



BAPTIST HOUSING
SENIORS LIVING

INGLEWOOD REDEVELOPMENT

District of West Vancouver: Rezoning and Development Presentation

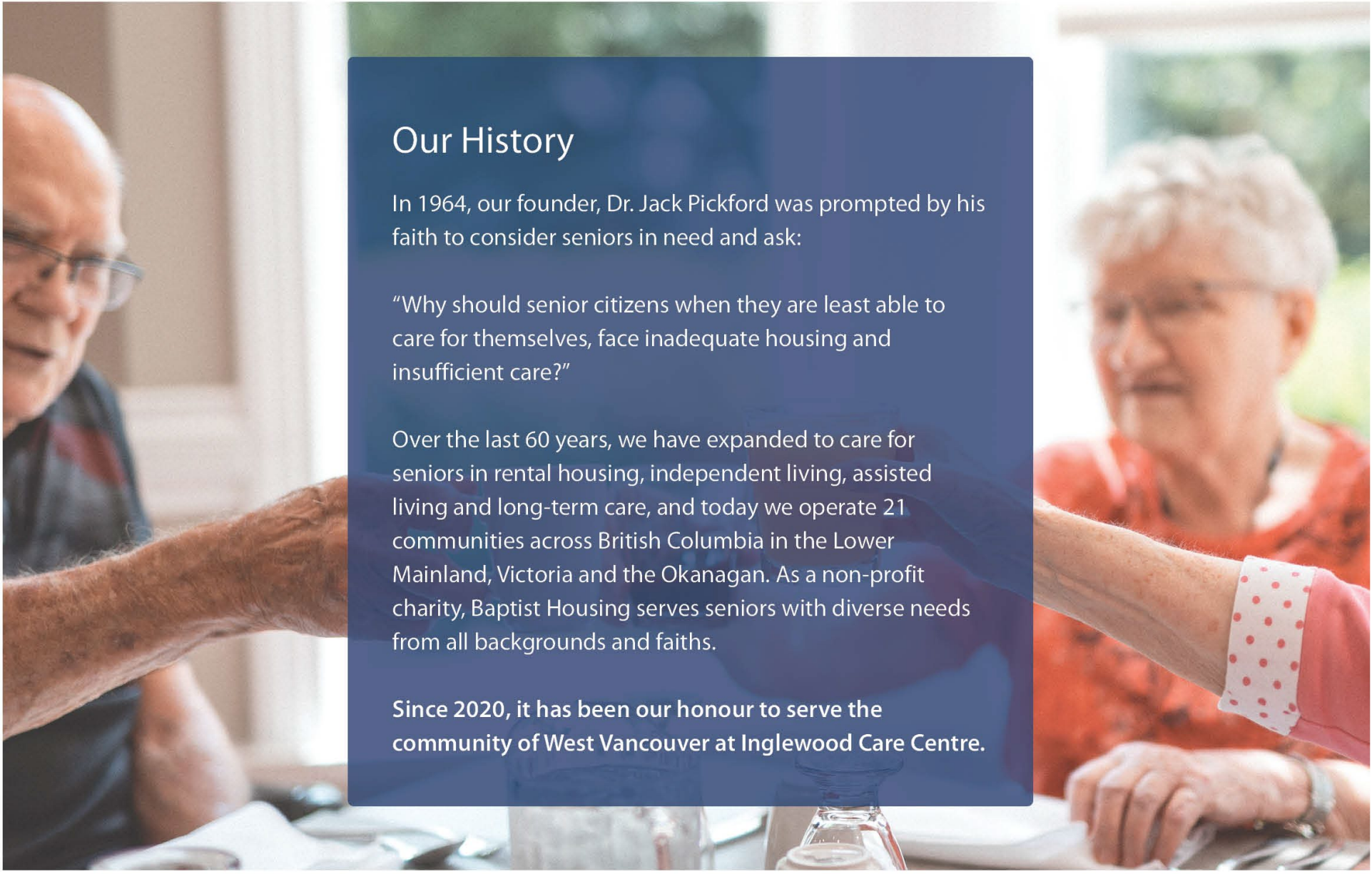




BAPTIST HOUSING
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Our Mission

Compelled by the values of Jesus Christ, we provide exceptional holistic care as we assist seniors to experience life well in supportive communities.



Our History

In 1964, our founder, Dr. Jack Pickford was prompted by his faith to consider seniors in need and ask:

“Why should senior citizens when they are least able to care for themselves, face inadequate housing and insufficient care?”

Over the last 60 years, we have expanded to care for seniors in rental housing, independent living, assisted living and long-term care, and today we operate 21 communities across British Columbia in the Lower Mainland, Victoria and the Okanagan. As a non-profit charity, Baptist Housing serves seniors with diverse needs from all backgrounds and faiths.

Since 2020, it has been our honour to serve the community of West Vancouver at Inglewood Care Centre.



About Baptist Housing

We are proud to serve seniors and communities across British Columbia.

Rental Housing

We offer rental apartments, often in partnership with the Province, to help seniors remain independent in their communities.

Independent Living

This welcoming, inclusive lifestyle offers service-enriched living with meals, housekeeping, and recreation programming.

Assisted Living

Perfect for seniors who enjoy their independence but appreciate a little extra support. We offer help with daily tasks like personal care, medication, and mobility so life feels safer and more relaxed.

Long-Term Care

Seniors with higher care needs receive attentive, around the clock nursing support and personalized health plans, all in an environment that is compassionate, reassuring, and deeply respectful.

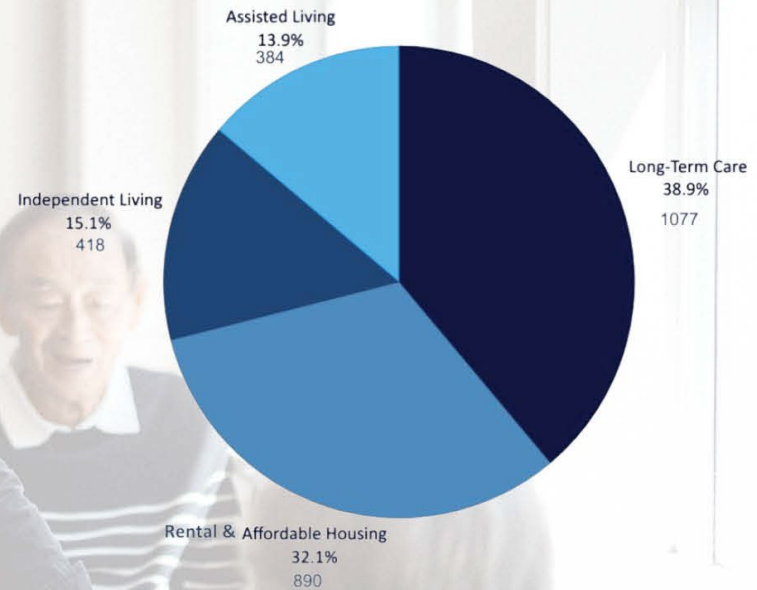
Learn more at www.baptisthousing.org.

Our Team

At the heart of our communities is a team of nurses, care aides, recreation aides, chaplains, and our hospitality, maintenance, administration, finance, and people & culture teams who serve with compassion and dedication.

Our team come to work with a commitment to create environments where seniors feel valued, supported and at home. Every day they bring skill, kindness, and genuine heart to their roles as they care for residents.

Our Communities



Baptist Housing Redevelopment Timeline



Renewing Inglewood - Overview

The refreshed vision for the Inglewood Campus has been thoughtfully shaped by community feedback. It is designed to feel calm, green, and connected, with space for residents and families to spend meaningful time together.

- Larger gardens and outdoor spaces throughout the campus
- A level, more accessible central courtyard designed as a park like setting
- A grand lawn, small plaza, naturalized planting, rock garden, and water feature
- Walking paths with sunny and shaded seating areas
- A warm and supportive environment for all who visit
- Extensive, interconnected underground parking to comfortably accommodate residents, staff, and visitors
- The number of buildings reduced from 5 to 4 to open up the campus
- The building heights and exterior treatments better interface with the community
- Vehicle routes designed to keep pedestrians and residents safe while maximizing greenspace

www.renewinglewood.ca

Long-Term Care

- Increasing from 230 to 364 provincially funded beds
- 134 new Long Term Care beds
- A private and secure courtyard designed for comfort, safety, and access to nature
- All 230 existing beds stay open during Phase 1

Seniors Rental Housing

- 161 rental apartments for seniors
- Twenty percent offered at below market rates
- Mix of studio, one bedroom, one bedroom plus den, and two-bedroom homes
- Warm amenity spaces for gathering and connection
- Height reduced from 10 storeys to 8

Independent Living

- 200 homes designed for comfort, choice, and independence
- Mix of one bedroom and two-bedroom suites
- Full complement of amenities including dining, lounge, bistro, roof deck, spa, and exercise room
- A private contemplative courtyard and garden space
- Height reduced from 10 storeys to 9

Proposal Images

- These renderings reflect our updated design shaped by past community engagement
- They offer a first look at the vision for a renewed Inglewood

ESTIMATED SCHEDULE



STATISTICS

LONG-TERM CARE

8&7 STOREYS **364** BEDS
128 PARKING STALLS **33,847** SM² (GROSS AREA)

INDEPENDENT LIVING

9 STOREYS **200** HOMES
111 PARKING STALLS **23,092** SM² (GROSS AREA)

RENTAL SENIOR HOUSING

8 STOREYS + LEVEL B **161** UNITS
110 PARKING STALLS **14,862** SM² (GROSS AREA)

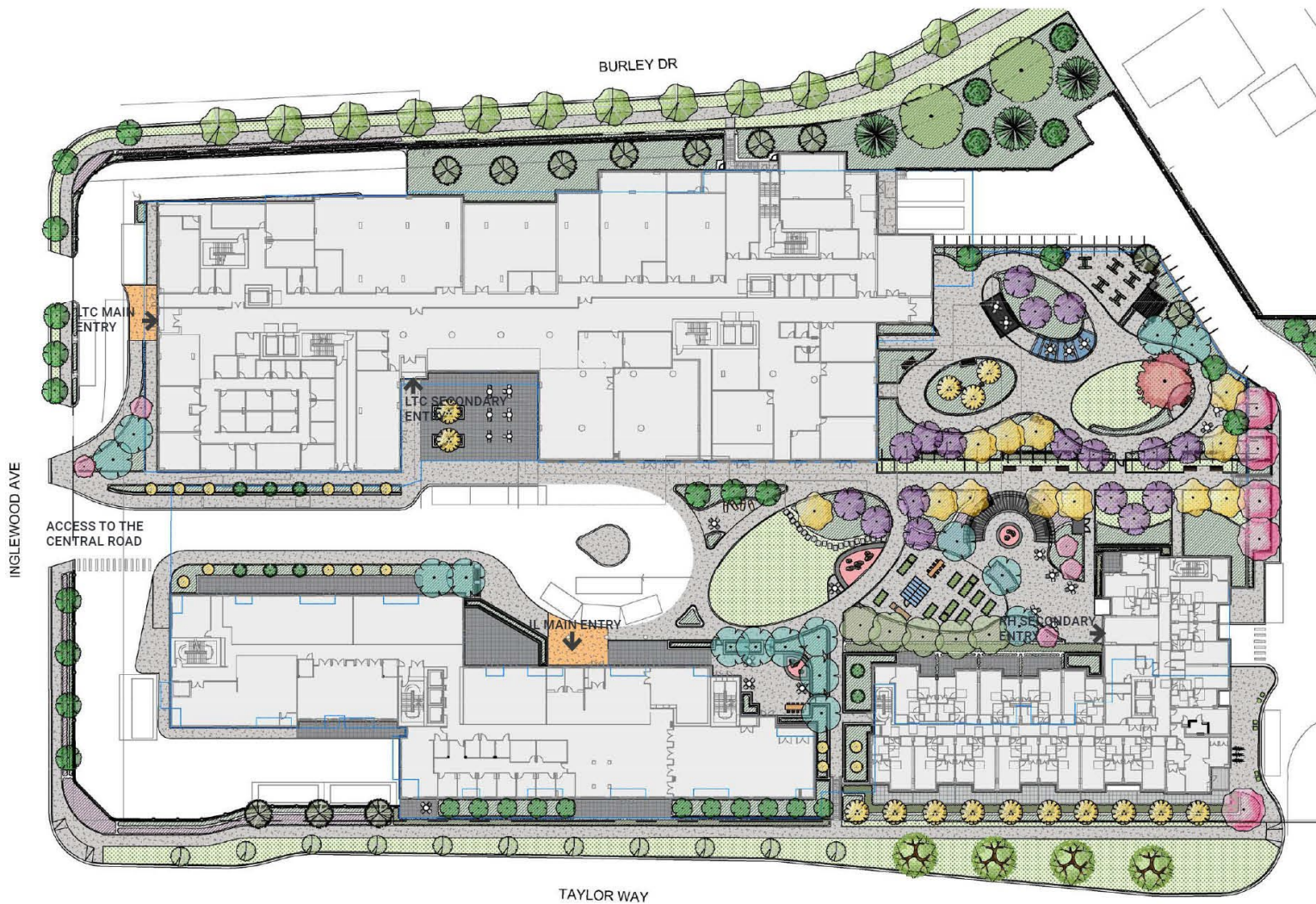
Traffic and Parking Update

- Trip generation by seniors, under most observed circumstances, is **significantly lower** than what is observed in typical rental housing and is generally off-cycle from peak traffic periods.
- Over **50%** of the development is dedicated to long-term care (LTC), **where residents do not drive**.
- The increase in LTC beds from the existing 230 to 364 will result in a **marginal net increase** in the trip generation.
- Trips generated by staff and visitors of the LTC home generally will not occur during peak commuter, or school periods.

Parking Requirement	Stalls
Required by Bylaw	333
Proposed	349
Above Requirement	+16

Traffic Study Recommendation	Stalls
Recommended	270
Proposed	349
Above Requirement	+79

** Traffic Study and consulting provided by Bunt & Associates Engineering Ltd.



GROUND LEVEL

Benefits:

- Improved landscaping with increased connectivity between the buildings along with internal pathways leveled throughout the center of the site for ease of movement for seniors.
- Pedestrian pathways around the exterior of the site have been improved through enhanced boulevards and pedestrian crossings.



CENTRAL ROAD

Phase 2 development, the central road provides access to a central cul-de-sac, which connects to the porte-cochère for the Independent Living building and serves as a secondary access to the Long-Term Care home. There are a series of linked outdoor garden spaces north of the cul-de-sac.



CENTRAL ROAD

The central road provides access to the Independent Living's entry and secondary drop off for the Long-Term Care home. The Long-Term Care's central courtyard provides a secure shaded outdoor gathering space for the residents.



CENTRAL OPEN SPACE

View of linked outdoor spaces looking south-east, north of the central road.

The proposed landscape design focuses on enhancing usable open space and providing tree replacement, with 136 onsite trees and 27 offsite trees provided, for a total of 163 trees.



CENTRAL OPEN SPACE AT NORTH SERVICE ROAD

Pedestrians walking through the site will have a link to Taylor Way via a stairway at the north end of the outdoor space that leads to the service road and then Taylor Way. To the right is the Long-Term Care's secured outdoor space with gardens and walking loops.



STAIR TO TAYLOR WAY FROM CENTRAL OPEN SPACE

An east-west path connects the central outdoor space directly to Taylor Way between the Independent Living and the Rental Housing buildings.



INGLEWOOD/TAYLOR WAY

View of the south-east corner of the Independent Living building in the foreground with the Long-Term Care building to the left facing Ingledwood Drive.

The intersection has been redesigned to improve traffic flow and provide more efficient vehicle access and circulation.



VIEW TO THE LONG-TERM CARE ENTRY

View to Burley Drive, looking to the southwest corner of the Long-Term Care and enhancements to the boulevard and bike lanes.



VIEW TO THE RENTAL HOUSING MAIN ENTRY

View from Taylor Way to the Rental Housing entry and the North Service road.



NORTHWEST CORNER

View from the north west corner of the site with the Long-Term Care buildings to the right and their secure garden space to the left.

Pedestrian safety and accessibility are enhanced through sidewalk improvement and new pedestrian crossing on Burley Drive.



SOUTHWEST CORNER

View from Burley / Inglewood corner.