

Inglewood

PROVIDING A NEW CONTINUUM OF CARE

September 14, 2020



BAPTIST HOUSING
SENIORS LIVING

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Inglewood Today



Built for Yesterday

- Opened in 1963, an aging Long-Term Care facility home to 230 seniors.
- An environment that doesn't meet the needs of its current residents and is in dire need of replacement.
- Shared rooms, bathrooms, and limited social spaces.
- Poorly designed for infection control.
- Despite the physical condition of the building Baptist Housing has a committed team supported by caring families.



Our Shared Opportunity

Economics of Strong Partnerships

- As a non-profit, Baptist Housing's unique partnership with the Provincial Government through BC Housing and Vancouver Coastal Health as well as the Federal Government through CMHC, is leveraging the strengths of each partner to develop the most cost-effective continuum of care.
- Affordability of the project is achieved by increasing density across the property allowing land costs to be distributed over more units with each part of the project being financially dependent upon the other.
- The project anticipates a contribution of \$15.5M from BC Housing, \$9M from CMHC for Affordable Housing, as well as over \$22M from Baptist Housing.
- Baptist Housing will enter into operating agreements with Vancouver Coast Health and BC Housing upon completion.
- As a non-profit we believe in planning for the future and establish Replacement Reserves/Building & Capital Asset Reserves.
- The acquisition and redevelopment through the partnership of Baptist Housing, BC Housing and Vancouver Coastal Health will be an economic boost to the West Vancouver economy of approximately \$500M.

Social Benefit



- Keeping seniors in their own community, close to families, friends and familiar supports.
- A continuum of care that provides Long-Term Care, Assisted Living, Independent Living, Affordable Housing for seniors, team members and workforces – a first in Canada.
- Preservation and replacement of 230 funded Long-Term Care beds built to state of the art standards
- Broad range of affordability including both publicly funded and private pay options.
- Adding more beds and options for seniors with the addition of:
 - 69 new Private Pay Long Term Care beds,
 - 50 new Private Pay Assisted Living suites,
 - 50 new Affordable Seniors Housing suites,
 - 105 new Affordable Team Member & Workforce Housing suites,
 - 70 new Seniors Independent Living suites, and
 - 125 new Seniors Life Lease suites.
- A potential Child Day Care Centre.
- Design that enables seniors to remain in their homes and age within their community (Aging in Place).
- Creation of new employment opportunities and team member/workforce housing so that people can live, work and play on site and in West Vancouver.
- Establishment of a Centre of Excellence for Seniors Wellness



Vision for Tomorrow

Starting Today



- Our vision is a shared commitment to serving and caring for West Vancouver seniors.
- We welcome broader community input towards the redevelopment of the Inglewood Care Centre.
- We are requesting Council to approve our Preliminary Proposal to proceed to public consultation, rezoning, and a development permit application.
- In four years time, we will be able to welcome seniors into their new home.