

## 1.1 Overview

After more than 60 years, the Society's goal of providing West Vancouver's low income seniors with housing remains more important than ever, given the community's aging population, the changes to real estate values and the cost of living, and the continuing lack of affordable rental seniors housing. Between 1957 and 1991, 11 apartment buildings were built on the site now known as Kiwanis Garden Village, culminating in the construction of Kiwanis Court in 1991. In 1998, the Club sold the western portion of its site to Vancouver Coastal Health to fund the revitalization and modernization of its early buildings; this enabled the construction of Kiwanis Manor in 2006.

In 2008/09, VCH determined that the former Kiwanis lands were surplus to their needs and put out an Expression of Interest to sell the lands and develop them into a seniors care facility. Kiwanis partnered with a complex care developer and submitted a proposal to VCH, intending to coordinate an integrated Campus of Care between the two sites. The Campus of Care proposal was not chosen, and as of March 2010, the EOI process has been suspended indefinitely for First Nations consultation. In response to this state of affairs, the current proposal has been developed in order to proceed with the Kiwanis Master Plan and move towards the construction of much-needed new rental buildings.

## 1.2 Site Context

The development site is nestled in a well-established area of West Vancouver, between 21st and 22nd Streets at Haywood Avenue.

The immediate neighborhood context situates Pauline Johnson School immediately to the north and with the West Vancouver Civic Centre and West Vancouver Seniors' Activity Center to the south within a single family, condominium, and high rise residential area. The VCH site immediately to the west of the Kiwanis property previously offered a continuum of care for seniors, but as previously noted has been declared surplus, leaving most of its buildings vacant, with the notable exceptions of the Adult Day Care Centre, the Stepping Stones Concurrent Disorders Services Centre and four buildings currently leased by Kiwanis as below-market seniors apartments. The Kiwanis site also lies in proximity to public transit, the public library, a lawn bowling green, the Ambleside and Dundarave commercial areas, and numerous churches.

At present, the site is comprised of two main buildings: Kiwanis Court, an 86-unit building for independent seniors; and Kiwanis Manor, which offers 77 one-bedroom adaptable units (including a guest unit), of which 30 are dedicated to assisted living. The Kiwanis site's current character boasts beautiful gardens, communal outdoor spaces, and intimate pathways, all on a relatively flat site which provides interconnections to the existing housing and to the broader neighborhood.

The next and final Phase of the Master Plan proposes a total of 137 new units divided between two new buildings as well as amenity space, including a 4150 sq. ft. space in the East building that will service the entire site. This shared space will house a multi-purpose room, a lounge, a small kitchen, a janitor utility room, and a meeting room/ library, in addition to washrooms and storage space. At build out, the entire Kiwanis Garden Village site will contain a total of 300 below-market seniors rental units (including guest units).

