

1 Executive Summary

The Kiwanis Club of West Vancouver was founded in 1947. In 1953, the Kiwanis Seniors Housing Society of West Vancouver was incorporated with the aim of establishing and maintaining low-cost housing for low-income seniors. Sixty-four years later, this objective remains the same, and is more important than ever. As one of a few West Vancouver sites offering non-profit, low-income seniors' housing, the Kiwanis Garden Village property serves as a much-needed response to West Vancouver's acute lack of affordable housing and ageing population.

Currently, the Kiwanis Seniors Housing Society of West Vancouver offers affordable housing primarily through two buildings: Kiwanis Court, an 86-suite independent seniors apartment complex; and Kiwanis Manor, a 77-unit adaptable apartment building containing 30 assisted living suites and two guest suites. Also on the property are 51 other bachelor apartments currently housing independent seniors; these apartments have reached the end of their useful life and require replacement.

Sustainability, livability, and community have all been key values for the Society in the past, and all three now motivate the next phase of development, as laid out in the Master Plan. Close at hand to neighborhood amenities and transportation, the site has been master planned to accommodate two new buildings, enabling a higher unit density while retaining a comfortable and secure arrangement of buildings, gardens, and landscaping. The courtyard and other amenity spaces will offer residents community gardens with an overlooking patio and southern exposure, while the location in the heart of West Vancouver offers transportation, services, and all the amenities the community has to offer.

The proposed two buildings accommodate 137 units, including two guest suites; and 49 underground parking spaces, of which four are reserved for visitors. The proposed new development also provides a designated passenger drop-off area, as well as access for fire, ambulance, handi-bus and waste management services.

The need for more seniors housing in the West Vancouver community is evident and compelling, as will be demonstrated later in this submission. This project will provide more low-income seniors with an opportunity to enjoy safe and comfortable housing at below-market rental rates; and after conducting a series of focus groups with current residents of the Kiwanis Community, the current proposal has been refined even further to best meet the needs of our future residents and allow them to "age in place." The Kiwanis Club of West Vancouver is proud to present the final phase of the Kiwanis Garden Village redevelopment.



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