

What will this project do to address the need for more Long-Term Care housing in West Vancouver?

- The number of LTC rooms available in West Vancouver is shrinking, especially with another facility in the district closing and moving 75 spaces to North Vancouver. Meanwhile, the demand is growing with no end in sight.
- Ultimately, all decisions about funded LTC spaces in West Vancouver are made by Vancouver Coastal Health – but we agree the whole community of West Vancouver deserves to keep, and expand, funded long term care in the district.
- We took over Inglewood knowing the potential it must provide a variety of additional housing for seniors who might need varying levels of assistance – from funded long-term care, all the way through those able to live essentially independently.
- Our priority is replacement of the aging, 58-year-old care building with a state-of-the-art Continuum of Care and Housing for Seniors.
- The residents who live there today and their families deserve better. We will replace all 230 LTC spaces with all-new funded housing in two new buildings for the current residents – no shared rooms, and each one will have its own bathroom.
- We'll also build 82 additional private-pay LTC rooms (10 in the first phase, 72 more in subsequent phases).
- Completion of these is scheduled for 2026, and in that time the demand for more funded LTC spaces could grow.
- In addition, we have purposefully designed our private pay care units to be turnkey convertible into funded LTC, if Vancouver Coastal Health looks to add additional funded care suites in the future.

When will you open the LTC buildings and the rest?

- Construction of the first phase - funded Long-Term Care – is scheduled to start early 2023 and open early 2026.
- Construction of the remainder of the site is scheduled to start once Phase One is complete and open approximately 40 months later.

Will West Vancouver residents get priority when people get selected for long term care?

- The short answer is “yes”. The new Inglewood is being designed for the seniors of West Vancouver, based on the needs of the community. Like every other community, locals want to stay local, so the demand for West Vancouver housing and care will be highest among West Vancouver residents.
- In addition, the provincial policy for funded long term care placement provides for each person to be placed in the care home of their choice. The people who live in West Van or whose children live in West Van can make Inglewood their preference and will have that preference honoured by Vancouver Coastal Health.

What new design elements will be included to improve infection control for pandemics and other outbreaks like “flu season”?

- Vancouver Coastal Health has updated its infection control criteria for long term care residences in the wake of COVID-19. As part of our redevelopment, these criteria won't be an “add-on”, they have been “baked into” the design for the new Inglewood.
- The new Inglewood will be the first LTC housing to open using these enhanced standards of design - putting Inglewood and West Vancouver at the forefront of excellence in care.
- Residents in the two new Inglewood LTC buildings will be organized into “households of 12”, each with its own common dining, living and activity area all on the same floor. Each household also has its own visiting room capable of isolating visitors from residents.
- This creates a more communal, and less institutional feel while making infection control easier to implement during a time of viral outbreaks, like flu season.
- Inglewood team members, who provide services for residents in each household, will enter from a separate back of house entrance not frequented by residents.

Why provide team members with onsite housing as proposed?

- Many team members commute a long way to work in West Vancouver, often from other suburbs on long transit rides. Many cannot afford to live closer as they would like to, given West Vancouver's housing market.
- By providing them homes close to where they work, we hope to include them as part of our continuum of care community and create greater job satisfaction for those who take care of our residents.
- Having team members and family members living on site will also create a more "intergenerational" community – beneficial for seniors who do not have grandchildren close by. This may also lead to provision of potential childcare or other community amenity space.
- Our agreement with BC Housing regarding affordable housing on the site sets out the income/affordability requirements for the team housing.

Will the new Inglewood impact the local neighbourhood?

- We've made several design improvements based on what we heard from residents at public information meetings and other input.
- We have lowered the height of the new south long term care building along Burley Drive by two storeys. By reducing the height and embedding the first floor of the south building into the hill on the site, we have minimized heights as much as possible so views for local neighbours are maintained.
- Our new plans also further reduce local traffic flow in adjacent residential streets by eliminating an earlier planned entrance on Burley Drive.
- The main entrance will now be on Inglewood Avenue and leads to an underground area beneath the Inglewood complex. Traffic will enter and leave by way of Inglewood Avenue as well as from the new entrance and exit on Taylor Way.
- There will be no street parking as all residents, team members, visitors and service vehicles will enter and exit from Inglewood Avenue or Taylor Way accessing the underground parking structure.

The other buildings, apart from the new LTC housing, affordable housing, and team housing, look like regular apartments or condos. Are they?

- It is entirely misleading to refer to this as a condo development when you look at the housing mix for the new Inglewood.
- 50% of the units proposed are long-term-care and assisted living; another 30% is independent living in which residents can purchase home care supports. The final 20% is rental affordable housing for seniors and workforce.
- Baptist Housing is a non-profit organization, not a private, “for-profit” company. Because of this, our redevelopment plan calls for Inglewood to be largely self-supporting.

This is a lot of density; can't you make it fit into the neighbourhood?

- The pieces of the project are all interconnected and balanced to spread the cost of land acquisition across each element.
- The density is driven by the need to keep the cost of the funded long term care redevelopment affordable to Vancouver Coastal Health and to contribute to the cost of developing increased housing units in the Taylor Way corridor according to West Vancouver’s Official Community Plan.
- The Life Lease portion of the development will generate capital funding to support the cost of developing other elements such the much-needed long term care, affordable housing, and team housing.
- Our plan is in keeping with the need for a range of new, affordable housing in the Taylor Way Corridor as identified in West Vancouver’s Official Community Plan. The variety of housing proposed is one of many significant social, economic, and environmental benefits that Inglewood’s redevelopment will provide for the community.
- The plan includes affordable housing, which we are building in consultation with BC Housing.
- BC Housing and Vancouver Coastal Health support our Inglewood continuum of care concept and will be funding partners.

How much will it cost to live at the new Inglewood?

- The funded long-term care will follow Ministry of Health policy which is income-based.
- The rents for affordable housing will be set according to BC Housing affordability criteria.
- The private care and independent suites will be priced at or below market levels, dependent on the impact of any project delays and/or increasing construction costs. Our goal is to set all rents at the most affordable levels possible.

Is this all about making more money for Baptist Housing?

- The reality for every non-profit like ours is that you must perform better than break even to satisfy lenders and maintain ongoing operations.
- Nonetheless, Baptist Housing is mission motivated – not profit motivated - and invests its resources for community benefit. No shareholders or owners' profit from our ministry.

What is Life Lease housing?

- A Life Lease is a pre-paid lease on an independent living unit where residents in essence prepay their monthly rental, which reduces their monthly costs to live in their suite
- The full cost of the suite is fixed under this arrangement and the lease lasts as long as the resident lives in the suite. When the resident ends the lease or chooses to move to another part of Inglewood, they receive the prepayment back as outlined in the lease.
- Life Lease residents may also purchase hospitality and home care packages based on their individual needs.
- This financing model provides capital up front for the not-for-profit complex, while providing protection of that capital for the person moving into the Inglewood community.
- All surplus proceeds generated by the development of Life Lease will be reinvested in the site to create greater affordability.

Inglewood is not near any public parks or other walking areas – so where can residents get outside and exercise?

- A large central courtyard will connect the buildings – featuring walkways and gardens. There is no access for any vehicle traffic or parking.
- There is no outer perimeter fencing at Inglewood, so the central courtyard leads to the sidewalk surrounding the property connecting it to the neighbourhood.
- The entire property and its outdoor spaces are fully accessible. Residents of all mobility levels will be able to enjoy the courtyard for exercise and social activities.
- Courtyard accessed amenities will include a salon, café, town hall, bistro, dining room, and activity rooms.

What about the environmental impact of a larger complex?

- The project satisfies, and exceeds, all required environmental standards and regulations.
- In terms of energy consumption, the project itself not only meets the high standards for energy performance recently adopted by the District of West Vancouver but goes even further, meeting thermal energy demand intensity targets (TEDI) set by Baptist Housing regarding building envelope performance.
- Photovoltaics are also being evaluated to match the demand for electric scooters and save electricity.
- Baptist Housing is pursuing Salmon Safe Certification to protect local salmon habitats.
- Visually, the project's design draws from its unique natural context, nestled in the forested slopes of the North Shore mountains.
- "Indoor blurs with the outdoors" around courtyards and open spaces, erasing boundaries between inside and out and allowing the residents of all abilities to connect with nature.

I'm not a Baptist, can I live here?

- Our housing and communities reflect the neighborhoods around us. We welcome every person from all faiths and backgrounds to live at any one of our Baptist Housing communities. We want every senior in West Van to know, you are welcome at Inglewood!