

Inglewood

REVITALIZATION OF INGLEWOOD CARE CENTRE

WELCOME!



Thank you for coming to learn more about our plan to revitalize the 230-room Long-Term Care residence at Inglewood, and then add a variety of additional housing and care options to meet the needs of seniors no matter their age or ability.

As you will see, our “Continuum of Care” approach for this development is designed to allow seniors to age in place at Inglewood by being able to relocate to a different residence on site depending on the level of care and housing they need.

SOUTH EAST VIEW ON BURLEY DRIVE



ABOUT BAPTIST HOUSING



BAPTIST HOUSING

SENIORS LIVING

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.

Independent Living

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

Assisted Living

- Hallmark on the Park, Abbotsford
- Clarendon Court, Vancouver
- Evergreen Heights, White Rock
- Mill Creek Village, Kelowna
- Sun Pointe Village, Kelowna
- Smith Creek Village, Kelowna
- Marrion Village, Victoria

Seniors Rental Housing

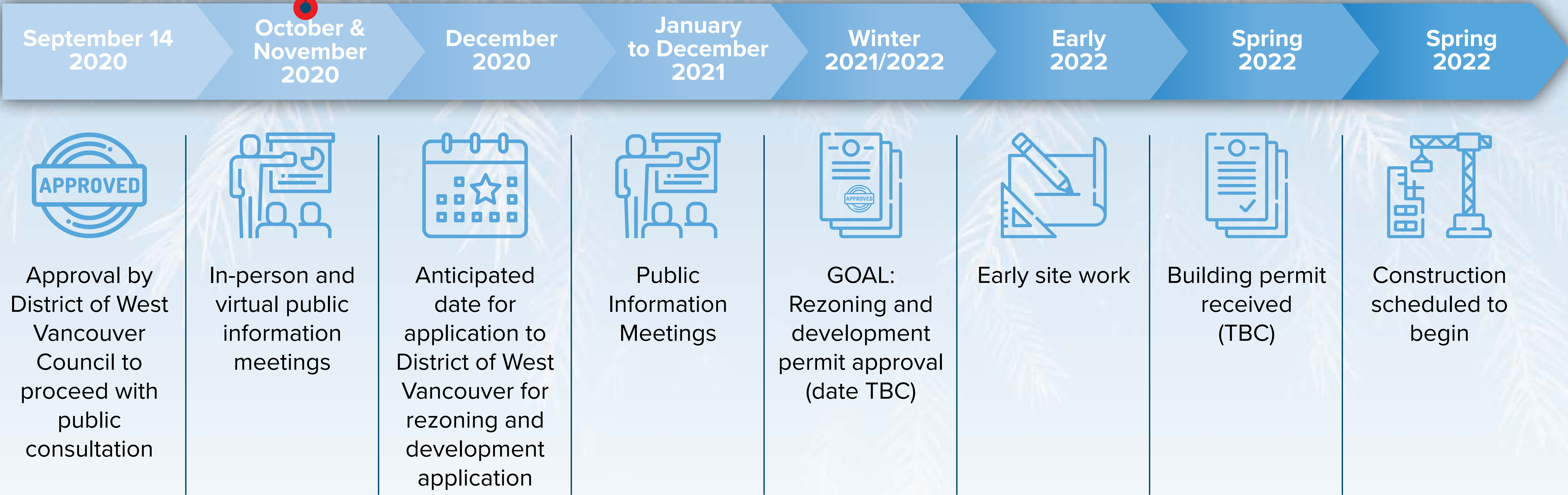
- Maple Towers, Maple Ridge
- Grandview Towers, Vancouver
- Evergreen Manor, White Rock
- Green Valley Estates, Armstrong
- Sun Ridge Estates, Salmon Arm
- Carey Place, Victoria
- Elgin Gardens, Victoria
- Linwood Court, Victoria
- Marrion Village, Victoria

Long Term Care

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

PROCESS & ENGAGEMENT

WE ARE HERE



Community input will be consolidated into a report that is submitted to the District of West Vancouver District Council as part of the development permit approval process.

Baptist Housing intends to submit an application in December to rezone and consolidate four adjacent residential properties with the existing site, and for the development permit required for the overall project.

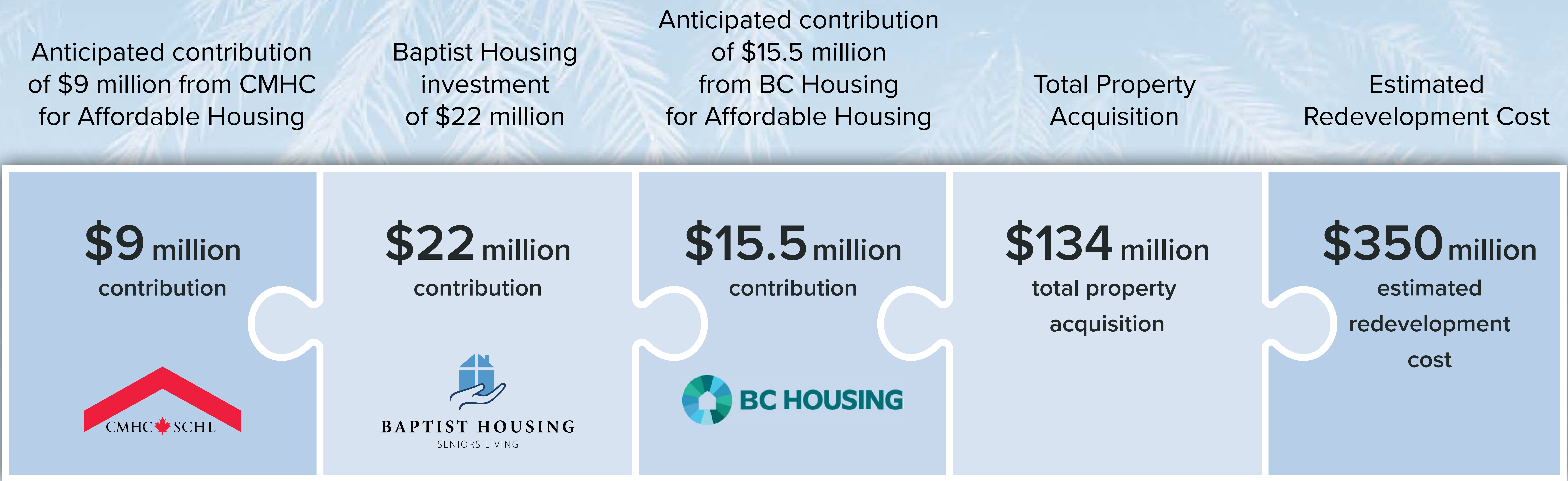
PROJECT OVERVIEW



Introducing a New “Continuum of Care” Community

- Baptist Housing acquired Inglewood with a commitment to invest in seniors care and housing in West Vancouver.
- The first stage of Inglewood’s redevelopment will see an entirely new Long-Term Care (LTC) residence built. Current residents will remain living in their present homes until the new adjacent residence is complete.
- The second stage will further widen the variety of available options to include Affordable Housing, Assisted Living, Independent Living and on-site residences for team members.
- Residents can “age in place” and move to a different residence on site as their needs change.

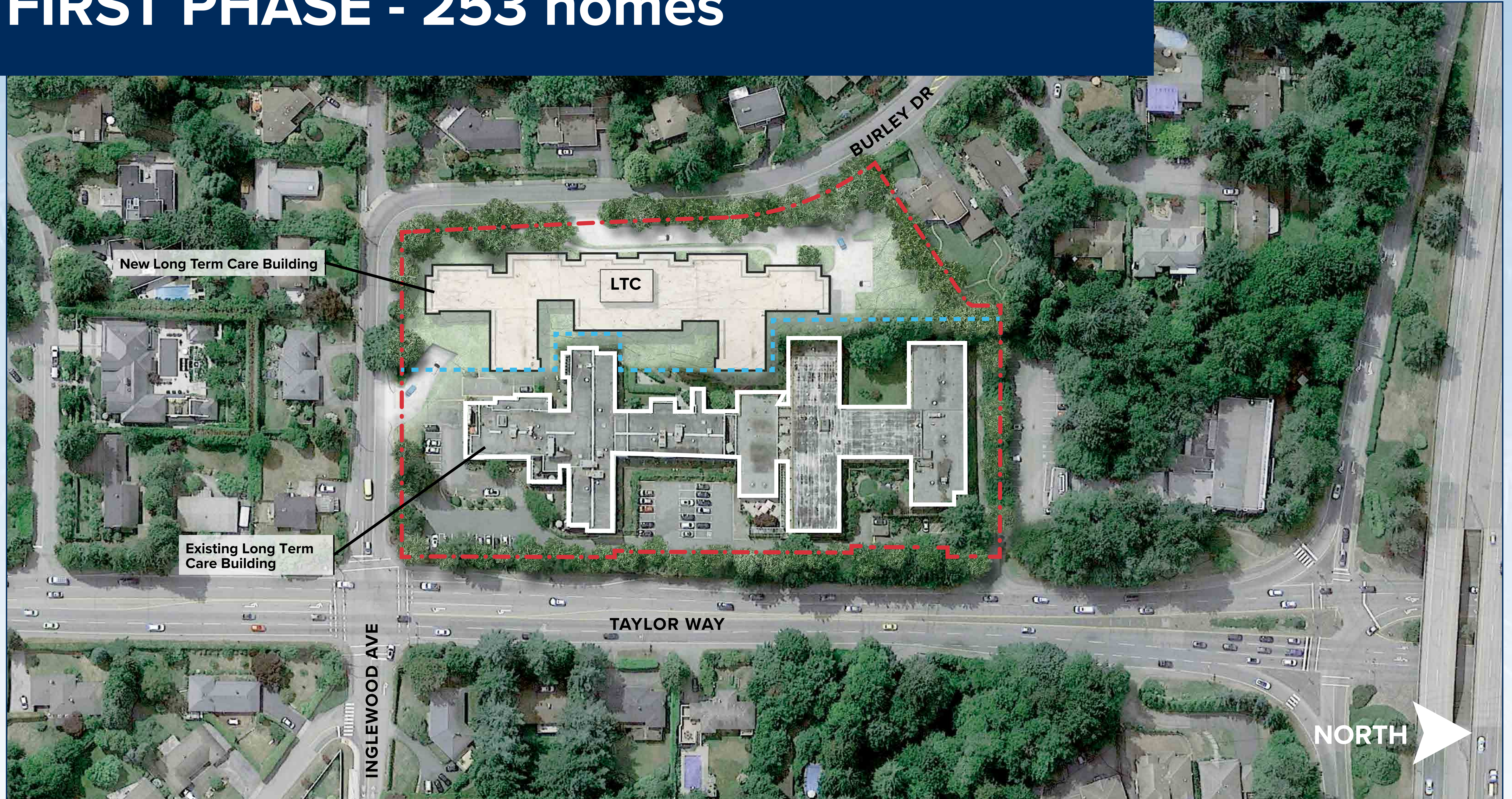
STRONG PARTNERSHIPS



This acquisition and redevelopment through the partnership of Baptist Housing, BC Housing and Vancouver Coastal Health has an estimated total project value of approximately \$500M.



FIRST PHASE - 253 homes



Replace the aging Long-Term Care building

- Build a new 230-room long term care residence on site, immediately to the west of the existing LTC.
- The rooms funded by Vancouver Coastal Health will remain accessible to all regardless of income level.
- Residents in the current building will stay in their existing homes during construction and move into the new long term care residence when complete.
- 23 new private pay suites will also be built and offered as monthly rentals.

SECOND PHASE – 446 homes



Assisted Living, Memory Care and Long Term Care

- 50 private pay monthly rentals for seniors who need some assistance with daily tasks or need specialised care and services to support personal safety.
- 46 long term care suites offered as monthly rentals.

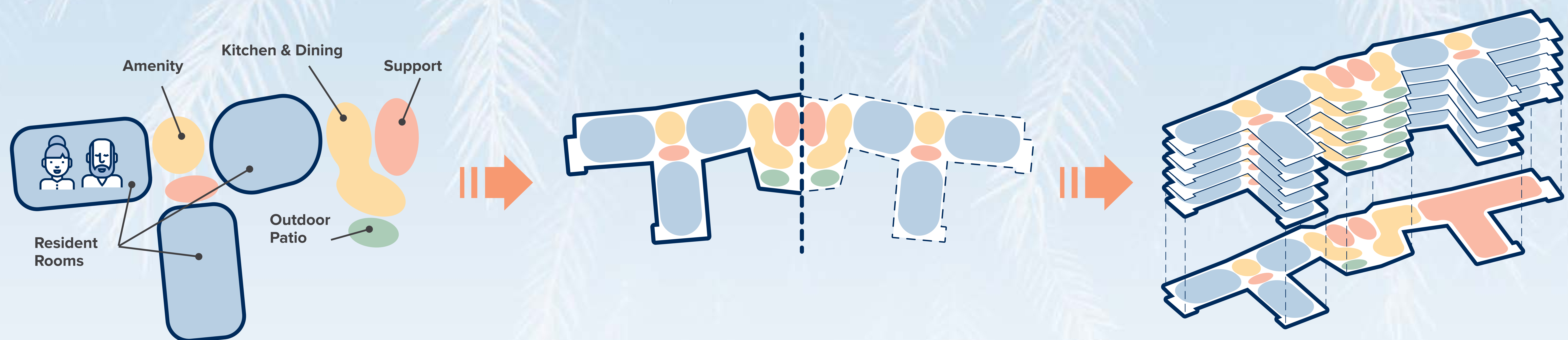
Affordable Housing

- 50 subsidized rental suites for seniors.
- 105 affordable suites for team members and workforce.
- BC Housing will provide construction grants of approximately \$100,000 per suite plus an additional \$300 monthly rent subsidy per suite.

Independent Living & Life Lease

- 70 condominium-style suites offered as monthly rentals for independent living with hospitality.
- 125 Life Lease suites available for lease (like a purchase) with preservation of equity and ongoing affordability.
- Proceeds from initial Life Lease sales contribute to affordability of other onsite rental suites.

LONG TERM CARE HOUSEHOLD MODEL



Household

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

Neighbourhood

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

Building

Then stack for vertical servicing and density (253 Suites)

- The household model for the Long-Term Care intentionally moves away from an institutional approach resulting in a more 'home-like' setting.
- Each Resident has their own room with a three-piece en-suite bathroom, enhancing their quality of life.

- Common dining, living and activity areas within the household maintain a smaller communal feel.
- Support services between households are provided through the non-resident area 'back of house' or central core.
- The household model facilitates isolation strategies during annual flu and other viral outbreaks.

- Further strategies, such as the glazed vestibule at the household entry, doubles as an isolation room to mitigate against viral outbreaks, while continuing to allow visitors.
- The stacked neighbourhoods bring efficiencies to the care model, which benefit residents and team members.

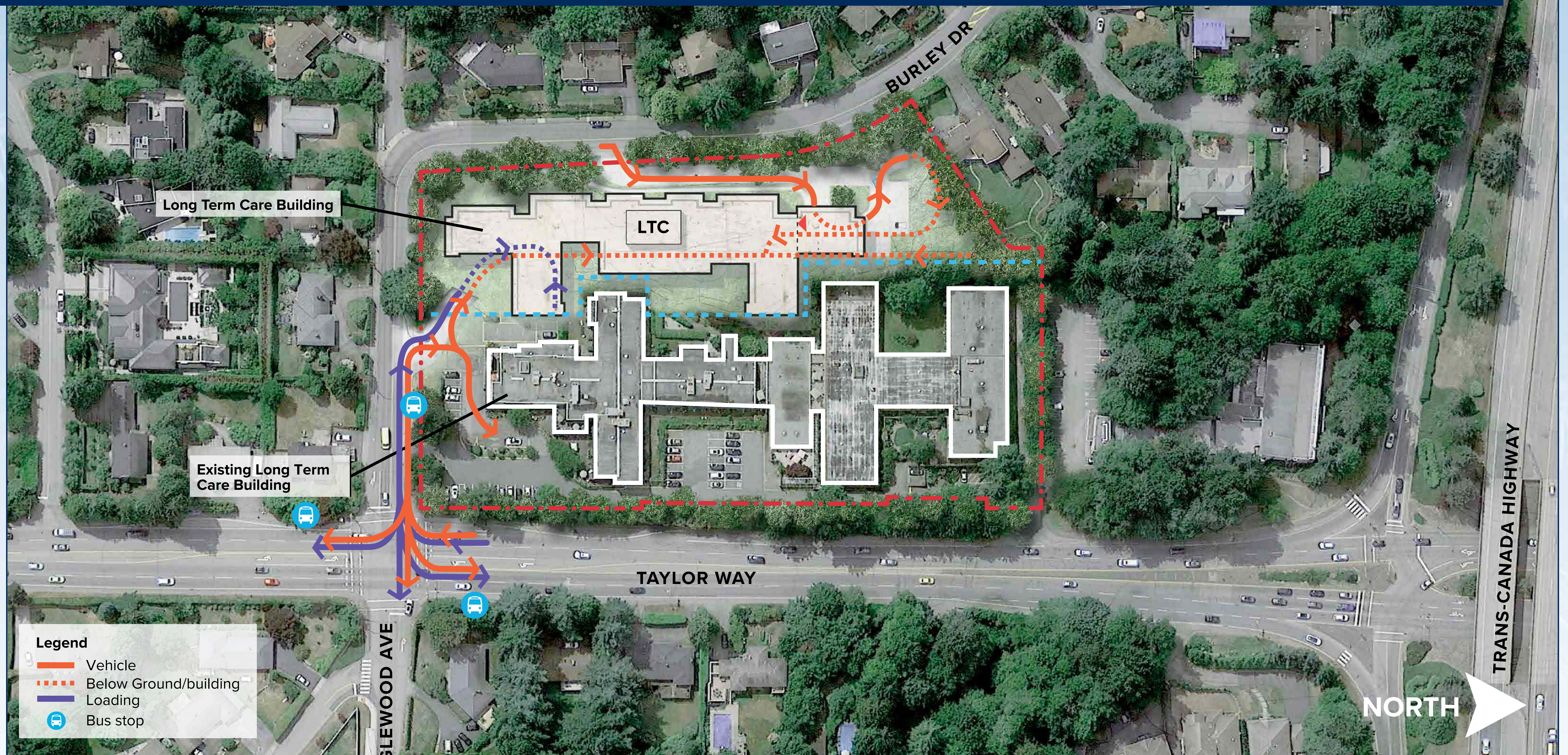
IMPACT ON DESIGN FROM COVID-19



Our new found appreciation for the protection of vulnerable seniors during infectious disease outbreaks will inform Inglewood's design including:

- Maintaining current infection control practices and adding new, innovative ideas to them.
- Shared resident rooms are to be eliminated. Residents will have private rooms with a three-piece washroom.
- Controlled entrances for ongoing visitor and team screening.
- Purpose-built visiting rooms with increased infection control measures to permit family visits without risk to visitors, residents or team members.
- The new building will exceed current BC licensing regulations for Long Term Care residences.
- Inglewood will exceed the minimum provisions required for accessible and adaptable units for residents with a wide range of visual, mobile, mental and aural abilities.

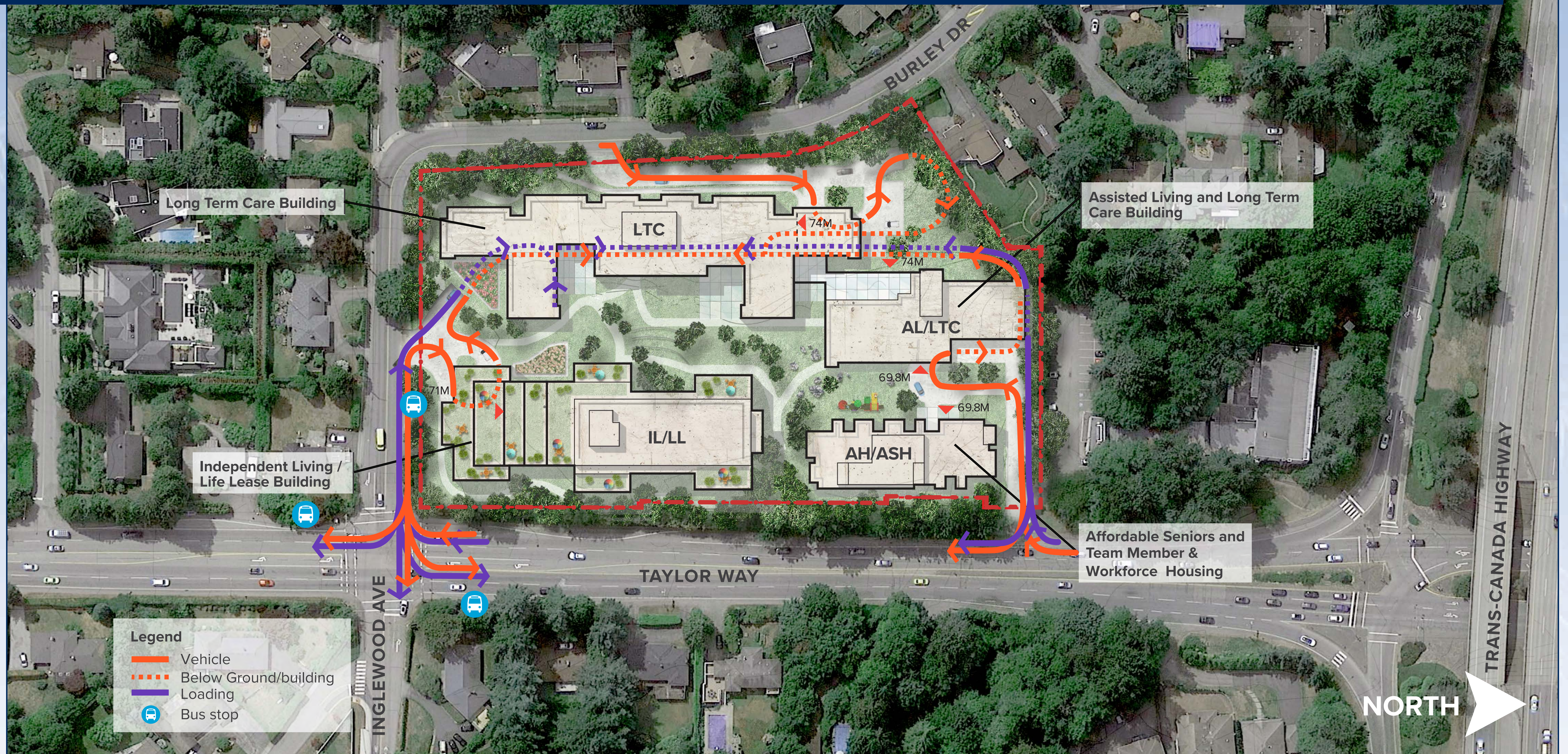
TRANSPORTATION & INFRASTRUCTURE: PHASE 1



Walking, Cycling, Transit and Driving

- The Continuum of Care, proposed on-site services and on-site team member housing reduce traffic.
- North right in, right out to Taylor Way improves vehicle access and exiting. Inglewood access connects to underground parking and service areas.
- Access and exiting from Taylor Way and Inglewood Avenue will be used by residents, visitors and all service vehicles.
- Upon completion, Burley Drive access could be restricted to entrance only.
- The site is close to public transit and near local community services including Park Royal's regional shopping centre.

TRANSPORTATION & INFRASTRUCTURE: PHASE 2



Walking, Cycling, Transit and Driving

- The Continuum of Care, proposed on-site services and on-site team member housing reduce traffic.
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STEWARDSHIP



- High performing building envelopes will improve energy performance and reduce GHG emissions.
- Meets District's recently approved enhanced Step Code requirements.
- Provide intensive natural landscaping across the site to maintain ecological integrity.
- Consider natural diversity and systems in a changing climate to build in resiliency.
- Provide porous site edge with connecting pathways to integrate with neighbourhood and natural landscape
- Flexible fitness spaces and outdoor walking paths with moderate inclines.
- Parking areas will include charging stations for electric vehicles and additional conduits as demand increases.
- Cycling is encouraged with designated cycling storage areas.

LANDSCAPE



BENEFITS FOR THE COMMUNITY

Baptist Housing is committed to being a positive and engaged neighbour. The re-design of Inglewood will create an environment that honours the needs and values of individuals and the whole of West Vancouver as a community.



Social Well-Being

- The Continuum of Care concept allows residents to be close to friends, family and familiar supports. Residents can also remain engaged as volunteers within the community.
- Residents will be offered support and assistance to stay connected to their personal faith and belief traditions.
- Everyone is welcome at Inglewood: people from all backgrounds, faiths, and income levels.



New Seniors Housing Options for West Vancouver

- The development enables the District of West Vancouver to take advantage of provincial funding for new housing opportunities.
- Much-needed Long-Term Care will be retained in community, combined with additional affordable housing needed for seniors, and for team members.
- The project significantly increases affordability through site density.



Jobs and The Economy

- Significant investment has already been committed from BC Housing and Baptist Housing.
- Approximately 140 net new employment opportunities will be created for care, support service, team members and administration.
- On-site team member housing will ensure that many Inglewood team members will be able to both work—and live—in West Vancouver. This also supports the district's local economy and reduces commuting.
- The use of locally-sourced equipment and labour during construction will support the local economy.

BENEFITS FOR THE COMMUNITY



Demand for More Seniors Housing

- The District of West Vancouver's Economic Development Plan encourages institutional and residential multi-family uses in the Taylor Way corridor, making this area uniquely suitable to the Inglewood project that combines seniors health care and housing.
- Offering a range of homes at Inglewood is also in sync with the Metro Vancouver Regional Growth Strategy by encouraging the efficient use of property that's able to offer multi-modal transportation options, easy access to services and a "diverse range of housing".



Transportation Alternatives

- Inglewood's location is a 15-minute walk from Park Royal Shopping Centre and is along an accessible bus route offering connections to regional destinations such as downtown Vancouver and the Horseshoe Bay Ferry Terminal.
- Inglewood will have its own dedicated bus for seniors' outings.



Protecting West Vancouver's Environment

- High performing building envelopes will improve energy performance and reduce GHG emissions.
- Water-efficient fixtures are expected to reduce consumption by approximately 40 per cent, based on LEED guidelines.
- Low impact development methods for storm water management are being explored.
- The property will have a "porous" site edge, connected to the neighbourhood.
- Electric vehicle parking with energized outlets will be provided for both residents and visitors according to municipal requirements.
- Bike parking spaces will be provided.

INGLEWOOD INTERCONNECTED SYSTEM



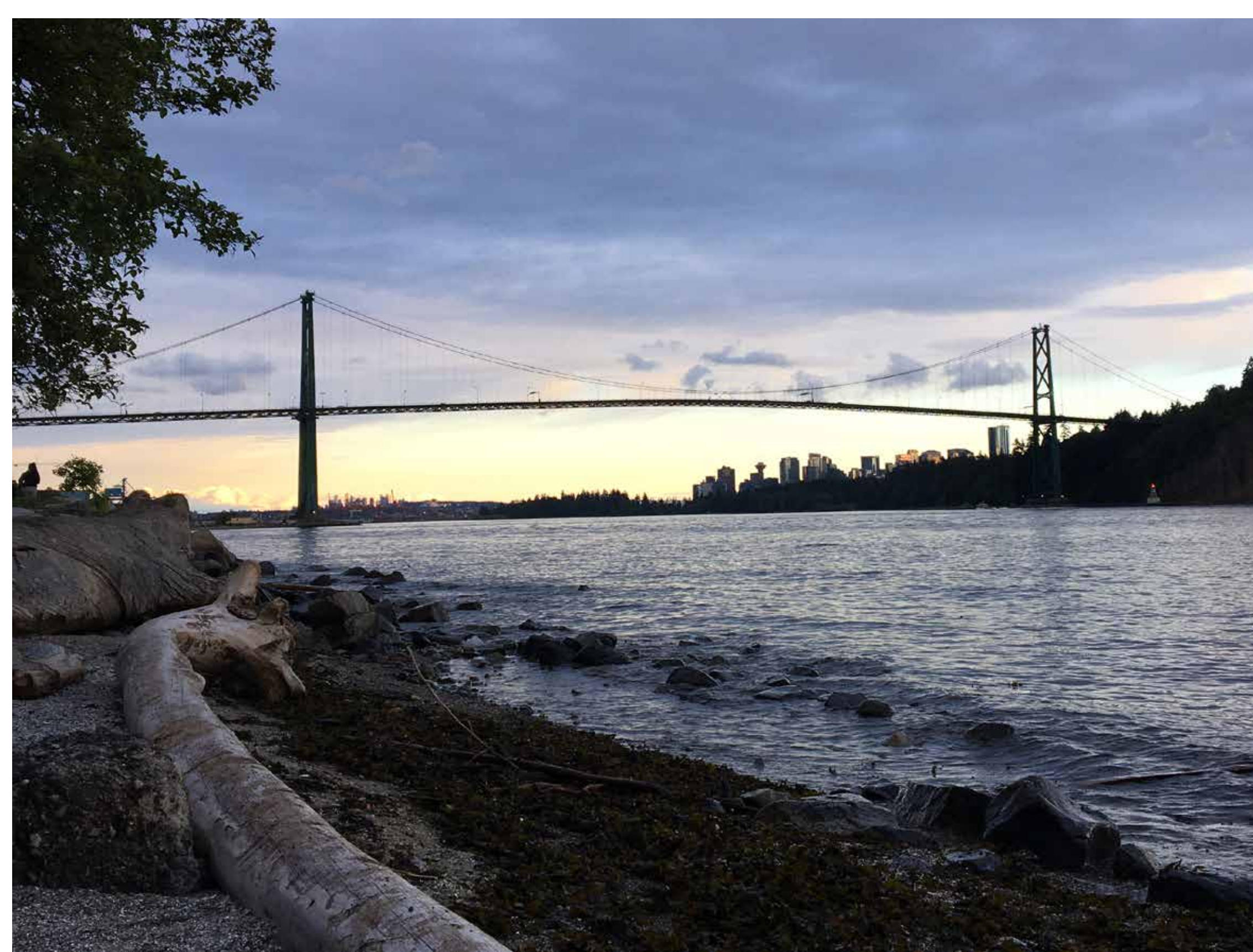


As the woods are the same,
the trees standing in their places,
the rocks and the earth...

they are always different too,
as lights and shadows
and seasons and moods
pass through them.

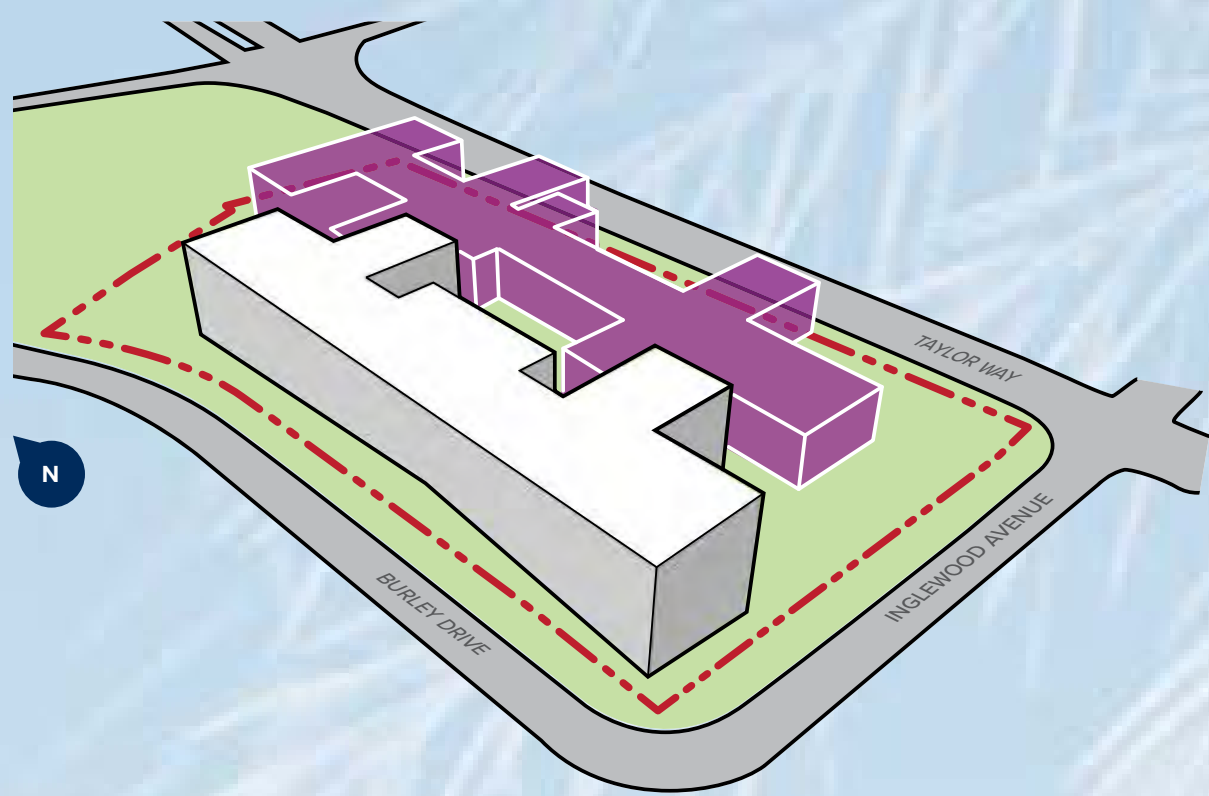
—Emily Carr

Elements of Nature Living in Nature

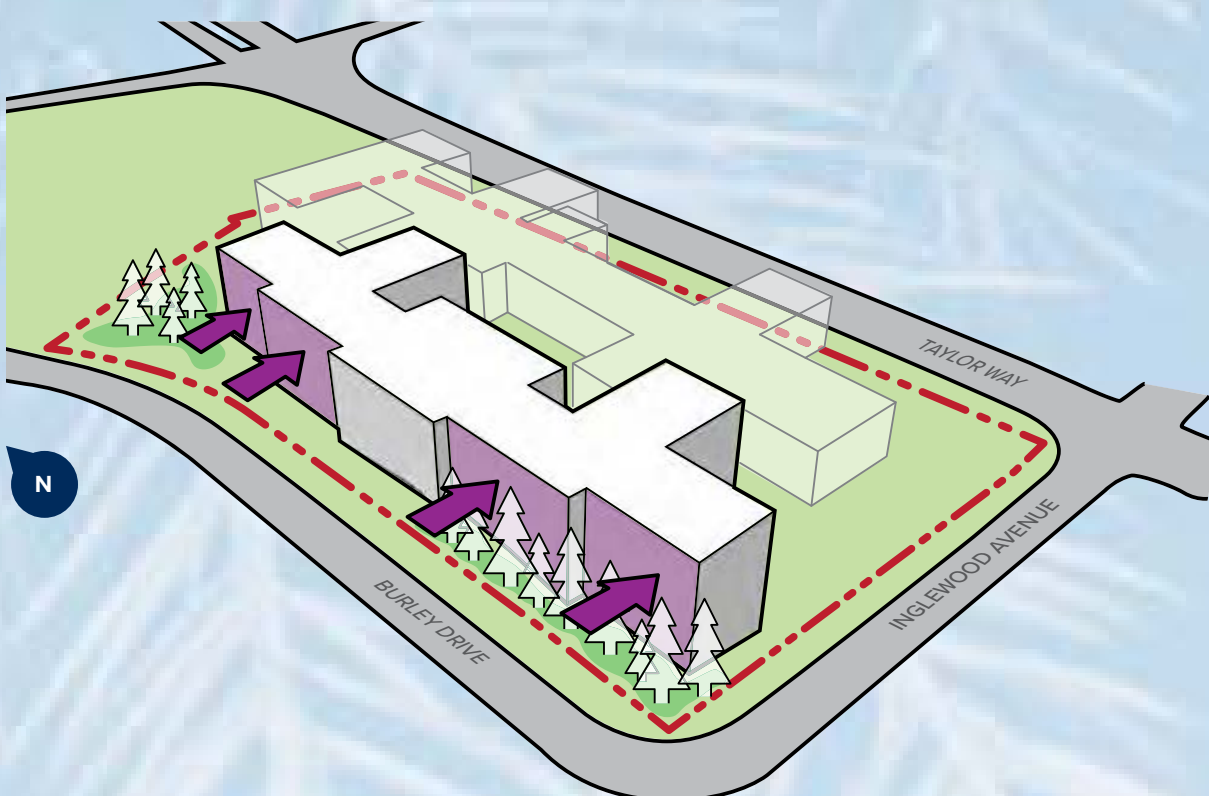


RESPONSE TO CONTEXT

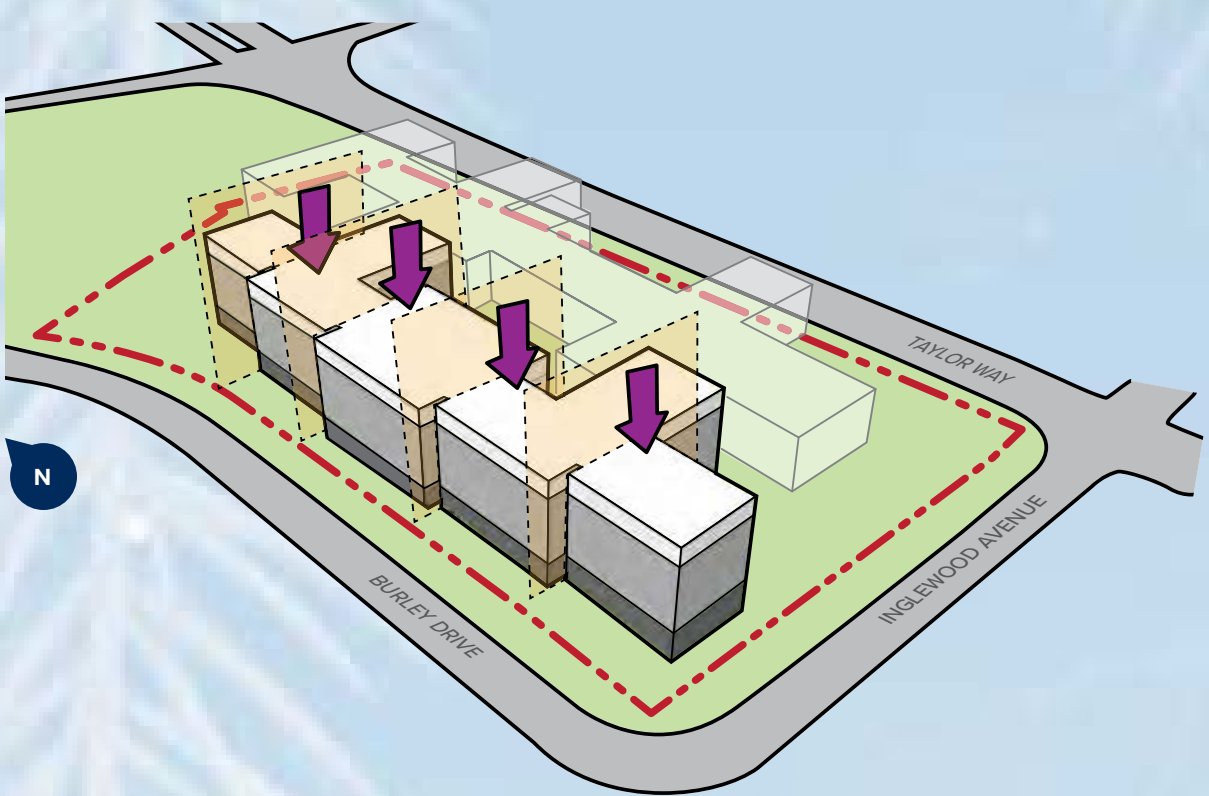
Long-Term Care (LTC)



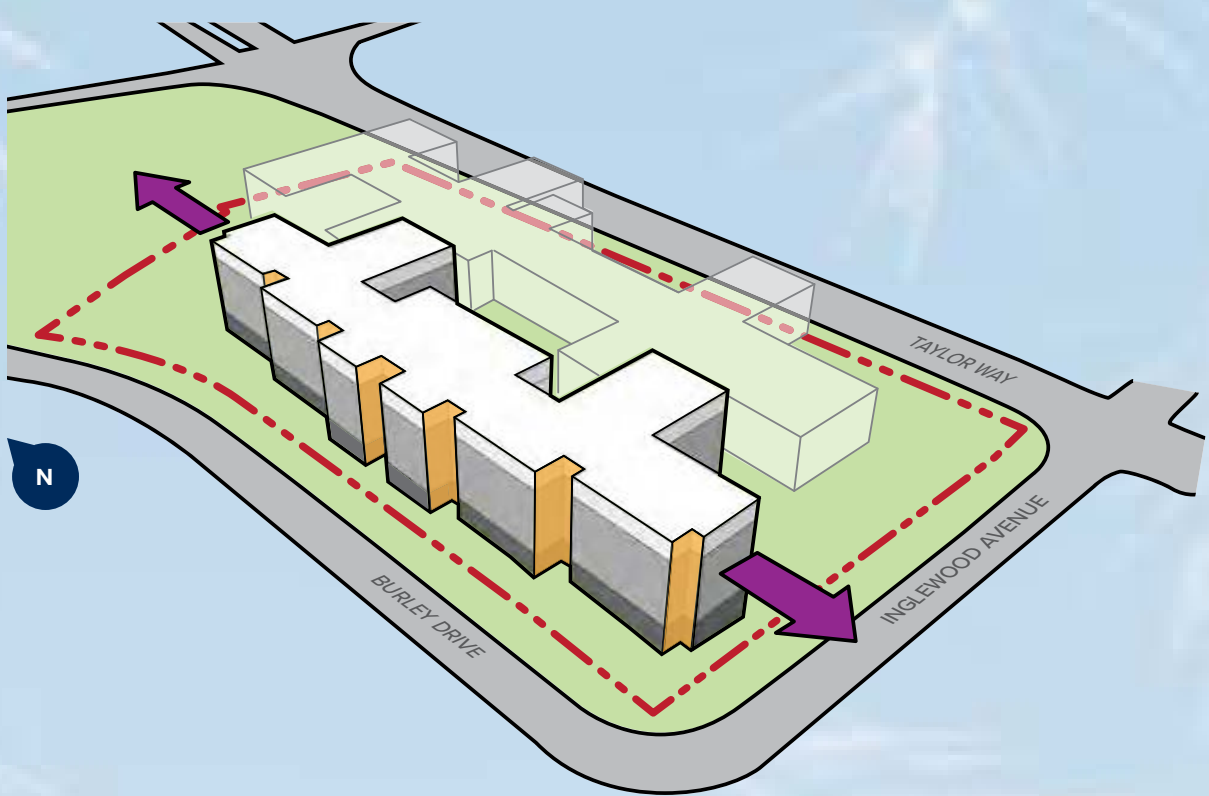
1. Siting
Mass sited based on constraints of existing building.



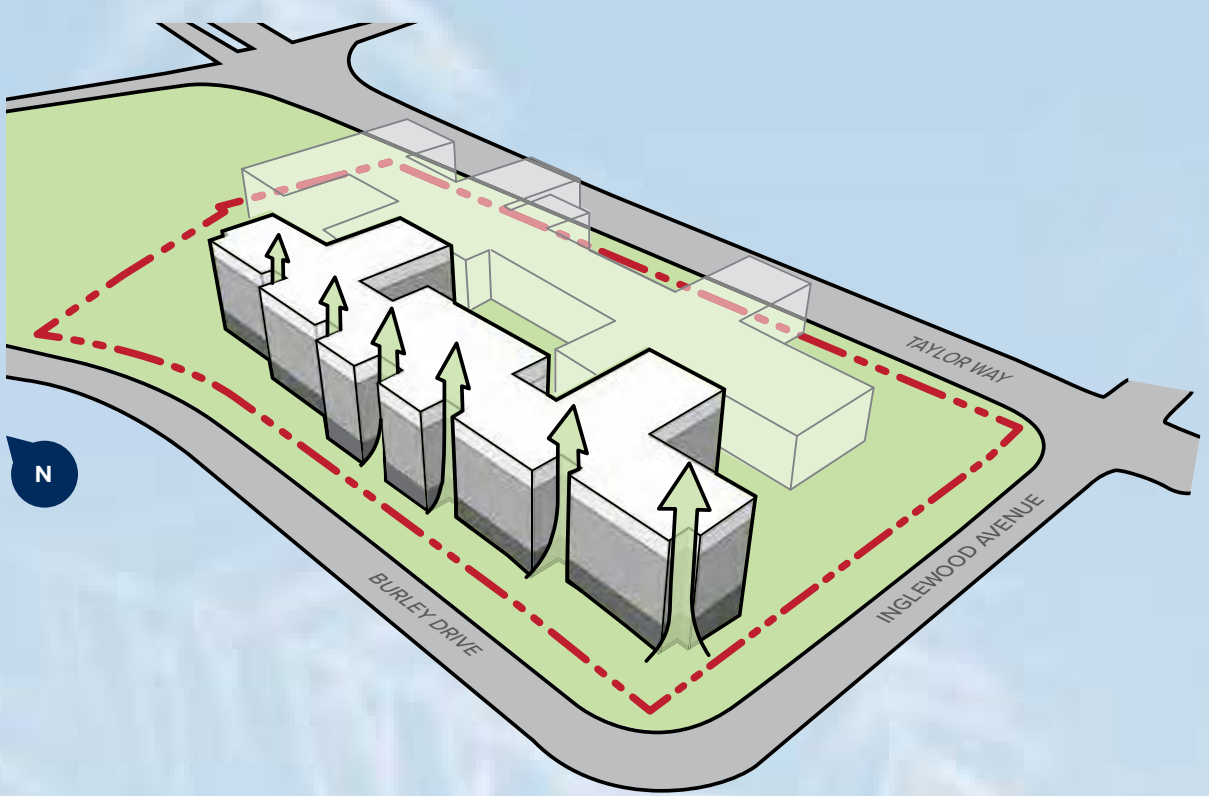
2. Context
Mass pushed back from Burley to provide planting zones and a buffer to residential neighbours across Burley Drive.



3. Scale
Mass broken down vertically and horizontally to a more residential scale. Reduce 6 storeys (from 7), and sink building into the site.

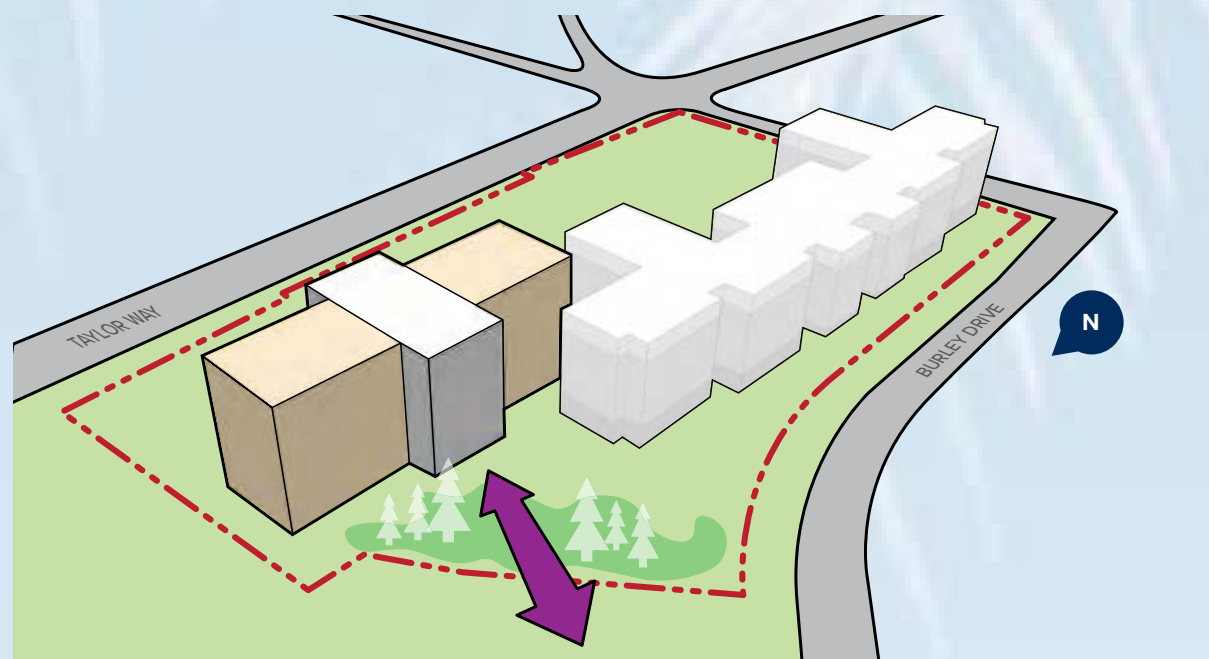


4. Daylight and Views
Mass separated at vertical breaks to bring daylight into building and provide opportunities for views to nature.

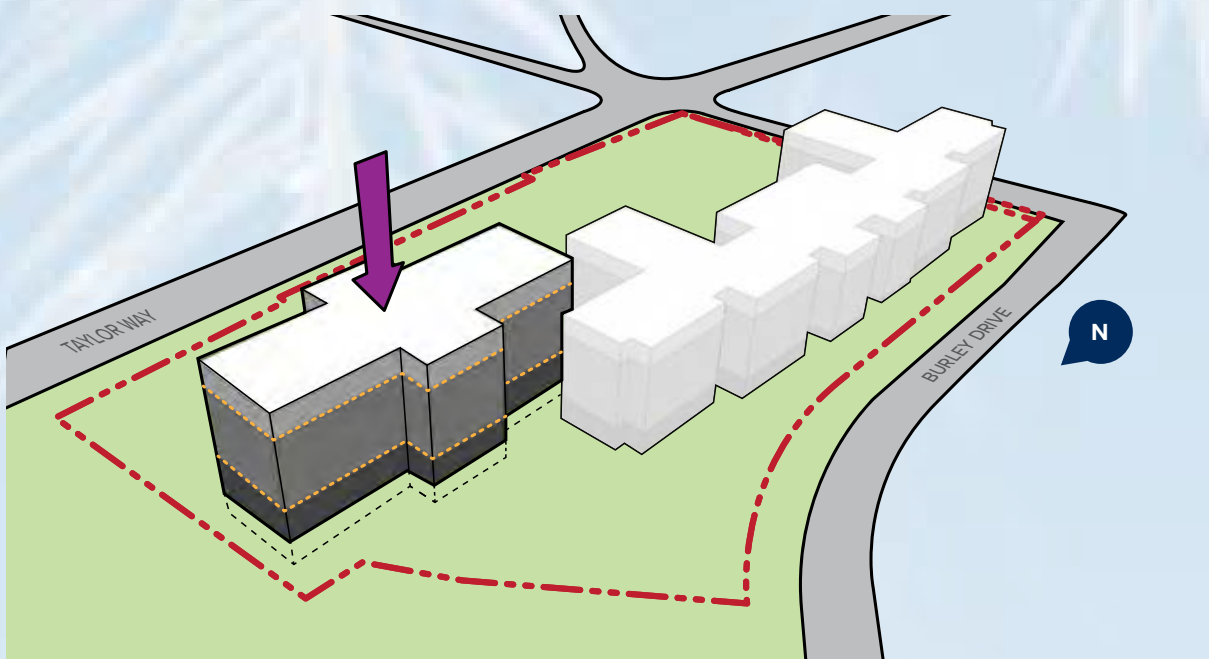


5. Immersion in Nature
Planting brought up the building to create views and access to nature.

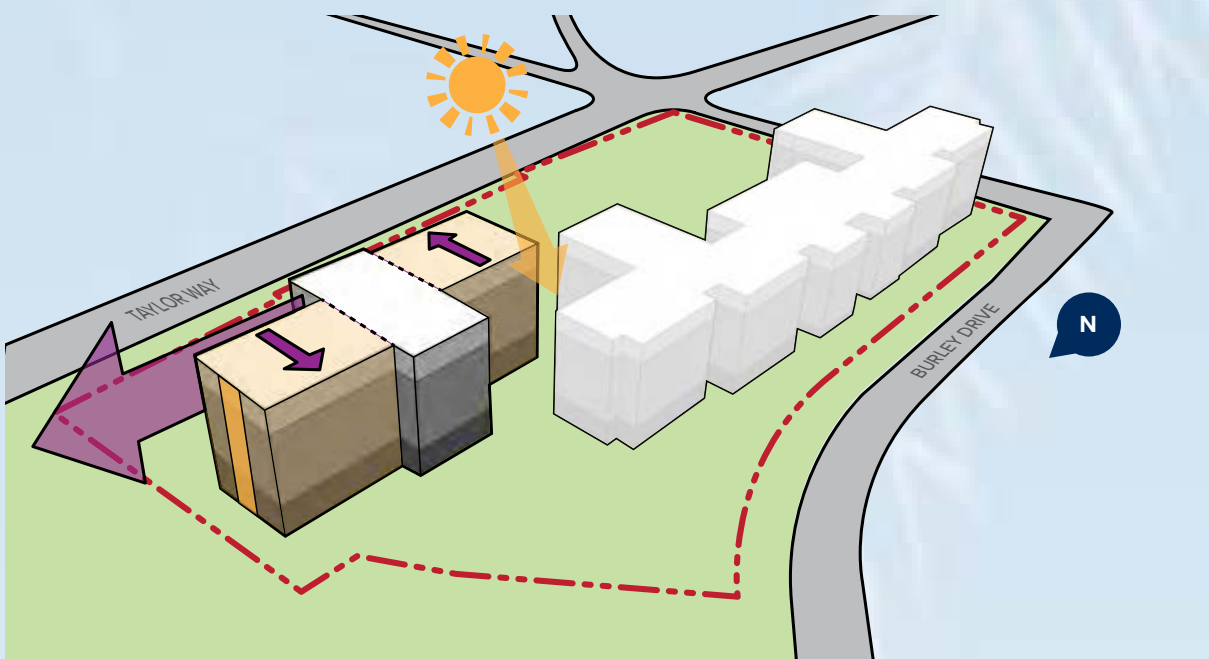
Assisted Living / Long-Term Care (AL/LTC)



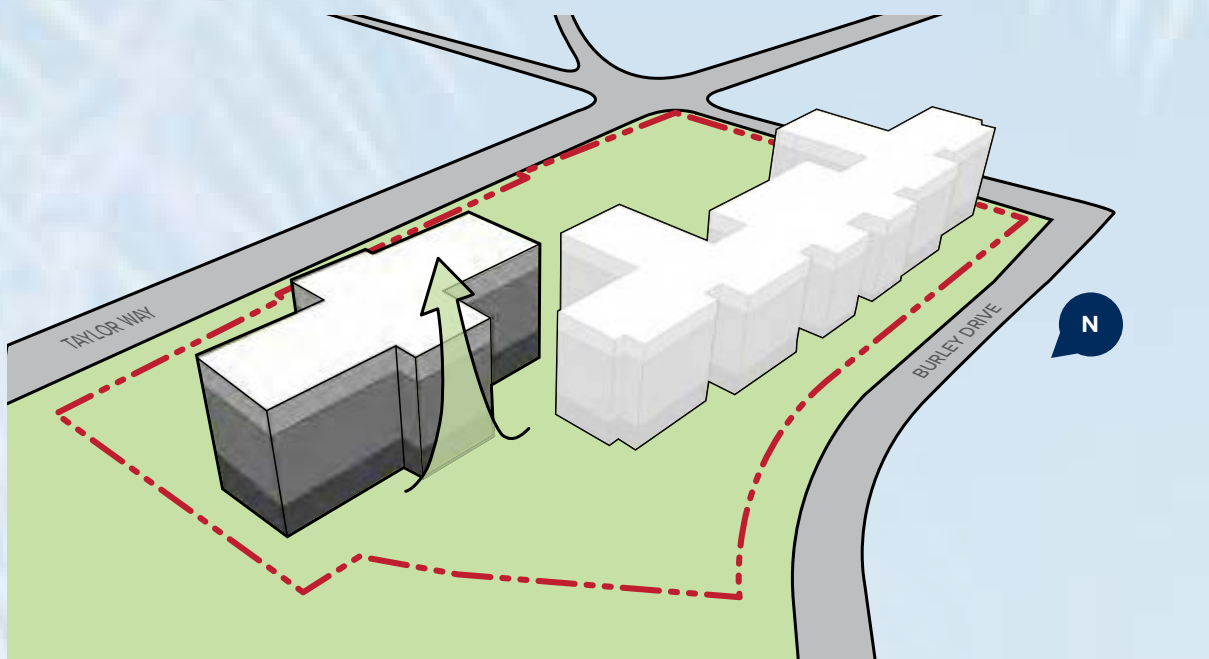
1. Siting
Mass sited in response to LTC location and to provide a buffer to residential neighbours. The initial mass is based on a central core with two residential wings.



2. Scale
Mass broken down horizontally to a more residential scale. Set into lower side of site to further reduce scale and root the building.

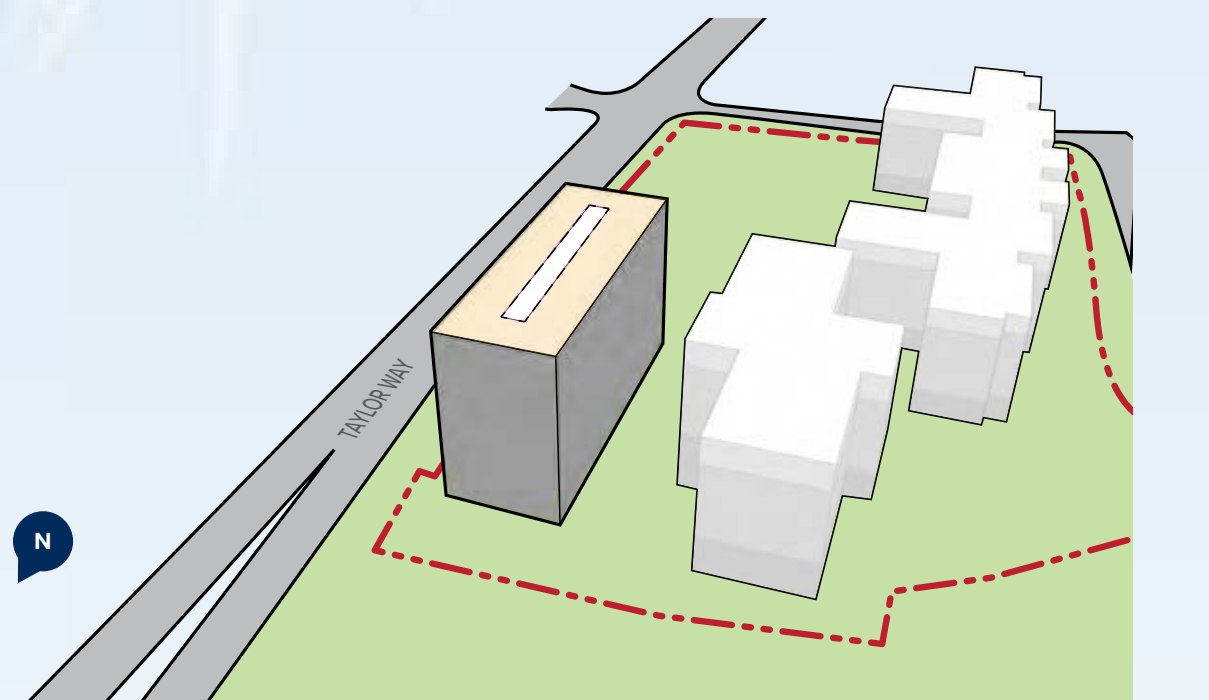


3. Daylight and Views
Mass shifted around core to provide more access to daylight and better views to the mountains from the central amenity space. Corridor ends glazed to bring in light.

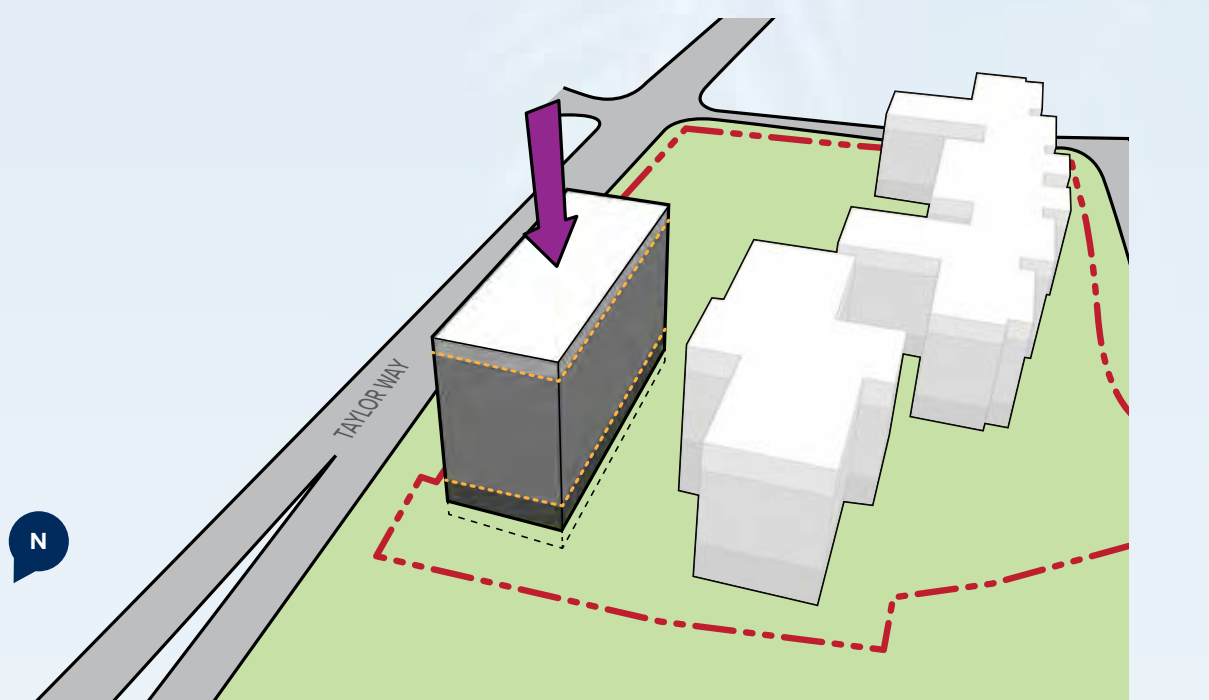


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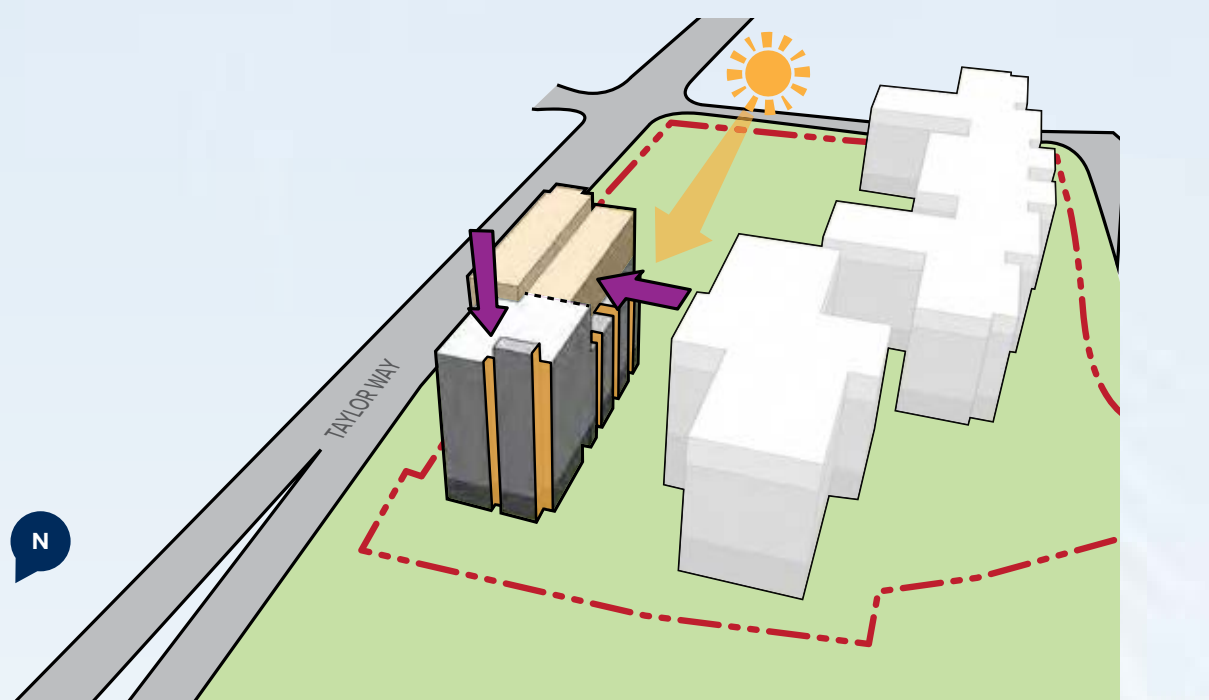
Affordable Housing (AH)



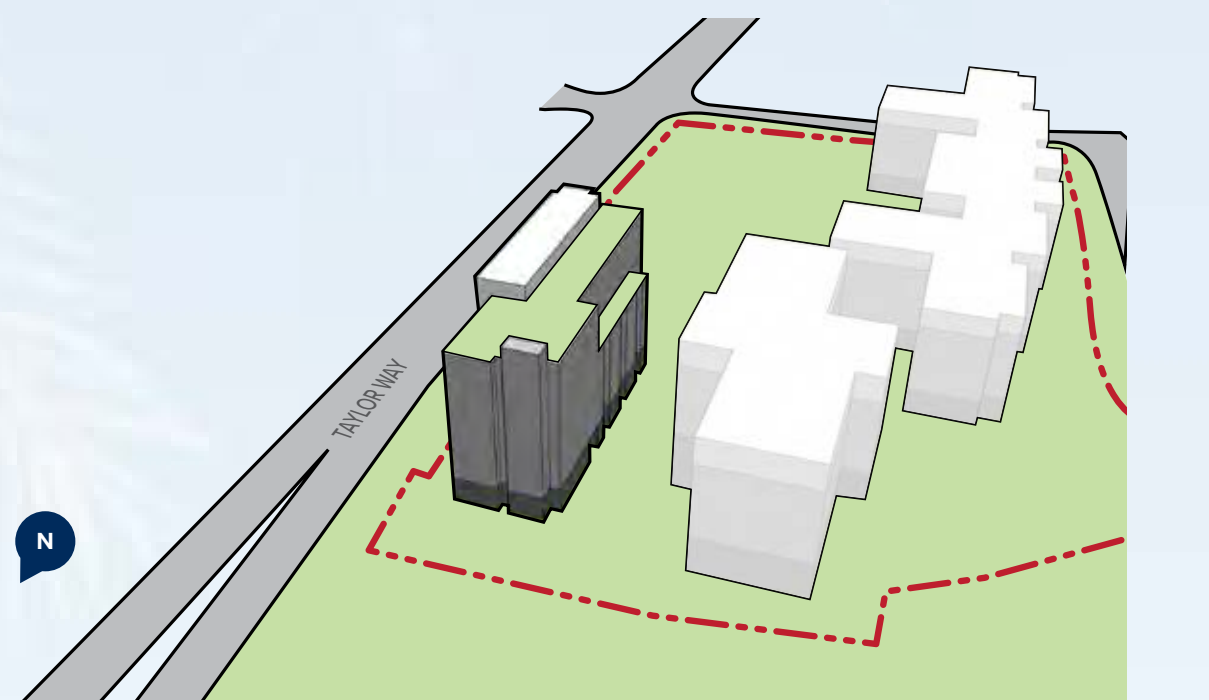
1. Siting
Mass sited in response to AL/LTC building. Initial mass based on maximum building efficiency.



2. Scale
Mass broken down horizontally to a more residential scale. Reduce height by one storey to 10. The building is set a low side of site to reduce scale and root the building.

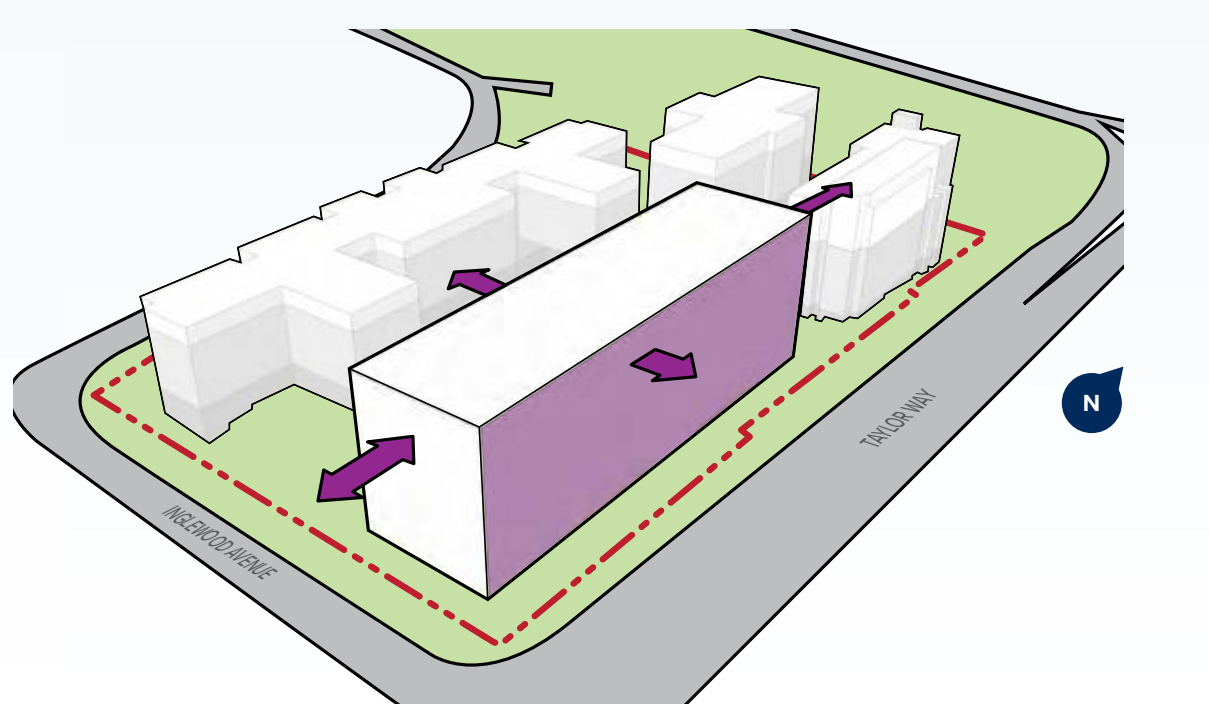


3. Daylight and Views
Mass shifted back from AL/LTC building, building corners eroded to provide more access to daylight. Top floor opened up as roof-top amenity space (indoor + outdoor).

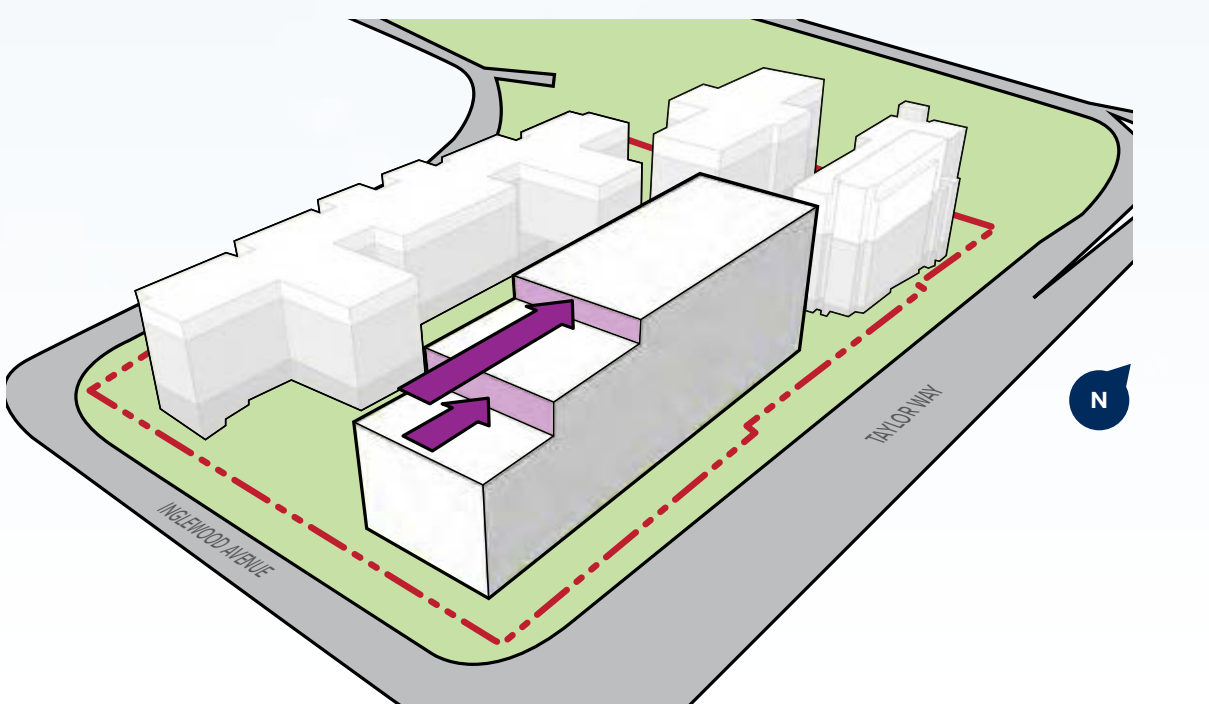


4. Immersion in Nature
Planting brought up the building to create views and access to nature. Roof-top amenity provides more opportunities for interaction with nature.

Independent Living / Life Lease (IL/LL)



1. Siting
Mass sited tight to setback to Taylor way to maximize courtyard size and provide buffer to other buildings.



2. Context
Mass stepped back in response to single family housing across Inglewood Avenue.



3. Scale
Mass broken down vertically and horizontally to a more residential scale. Reduce to 10 storeys.



4. Daylight and Views
The street wall along Taylor is pushed and pulled to create 3 separate tower masses. The articulation breaks down the monolithic massing and creates corner units with generous views.

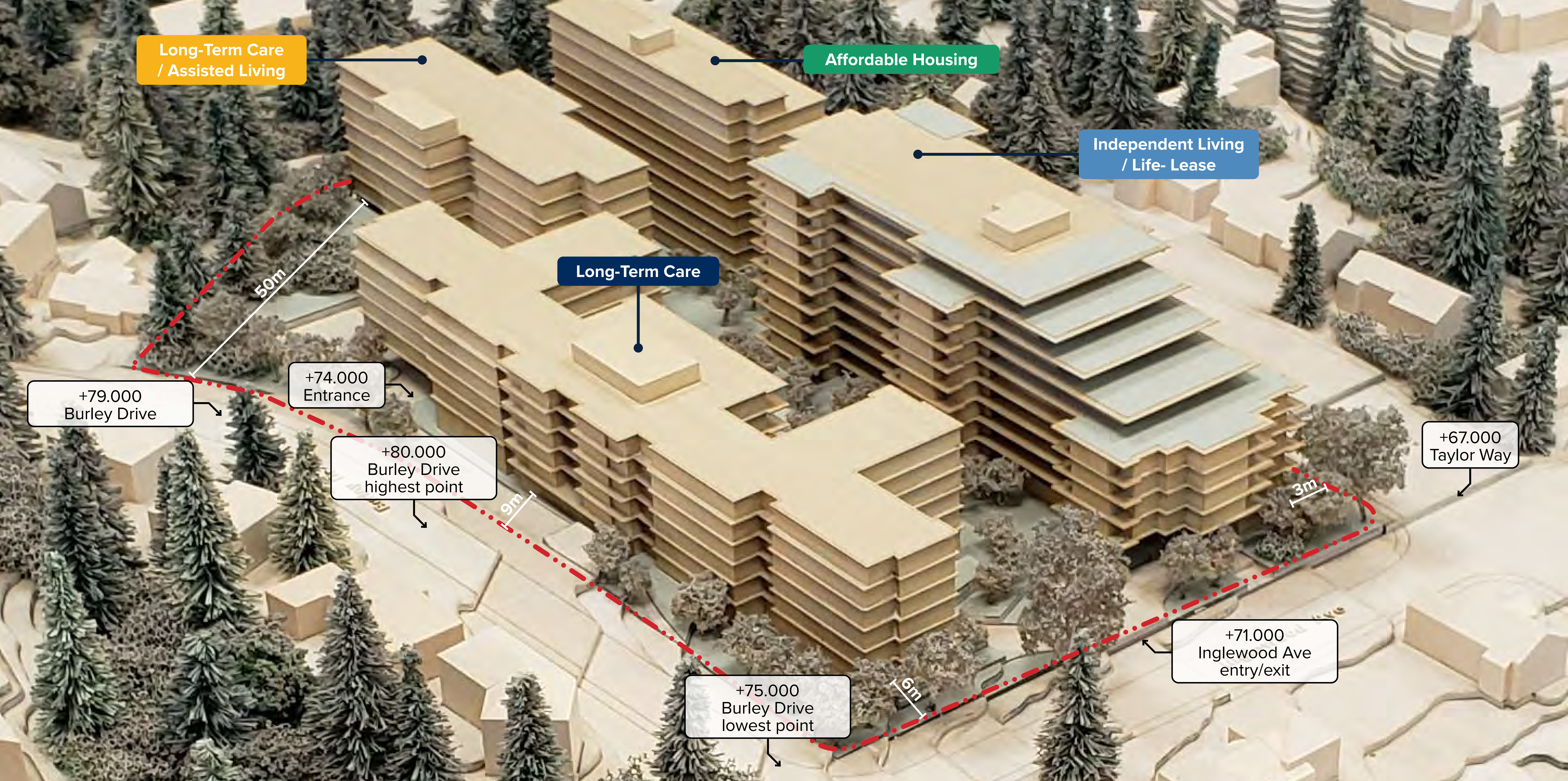


5. Immersion in Nature
Planting pockets along both sides of the building provides opportunity for more mature planting. Roof terraces provide additional opportunities for residents to engage with nature.

Elements of Design

- Connection to natural landscape.
- A solid foundation rooted in the ground.
- Floor to ceiling windows and eroded corners provide connection to nature.
- Profile against the sky.

DEVELOPMENT DATA SUMMARY



	Long-Term Care (LTC)	Long-Term Care (LTC) / Assisted Living (AL)	Affordable Team Member Housing (ATMH) / Affordable Senior Housing (ASH)	Independent Living (IL) / Life-Lease (LL)
Unit Mix	253 (230 Funded, 23 private pay)	103 (23 AL, 48 LTC, 32 Memory Care)	155 (ATMH: 30 studios, 48 1bed, 29 2bed, ASH: 48 1bed)	188 (90 1 bed+den, 98 2 bed+den)
Height in Storeys	6 Above grade (1.5 Below grade)	8 Above grade (1 below grade)	10 Above grade (2 below grade)	10 Above grade (1 below grade)
Top of Parapet (geodetic)	+98.300m	+97.100m	+100.530m	+100.460m
Level One Grades (geodetic)	+74.000m	+74.000m	+69.750m	+71.000m
Gross Floor Area	22,800 m2 (245,417 SF)	8,245 m2 (88,758 SF)	10,113 m2 (108,865 SF)	21,702 m2 (233,598 SF)
Parking	105 Stalls	40 Stalls	162 Stalls	112 Stalls