

# GRANVILLE STREET & WEST 47TH AVENUE

Intracorp and Amica Senior Lifestyles, in partnership, are proposing a private-pay seniors retirement and care residence at **Granville Street** and **West 47th Avenue**.

The supply of seniors housing in the Lower Mainland has not been able to meet the existing demand, let alone projected demand. With limited options to remain in their neighbourhood for many seniors, the goal for this proposal is to **address the seniors housing demand** in the South Granville / Kerrisdale community and provide a continuum of care from assisted living to long-term care.





# PARTNERSHIP



## Intracorp

For over forty years, Intracorp has developed extraordinary homes - and we've not done it alone. Our partnerships with municipalities and key stakeholder groups have been integral to our success, helping build a reputation based on integrity, expertise, and a solid financial foundation. From intimate townhomes to iconic gateway towers to apartment residences, we take pride in adding value to not only the homes we build, but also to the communities we build in, and work to bring unique opportunities to our homeowners, residents and partners.



## Amica Senior Lifestyles

Amica Senior Lifestyles is setting a new standard for senior living in Canada by combining unparalleled premium hospitality and amenities with expert care and support to deliver a personalized senior living experience. Committed to enriching the lives of seniors now and as their needs change, Amica offers independent living, assisted living and memory care lifestyle options. Established in 1996, the company owns and operates more than 30 residences in British Columbia, Alberta and Ontario, with plans to continue expansion in select markets.



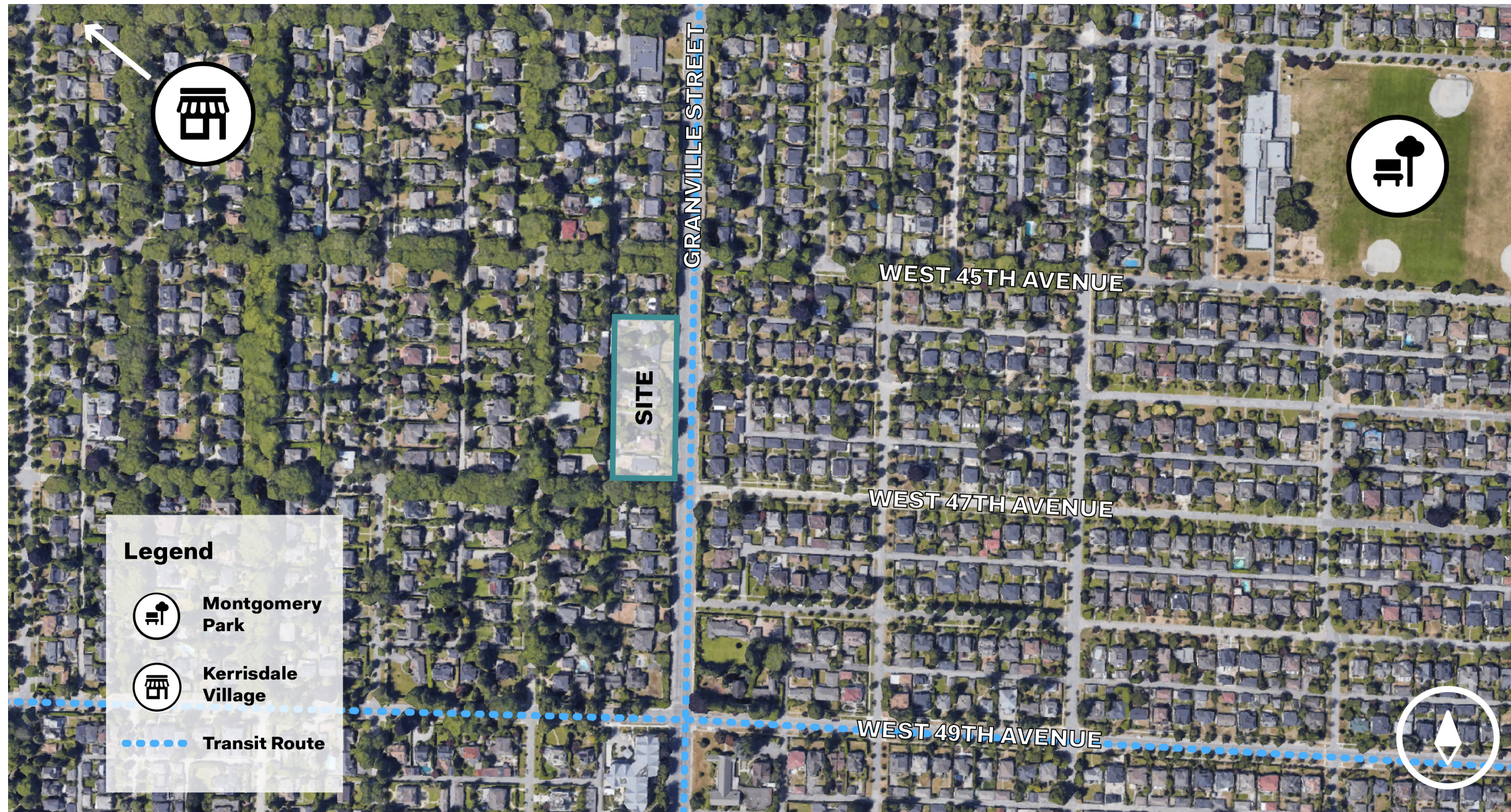
# THE AMICA COMMUNITY





# SITE CONTEXT

The seniors housing building is proposed on seven existing single-family lots along Granville Street at 47th Avenue, a location **well-served by transit** and in **close proximity** to Kerrisdale Village and parks.





# POLICY CONTEXT

## ARKS Vision (2005)

The site is located in the Arbutus Ridge/ Kerrisdale/Shaghnessy (ARKS) community area. The ARKS Vision notes that diversity of housing options in the community should increase to meet the needs of residents and specifically identifies the need for more seniors housing to allow seniors to age in place.

## Community Care Facility Class B and Group Residence Guidelines (2019)

A Community Care Facility – Class B is an institutional facility which provides a home for those who can no longer care for themselves and who require 24-hour access to professional care. More than 50% of the proposal’s habitable floor-space will be dedicated to uses compliant with this designation.

The intent of these Guidelines is to support the integration of Community Care Facility, Class B and Group Residences throughout the city with consideration given to location, siting, form and access.

## Seniors Supportive and Assisted Housing Guidelines (2004)

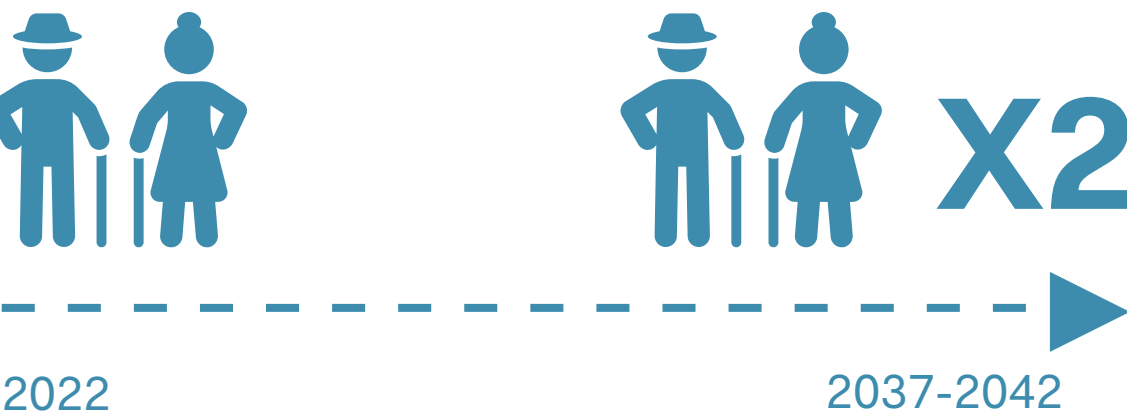
The design of the assisted living units will be guided by the policy framework developed by the City for Seniors Supportive and Assisted Housing. These homes are designed to meet the needs of an elderly population, and to accommodate aging in place, and will feature a package of non-medical services including meals, housekeeping, laundry and activities.



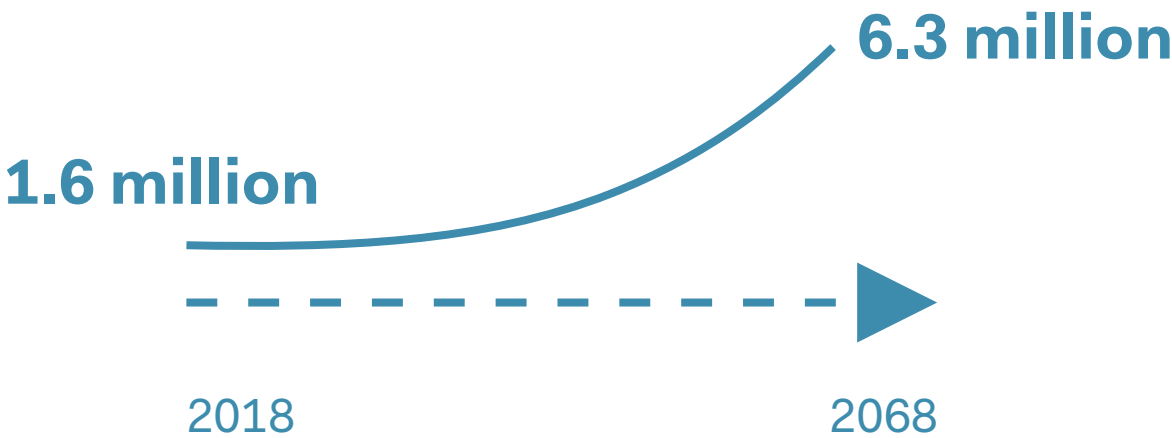
# SENIORS HOUSING CONTEXT

As our population has aged, demand for purpose-built seniors' housing and care has increased.

In BC, the population of seniors aged 75+ is projected to more than double within the next 15-20 years.



By 2068, the number of older seniors (80+) is projected to rise to 6.3 million from 1.6 million in 2018.<sup>1</sup>



Supply in the Lower Mainland has not been able to meet the existing demand, let alone projected demand. There are a variety of housing and care options appropriate to seniors and in all cases there are significant supply gaps that exist today, which will **reach crisis levels** over the next decade due to our changing demographics.

The **Westside of Vancouver** and **Kerrisdale**, in particular, has an **older population** compared to the rest of Vancouver.



<sup>1</sup> Statistics Canada. <https://www150.statcan.gc.ca/n1/pub/91-520-x/2019001/hi-fs-eng.htm>



## MEETING TODAY'S SENIORS' NEEDS

Modern seniors housing and care facilities are not only able to meet housing and care needs but are designed to satisfy today's **active lifestyles** with culinary variety, fitness programs, outdoor activities, access to nature, personal care options and entertainment.





# PROPOSAL OVERVIEW

The proposal is for a six-storey seniors' development that provides a **continuum of care**: assisted living, long term care and memory care. This allows residents to age-in-place within the existing building without having to move again.

Elements key to this proposal, and in alignment with City and Provincial policies, include:

- 1 Full-service seniors' care facility** including assisted living, long term care and memory care allowing residents to age in place.
- 2 Design that is sensitive** to the existing surrounding uses and public realm.
- 3 Large floor areas** designed to support resident safety, physical and cognitive health, and all aspects of their emotional well-being, including comprehensive recreational activities, amenities, and programs.
- 4 Pick-up and drop-off** conveniently and discretely located along the lane and a dignified, accessible entrance is also along Granville Street.





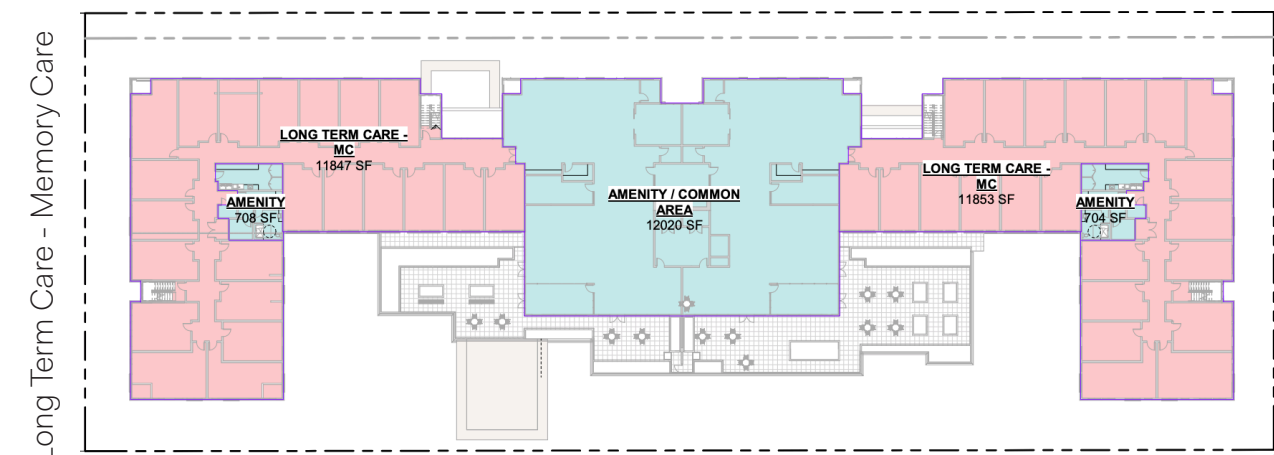
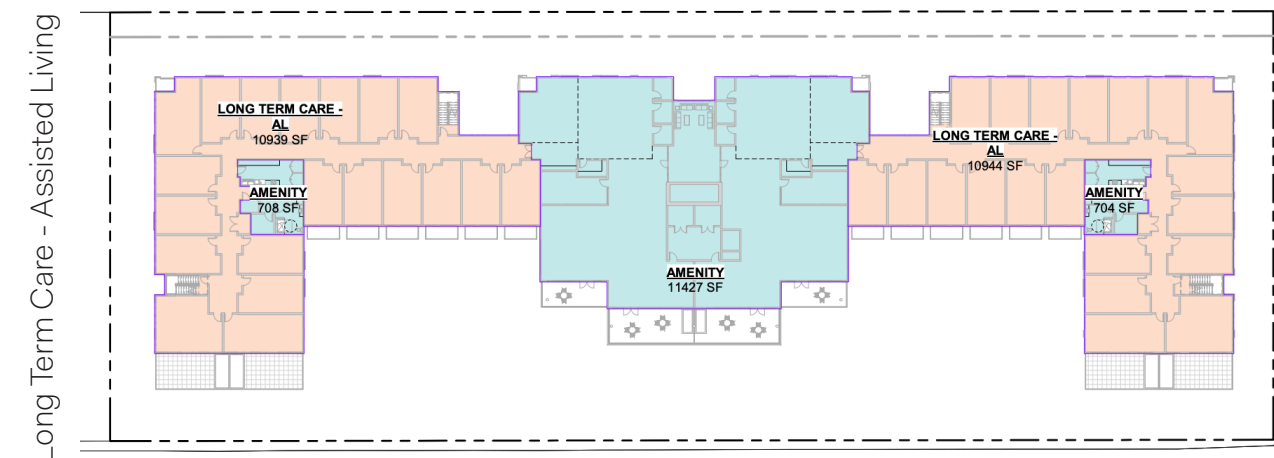
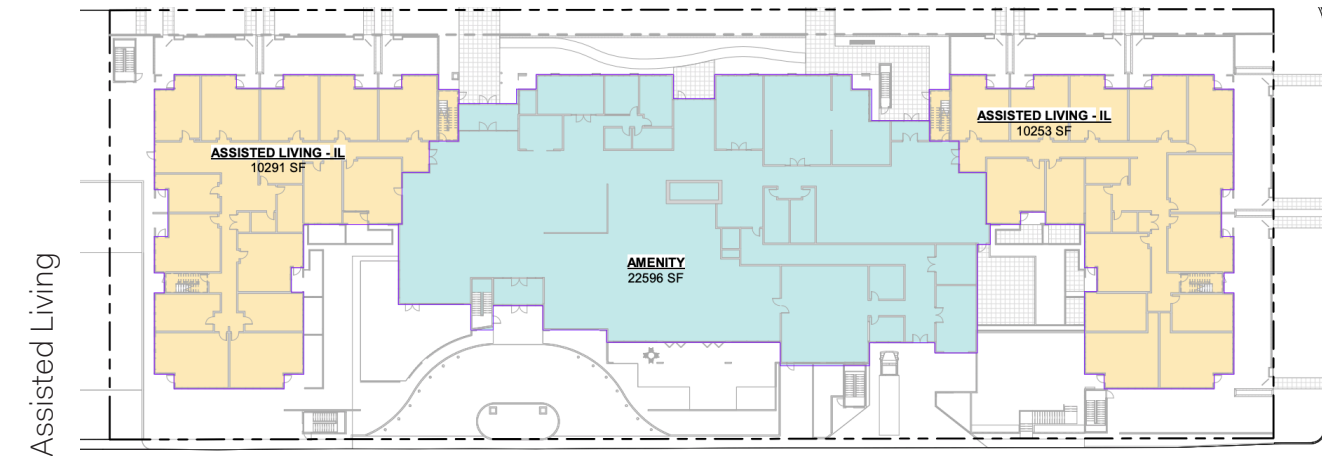
# LEVELS OF CARE

The proposal for Granville and West 47th includes a continuum of care.

**Assisted Living:** Residents can provide for their own needs, including activities of daily living. Some residents will require a mobility aid. Residents can also opt for assistance with eating, moving, dressing, grooming, bathing, personal hygiene, as well as medication, therapeutic diets, and behaviour management.

**Long Term Care - Assisted Living:** Residents require support to meet their own daily needs, often with chronic illness or disability. They require a variety of services to maintain their health or personal care, thereby allowing them to age in place.

**Long Term Care - Memory Care:** Residents have Alzheimer's and/or other forms of dementia and require a dedicated environment and support to meet their own daily needs.





# AMENITIES AND SERVICES

Today's seniors are looking for seniors housing and care that allows for an active lifestyle. Granville and West 47th will include a wide range of amenities to meet a range of interest.



Dining options



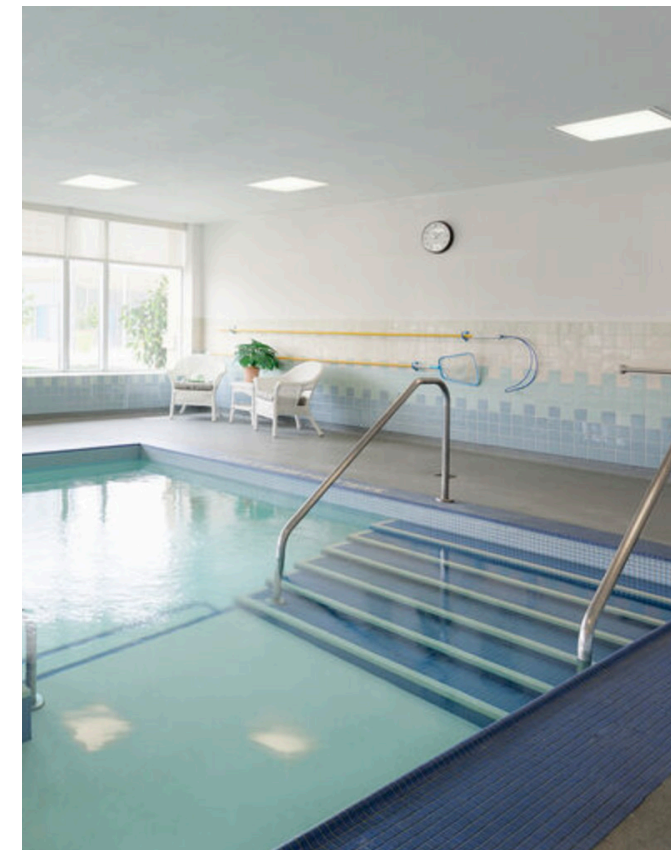
Outdoor amenities



Health and wellness options



Beauty and personal care

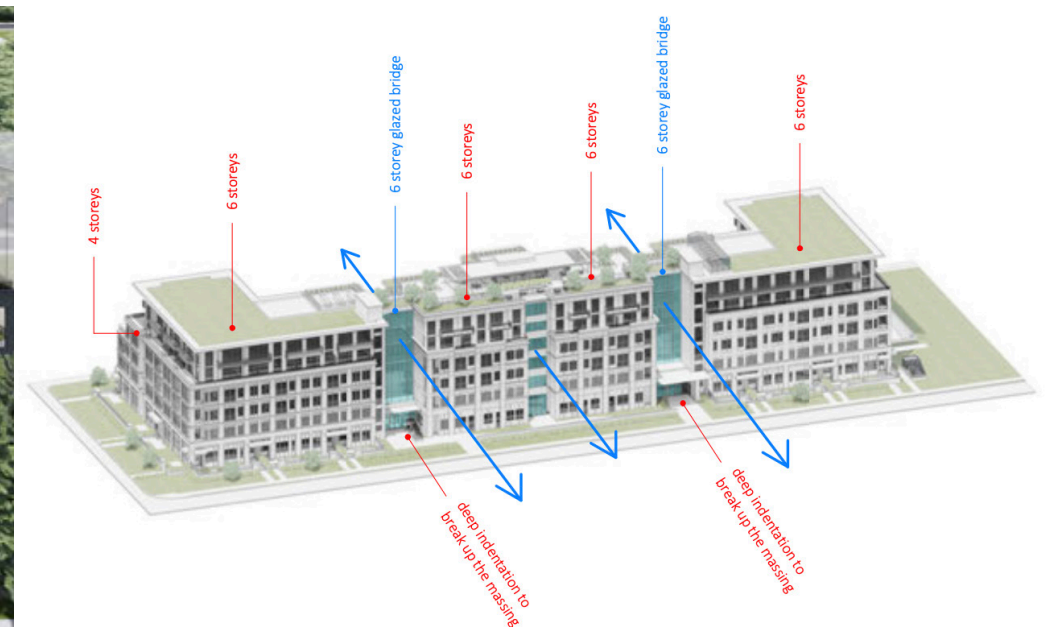


Indoor amenities



# DESIGN APPROACH - GRANVILLE STREET

The building has been designed with a range of materials and articulations to break it up visually.



**Design Approach** - The design along Granville Street transitions between color palettes and materials to provide the appearance of 3 distinct facades, breaking up the scale and footprint of the building.



## DESIGN APPROACH - THE LANE

A stepped design that speaks to and respects the existing neighbourhood character.

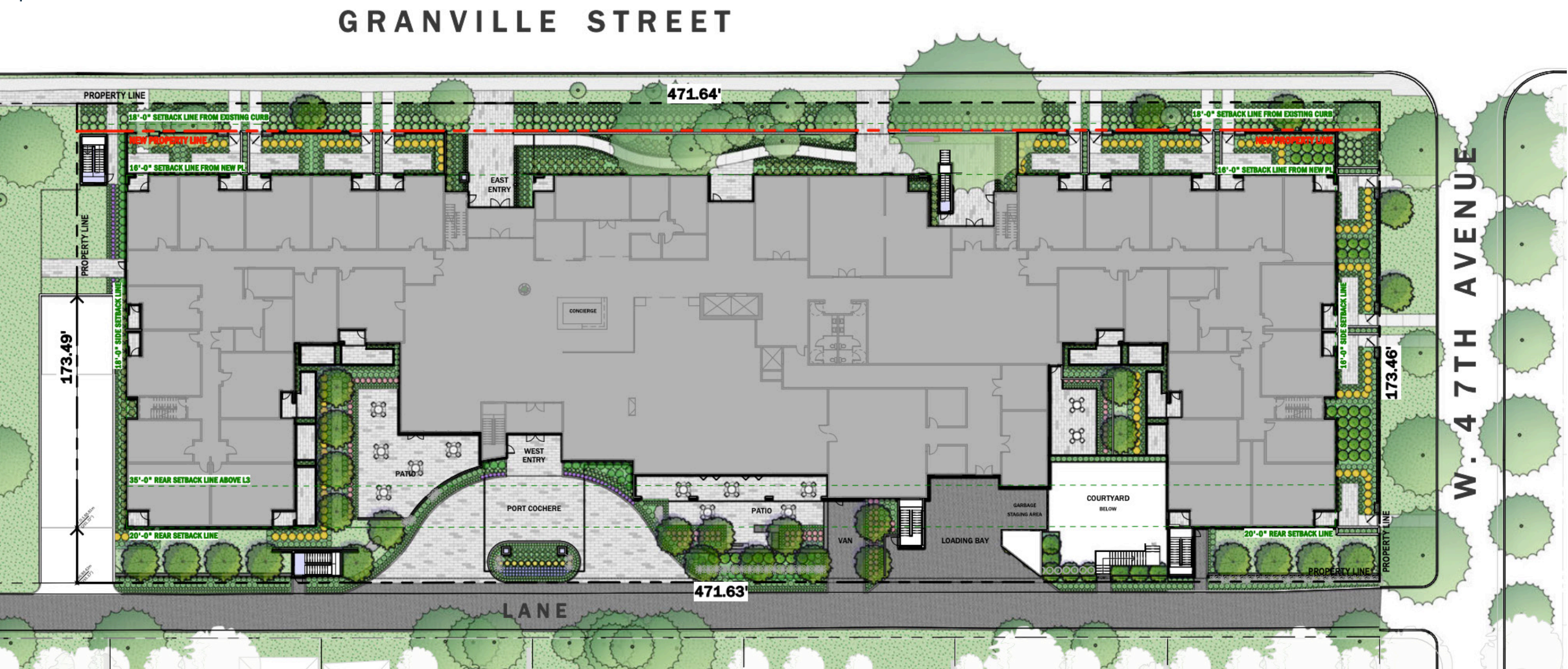


**Design Approach** - The design has been created to very intentionally step back at the lane where the property meets neighbouring residents. This stepback allows for additional outdoor space for residents while minimizing the impact to neighbouring buildings.



# LANDSCAPE PLAN

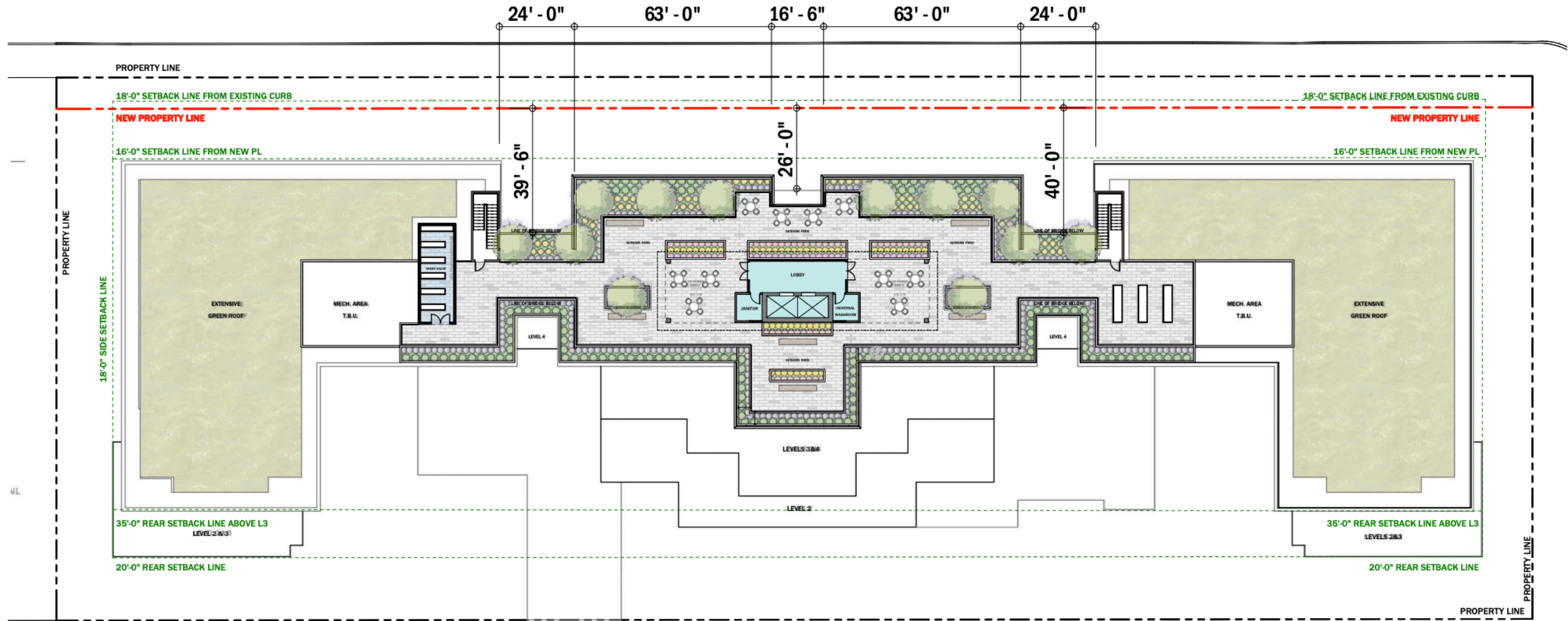
The proposal includes extensive ground level landscaping as well as a range of outdoor amenity spaces for residents.





# ROOFTOP AMENITY

The building has been designed to minimize the impact on surrounding homes. The rooftop amenity is located on the east side of the building, closer to Granville Street and will be approximately 100 feet away from the west (lane) property line. The amenity areas are set back from the edge of the roofs on all sides to reduce any potential for overlook. Significant existing trees on the west side of the lane create a view buffer.





# BIRDSEYE VIEW LOOKING WEST



GRANVILLE ST



# GRANVILLE STREET ENTRANCE





## VIEW FROM CORNER OF GRANVILLE ST. AND W. 47TH AVE.





## VIEW OF PORT COCHERE IN LANE





## PROJECT STATISTICS

Zoning existing:	<b>RS-3</b>
Zoning proposed:	<b>CD-1</b>
Storeys:	<b>6</b>
Height:	<b>80 ft</b>
Assisted Living:	<b>98 units</b>
Long-term Care:	<b>84 units</b>
Memory Care:	<b>44 units</b>
Total Units:	<b>226</b>
Parking:	<b>115</b>

