



BAPTIST HOUSING
SENIORS LIVING

October 8, 2021

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District of West Vancouver
170 17th Street
West Vancouver, BC, V7V 3T3

Re: 725 Inglewood Avenue Rezoning and Development Permit Application

Planning File reference: OCP/RZ/DP 21-051

Baptist Housing, in association with Vancouver Coastal Health, BC Housing and the Ministry of Health, is submitting this rezoning and development permit application to replace the existing Inglewood Care Centre with an inclusive next generation, Continuum of Care. This development will occur at the following properties:

- 721 Inglewood Avenue
 - PID-015-956-407 The South East 1_4 of District Lot 1070 April 12, 2021
- 721 Burley Drive
 - PID-009-929-070 Lot 6 Plan 8815
- 725 Burley Drive
 - PID -009-929-100 Lot 7 Plan 8815
- 733 Burley Drive
 - PID-009-929-495 Lot 8 Plan 8815
- 735 Burley Drive
 - PID-009-929-509 Lot 9 Plan 8815

Following the District Objectives in the *West Vancouver Official Community Plan* and addressing the needs identified in the *Vital Signs 2019 Report*, the Developers are submitting an application for rezoning to create a Comprehensive Development seniors care and residential project on this property.

Location and Site Description

Inglewood Care Centre is located at Taylor Way and Inglewood Avenue. It currently provides 230 Long Term Care beds funded by Vancouver Coastal Health. Built in 1963, this aging care facility has been updated over time but does not meet Baptist Housing standards for quality of care or the Vancouver Coastal Health 2020 design guidelines. Furthermore, the site fails to optimize potential benefit to the community.

Four adjacent residential lots have been acquired to expand Inglewood Care Centre with the intention to both redevelop the aging facility without disrupting the existing residents of the care centre and provide additional care beds, affordable housing for team members and seniors as well as residential rental for seniors. Bounded by Taylor Way on the east, Inglewood Avenue to the south, Burley Drive to the West, and 737 Burley Drive and Har El Centre for Jewish Life on the North Shore to the north, the overall site area is 20,181.1m² (217,230 sf).

Intent and Proposal

The existing care centre is zoned PH1; the residential lots are zoned RS3. Baptist Housing intends to amalgamate the lots and subdivide as a phased bare land strata plan. Building Phase 1 on the new portion of site allows replacement of existing care beds without disrupting existing long term care residents. Phases 2 and 3 will follow once all the existing residents are moved to the new building.

The proposed development consists of a net developable area of 84,538.6 m² (909,966 sf) with a resultant site density of 2.92 FAR for the whole site when allowing for exclusions. The site is comprised of four main buildings:

Building A: Long Term Care

- South – 96 beds (86 funded, 10 private pay)
- Centre – 144 beds (funded)
- 5 (south) & 7 (centre) storeys
- Building height south 21.68m (71.1ft) centre 26.88m (88.2ft)

Building B: Assisted Living/Long Term Care

- 32 suites (private pay) Assisted Living
- 72 beds (private pay) Long Term Care
- 7 storeys
- Building height: 23.70m (77.7 ft)

Building C: Affordable Housing

- Team Members – 107 suites
- Seniors – 48 suites
- 10 storeys
- Building height: 34.25m (112.4 ft)

Building D: Residential Rental for Seniors

- Independent Living – 76 suites
- Life Lease - 124 suites
- 10 storeys
- Building height: 37.75m (123.9 ft)

In order to realize the increased height and density, the site will need to be rezoned.

Rezoning Rationale

Inglewood is a rare opportunity to address the District's vision to encourage diversity in housing, land use and innovative infrastructure within neighbourhoods to meet changing needs. The project recognizes 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.

The OCP identifies a need for 500-600 net new housing units in the Taylor Way Corridor. The project proposes 155 affordable housing units for seniors and team members and 200 rental and life lease housing units. There will also be 114 net new care beds/suites, over and above the 230 existing Vancouver Coastal Health funded beds already on the site.

Community Benefits

The redevelopment of the Inglewood Care Centre site and adjoining land offers many community benefits as outlined below:

- Replacement of aging 57-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 the 2020 released Vancouver Coastal Health design guidelines (Vancouver Coastal Health Long Term Care Design Guidelines 2020) which include the latest in infection control standards (learnings from COVID 19)
- Long Term Care will have a household of 12 residents living together.
- Baptist Housing research is introducing additional safety infection control measures beyond the Vancouver Coastal Health design guidelines including a visitor room at the entry to each house.
- Provision of much needed affordable team member and workforce housing in partnership with BC Housing. Affordability criteria is established by BC Housing.
- Seniors and team members can live and work together in inter-generational community.
- Redevelopment by Baptist Housing, 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 suites will be built to Vancouver Coastal Health design guidelines and would be available in the future to be converted to funded care suites.
- Provision of potential child day care or community amenity space.
- Timing is critical:
 - There is currently an alignment of stakeholders and significant investments anticipated by Baptist Housing (\$22M est.), Vancouver Coastal Health (capital & operating funding), BC Housing (\$15.5M est. grant & operating funding) and Federal Government (\$9M est. grant).
 - BC Housing is prepared to provide the construction financing and assistance with takeout financing for almost the entire site reducing financing costs.
 - The acquisition required provincial partnership with a portion of the acquisition in mortgages with deferred interest and principal payments until the redevelopment completes and is refinanced. The estimated annual deferred financing costs on \$53.7M is \$540,000.

Pre-Application Public Engagement

During the Fall of 2020, Baptist Housing held three Public Information Meetings to inform the community and answer questions about the proposed development. Two of these were in person events held at the Har El Centre for Jewish Life on the North Shore, and followed then current guidelines for in-person events. A third event was an interactive webcast (virtual meeting). These sessions provided an opportunity to listen to the community and gather feedback on the proposed development. Several key themes emerged:

- Design and Density and impact on local neighbourhood,
- Traffic and Noise from increased density,
- Construction impact and duration,
- Impact on Views; and
- Environmental Stewardship.

The concerns raised have been addressed in the updated design response, and a full record of these events and the feedback received is appended to this submission.

Amenity

In a district where seniors housing options are becoming increasingly limited just as demand rises, Inglewood offers a unique opportunity for aging within this community and provides affordable housing options for care workers. The development will be a vital amenity for the West Vancouver community.

Within the site, residents, friends, family and team members will have access to shared amenities surrounding the central courtyard. These amenities include a salon, café, town hall, bistro, dining room, gyms, activity rooms, quiet courtyards, covered walkways and a variety of spaces within the landscaped gardens.

Design Narrative

The project draws from its unique context, nestled in the forested slopes of the North Shore mountains. The design narrative responds to elements of the natural context and explores concepts of light, texture and solidity. The proposed exterior textured metal finishes capture light and reflect it as it moves through and around the buildings, animating the spaces for the users. Indoor blurs with the outdoors around courtyards and open space, erasing boundaries between inside and out, allowing the residents of all abilities to connect with nature.

Sustainability

The project responds to multiple demands in regard to sustainability. With each stakeholder approaching this differently, and each building having different requirements, the goal has been to balance the optimal solution for each building. For example, the long term care and assisted living have higher ventilation rates than the residential buildings on the east side of the site.

The project meets the high standards for energy performance recently adopted by the District but goes further to meet Baptist Housing's specific thermal energy demand intensity targets (TEDI) by focusing on envelope performance. Salmon Safe has been engaged and photovoltaics are being evaluated to match the demand for electric scooters. Baptist Housing primarily focused on user well-being which is reflected in multiple other features.

Accessibility and Adaptability

Inglewood will be home to seniors of varying mobility and care needs and is designed to be an inclusive environment for all residents, team members and visitors. The accessibility features encourage safety, dignity, and independence of residents and are informed by the City of North Vancouver Adaptable Design Guidelines, BC Housing Design Guidelines, and Vancouver Coastal Health Design Guidelines, and will comply with BC Building Code.

We trust the proposal is well-received and look forward to working with the District and entire community of West Vancouver to help bring this exciting and much-needed community asset to fruition.

Sincerely,



Marc Kinna
President and Chief Executive Officer
Baptist Housing