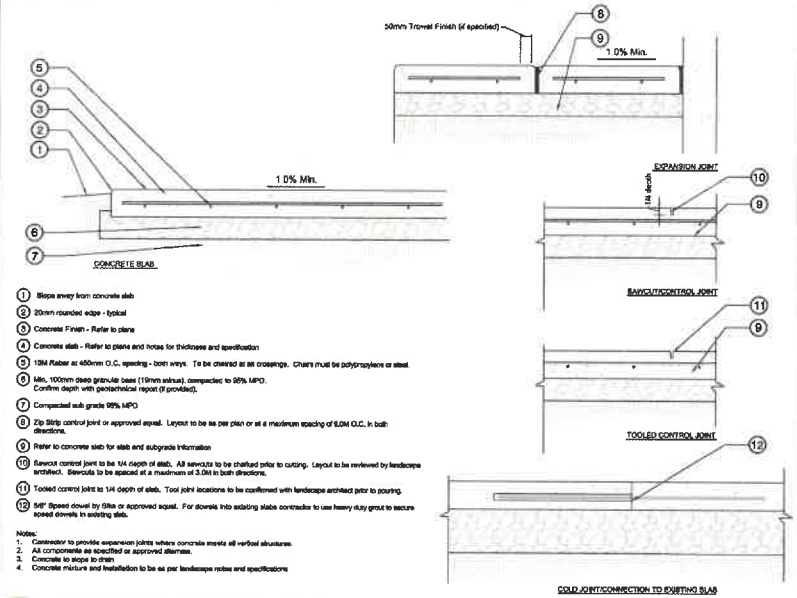


1. Control joint - 25mm depth. All saw cuts to be chalked and approved by landscape architect prior to placement
2. Recessed 4mm
3. 9mm Expansion joint asphalt impregnated fibreboard
   Expansion joint to have 5mm kicked radius on both sides
   Joint to include #4 x 450mm rebar dowel with sleeve at 600mm O.C.
4. 10M rebar @ 450mm each way tied at all knuckles - Reinforcement to be confirmed with structural for vehicle areas
5. Construction/Cold Joint
   #4 Rebar with sleeve at 600mm O.C.
6. 125mm concrete slab with waterproof coating
   Refer to site plan for concrete finish
   Refer to notes and specifications for concrete mix and testing
   2.5Mx2.5M Test panel is required for all finishes
7. 125mm 19mm clear stone compacted to 95% MPD
8. Slab protection and drainage mat. Refer to Architectal/Structural Engineers drawings
9. Water proof membrane by others
10. Structural Slab. Refer to architectural drawings

Notes:

1. Control joints to be provided a maximum spacing of 1.8M. Expansion joints every 3.0M. If a layout for control joints and expansion joints contractor to provide a layout prior to first concrete pour.

1 CONCRETE SLAB - OVER PARKADE

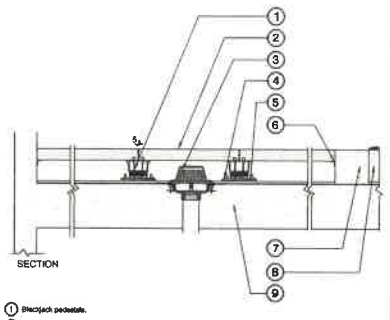


1. Slope away from concrete slab
2. 20mm rounded edge - typical
3. Concrete Finish - Refer to plans
4. Concrete slab - Refer to plans and notes for thickness and specification
5. 15M Rebar at 450mm O.C. spacing - both ways. To be chaired at all crossings. Chairs must be polypropylene or steel.
6. Min. 100mm deep granular base (19mm minus), compacted to 95% MPD. Confirm depth with geotechnical report (if provided).
7. Compacted sub grade 95% MPD
8. Zip Strip control joint or approved equal. Layout to be as per plan or at a maximum spacing of 6.0M O.C. in both directions.
9. Refer to concrete slab for slab and subgrade information
10. Sawcut control joint to be 1/4 depth of slab. All sawcuts to be chalked prior to cutting. Layout to be reviewed by landscape architect. Sawcuts to be spaced at a maximum of 3.0M in both directions.
11. Tooled control joint to 1/4 depth of slab. Tool joint locations to be confirmed with landscape architect prior to pouring.
12. 5/8" Speed dowel by Sika or approved equal. For dowels into existing slabs contractor to use heavy duty grout to secure speed dowels in existing slab.

Notes:

1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. All components as specified or approved alternate.
3. Concrete to slope to drain
4. Concrete mixture and installation to be as per landscape notes and specifications

2 CONCRETE SLAB - REBAR REINFORCED

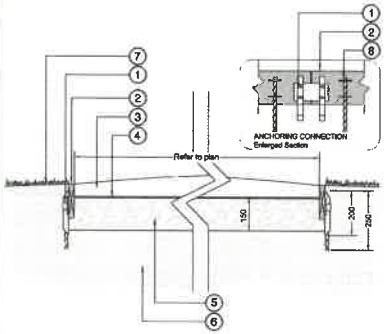


1. Blockjack pedestals.
2. Hydrapressed slab
3. Promenade deck drain with perforated stainless steel extension
4. Nilex WD-15 Drain mat, or as specified by Architect
5. Waterproof membrane by Architect
6. Continious aluminum ledge
7. 150mm W x 100mm D concrete edge or wall
8. Landscape area
9. Structural slab by others

NOTES:

1. All components as specified or approved alternate.
2. Contractor to provide cut sheets of all components for Landscape Architect approval.
3. Blockjack Screwjack or OneStep system depending on depth in slab.
4. Aluminum ledge to be secured to wall/curb with concrete screws.

3 HYDRAPRESSED SLAB ON SLAB

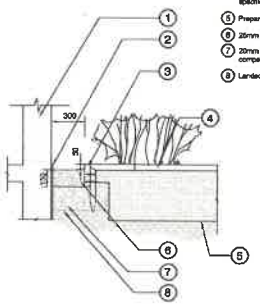


1. Anchoring spike (min 200mm long) every 1000mm O.C. attached to Perma-Deck edge (or approved equal) with galvanized connector edge plate (with oblong nail holes for expansion and vertical spike holder) 100mm long galvanized nails.
2. Perma-Deck edge (or approved equal).
3. 100mm crushed granite (8mm minus). Material to be screened, washed and rolled. Contractor to confirm no patticles.
4. Non-woven landscape fabric.
5. 150mm Aggregate base (19mm minus) compacted to 95% MPD.
6. Existing subgrade compacted to 95% MPD.
7. Slope away from path
8. #4 Rebar stakes with galvanized heavy duty staples (min 250mm long).

NOTES:

- Contractor to provide 1L sample of crushed granite material for approval by Landscape Architect prior to installation.
- Ensure top of edge board meets flush with crushed granite.
- Minimum 2% cross slope to path.
- Leave 15mm gap between boards at time of installation.

4 CRUSHED GRANITE PATH



1. Building wall. Refer to Architect's detail
2. Protection board & membrane. Refer to Architect's detail
3. 200 x 50 pressure treated timbers, fixed in place with 400 x 50 pressure treated stakes every 1000mm
4. Topsoil and mulch (as per specification)
5. Prepared Subsoil (free draining)
6. 20mm round river rock
7. 20mm (3/4") class crushed gravel, compact to 98% M.P.D.
8. Landscape fabric

5 DRIP STRIP ADJACENT GARDEN BED

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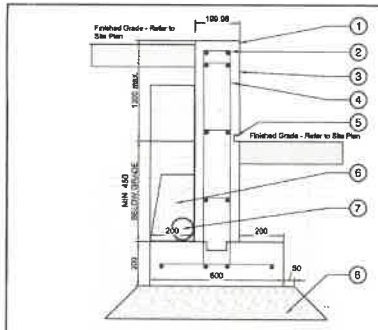
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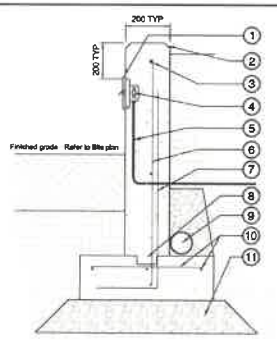
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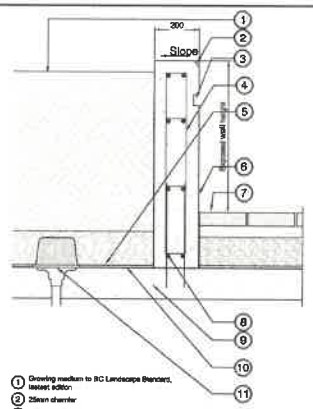
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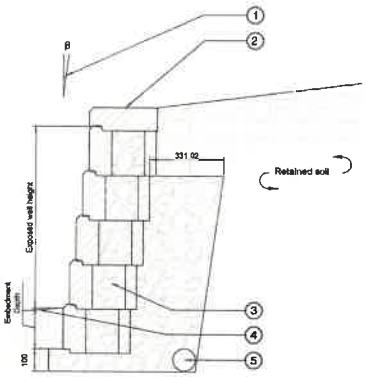
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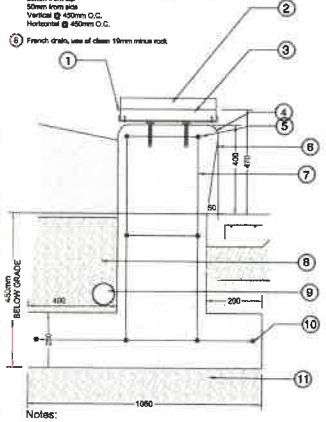
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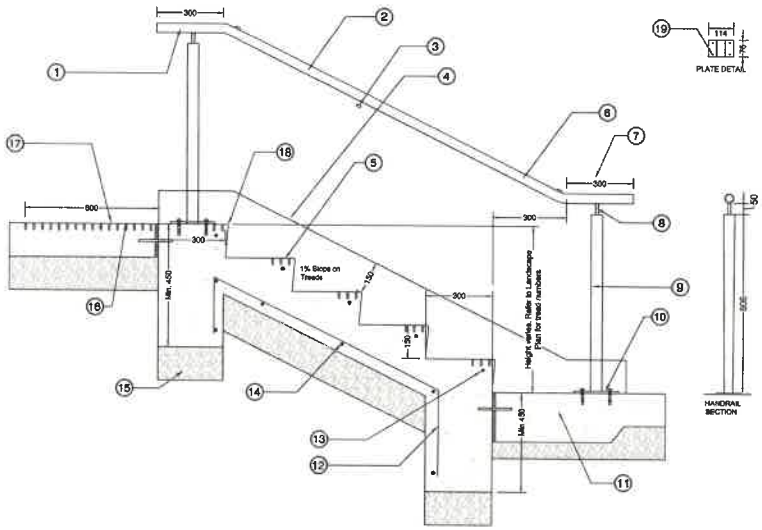
3 CONCRETE RAISED PLANTER



4 ALLAN BLOCK WALL



5 SEAT RETAINING WALL



6 TREAD CONCRETE STAIRS W/CHEEKWALL

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Project:
Inglewood Campus Care Facility

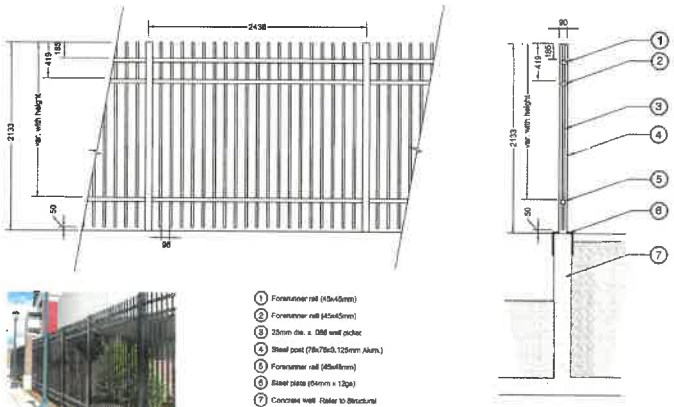
Location:
725 Inglewood Avenue
West Vancouver, BC
V7T 1X5

Drawn: ML AM	Stamp:
Checked: TM	
Approved: TM	Original Sheet Size: 24"x36"
	Scale: AS SHOWN

Drawing Title: DETAILS

VDZ Project #: DP2025-19

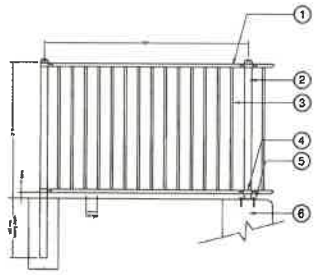
Drawing #: LD-02



FENCE:
Model: Echelon II Genesis
Height: 7'
Panel width: 8'
Colour: Bronze
Gate: 5.5' wide single swing gate to match fence
Manufacturer: Ameristar
Note: or approved alternate, Contractor to submit shop drawings for approval.

Notes:
1. All aluminum picket fence powder coated RAL 7004
2. Structurally approved shop drawings, including all fasteners and post anchor to be submitted for review by Landscape Architect.

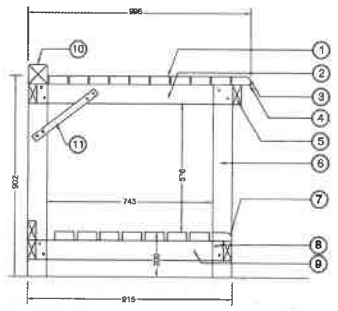
1 SENIOR'S COURTYARD 2.4M H PICKET FENCE



1 32x37mm Forerunner rail
2 Metal post
3 16mmsq x 2mm picket
4 Bracket
5 Base plate welded to bottom of post. Attach to top of wall with 4 bolts per plate.
6 Concrete wall

FENCE
Model: Ameristar Pure Manteca
Height: 1830mm
Panel width: 1980mm
Colour: Black
Gate: Williams wide single swing gate to match fence
Manufacturer: Ameristar
Note: or approved alternate. Contractor to submit shop drawings for approval.

2 ALUMINUM PICKET FENCE

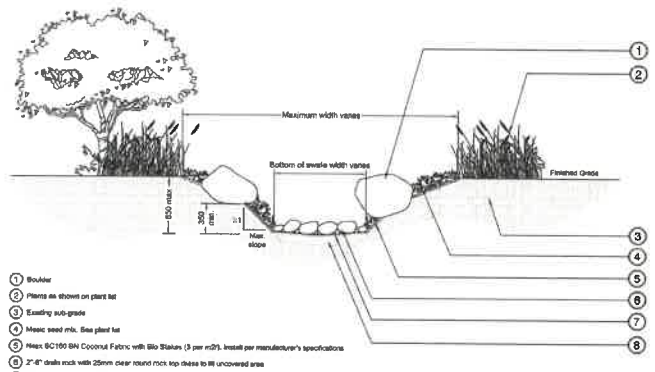


SECTION

1 2"x4"mm finished cedar
2 2"x4" cross bracing every 600mm
3 R25mm fillet
4 R10mm fillet
5 2"x4" cross running length of table
6 4"x4" vertical bracing every 600mm
7 R25mm fillet
8 Screws
9 2"x4" cross bracing every 600mm
10 4"x4" at back of table running length of table (R10mm fillet)
11 Steel bracing at table ends

Notes:
1. Contractor to provide shop drawings.
2. Apply Sikkens Cetol SRD to all Cedar decking and cladding. Colour: Cedar.

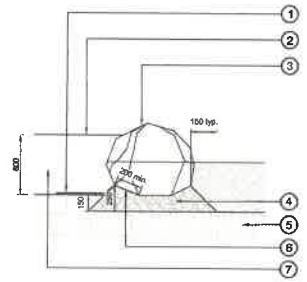
3 POTTING TABLE



1 Boulder
2 Plants as shown on plant list
3 Existing sub-grade
4 Mesic seed mix. See plant list
5 Hess SC150 BN Coconut Fabric with Bio Stakes (3 per m2). Install per manufacturer's specifications
6 2"-8" drain rock with 25mm clear round rock top dress to fill uncovered area
7 Nilex 801 Landscape Fabric. Install per manufacturer specifications
8 Sand

Notes:
1. Boulders will completely cover all exposed areas of fabric
2. Contractor to layout and paint centerline of river feature
3. Rain garden to have positive slope to catch basin. See civil for swale drainage.

4 BIOSWALE WITH DRAIN ROCK



1 Landscape fabric overlaps 460mm min.
2 Adjacent surface varies, refer to plan
3 Basalt boulder by Northwest Landscape & Stone Supply. Refer to plan for sizing
4 150mm (19mm minus) aggregate base compacted to 98% MPD
5 Subgrade compacted to 98% MPD
6 Landscape fabric overlap with boulder 300mm - Typ.
7 Sand

Notes:
1. Boulders to be installed by the Contractor.
2. Set boulders 1/3 to 1/2 e below grade.
3. No cracked or broken edges shall be exposed above finish grade.
4. Mortar between consecutive boulders. Minimize acute upward facing angles to ensure no entrapment. Landscape architect to review and approve boulder placement prior to application of mortar.
5. Refer to plans and sections for size and location of boulders.
6. Boulders may require stacking to meet depth requirements.

5 BOULDER



Supplier: Northwest Landscape & Stone Supply
Model: Basalt stepping stone 3"-5"
Size: 10" - 24"
Finish: Machine split stone; Blueish grey

6 STEPPING STONE

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BAPTIST HOUSING

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4	TM	Rezoning Amendment #2	Apr 20, 2026
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2	TM	Issued for Rezoning Amend.	Oct 30, 2025
1	TM	Issued for Rezoning Amend.	Oct 23, 2025

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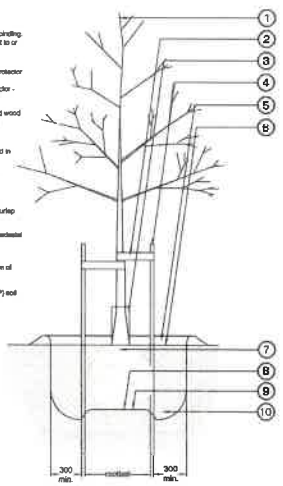
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Drawn: ML AM	Stamp:
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Drawing Title: DETAILS
VDZ Project #: DP2025-19
Drawing #: LD-03

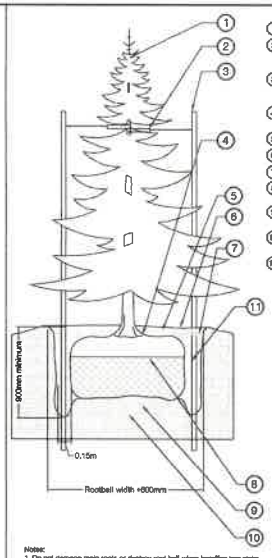
Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\2025\DP2025-19 INGLEWOOD CARE CENTRE\L DWG\SHEETS\LD-03 DETAILS.DWG



1. Do not trim leader
2. 50mm wide woven nylon bindling. No wire or nailing adjacent to or attached to trunk will be accepted
3. 'Arborguard+' tree trunk protector - AG9-4 or 'HDS' - tree trunk protector - TP 128 HDS
4. 2 x pressure treated round wood stakes. 50 mm - 75mm in diameter, 2m in length
5. 50mm deep saucer formed in topsoil for initial first year watering. Fill saucer with decomposed bark mulch
6. Finished grade
7. Cut & remove top 1/3 of burlap from root ball
8. Compacted top soil with pedestal to Canadian Landscape Standards
9. Scarify pit bottom minimum of 150mm
10. Imported wel-groomed (1P) soil for all areas within tree pit

Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil.

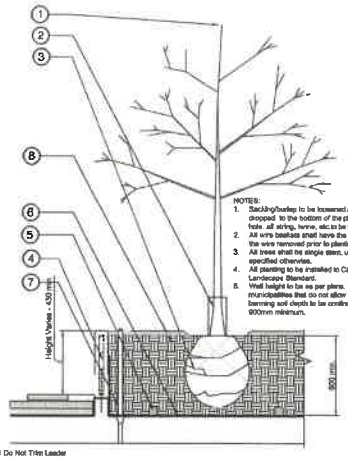
1 TREE PLANTING - DECIDUOUS TREE



1. Do Not Damage or Cut
2. 50mm wide woven nylon bindeg. No wire or nailing adjacent to or attached to trunk will be accepted.
3. 2 x Pressure treated round wood stakes. 50 mm - 75mm in diameter/2m in length
4. Crown of root ball shall be even with finished grade
5. 75 mm decomposed bark mulch
6. Finished grade
7. Create saucer around tree
8. Cut & remove top 1/3 of burlap from root ball
9. Compacted top soil with pedestal to Canadian Landscape Standards
10. Scarify pit bottom minimum of (150mm)
11. Imported Wel-Groomed (1P) Soil for all areas within tree pit. Tree pit to be minimum 300mm mm. larger than rootball on all sides.

Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil.

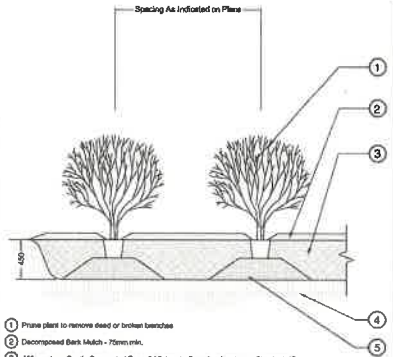
2 TREE PLANTING - CONIFEROUS TREE



NOTES:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskes shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem, unless specified otherwise.
4. All planting to be installed to Canadian Landscape Standard.
5. Welt height to be as per plans. For municipalities that do not allow soil berming soil depth to be continous 900mm minimum.

1. Do Not Trim Leader
2. Arborguard+ tree trunk protector -AG 9-4. To be adjusted as tree matures.
3. Zinco rootball anchorage strap or approved equal. For trees on podium over 4 storeys only. Contractor to ensure tie straps are removed at 1 year warranty period. Wrap 2 ways around root ball. Do not wrap trunk.
4. Concrete Wall - Refer to wall/curb details
5. 50mm x 50mm PT boards around base perimeter of planter
6. Nilex NuDrain PD-20 drain mat or as per roof build-up by architect. To extend along all interior planter surfaces and up edges of planter. Drain mat to have root barrier.
7. Planter drain with perforated pipe riser. Refer to mechanical.
8. Welt Groomed (1P) growing medium as per Canadian Landscape Standard

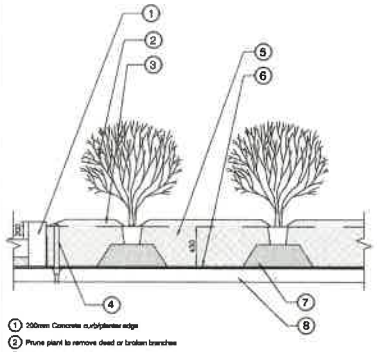
3 TREE PLANTING - ON SLAB



1. Prune plant to remove dead or broken branches
2. Decomposed Bark Mulch - 75mm min.
3. 450mm deep Gently Compacted Topsoil Mixture to Canadian Landscape Standard: 1P "Well Groomed" soil
4. Compacted Sub Base
5. Compacted soil imported pedestal

NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil saucer diameter to be 1.5X diameter of plant container.
4. Planting pit bed edges to be set back from edge the C.C. spacing on plan.
5. All bed edges to have clean, cultivated edge.

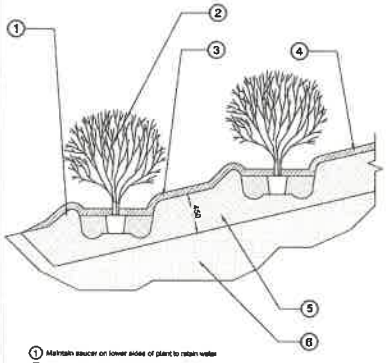
4 SHRUB PLANTING



1. 200mm Concrete curb/planter edge
2. Prune plant to remove dead or broken branches
3. Decomposed Bark Mulch - 75mm min
4. Planter drain with perforated pipe riser. Refer to mechanical.
5. 450mm deep Gently Compacted Topsoil Mixture to Canadian Landscape Standard: "Well Groomed" soil
6. Nilex NuDrain PD-20 drain mat or as per roof build-up by architect. To extend along all interior planter surfaces and up edges of planter. Drain mat to have root barrier.
7. Tamped "Well Groomed" top soil
8. Structural slab and roof build-up to be as per architect's drawings

NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil saucer diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

5 SHRUB PLANTING - ON SLAB



1. Maintain saucer on lower sides of plant to retain water
2. Prune plant to remove dead or broken branches
3. Decomposed Bark Mulch - 75mm min
4. Original slope
5. 450mm deep Gently Compacted Topsoil Mixture to Canadian Landscape Standard: "Well Groomed" soil
6. Compacted sub base

NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil saucer diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

6 SHRUB PLANTING ON SLOPE

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BAPTIST HOUSING

REV.	BY	DESCRIPTION	DATE
5			
4	TM	Rezoning Amendment #2	Apr 20, 2026
3	TM	Issued for Rezoning Amend.	Nov 12, 2025
2	TM	Issued for Rezoning Amend.	Oct 30, 2025
1	TM	Issued for Rezoning Amend.	Oct 23, 2025

REVISIONS TABLE FOR DRAWINGS

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REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
Inglewood Campus Care Facility

Location:
725 Inglewood Avenue
West Vancouver, BC
V7T 1X5

Drawn: ML AM	Stamp:
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Approved: TM	Original Sheet Size: 24"x36"
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Drawing Title: DETAILS
VDZ Project #: DP2025-19
Drawing #: LD-04

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Supplier: Wishbone Site Furnishings
Model: BayView BV-6 (with armrests)
Size: 72"L x 26"W x 32"H
Finish: Redwood recycled plastic lumber; Gun metal powdered stainless steel

1 BENCH



Supplier: Wishbone Site Furnishings
Model: JEM Chaise Lounger
Size: 23.5"L x 53.3"W x 36"H
Finish: Recycled plastic lumber - Redwood; Powder coated aluminium frame - Carbon black

2 LOUNGE CHAIR



Supplier: Anova
Model: Elevation Chair #ELV80R
Size: 35"H X 25"W x 22"D
Finish: Recycled plastic plank (colour: cedar);
Powder-coated aluminium frame (colour: textured pewter)

Supplier: Anova
Model: Elevation Round Table #ELV52R
Size: 31"H x 53"Dia.
Finish: Recycled plastic plank (colour: cedar);
Powder-coated aluminium frame (colour: textured pewter)

3 CAFE TABLE AND CHAIRS



Supplier: Anova
Model: Elevation 72" Rectangular Thermory Table #ELV72T
Size: 72"L x 40"W x 31"H
Finish: Thermory plank tabletop construction with steel frame and cast aluminium legs (colour: textured bronze)

Supplier: Anova
Model: Elevation Recycled Plastic Chair with Armrest #ELV80R
Size: 22"L x 25"W x 36"H
Finish: Recycled plastic slat (colour: mahogany) with aluminium frame (colour: textured bronze)

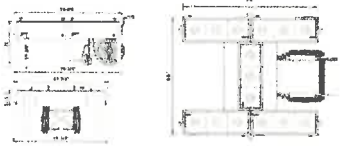
4 DINING TABLE AND CHAIRS





Supplier: Lifespace Gardens
Model: Heirloom - Self-Watering Planter
Size: 4' x 4'; Soil depth: 12"
Finish: Raw Cedar

5 URBAN AGRICULTURE PLOT





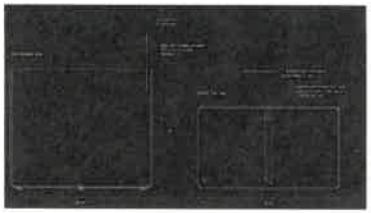
Supplier: Lifespace Gardens
Model: Harmony Accessibility Garden
Size: 79-3/4"L x 66"W x 32"H
Finish: Raw Cedar

6 URBAN AGRICULTURE PLOT - ACCESSIBLE



Supplier: BC Greenhouse
Model: Traditional
Size: 10' x 12'
Finish: Glass and twinwall polycarbonate; Decorative ridge cresting with finials

7 GREENHOUSE





Supplier: Green Theory
Size: 48"L x 20"W x 40"H (Customizable)
Model: Flatpack - Rectangle Wide
Finish: Aluminium; Pewter

8 PREFAB PLANTER BOX

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BAPTIST HOUSING

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4	TM	Rezoning Amendment #2	Apr 28, 2026
3	TM	Issued for Rezoning Amend.	Mar 12, 2026
2	TM	Issued for Rezoning Amend.	Oct 30, 2025
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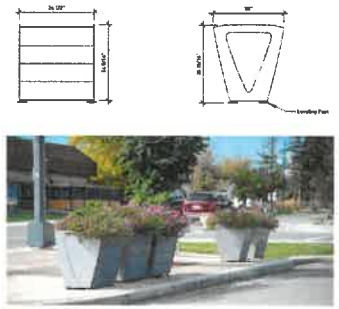
Project:
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VDZ Project #: DP2025-19
Drawing #: LD-05

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Supplier: Wishbone Site Furnishings
Model: West Coast Planter WCPL-22
Size: 24.5"L x 23"W x 23.5"H
Finish: Powder coated aluminium frame - Carbon black; Recycled plastic lumber - Redwood

1 POTTED PLANT



Precedent Image

2 COVERED SHELTER 1



Supplier: Backyard Discovery
Model: Barrington Gazebo #2306172ccm
Size: 20'L x 12'W x 10.2'L
Finish: Cedar wood frame; Heavy-gauge galvanized steel hip roof

3 COVERED SHELTER 2



Precedent Image

4 COVERED SHELTER - CURVED



Supplier: TMG Industrial
Model: TMG-MS0304-PRO
Size: 3'W x 4'L x 8.6'H
Finish: Powder-coated aluminium



Supplier: TMG Industrial
Model: TMG-MS0608-PRO
Size: 6'W x 8'L x 8.5'H
Finish: Powder-coated aluminium

5 STORAGE SHED



Supplier: Wishbone Site Furnishings
Model: SURF Bike Rack
Size: 36.5"H
Finish: Low lustre powder coated aluminium; Carbon black
Mount: In-ground

6 BIKE RACK



Supplier: Wishbone Site Furnishings
Model: Beselt Square Top Waste Receptacle SST-24 (with ashtray)
Size: 25.5"L x 21.5"W x 46"H; 8" opening
Finish: Recycled Plastic Lumber - Redwood; Low lustre powder coated aluminium frame - Carbon black

7 WASTE RECEPTACLE

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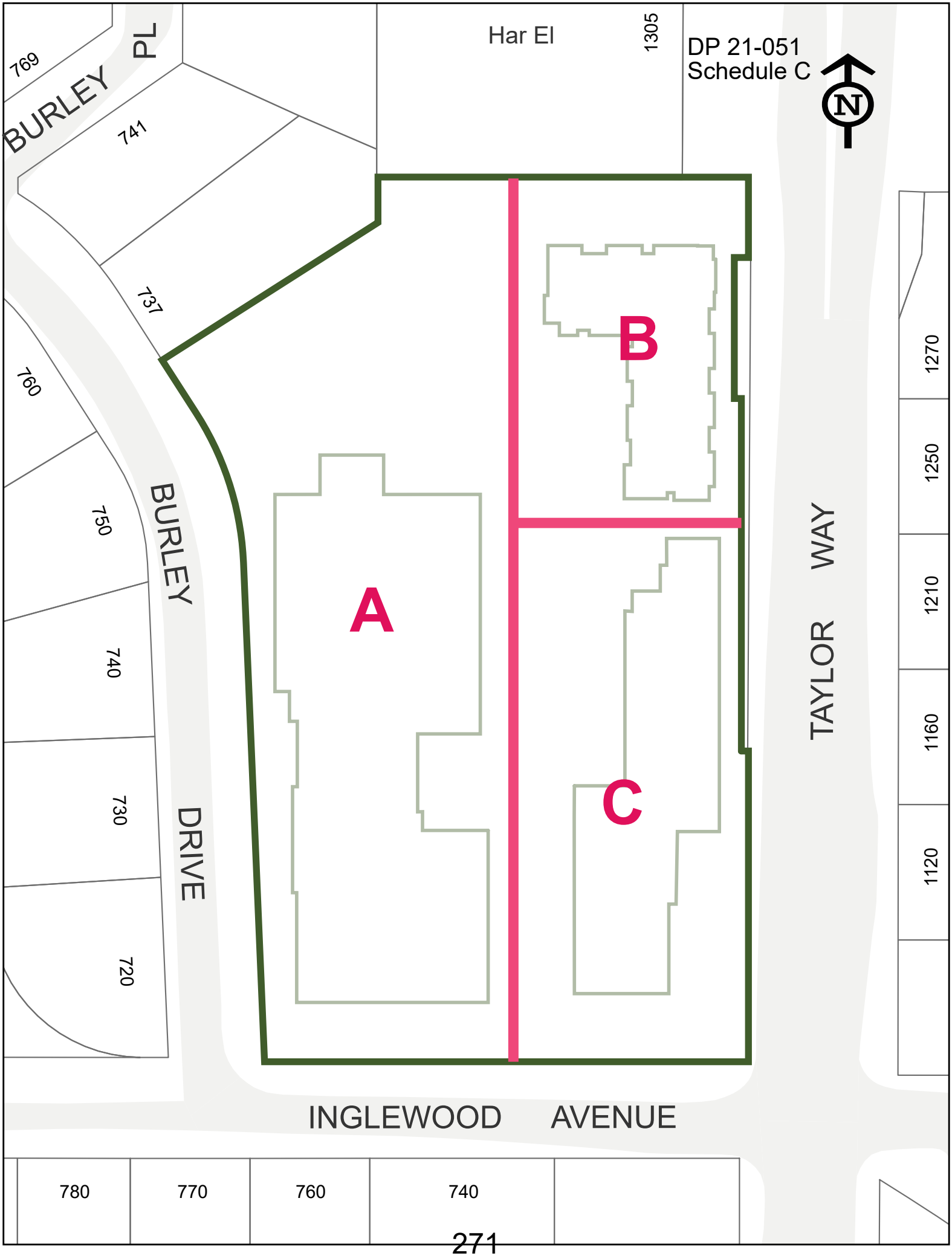
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Drawing Title: DETAILS

VDZ Project #: DP2025-19

Drawing #: LD-06

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DP 21-051
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