



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.

ABOUT BAPTIST HOUSING



BAPTIST HOUSING

SENIORS LIVING

Baptist Housing is an experienced and reputable non-profit seniors housing provider with 21 residences for more than 2750 residents 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 was collected throughout the Fall of 2020 and a “What We Heard” report was included in our rezoning and development permit application to the District of West Vancouver.

Based on what we heard at public information meetings, we have improved the design by lowering the height of the south building facing Burley Drive by two storeys, introducing plans to reduce local traffic and maximize views, and better protect the health of seniors living at Inglewood through new COVID-19 informed infection control methods from Vancouver Coastal Health.

Baptist Housing has now submitted an application to rezone and consolidate four adjacent residential properties with the existing site, and for the development permit required for the overall project.

Additional public consultation will take place in 2021/2022.

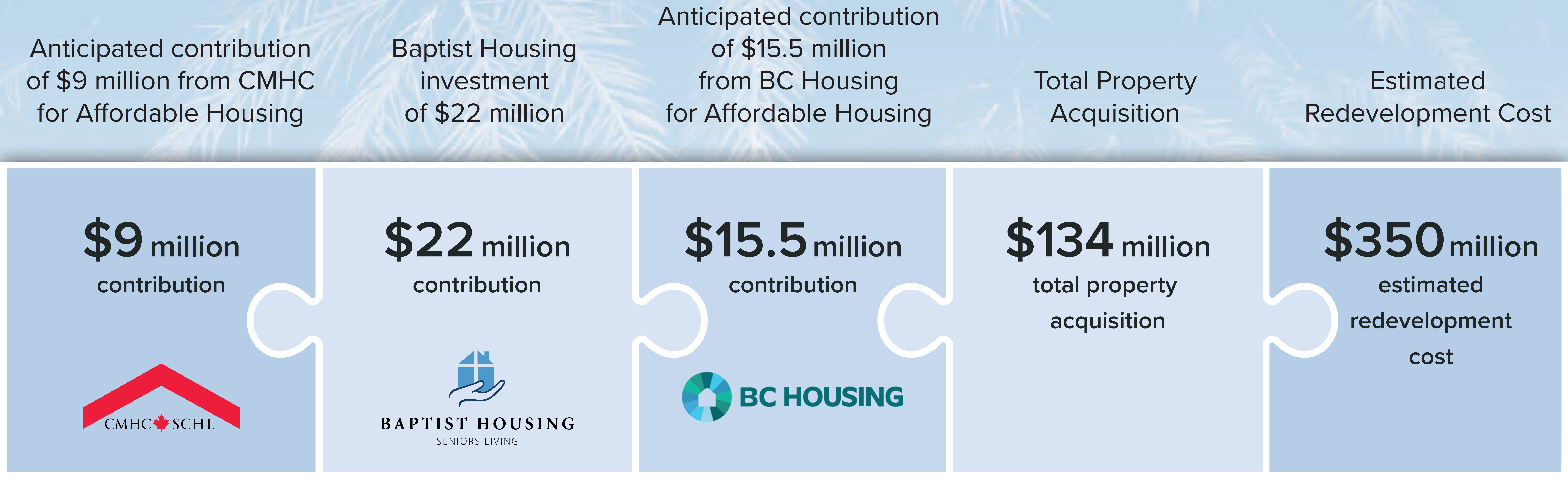
PROJECT OVERVIEW



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 affordable residences for team members.
- A “Continuum of Care” enables seniors to live in the kind of residence best suited to them, even if that should change as they age. Our residents will be able to age within the same community, while remaining close to friends, family and familiar supports.

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 over \$500M.

Affordability of the overall project is achieved by spreading land costs and increasing density across the property, with each part of the project interdependent on each other.



ALIGNMENT OF DISTRICT OBJECTIVES

Alignment of District & Project Objectives

Inglewood is a rare opportunity to address the District’s vision through a project which is sensitive to the community it will serve. Recognizing the needs of an aging population, demand for more employment and a range of affordable housing options, Inglewood will take strides to accomplish the key objectives set forth in the West Vancouver Official Community Plan (OCP), providing significant social, economic and environmental benefits.

District Objectives

During the OCP Review Process, the community identified objectives for the following areas:



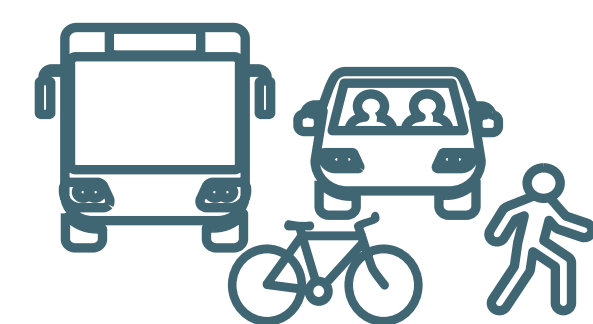
Housing & Neighbourhoods

Build more diverse housing types, sizes, costs and tenures.



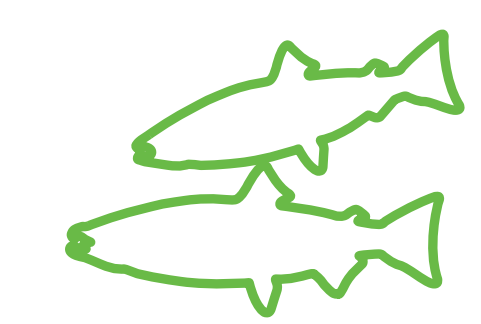
Local Economy

Create new investment, business and employment opportunities.



Transportation & Infrastructure

Improve transportation for all modes (walking, cycling, transit and driving).



Parks & Environment

Protect our natural systems and reduce our greenhouse gas emissions..



Social Well-Being

Provide services for an engaged, active, creative, inclusive and diverse community.

Inglewood Project Objectives

Inglewood aspires to achieve the District’s objectives as articulated in the District of West Vancouver OCP.



Housing & Neighbourhoods

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

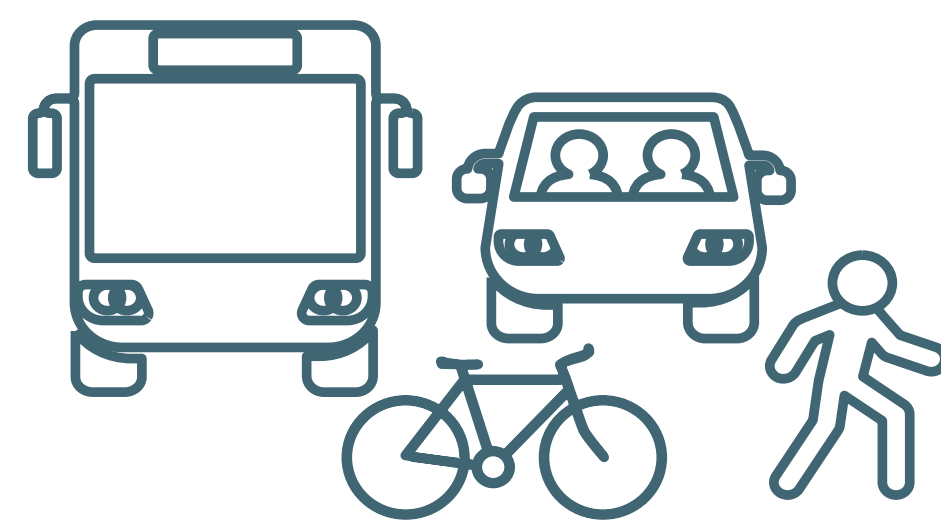


Local Economy

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

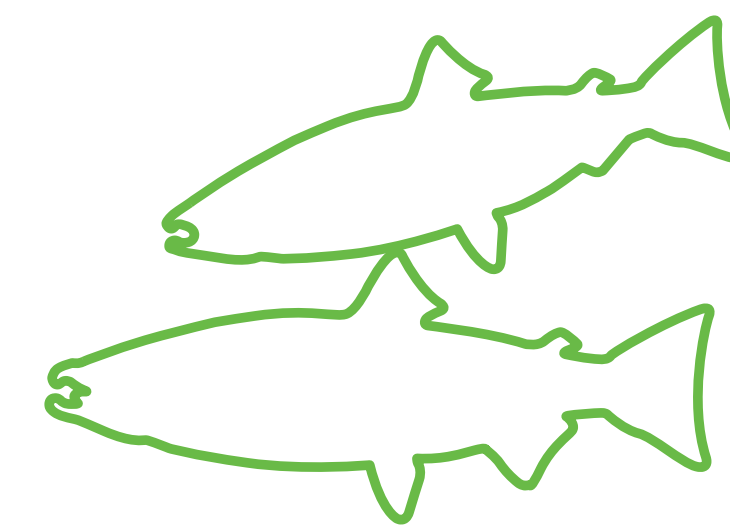
ALIGNMENT OF DISTRICT OBJECTIVES

“We should build upon our extraordinary assets to become a more complete, connected and inclusive community with diverse housing, a vibrant economy, and outstanding amenities so that we can ensure our social, economic and environmental sustainability.” —District of West Vancouver Official Community Plan



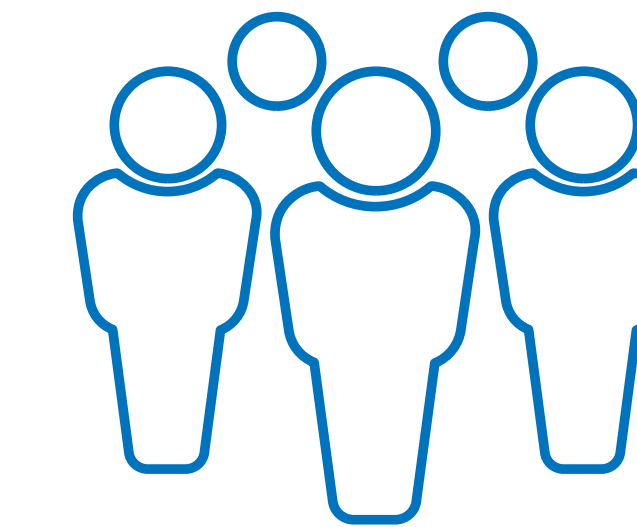
Transportation & Infrastructure

- The Continuum of Care and on-site services reduces the overall need to travel
- Rationalized access points and improved sidewalks and bike lane around the site will improve safety and accessibility
- Prime parkade for expansion of the number of electric vehicle charging stations
- North right in, right out off of Taylor Way improves vehicle access and exiting. Inglewood access connects to underground parking and service areas
- Access and exiting from Taylor Way and Inglewood Avenue will be used by residents, visitors and all service vehicles
- The site is close to public transit
- Cycling is encouraged with designated cycling storage areas
- Reduce number of trips with on-site workforce housing.



Parks & Environment

- High performing envelopes to improve energy performance and reduce GHG emissions
- Meet District's recently approved enhanced Step Code requirements
- Provide intensive natural landscaping across the site to maintain ecological integrity
- Consider natural diversity and systems in a changing climate to build in resiliency
- Provide porous site edge with connecting pathways to integrate with neighbourhood.
- Salmon Safe Program.

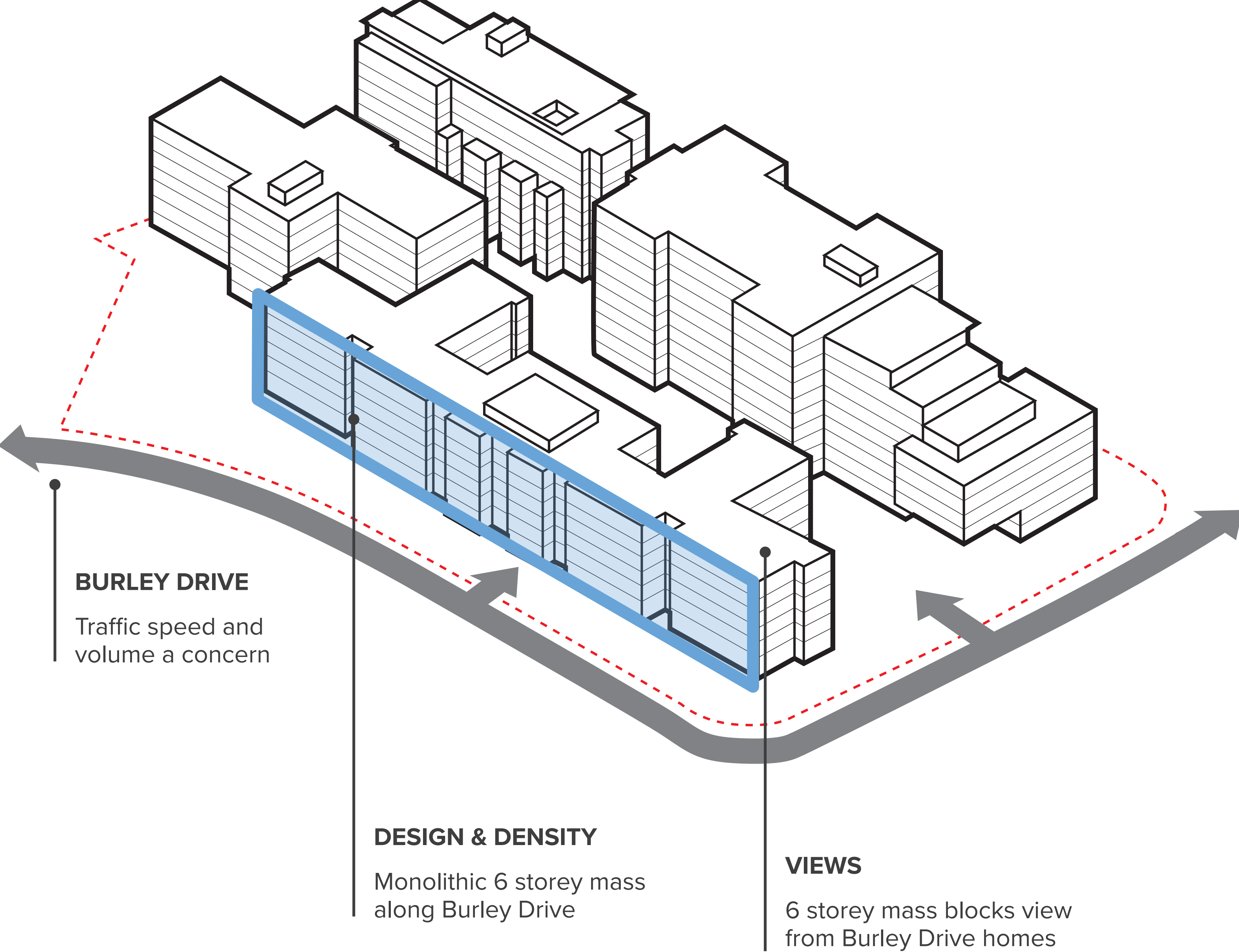


Social Well-Being

- Design for all abilities to ensure full inclusion of a diverse population
- Be a positive and engaged neighbour, understanding long term commitment to the community
- Promote active and varied living options and activities to maintain creative lifestyles
- Provide excellence and continuity of care to enhance community health and resiliency
- Support and assist residents to stay connected to their personal faith and belief traditions
- Provide potential child daycare or community amenity space on site.

DESIGN CHANGES BASED ON PUBLIC INPUT

What we heard



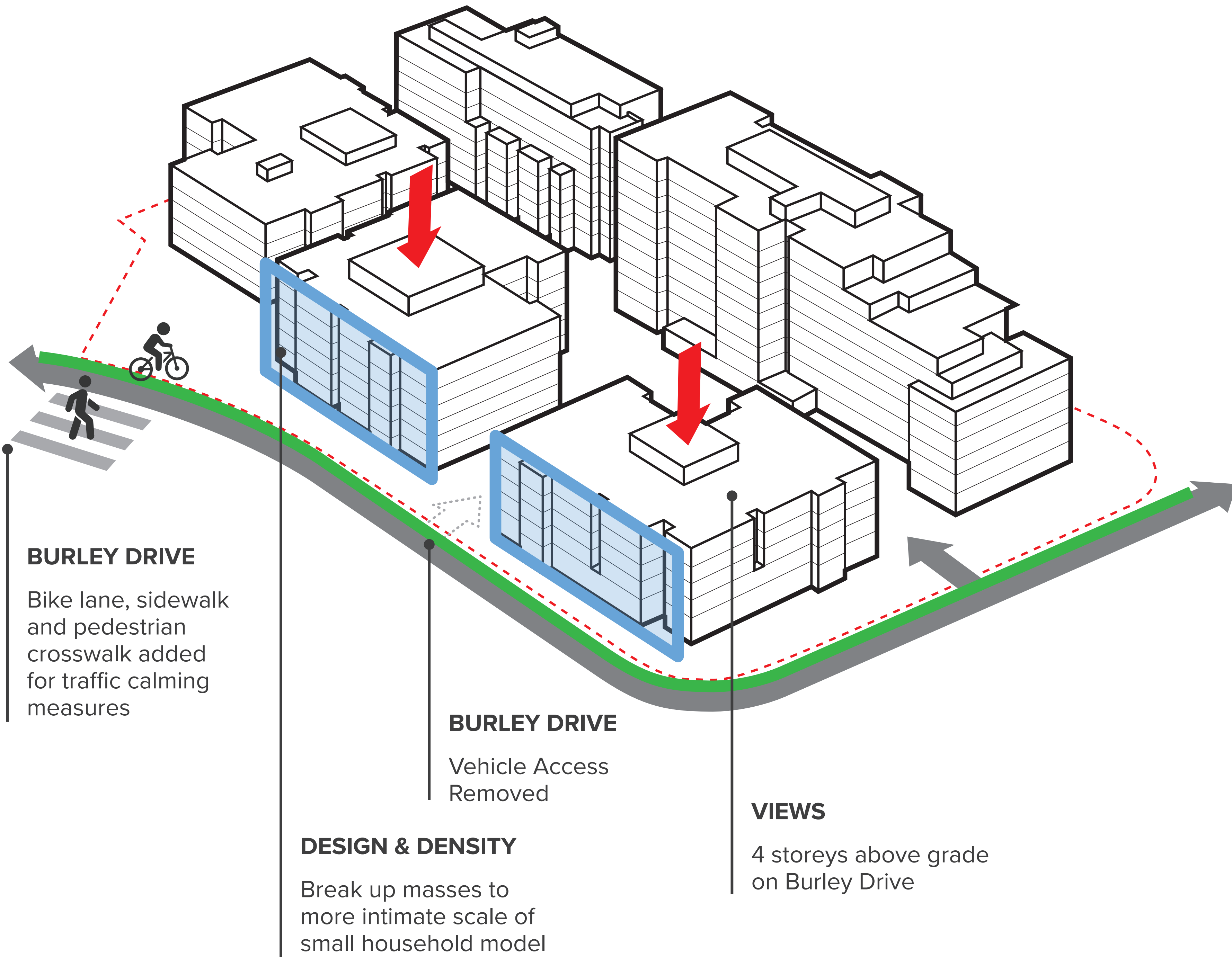
CONSTRUCTION

Traffic, noise and disruption for many years.

ENVIRONMENTAL STEWARDSHIP

Project is not doing enough beyond what is required by code.

Our response



CONSTRUCTION

Provide shuttle for off-site parking for trades, prefabricate to reduce time to build, phase work to use new building as a buffer to neighbourhood for later stages.

ENVIRONMENTAL STEWARDSHIP

- Project takes a holistic approach from user experience to environmental performance
- Salmon Safe have been engaged
- PV arrays are planned to generate some power
- On-site housing for staff intend to provide equity for staff and reduce overall commutes and support local economy
- Planning for future climate adaptability and resilience
- Selection of low or no VOC materials.

Refer to Building Performance and Sustainability section on page 45 for additional strategies.

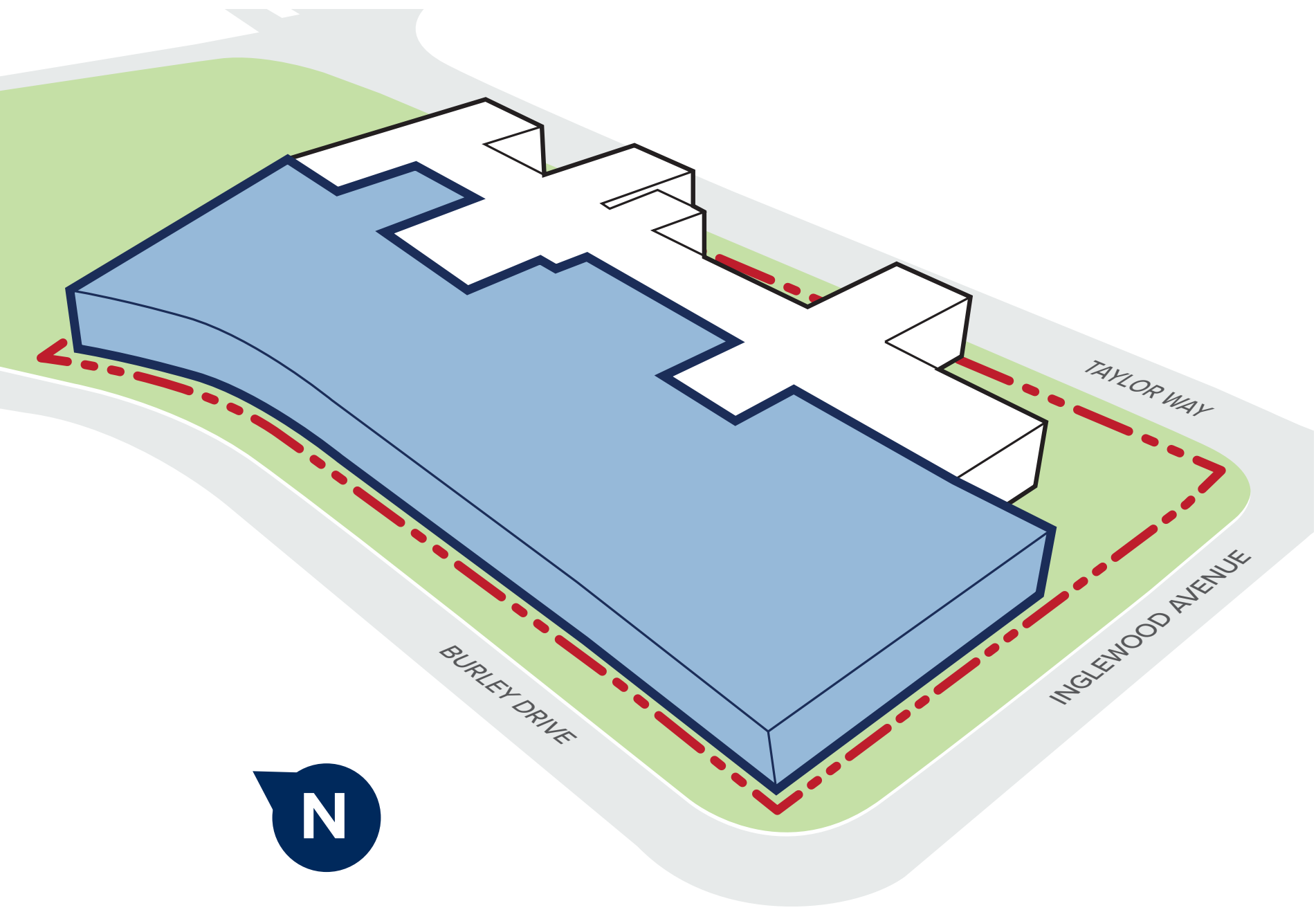
Fall of 2020, Baptist Housing held three Public Information Meetings to inform the community and answer questions about the proposed development.

Several key themes emerged – and we’ve responded with improvements addressing them in our updated design.

KEY DESIGN DRIVERS

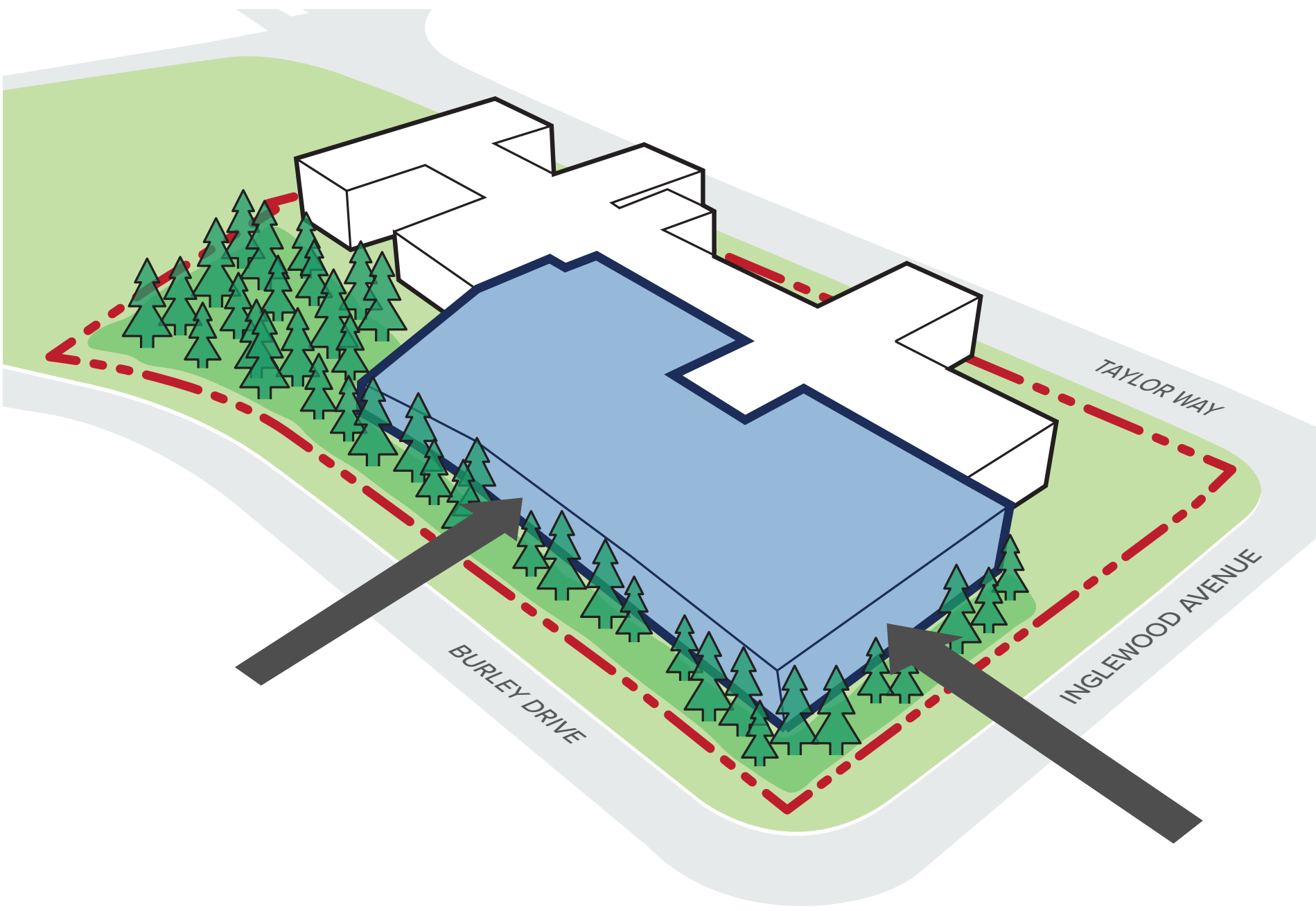
The proposed design responds to the project drivers through a logical sequence of moves considering the funding model, existing residents, site context, community input, outdoor amenity, natural landscape and scale.

Phase 1



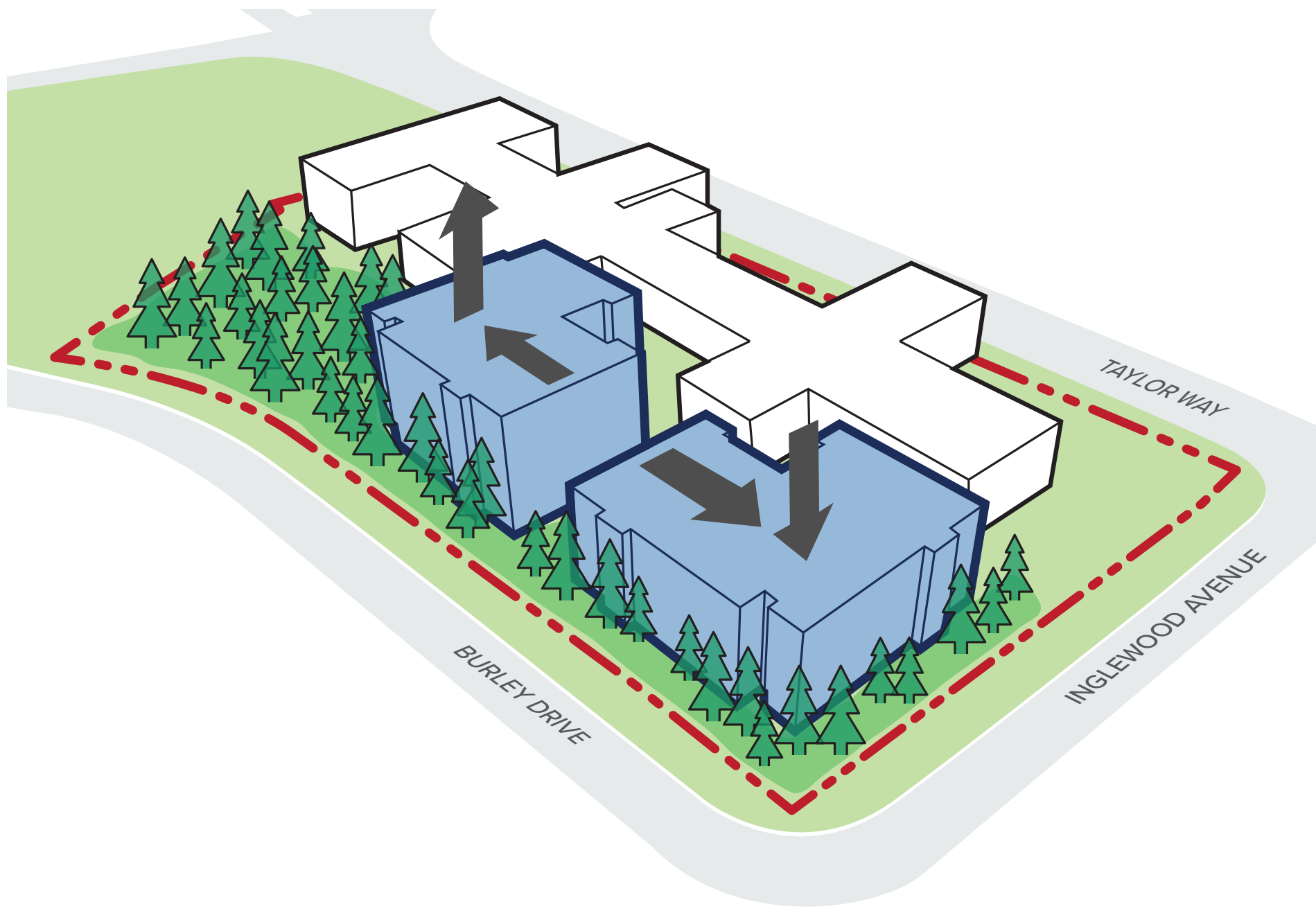
Replacement of Long Term Care

Baptist Housing is required to maintain continuous operation of the 230 Vancouver Coastal Health long term care beds throughout the construction of the replacement of the Long Term Care building.



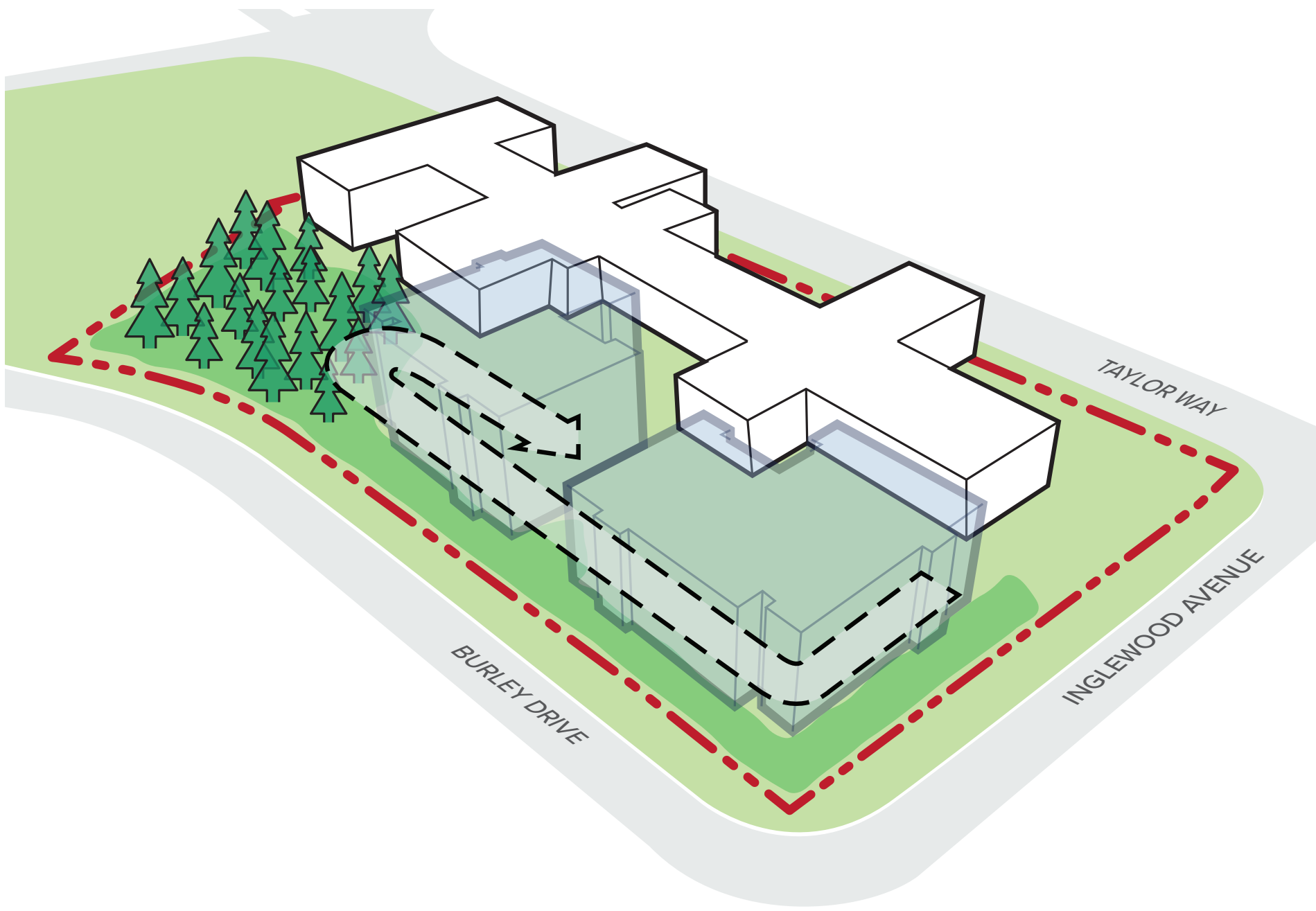
Perimeter Landscape Buffer

Create a landscape around the perimeter of the site to integrate with the natural landscape.



Small Household Model

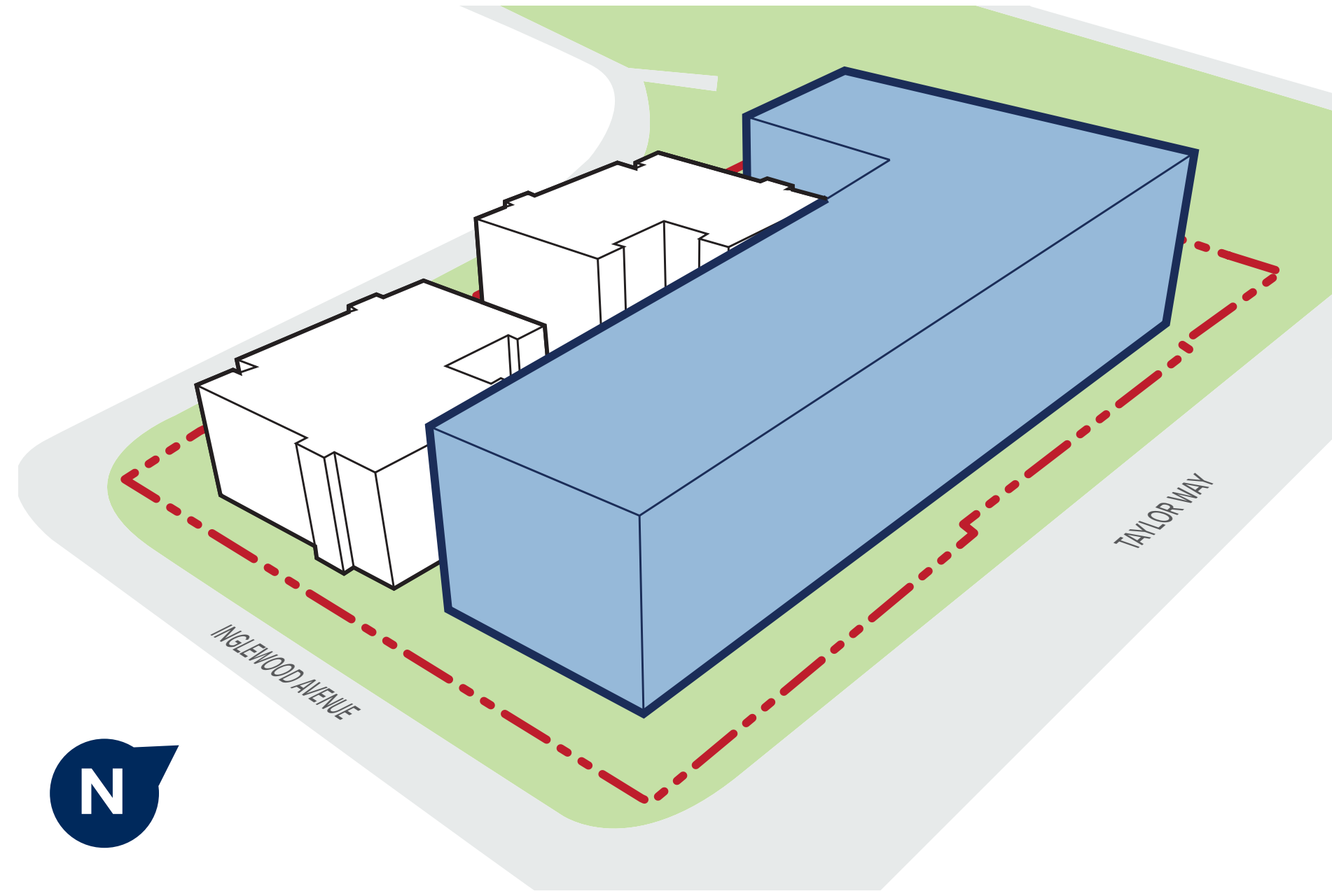
Apply Small Household Model to create porosity on Burley Drive. Improved design for outbreak / pandemic risk reduction.



Hide Servicing and Traffic

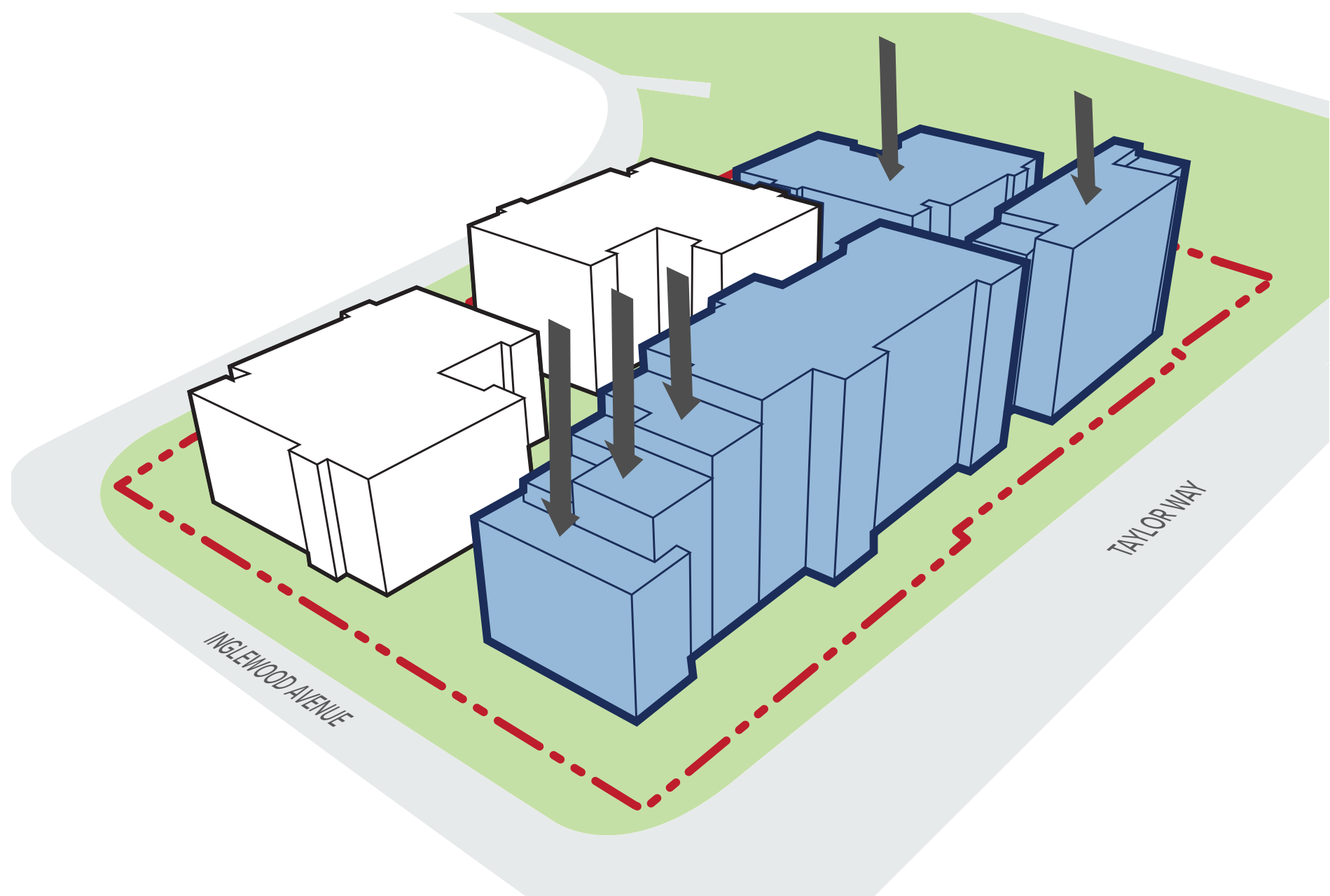
Work with topography to underground traffic and services to allow for landscaping at grade.

Phase 2 & 3



Move Density

Move density to Taylor Way and respond to topographic profile of hill. Keep centre of site free for open spaces.



Step Massing

Create steps in massing to respond to topography create stepped terracing from south edge of site



Immersion in Nature

Connect and immerse all buildings within the landscape.



Activate Courtyard

Activate Courtyard as outdoor living spaces for residents.

VIEW FROM INGLEWOOD AVE



SOUTHWEST VIEW LOOKING AT LONG-TERM CARE CENTRE



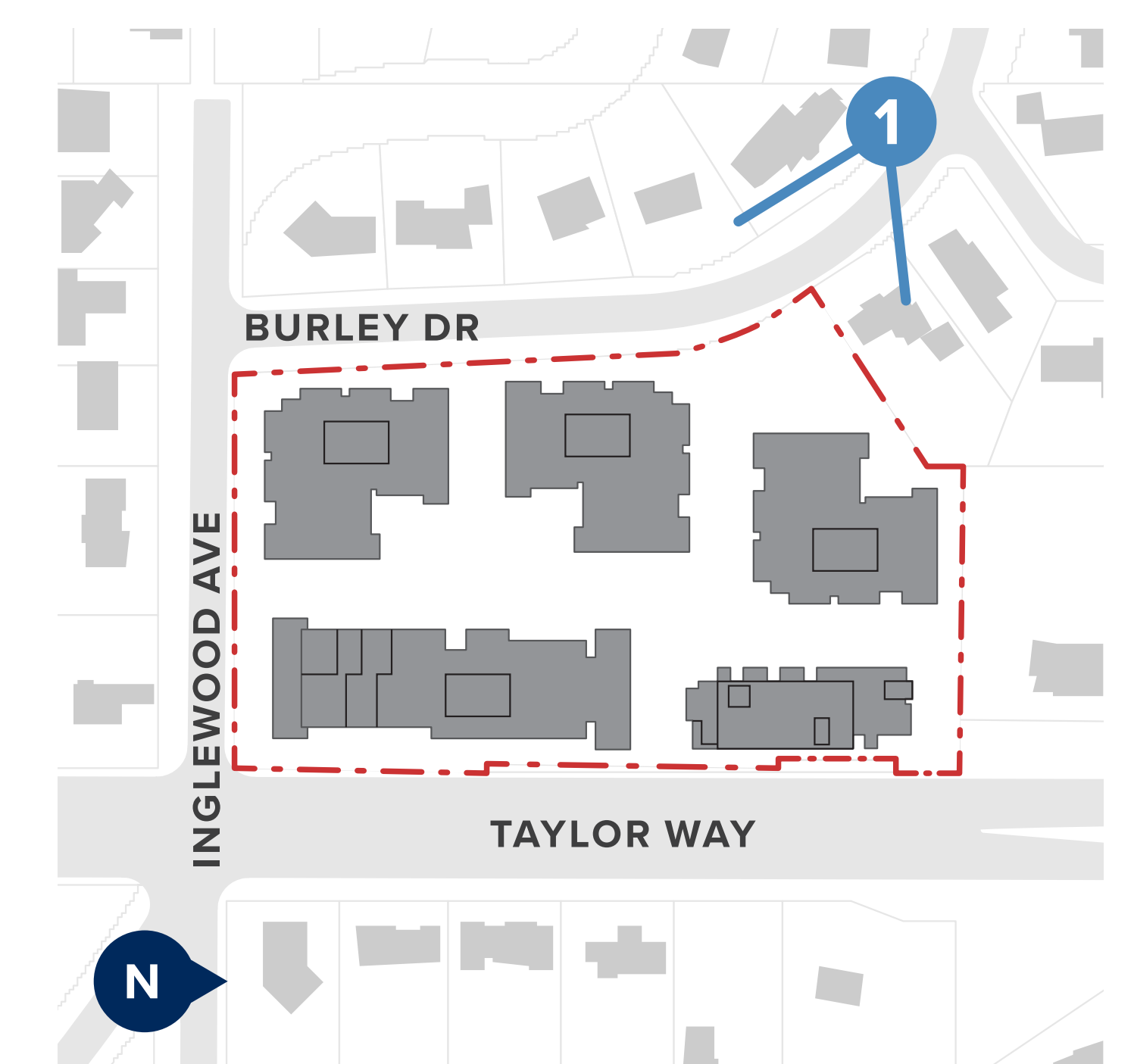
VIEW ANALYSIS - NORTH WEST VIEW LOOKING DOWN BURLEY DRIVE

1 North West view looking down Burley Drive

Before



After



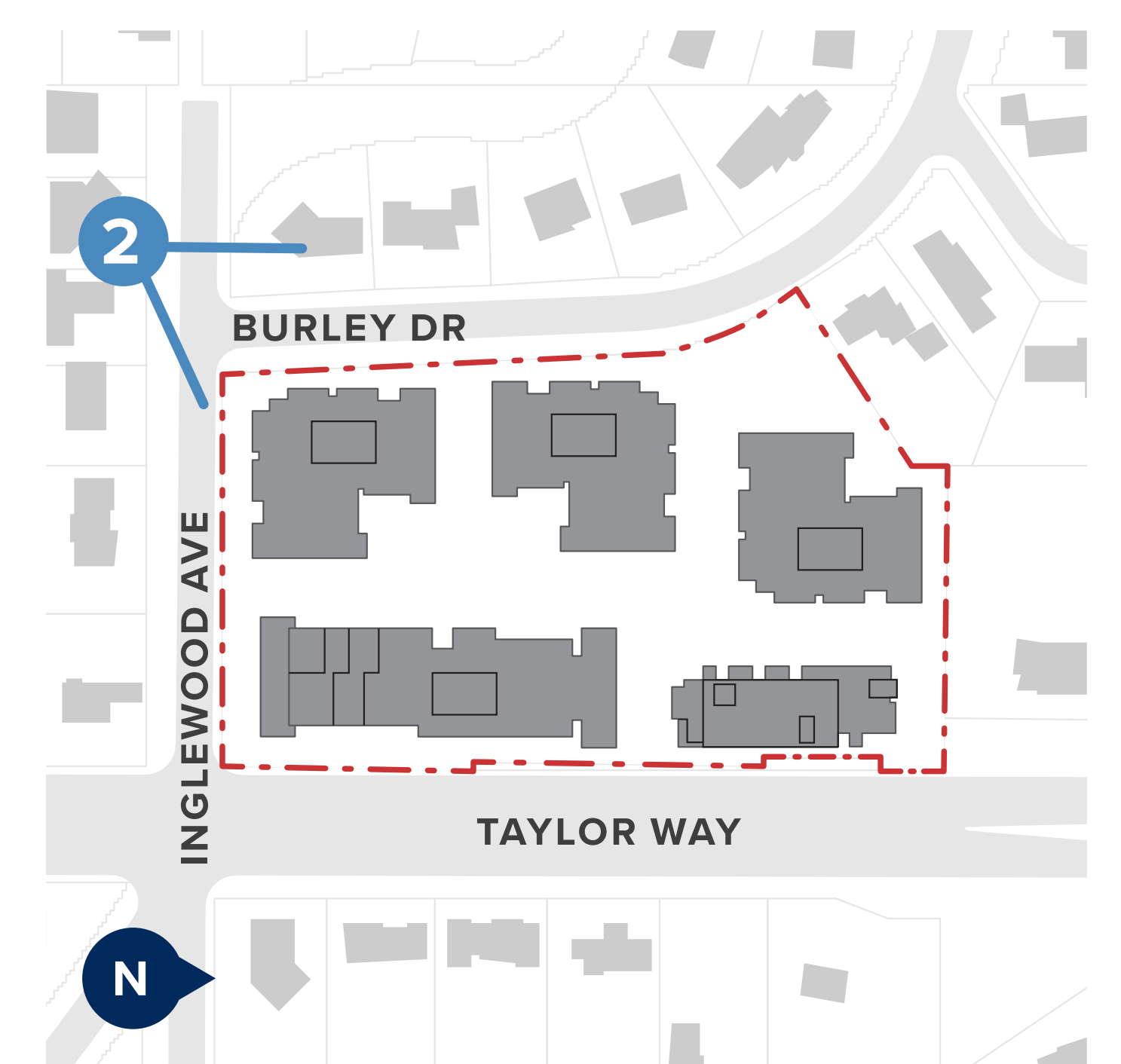
VIEW ANALYSIS - SOUTH WEST VIEW LOOKING AT LONG TERM CARE BUILDING

2 South West view looking at Long Term Care Building

Before



After



PHASE 1 - 240 HOMES

Replace the aging Long-Term Care building

- Build a new 240-room long-term care residence on site, immediately to the west of the existing LTC.
 - South building: five storeys (71.1'), 96 beds (86 funded, 10 private pay)
 - Centre building: seven storeys (88.2'), 144 beds (funded)
- The 230 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.



PHASES 2 & 3 – 461 HOMES

Assisted Living and Long-Term Care

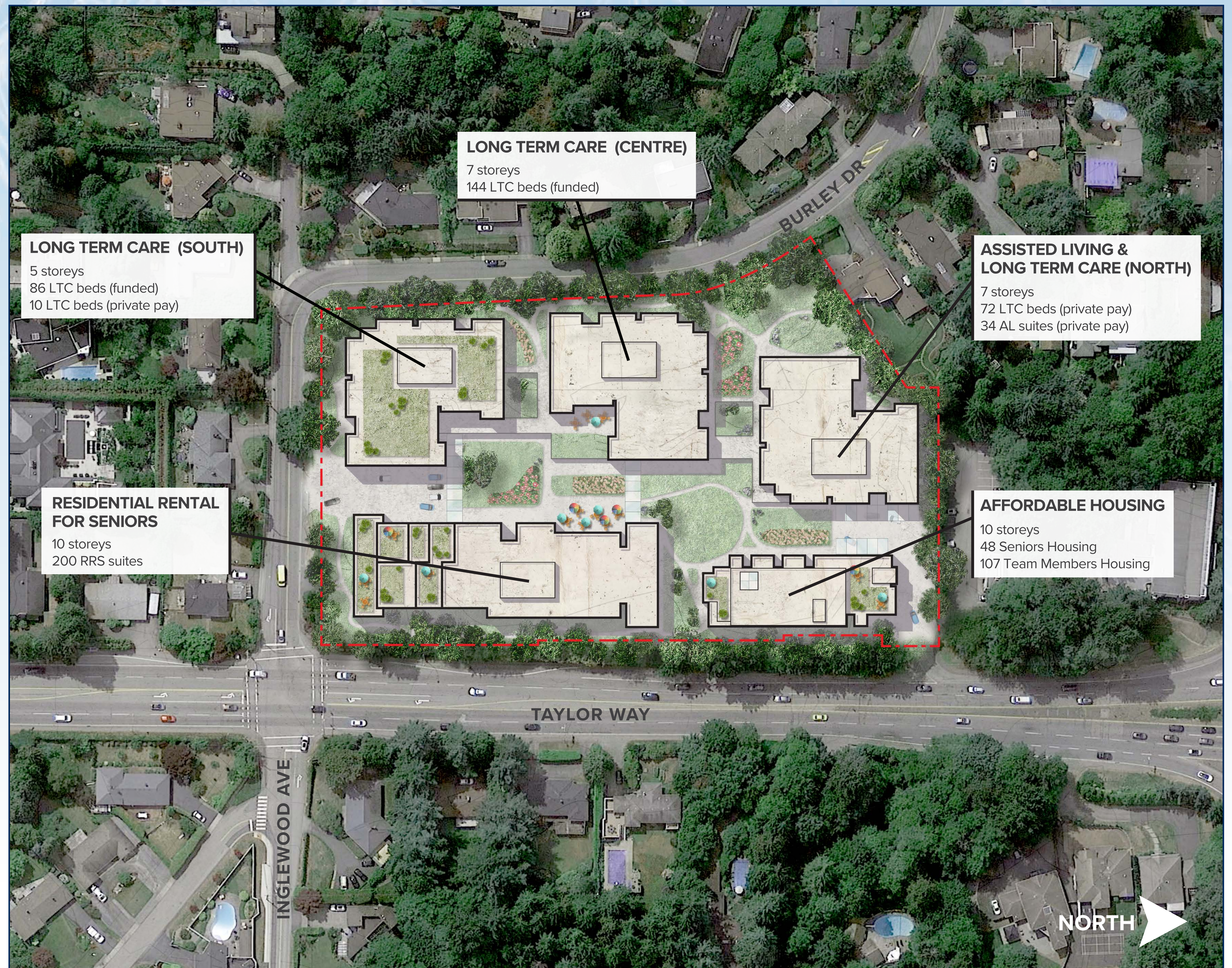
- 106 new private pay beds for seniors who need some assistance with daily tasks or need specialized care and services to support personal safety.
 - 34 Assisted Living suites
 - 72 Long-Term Care suites
- 7 storeys (77.7').

Affordable Housing

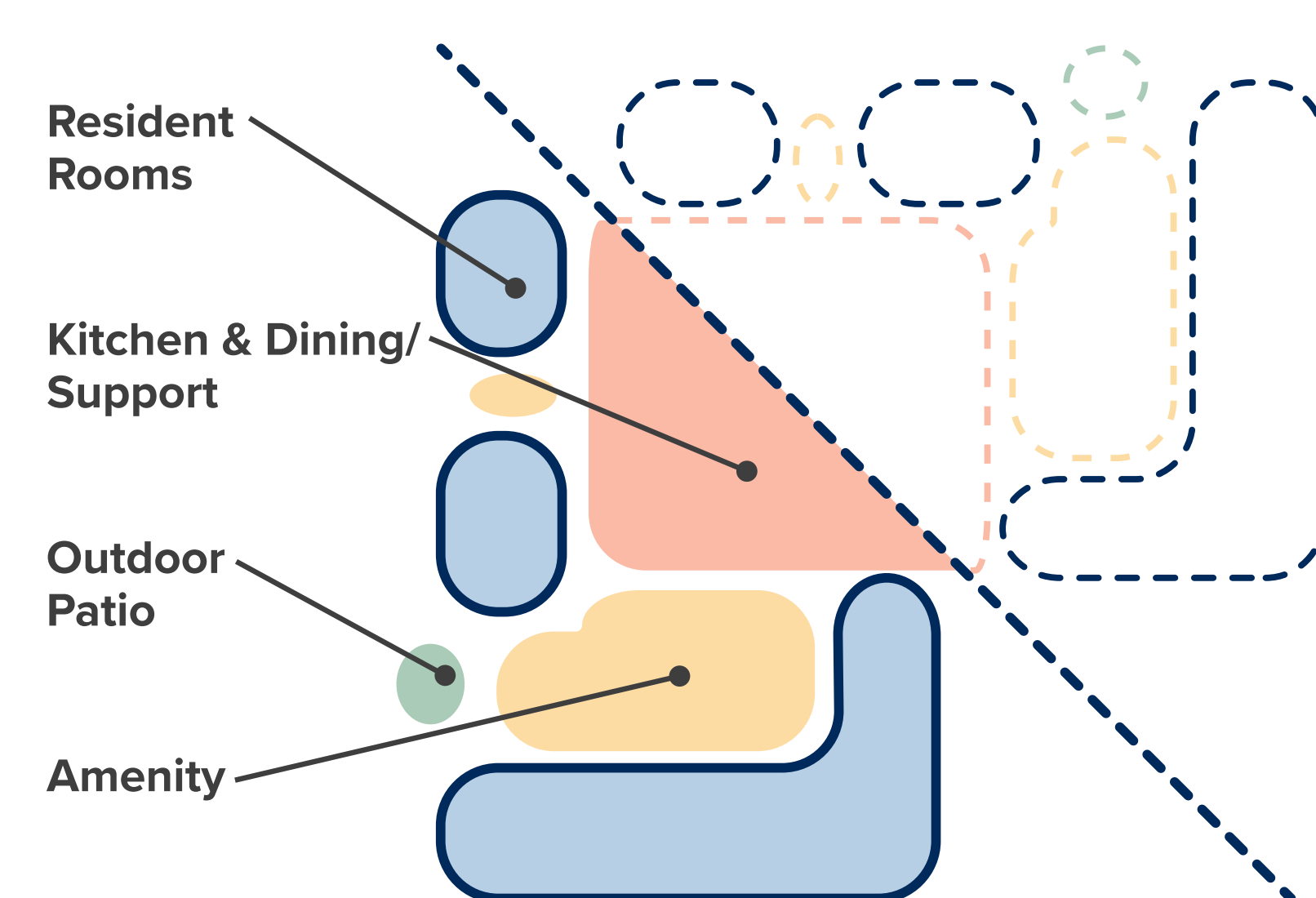
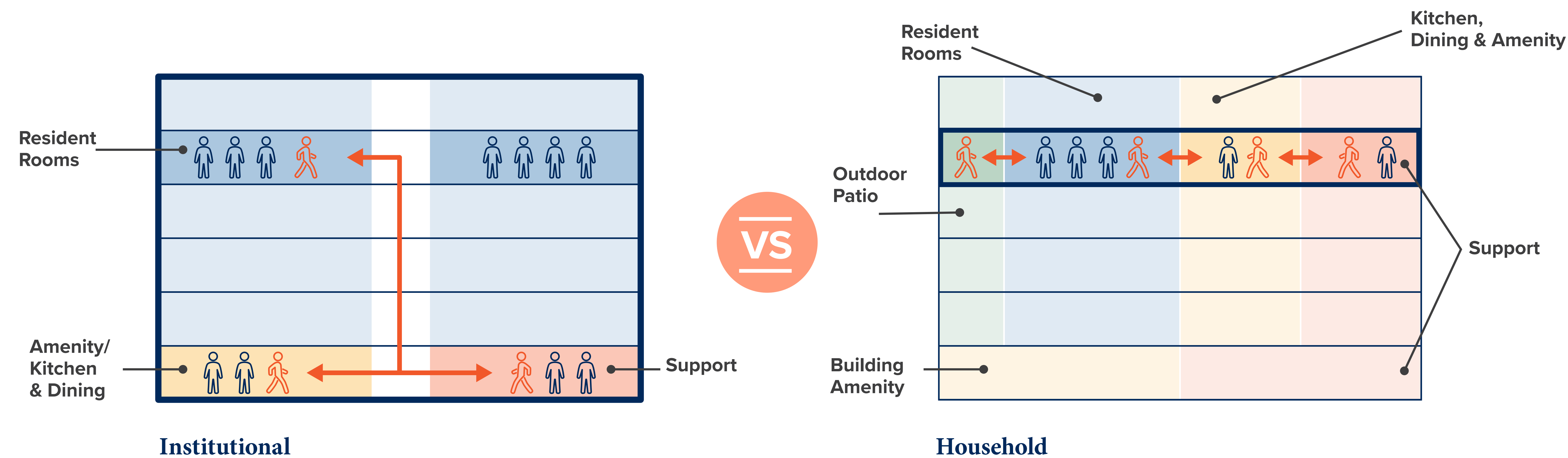
- 107 affordable suites for Team Members.
- 48 affordable suites for seniors.
- 10 storeys (112.4').
- BC Housing will provide construction grants of approximately \$100,000 per suite.

Independent Living & Life Lease

- 76 Independent Living suites.
- 124 Life Lease suites.
- Proceeds from initial Life Lease sales contribute to affordability of other onsite rental suites.
- 10 storeys (123.9')
- All surplus proceeds generated by the development of Residential Rental for Seniors life leases will be reinvested in the site to create greater affordability.

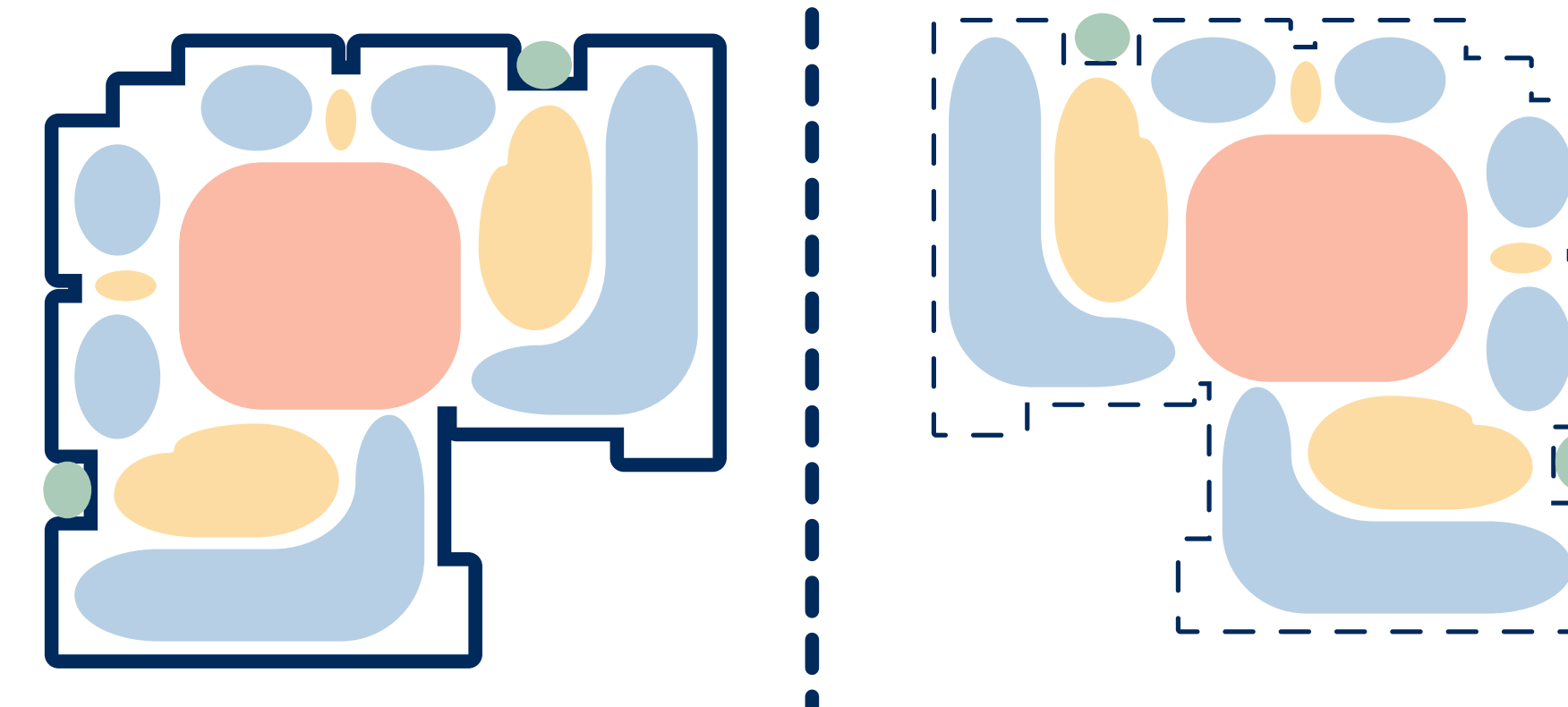
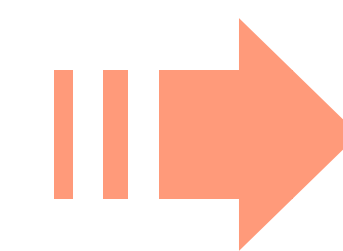


LONG-TERM CARE “HOUSEHOLD OF 12” MODEL



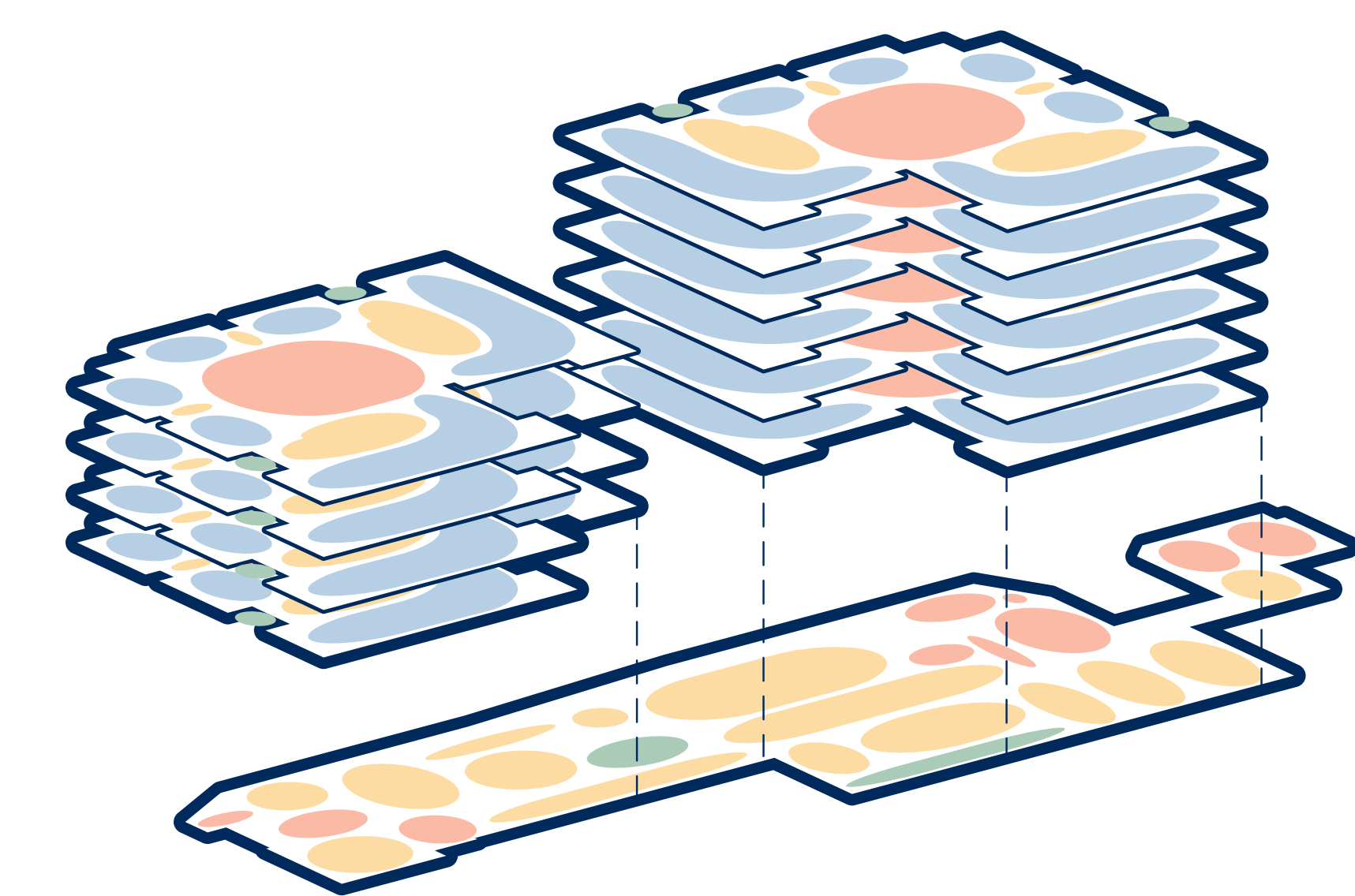
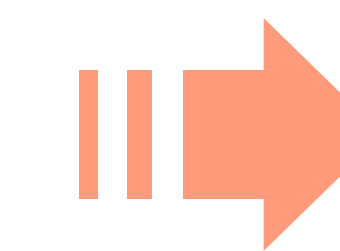
Household

Layout of Household into 3 clusters of Resident rooms with public areas adjacent to central core. (12 Residents)



Neighbourhood

2 Households back to back = Neighbourhood (24 Residents per floor) Make into two buildings to reduce the south building height.



Building

Then stack 10 neighbourhoods (4 at south and 6 at centre) for vertical servicing and density (240 Suites)

- The household model for the Long-Term Care intentionally moves away from an institutional approach resulting in a more ‘home-like’ setting.
- LTC residents will be divided into “households of 12”.
- 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 meets and exceeds new Vancouver Coastal Health Guidelines based on COVID-19 learnings.

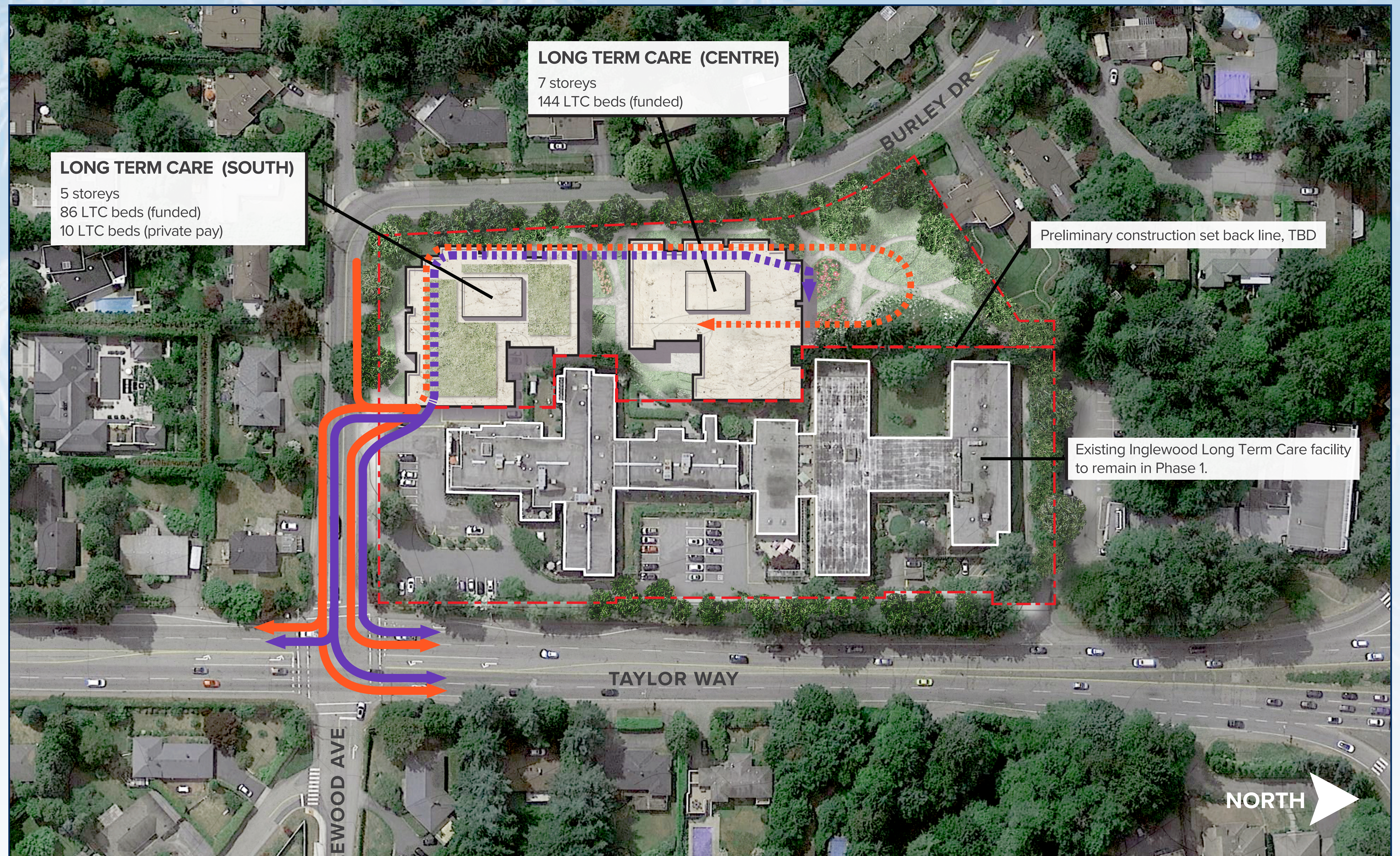
- Further strategies, such as a glazed visiting room at the household entry, allows for visitors to visit residents in their household without physical contact during viral outbreaks.
- The stacked neighbourhoods bring efficiencies to the care model, which benefit residents and team members.

SENIORS WELLNESS: CARING IN THE WAKE OF COVID-19



- The impact of COVID-19 has brought the entire issue of senior's care into the national conversation.
- Baptist Housing's response to COVID-19 is affirming current infection control practices alongside new innovative ideas.
- The pandemic has informed new ways to prevent the hardship of isolation and provide protection for vulnerable seniors during times of infectious disease outbreaks, including seasonal flus.
- The new building will exceed current BC licensing regulations for Long Term Care residences.
- All residents will have their own private room including a three-piece washroom.
- Purpose built visiting rooms in each house with increased infection control measures that provide close proximity for visiting without risk to family, residents or team.
- Controlled entrances for ongoing visitor and team screening.

TRANSPORTATION & INFRASTRUCTURE: PHASE 1

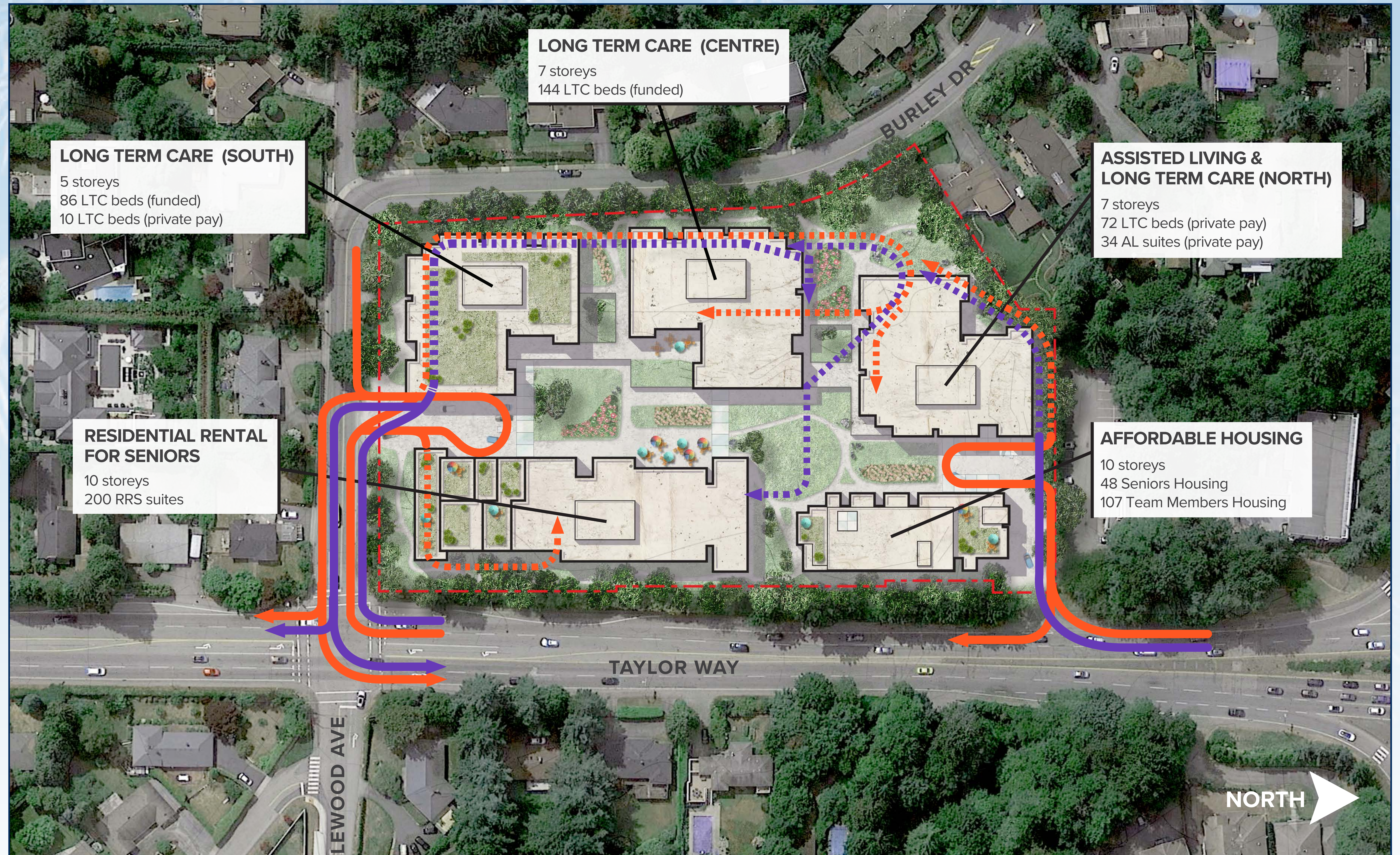


Walking, Cycling, Transit and Driving

The site is ideally located to provide ease of access for friends and family from West Vancouver, and, with its close proximity to the Upper Levels Highway, those coming from further afield.

Vehicles circulate through the site on a below-grade roadway that connects to service spaces along the western side of Level 1 and underground parking for team members and visitors.

TRANSPORTATION & INFRASTRUCTURE: PHASE 2 & 3



Walking, Cycling, Transit and Driving

During construction of Phase 2 & 3, all passenger and loading access to the Long-Term Care building will be from the permanent access at Inglewood Avenue.

A new right in right out access from Taylor Way will be added to alleviate traffic on Inglewood Avenue.

The Phase 1 underground parking access will be extended to provide a second service space and access to parking for all residents of the site.

ELEMENTS OF NATURE



Light
Sky, Peaks, Canopy

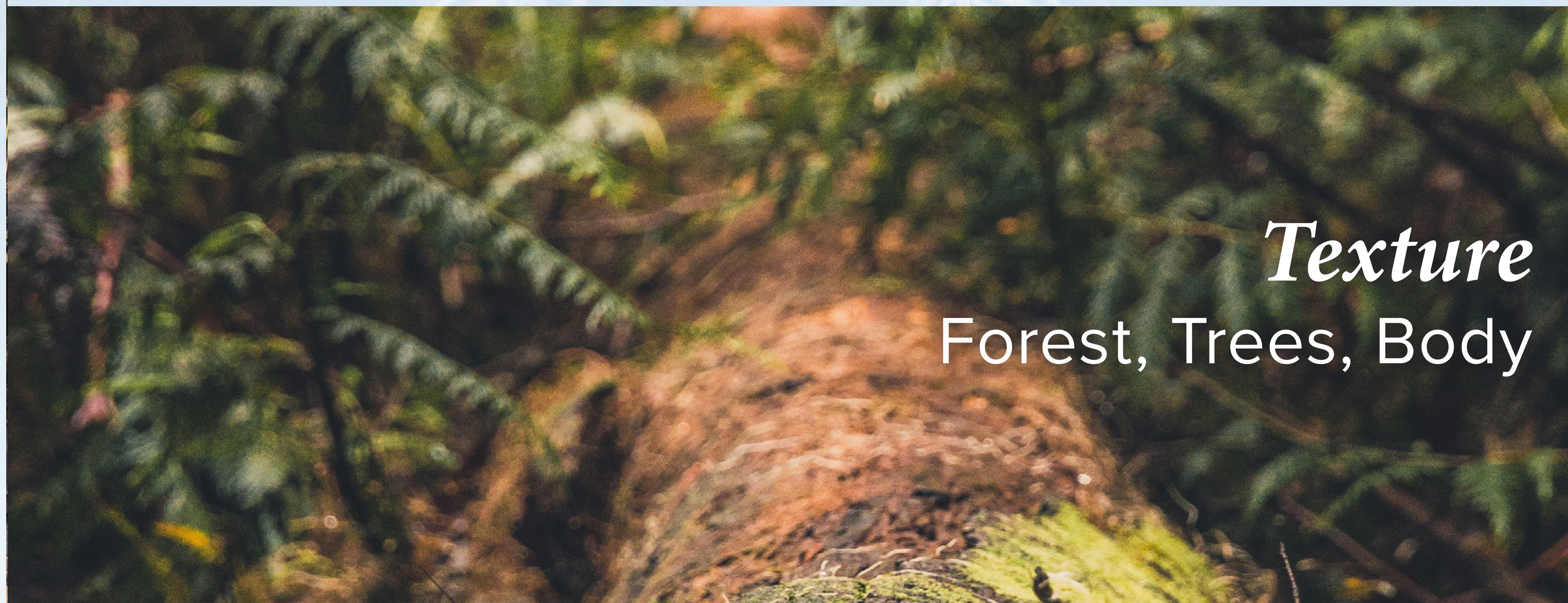
The project draws from its unique West Vancouver context, nestled in the forested slopes of the North Shore mountains, on the traditional and unceded territories of the Coast Salish People.

The Skwxwú7mesh Úxwumixw (Squamish People, villages and community) have occupied these lands since before records began.

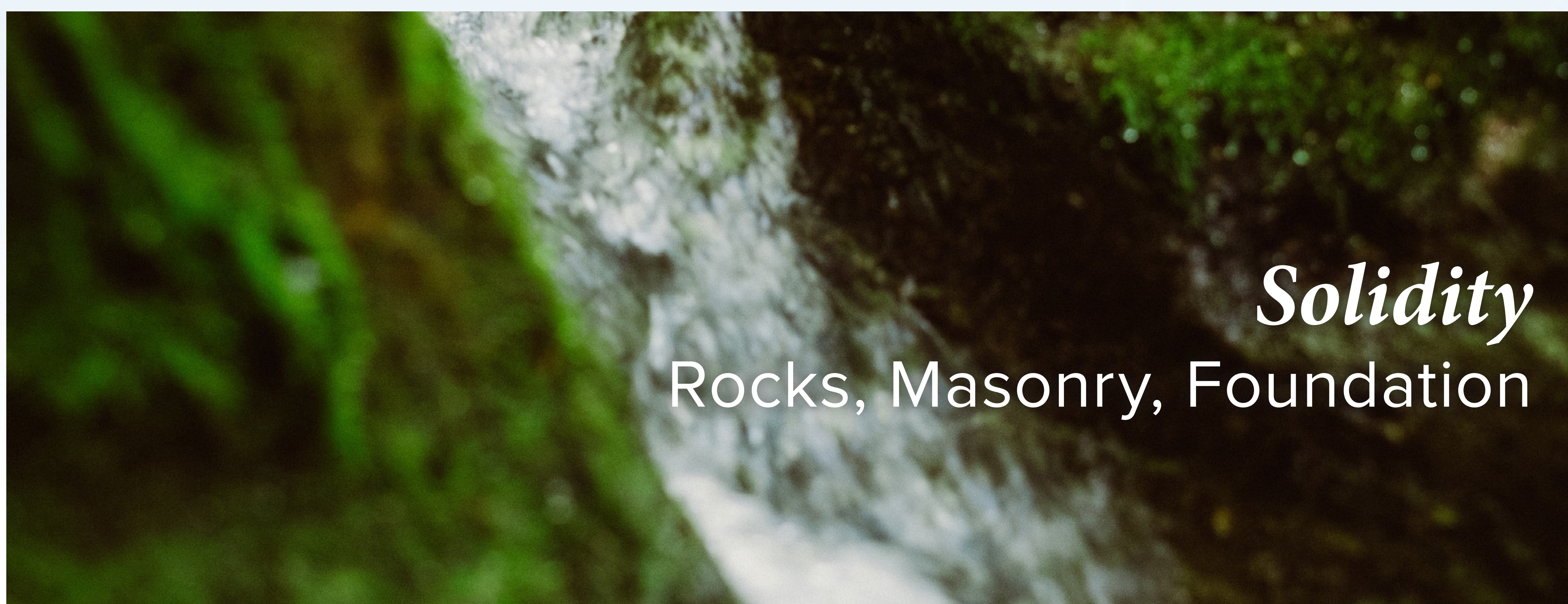
Living every day in this spectacular place, West Vancouver residents are immersed in nature. Since incorporation in 1912, this setting has shaped how the District has developed and grown. The dramatic topography, stunning views and abundant forests have inspired architects and builders, giving rise to the distinctive architecture of West Coast Modernism.

The project incorporates elements of this style and the natural context. Where the program allows it, expanses of glass are deployed to flood the interiors with daylight and maintain a connection to nature and the community. Playing with '*lights and shadows and seasons*' the reflectivity of materials change from dry to wet days throughout the years. The inside blurs with outdoors around courtyards and open space, erasing boundaries between inside and out, allowing the residents of all abilities to connect with nature.

Working with the landscape, the base connects to the rocks that form the mountains, the foundation providing solidity. The body is formed by trunks of the trees, creating texture and rhythm as people pass by and through the site. The forest canopy and mountain peaks inform the top, outlining the profile against the sky.



Texture
Forest, Trees, Body



Solidity
Rocks, Masonry, Foundation

MATERIALS

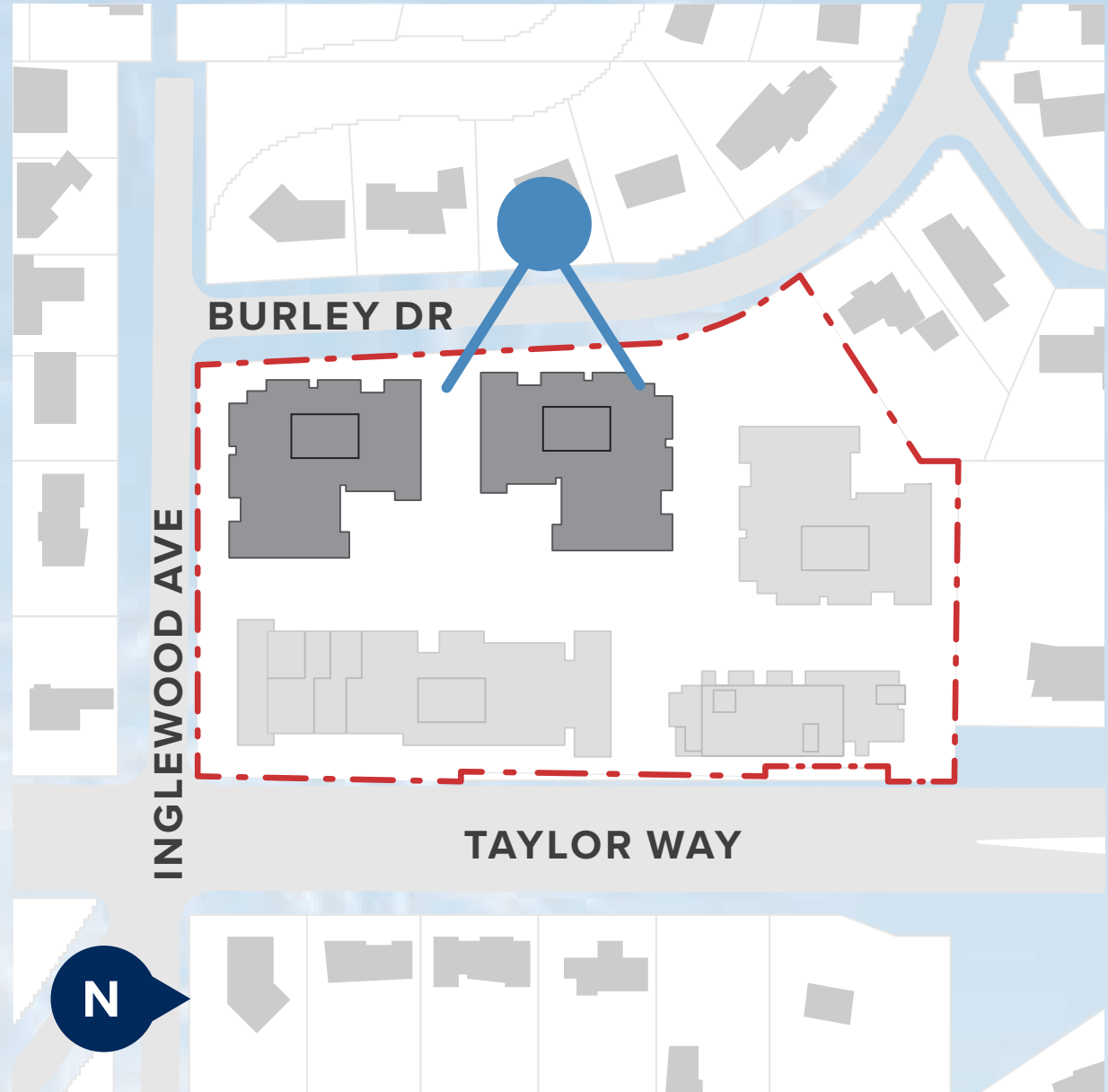
Long Term Care



Spandrel Glass



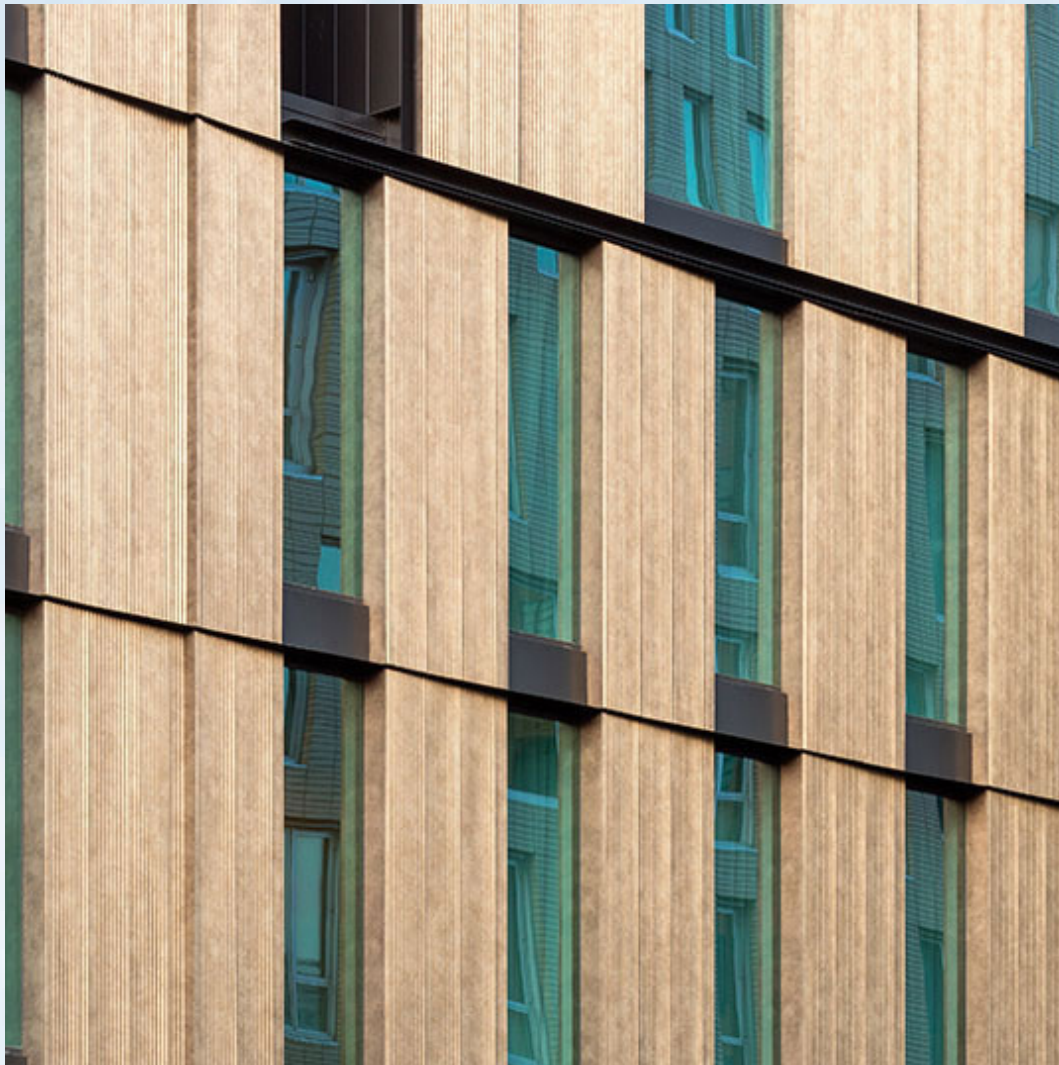
Metal Fins



Glulam Wood



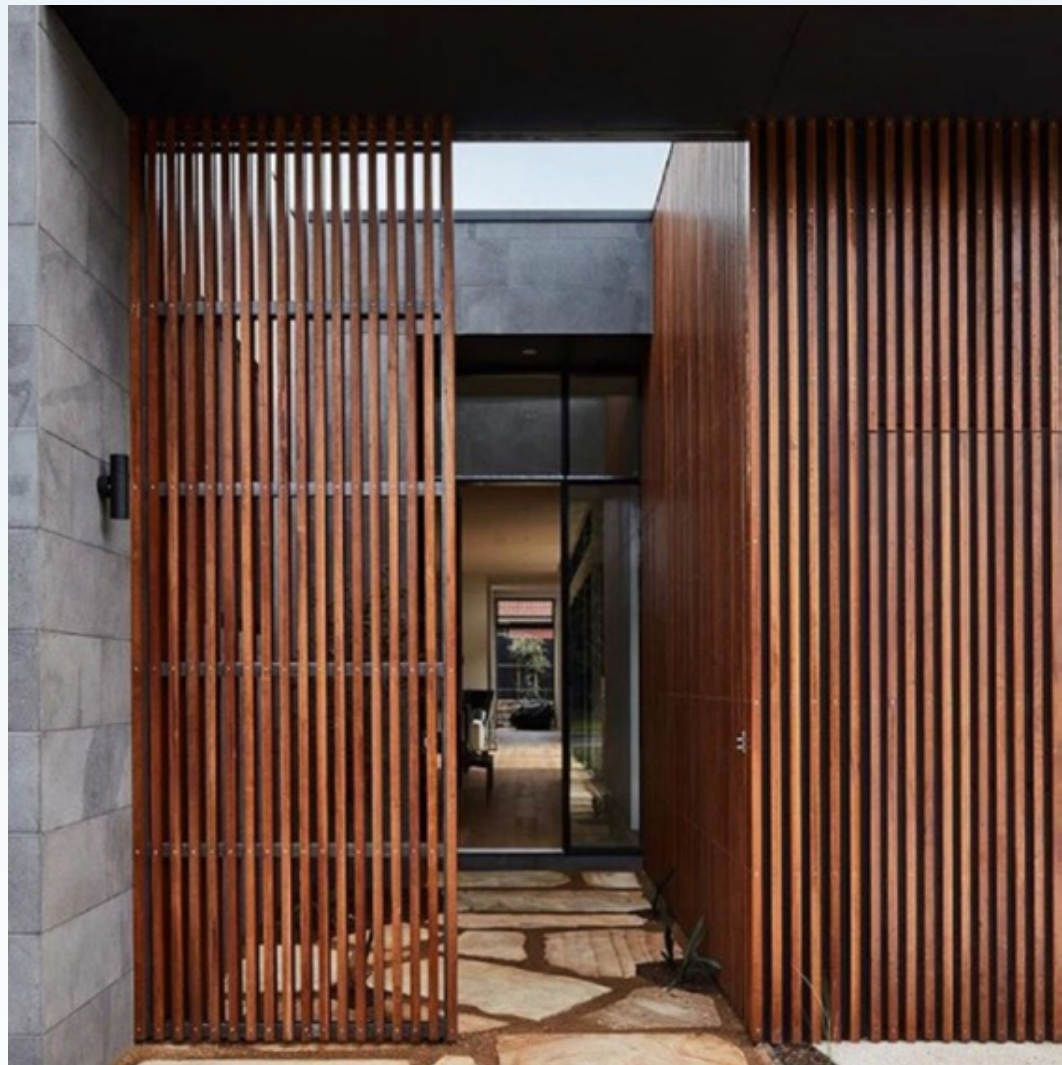
Metal Channel



Metal Panel



Brick



Wood Slats

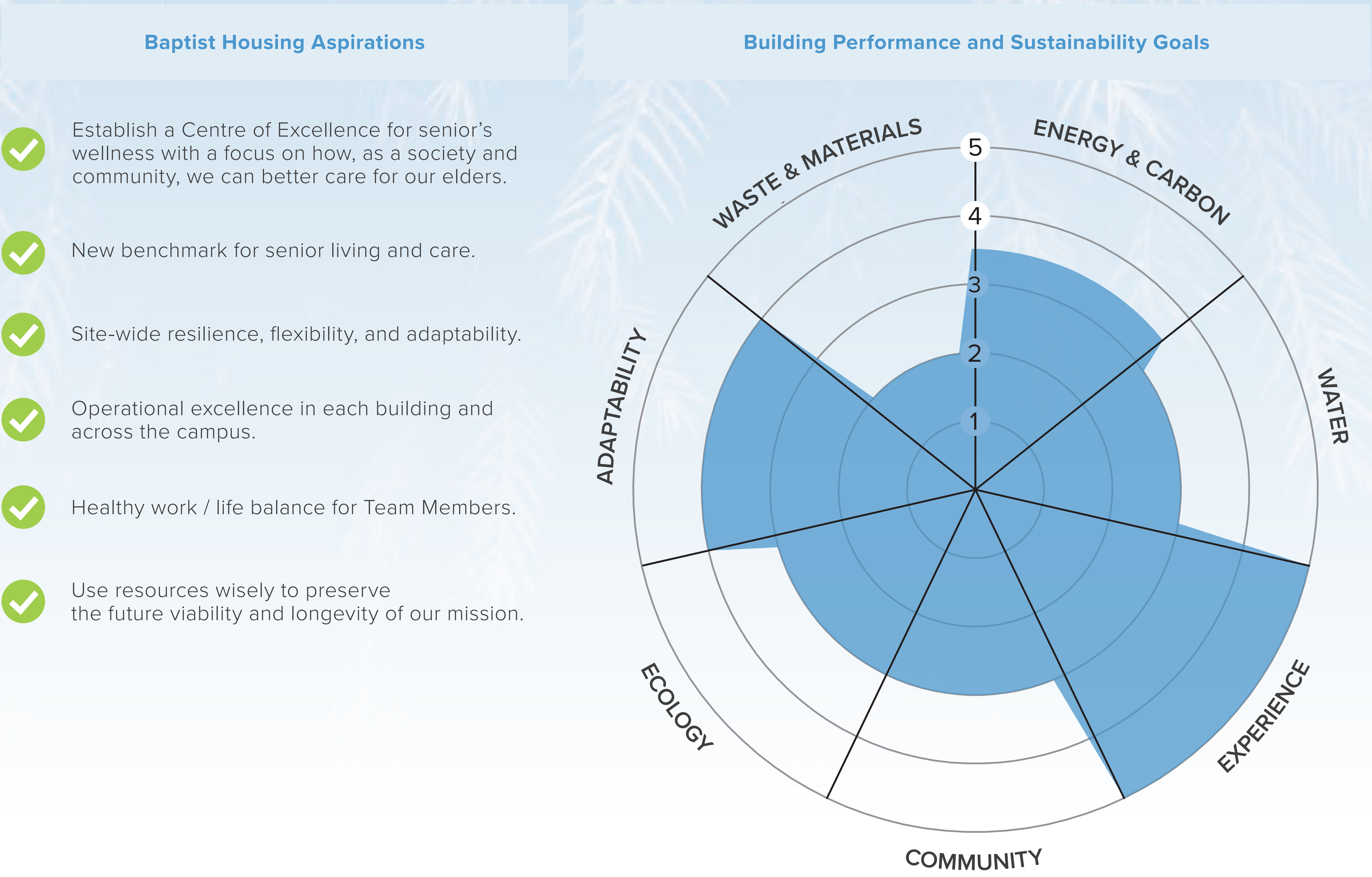
BUILDING PERFORMANCE AND SUSTAINABILITY

Project Goals

Baptist Housing and ZGF team developed the Owner’s Project Requirements (OPR) and used these to inform the consulting team Request for Proposal (RFP) and consultant selection process. The OPR were used to define early sustainability aspirations for the project and the *Spider Diagram* (right) is used to visualize the subjective value (1-5) of project performance goals within key Focus Areas. It was used throughout the Sustainability Workshops to guide and support the development of sustainability objectives and strategies.

Baptist Housing and ZGF team participated in a series of workshops in early Schematic Design to develop the sustainability goals for Inglewood. These workshops had the following objectives:

- Review and confirm **Baptist Housing’s Aspirations** for Inglewood
- Review Stakeholders’ building performance and sustainability requirements (District of West Vancouver, Vancouver Coastal Health, BC Housing, and Province of BC)
- Review and confirm Baptist Housing’s project specific **Building Performance and Sustainability Goals**
- Review recommended strategies and opportunities for achieving those goals
- Define next steps for design response and consultant collaboration.



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.



Enhanced Long Term Care

- Replacement of aging 58-year-old care residence with a state-of-the-art Continuum of Care enabling seniors to age in place in West Vancouver.
- Long-Term Care will be built using Vancouver Coastal Health's 2020 Long Term Care Design Guidelines which include the latest in infection control standards (learnings from COVID 19).
- Long-Term Care will have households of 12 residents living together.
- Baptist Housing is introducing additional safety infection control measures that meet and exceed the Vancouver Coastal Health design guidelines including an individual suite for each resident and a visitor room at the entry to each household.

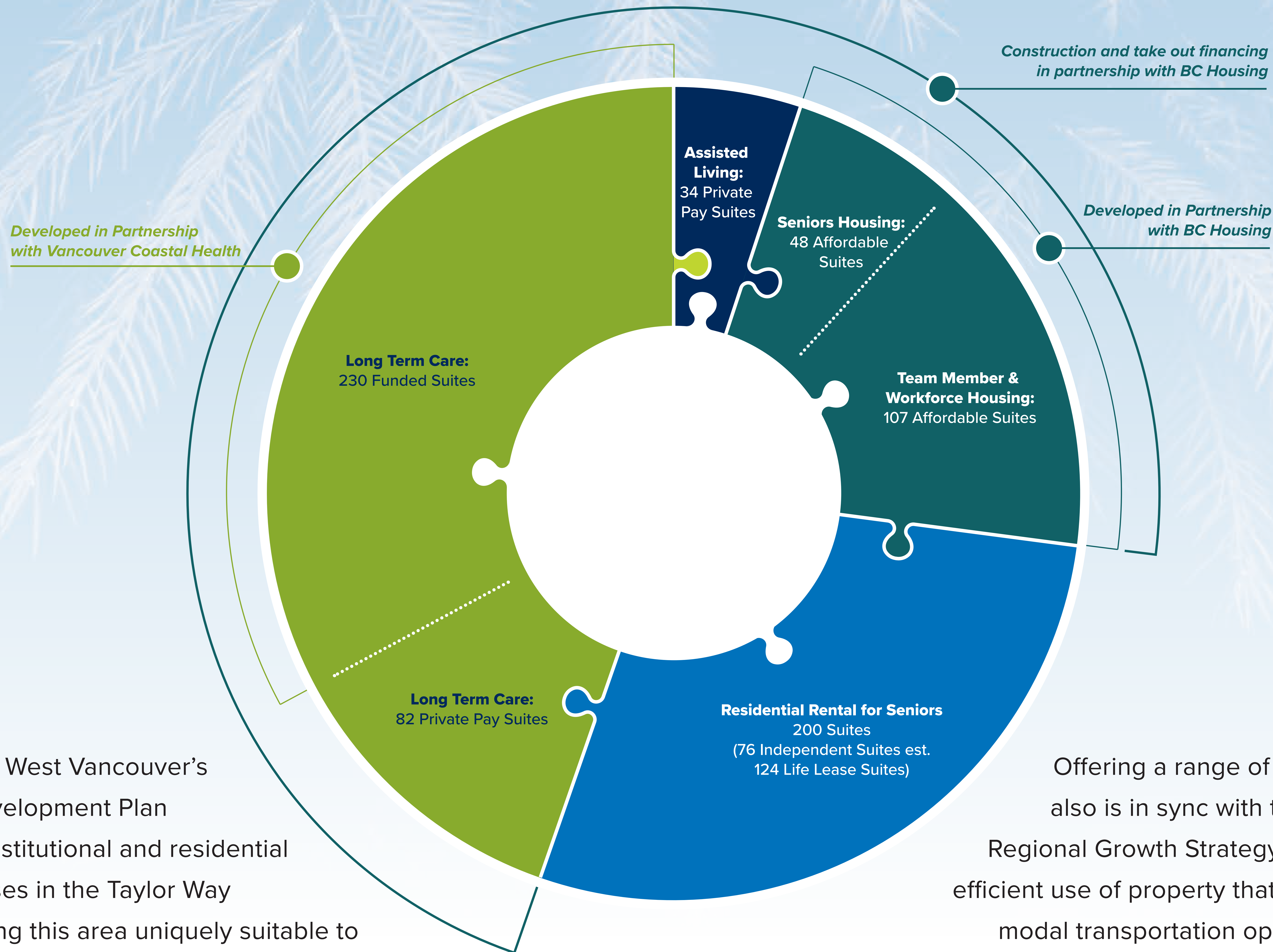


Much-Needed Additional Housing in a “Continuum of Care”

- Provision of affordable housing for team member and workforce housing in partnership with BC Housing. The affordability criteria is established by BC Housing.
- Seniors and team members will live and work together in inter-generational community.
- The development enables the District of West Vancouver to take advantage of partnership funding for new care and housing opportunities estimated at \$56.5M.
- 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.
- Baptist Housing is a respected non-profit with over 55 years of community engagement – Baptist Housing reinvests all surplus dollars into charitable purposes for community benefit.
- All surplus proceeds generated by the development of Residential Rental for Seniors life leases will be reinvested in the site to create greater affordability.
- Private Pay Long Term Care beds will be built to Vancouver Coastal Health design guidelines, and potentially could be converted to funded care suites in the future.
- Provision of potential child day care or community amenity space.



INGLEWOOD INTERCONNECTED SYSTEM



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 also is 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”.