

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	<p>Deep Subsidy</p> <ul style="list-style-type: none"> • Households with Deep Subsidy Incomes, typically on income assistance • Rents will be set at the shelter rate
50% of the Units	<p>Rent-Geared-to-Income</p> <ul style="list-style-type: none"> • 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. <p>Eligibility:</p> <ul style="list-style-type: none"> • 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 <p><i>*the above is based on 2019 figures as the 2020 HILs have not been published</i></p>
30% of the Units	<p>Market Rents</p> <ul style="list-style-type: none"> • Rents must be no less than CMHC’s Average Market Rents <p>Eligibility:</p> <ul style="list-style-type: none"> • 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.

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.
- Affordable 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.

- 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)

- Phase 2
 - Building 2 - Assisted Living/ Memory Care/ Long Term Care (private pay)
 - 48 Long Term Care beds
 - 32 Memory Care suites
 - 22 Assisted Living suites
 - Total: 102 beds/suites
 - Building 3 - Affordable Rental Housing
 - 107 Affordable rental Team Member/work force homes (studios, 1 Bed & 2 Bed)
 - 48 Affordable rental seniors' suites (1 Bed)
 - Total: 155 homes
 - Building 4 - Independent Living/ Life Lease
 - 65 Independent Living suites Rental (1 Bed & 2 Bed)
 - 125 Life Lease suites (1 Bed & 2 Bed)
 - Total: 190 homes

How will this project be planned in terms of environmental stewardship?

- Each building has unique energy requirements based on varying occupancies.
- All buildings 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 Care buildings (Long Term Care + Assisted Living) will meet the energy requirements of Step Code 1 with low carbon energy systems.
 - these buildings will improve baseline energy performance through enhanced exterior envelope performance
 - Each building will also be optimized to meet ventilation requirements based on occupancy.
- The Affordable Housing and Independent Living/Life Lease buildings will meet Step Code 3 with low carbon energy systems as mandated by the District and as required by BC Housing Guidelines.
- Low carbon energy systems are targeted to meet requirements listed below, including COP greater than 2 and GHG emissions less than 3 kg CO₂e/m²/yr.
- We are also pursuing Salmon Safe Certification for the site.

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 along 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.

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 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>