

Maison West Vancouver




milliken
DEVELOPMENTS
Perfectly Urban.



WHY IS THE NW CORNER OF TAYLOR WAY AND KEITH ROAD A HIGHLY SUITABLE SITE FOR MAISON WEST VANCOUVER?


1. The properties required to assemble this 1.6 acre site were available, and at prices and on terms that make sense, given the need to rezone the properties. Few properties fit these criteria, and none are zoned for a seniors' community.
2. The assembled properties are a largely unused corner at a major intersection. The corner is noisy and more suitable for a seniors' community than for single family housing.
3. The topography of the property, with a 5 story elevation drop from the backyards of our northern neighbours down to Keith Road, makes it practical to isolate Maison from neighbours.
4. Maison can be accessed without driving through the neighbourhood.

- 
5. Maison will be readily accessible to the Park Royal Regional Mall for banking, shopping and dining. It will be a convenient place to take Mom or Dad for an outing.
 6. Maison will be easily accessible to transit, both directly beside Maison on Taylor Way and 2 blocks away on Marine Drive.
 7. Any property proposed for seniors' care use in West Vancouver will need to go through the same approval process. There are no zoned new properties available in West Vancouver for seniors' care communities.
 8. Maison will not detract from its neighbourhood. This location is at the periphery of its neighbourhood. Taylor Way and Keith Road is a highly suitable location for a residential community providing for seniors in need of assistance with life. Maison is small when compared with existing West Vancouver seniors' communities. Maison will provide a small portion of the current need in West Vancouver for care for seniors who need physical assistance and for seniors with Alzheimer's and other dementias.



A REVIEW OF THE FACTS CONCERNING THE NEED FOR MORE SENIORS' CARE IN WEST VANCOUVER

1. Independent living communities provide little or no care for seniors. Maison is not an independent living community. Maison is a seniors' community providing care for seniors who need physical assistance and who suffer from Alzheimer's and other dementias. Assisted living refers to seniors who need physical assistance with bathing, dressing, and eating, for example. Memory care refers to seniors with Alzheimer's and other dementias.
2. The CEO of the Alzheimer Society of Canada recently said "Dementia is a ticking time bomb." Alzheimer Society calculations have 1,377 West Vancouver residents suffering from Alzheimer's today. On the entire North Shore there are less than 100 dedicated memory care beds. In Canada today there is a shortage of about 30,000 care beds for seniors with dementia; this shortfall is projected to grow to 157,000 beds by 2038. West Vancouver has a higher percentage of seniors than most Canadian communities.

- 
3. 20% of people over 75 have severe frailties that require assistance with daily living. Another 20% have moderate need for physical assistance. 5,665 West Vancouver residents are 75 or older. This means that 2,266 people in West Vancouver require assisted living care.
 4. Combining 1,377 residents with Alzheimer's/dementia with 2,266 residents who require daily physical assistance means that 3,643 West Vancouver residents need care today. Today West Vancouver has a total of 615 beds, both publicly and privately funded. That is dealing with 17% of the need in West Vancouver today.
 5. In reviewing available assisted living and memory care beds in West Vancouver the following are the facts:
 - West Vancouver Care Centre - full with waitlist.
 - Inglewood Care Centre - full with waitlist
 - Capilano Care Centre - full with waitlist
 - Hollyburn House (the assisted living portion) - full with waitlist
 - Amica (the "light" assisted living portion) - full
 - Sunrise of Lynn Valley - memory care has a 6-9+ month waitlist; assisted living is full. We have included Sunrise because it has the only dedicated private pay memory care on the North Shore with 30 beds.

*The need to provide more care for West Vancouver seniors is acute.
We ask for your support.*