



AGING IN PLACE IN DUNBAR

April 9, 2024

AMICA
SENIOR LIFESTYLES

INTRACORP 
Building the Extraordinary

SENIORS COMMUNITY CARE RESIDENCE

- Long term care
- Memory care
- Assisted living



DUNBAR: A NEED FOR SENIORS HOUSING AND CARE

Community Context

The **Westside of Vancouver** has the city's **highest population of seniors.**

7,800 Seniors ages 75+ years.¹

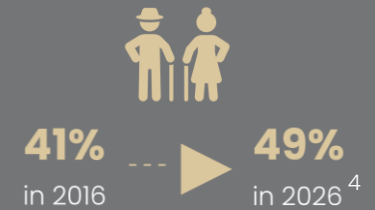
10,000 Anticipated population of seniors aged 75+ by 2027 – an increase of 25%.²

1,205 Private-pay senior living suites currently serving the community.²

1,990 Provincially subsidized long term care units in the Westside.³

The Stats Tell a Story

The 50+ age cohort is expected to grow.



In BC, the population of seniors aged 75+ is projected to more than double within the next 15–20 years.⁴



2022

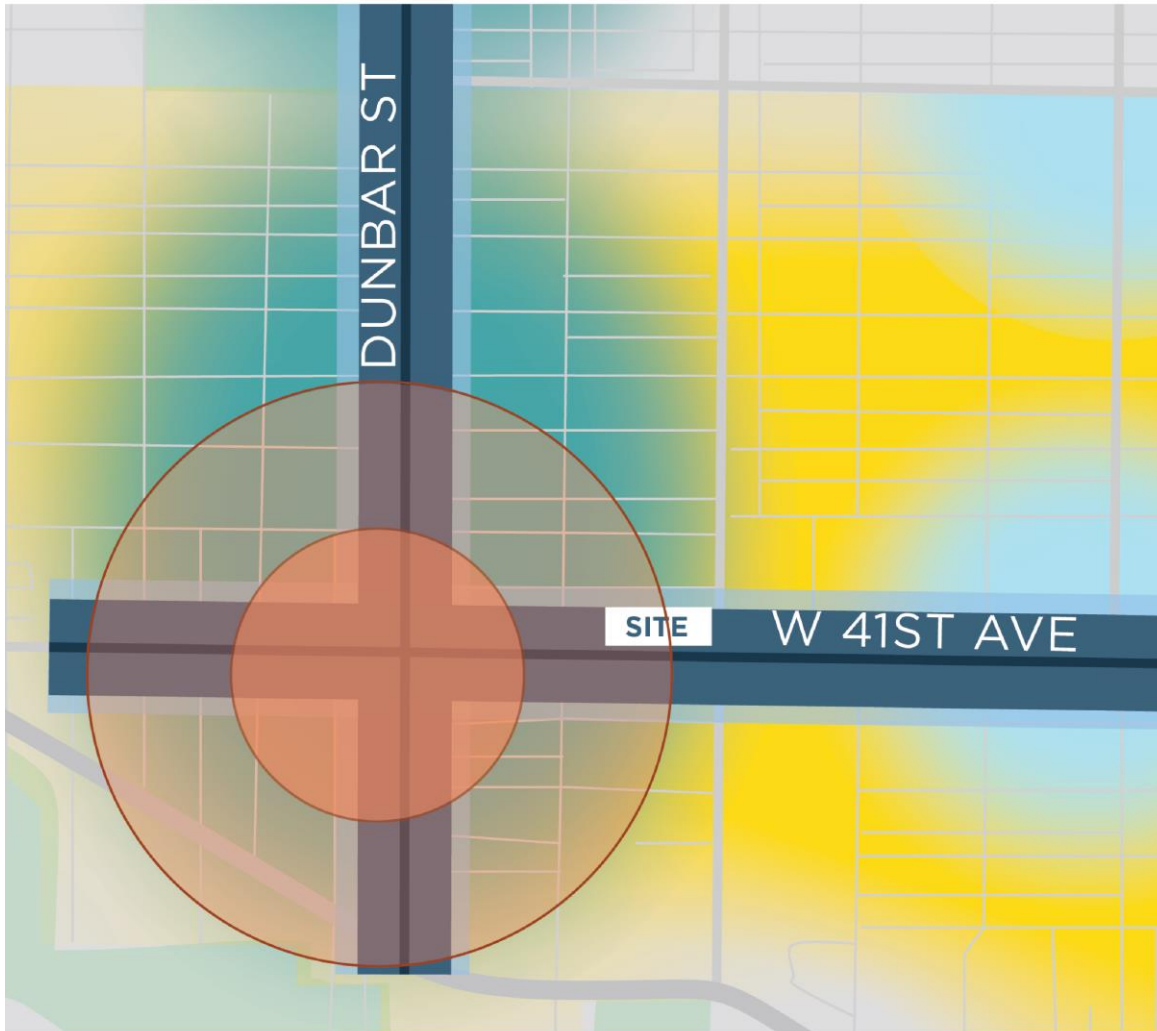
2037–2042



Six out of 10 British Columbians have a personal connection to someone living with dementia. The rate of dementia is **projected to nearly triple** by 2050.⁵

DUNBAR: A COMMUNITY IN TRANSITION

Our proposal complies with current and future policy.



SRP Eligibility

- On Arterial
- Off Arterial

TOA

- 200m Radius = 12 Storeys / 4 FSR
- 400m Radius = 8 Storeys / 3 FSR

Vancouver Plan - Neighbourhood Types

- Neighbourhood Centre overlap with Rapid Transit Area
6 storeys on shopping streets with higher forms in immediate surroundings
- Village overlap with Rapid Transit Area
- Rapid Transit Area
Mid to high rise

PUBLIC ENGAGEMENT

We embarked on open and respectful dialogue with neighbours and the broader community.

MAY 2022 – MAR 2024

- Regular stakeholder engagement:
 - Letter-cavass
 - Follow-up letters
 - Emails
 - Calls
 - Three in-person meetings, including a site tour supported by the project team

APR 2023

- Two in-person displays to complement the City's online open house

AUG – OCT 2023

- A Community Advisory Group and a Steering Committee were formed and meetings held

FEB 2024

- Held a meeting for neighbours to answer questions about the application

DEC 2022

- Application submitted



JUN 2023

- Held a seniors-focused symposium



NOV 2023

- Over 70 seniors were engaged at two events we organized at the Dunbar Community Centre



**Over 22-Months of
Community Consultation**

WHAT WE HEARD

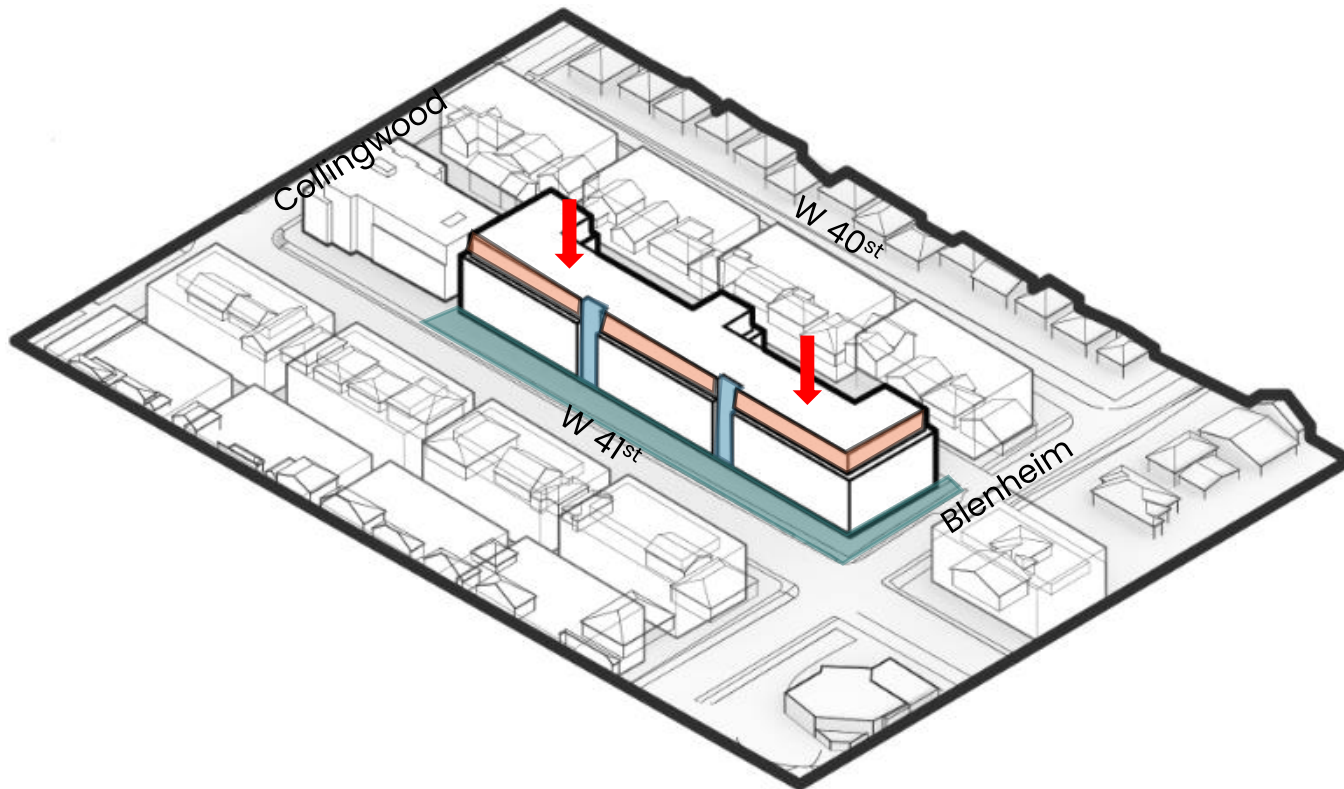
From our engagement efforts, we learned three prime concerns from the immediate neighbours and the broader community.






1. Scale of the development and the impact of the laneway extension.
2. Lack of community resources for seniors in Dunbar.
3. Need for seniors housing with care.

HOW WE RESPONDED

1. Scale of the Development and the Impact of the Laneway Extension



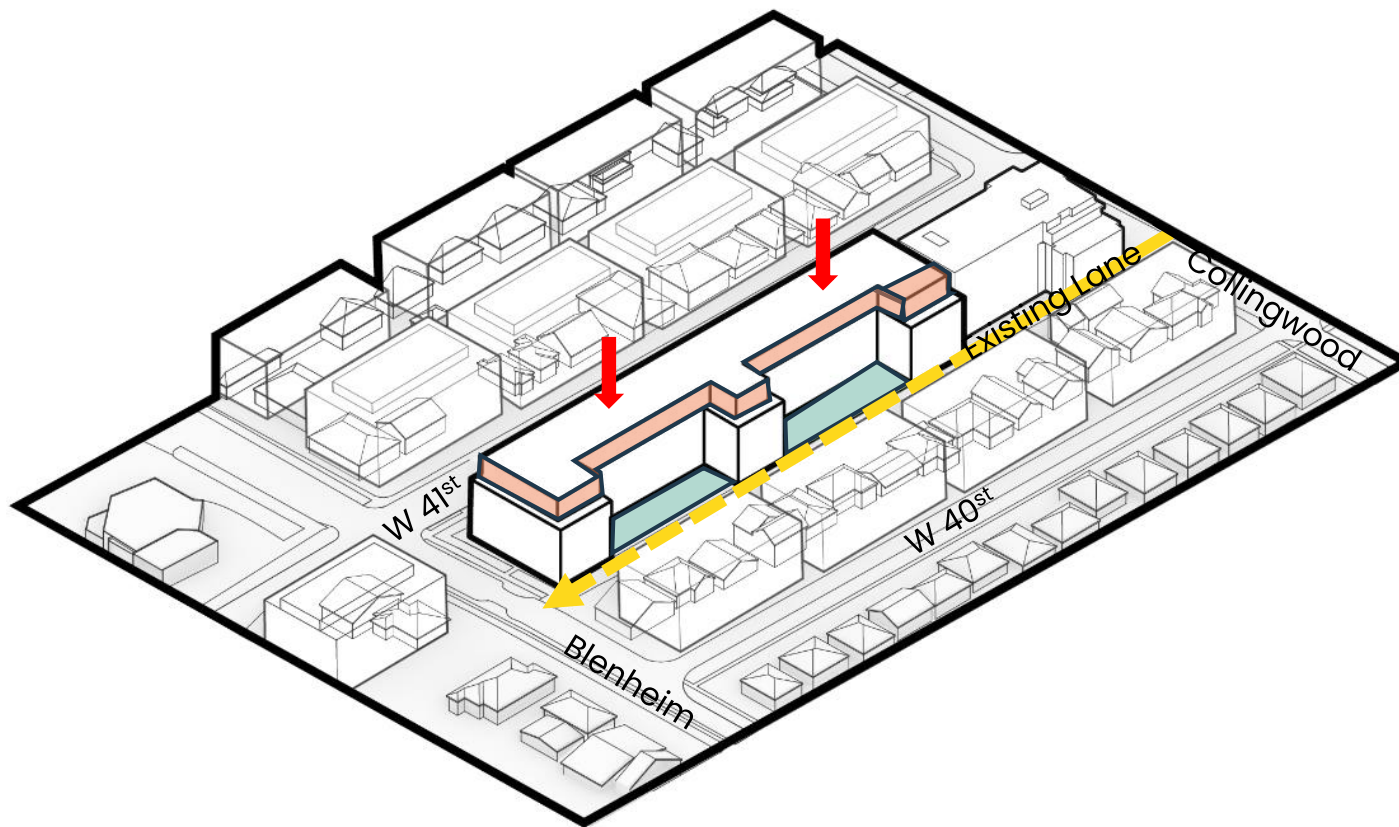
-  Carved Components
-  Generous Setbacks
-  Step Back of Upper Floors






The design has been thoughtfully developed with consideration to current and future uses.

HOW WE RESPONDED

1. Scale of the Development and the Impact of the Laneway Extension



-  Lane Dedication
-  Step Back of Upper Floors
-  Open Space



Feedback from the adjacent neighbours resulted in a reduction in building height.

HOW WE RESPONDED

2. Lack of Community Resources



Seniors are anxious to connect socially and get information on how to live well in Dunbar.



HOW WE RESPONDED

3. Urgent Need for Seniors Housing with Care



This proposal directly responds to the needs of the community. Together, we could care for over **1,000 seniors in 10 years.**

