

Baptist Housing has begun a period of voluntary public engagement towards the redevelopment of Inglewood Care Centre. During this preliminary information period, our goal is to listen to the community so that we may take into account all of your questions, input and potential concerns.

Below is a series of questions and answers that we trust will provide some additional information on Baptist Housing and the proposed redevelopment. We are in a preliminary design stage which means we may not have all of the answers to some of your more detailed questions.

As we move through this consultation process and proceed towards a formal development application, we look forward to sharing in greater detail the specifics relating to the design.

Who's the new owner of Inglewood Care Centre?

- Baptist Housing is a group of registered non-profit organizations and registered charities with a long and successful track record of providing long term care assisted living, independent living, and affordable housing for seniors across British Columbia.
- It began with one residence in Vancouver in 1964. Today, Baptist Housing serves more than 2700 residents supported by 2500 team members in 21 senior living communities.
- Baptist Housing's non-profit and charitable status is affirmed through its compliance with all Canada Revenue Agency requirements for charitable organizations.
- As a non-profit with no shareholders, Baptist Housing reinvests all surplus dollars into charitable purposes for community benefit.
- Our experience in all aspects of design, building and operating these communities is well-respected and that expertise will be applied in the redevelopment of the Inglewood Care Centre.

Why did Baptist Housing buy Inglewood Care Centre?

- To improve care for the existing residents – and because we know there is potential to replace this aging residence with additional housing and care options, with affordability for the benefit of West Vancouver seniors and their families.
- Baptist Housing bought Inglewood in February of this year (2020) through its non-profit Baptist Housing Oak Bay Care Society.
- 230 current residences which were built starting in 1963 and are now reaching the end of their life and must be replaced.
- An expanded number of residences offering varying levels of assisted care for seniors will be built in a second phase after the long-term care residence is replaced - creating a welcoming place for friends and family to maintain social connections and links to the community.
- Given that replacing the long-term care residences is anticipated to take four years, and that government financial support has been made available now, we believe it's important to move forward with what's needed now.

Why expand? Why not just replace the existing long-term care residences?

- West Vancouver’s population is aging, there is less affordable housing, and demands on health and social supports are increasing. Not many seniors want, or can afford, a detached home in West Vancouver, nor do they want to leave their community.
- 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. This also comes with an expanding need for complex health and long-term care. Every opportunity to add affordable seniors housing of all kinds should be closely considered.
- This is exactly the right spot for Baptist Housing to create hundreds of new residences. The District of West Vancouver’s Official Community Plan encourages institutional and residential multi-family uses in the Taylor Way corridor, making this area uniquely suited to combining seniors’ health care and housing.
- We call it a “Continuum of Care” 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.
- 230 seniors currently live at Inglewood Care Centre. The proposed plan would provide the opportunity for almost 600 seniors and approximately 100 workers to live on site and stay in their community.

What is the overall value of the project?

- We estimate the project to replace 230 long-term care suites (Phase One), plus the expansion of assisted living and memory care, additional long-term care beds, independent living and affordable suites for seniors and workers (Phase Two) to total approximately \$500 million, including the original cost of the acquisition of the property.

How will a non-profit like Baptist Housing finance a half-billion dollar project?

- \$134 million was the purchase price of the five-acre consolidated property which includes the Inglewood site and four adjacent residential properties. The price was established after consulting with several leading appraisal firms.
- The purchase was funded by approximately \$22 million in equity from Baptist Housing along with additional financing arranged by BC Housing through the province's Housing Hub program, and the Community Partnership Initiative which arranges low cost financing for the non-profit sector across the province.
- It is anticipated that BC Housing will contribute \$15.5 million towards the project and we will be applying for another \$9 million from CMHC under its affordable housing program.
- The creation of the continuum of care, including Life Lease condominium style units contribute to the long-term financing for the project. Together all the different kinds of housing are interdependent and essentially make the project as financially self-supporting and affordable as possible.
- The financing of the \$500 million project will come as the project progresses, through construction and final mortgage financing.
- Also, as a non-profit, Baptist Housing's approach is to leverage proceeds of initial life lease sales to cover the cost of construction and also enhance the affordability of other portions of the project where a private owner might otherwise harvest profits.

What will be built on site?

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 105 affordable rental suites for people who work at Inglewood or elsewhere in West Vancouver. These suites will be subsidized by BC Housing.

When will construction start?

- Our goal is for the zoning and development permit process with the District of West Vancouver to take 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.
- The next phase will include demolition of the current residence followed by continuous construction of the other buildings in a sequential manner on a timeline that will be confirmed as the project proceeds.

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.
- 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.

Will there be a significant impact on local traffic?

- We're aiming to improve the traffic flow by distributing site access across three entry points. These are still under review by the District and Ministry of Transportation.
- The three entrances currently on Inglewood Avenue will be consolidated and moved up the block, away from the intersection with Taylor Way.
- Many of our residents are typically not frequent drivers. They can walk to local businesses, Park Royal or take transit. We'll also have our own shuttle bus to transport residents in groups.
- Providing on site affordable housing for up to 105 of our team members will reduce the numbers commuting in and out of work every day.
- Design details are continuing to be refined but we will have adequate parking on site including charging stations for electric powered vehicles, and bicycle parking.

We've all heard about the problems in care homes in the current pandemic. Will yours be any safer?

- The one thing the pandemic has done is shown us what's needed to prevent the spread of infection. We have an opportunity to "build in" better protection from the ground up based on what we've learned. It will be a first in British Columbia and we intend to become a "centre of excellence" when it comes to keeping our residents healthy. Vancouver Coastal Health will be sharing their enhanced design guidelines relating to the learnings from the COVID-19 pandemic and we are eager to learn from the broader healthcare community to further improve our design.
- In addition to existing infection control practices, shared resident rooms will be eliminated. Every resident will have a private room with a three-piece washroom.
- Also included in our plans are controlled entrances for ongoing visitor and team screening, and purpose-built visiting rooms with increased infection control measures to facilitate family visits even during outbreaks.

How can we comment on the project?

- We'll hold a total of three public information meetings this fall, before we apply in December for rezoning and a development permit for the project.
- Two in-person open houses will be held on October 6 and November 5 next door to Inglewood at Har El, the North Shore Centre for Jewish Life on Taylor Way.
- For those not wanting to attend in person, we have an online Virtual Information Meeting planned for October 29.
- Or you may choose to provide your feedback through our on-line survey.
- Any and all comments from the public consultation will be provided to West Vancouver in a summary report.
- Watch for ads in the North Shore news, or check our website for more information: baptisthousing.org/inglewoodredevelopment