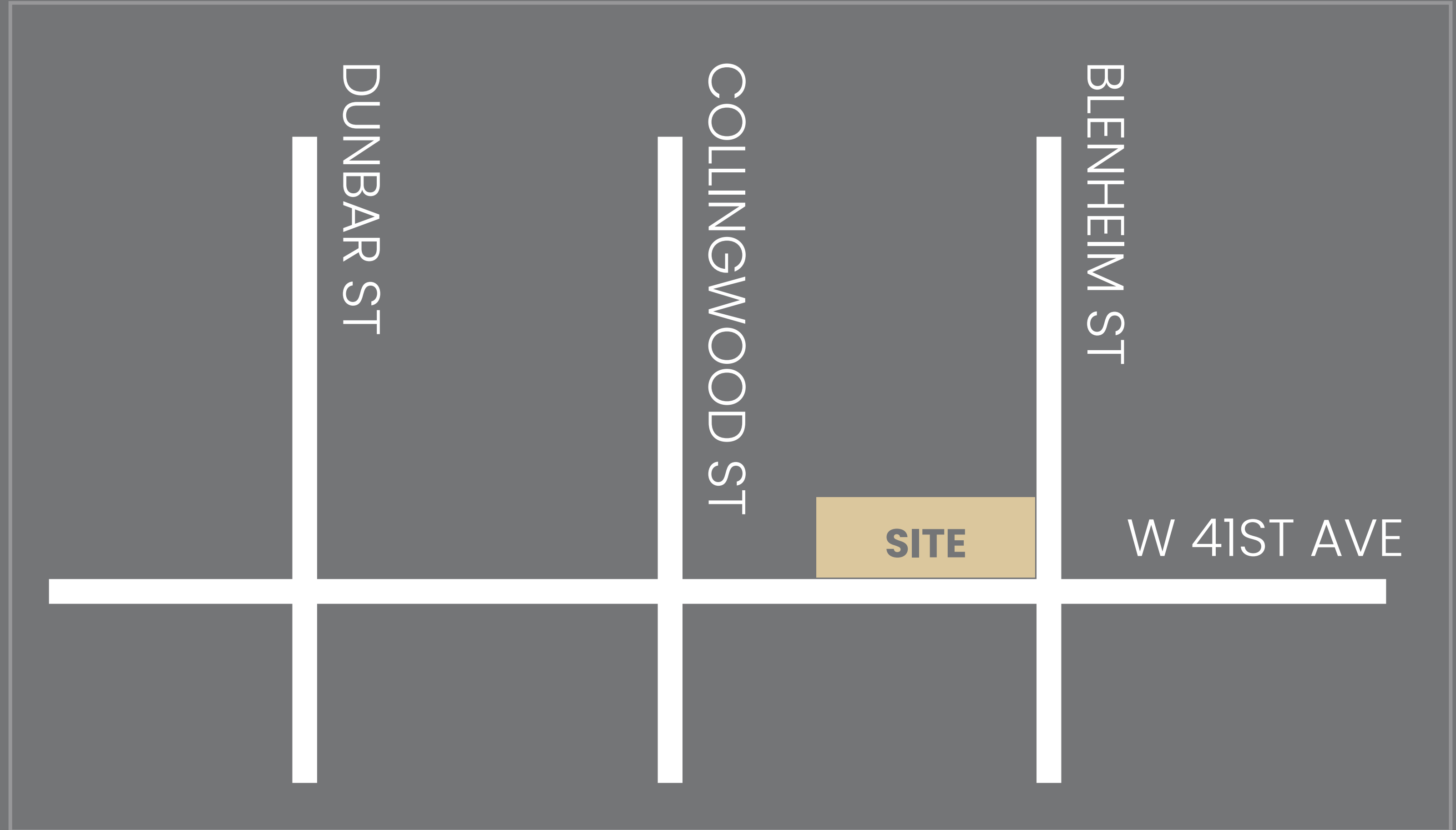


# A NEW SENIORS RESIDENCE TO SERVE THE DUNBAR COMMUNITY

**Intracorp Homes** and **Amica Senior Lifestyles**, in partnership, are proposing a private-pay seniors retirement and care residence located at **West 41st Avenue and Blenheim Street**. The residence would offer a continuum of care including assisted living, long-term care, and memory care.



# PARTNERSHIP

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For over forty years, Intracorp has developed extraordinary homes – and we have 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 the communities we build in, and work to bring unique opportunities to our homeowners, residents, and partners.



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 a continuum of care to meet the needs of our residents. 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

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✓ At least **80%** of residents come from the surrounding neighbourhood or move in to Amica to be closer to family

✓ **Couples can age in place together** at Amica, even with differing physical or cognitive needs

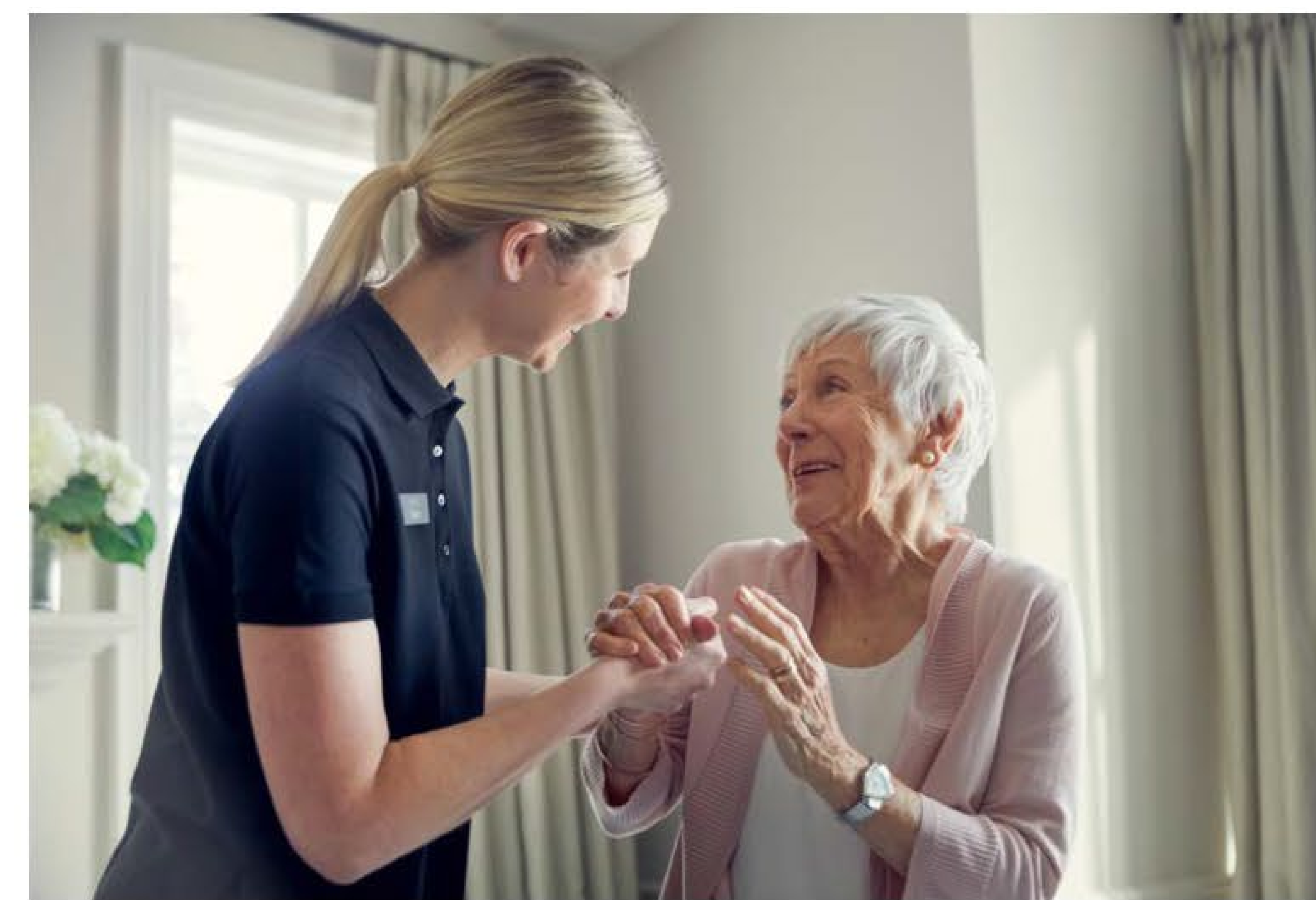
✓ All residences provide **an array of amenities and services** that foster healthy lifestyles

◇ personalized, 24/7 care by certified staff

◇ safe, outdoor spaces to enjoy

◇ enriched activities for all lifestyles

◇ comprehensive amenity spaces include lounges, dining areas, games room, and fitness space



# SITE CONTEXT

The site's location makes it ideal for a seniors care residence.

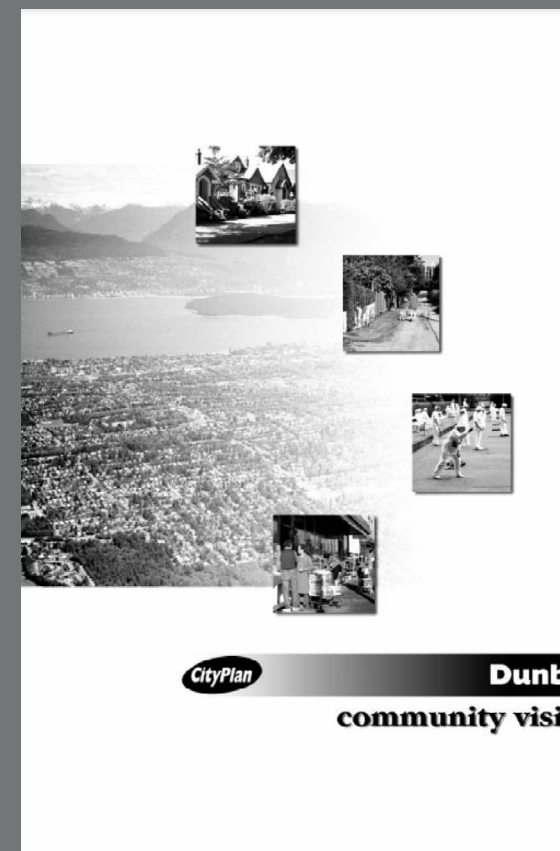
The seniors residence is proposed on 9 existing single-family lots at 3329-3403 W 41 Avenue and 5649 & 5683 Blenheim Street. The location is well-served by transit (rapid bus route along W 41 Avenue) and in close proximity to parks, shops and services.



# POLICY CONTEXT

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The proposal will bring much needed senior's housing and support services to the city and addresses the following policies:



## Dunbar Community Vision (1998)

The Vision is meant to guide the evolution of the Dunbar neighbourhood over the next 10 to 20 years and allows for incremental change and modest development; however, almost 25-years later the Vancouver context overall has changed significantly with the expansion of transit including rapid bus service along West 41st Avenue, the increased need for housing, especially rental housing across all neighbourhoods, escalating land costs, and the aging of our population.

Nonetheless, the proposal aligns with two approved directions of the Vision:

Provision of a Class B, Community Care Facility to include senior's focused housing and care which allow aging residents to stay in their community; and

Provision of Assisted Living (previously known as Congregate care in the Vision) as part of the continuum of care model including long term care for complex medical needs and dedicated, secure memory care.



## Community Care Facility Class B & Group Residence Guidelines

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. This is a 100% community care facility offering assisted and long-term care.

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.

# POLICY CONTEXT (CON'T)

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## **Secured Rental Policy: Incentives for New Rental Housing (2022)**

Adopted in 2022, the updated Secured Rental Policy allows for the consideration of building forms up to 6-storeys along arterials (such as West 41 Avenue) within walking distance of public transportation, and shops and services.

This policy establishes the six-storey scale along arterials to which this proposal responds.



## **Vancouver Plan (2022)**

The Vancouver Plan recognizes West 41st Avenue as a major transit corridor with the site falling within the Village/Neighbourhood Centre overlap with Rapid Transit Area. The neighbourhood type and built form is to be determined based on transit investment timing and more detailed area planning; however, the Plan recognizes the presence of rapid transit in this area and anticipates future densification to occur. Preliminary heights indicated in the Plan range up to mid-rise forms in neighbourhood centres.

# SENIORS HOUSING CONTEXT

The City of Vancouver is rapidly aging and there is not enough seniors housing and care available to even meet current needs, let alone projected needs. 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.<sup>1</sup>

By 2068, the number of **older seniors (80+)** in BC 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 **West Side of Vancouver** and **Dunbar**, in particular, has an **older population** compared to the rest of Vancouver.



More than **57%** of the households are headed by someone over 55 years.<sup>1</sup>

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

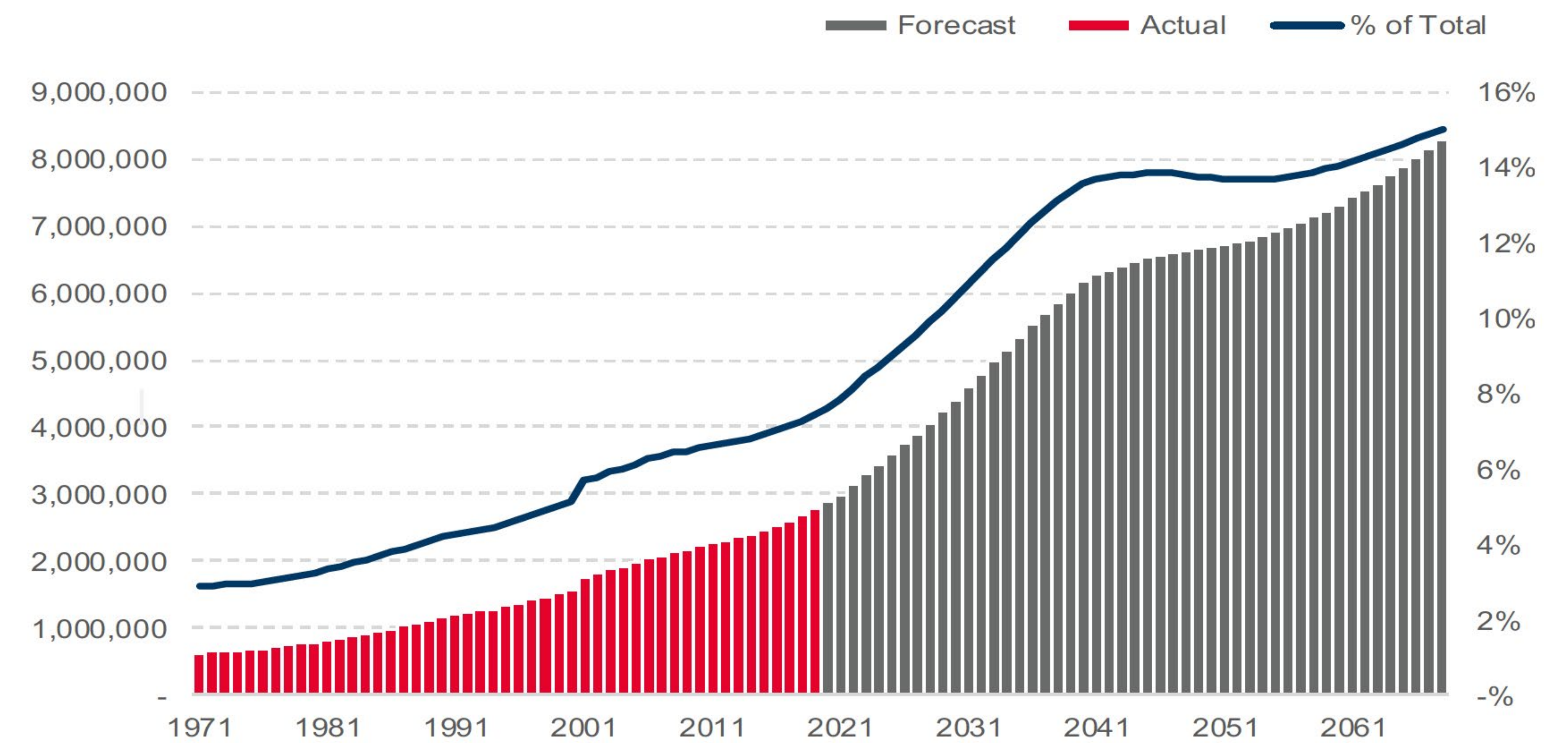
# SENIORS HOUSING CONTEXT (CON'T)

Seniors housing and care supply is not meeting demand in Canada.

“To maintain the current level of seniors housing inventory per capita, total supply will need to more than double over the next 20 years”

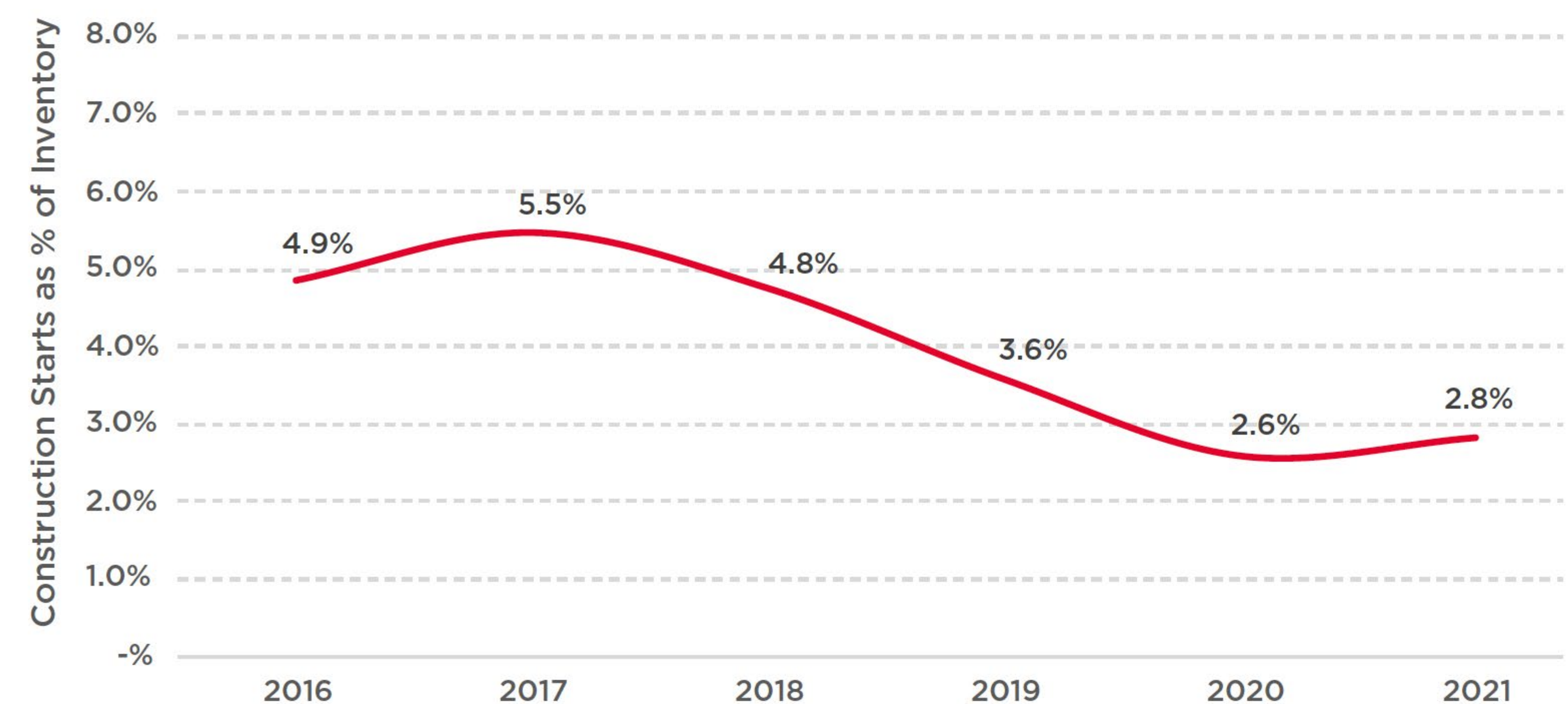
- Cushman & Wakefield, 2022 Report on Seniors Housing

Population Age 75+



Source: StatsCan. Tables 17-10-0005-01 and 17-10-0057-01 Projection scenario M4: medium-growth

Construction Starts as % of Inventory (Units)



Metric: Projects which commenced construction in the period (measured by units) as a percentage of the existing units of inventory (Sample based on C&W Construction Index)  
C&W Construction Index sample of market participants has been expanded to over 60% of total market supply for 2021 statistics. Prior periods restated for the expanded data set  
Source: Cushman & Wakefield ULC



## WEST SIDE NEIGHBOURHOOD CONTEXT

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 for many seniors to remain in their neighbourhood, this proposal addresses the need for appropriate housing to meet the needs of the Dunbar community and would provide seniors with housing, amenities and care.

Within a 5 km radius of our proposed development site:

**7,807**

seniors aged 75+ years<sup>1</sup>

**9,749**

by 2027, anticipated senior population increase by 25%<sup>1</sup>

**1,205**

private-pay senior living suites serve the community<sup>2</sup>

**2**

residences provide dedicated secure Memory Care<sup>2</sup>

**54**

total of Memory Care suites<sup>3</sup>

**1,990**

long term care beds in the West Side<sup>3</sup>

**53**

days for current waitlist<sup>3</sup>

<sup>1</sup> Source: Statistics Canada, Census 2021

<sup>2</sup> Source: Environics/Amica

<sup>3</sup> Source: Office of the Seniors Advocate, British Columbia

# PROPOSAL OVERVIEW

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The proposal is for a six-storey seniors residence that provides a continuum of care. This allows residents to age-in-place within the existing building without having to move when their needs change.

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 including an active street frontage with residential entries and patio, plus extensive landscaping and plantings.
- 3 Contiguous floor plates** 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 West 41st Avenue.
- 5 Massing is varied**, breaking the building into three blocks and stepping back on upper floors, thereby reducing the scale and lending a more residential form.



## LEVELS OF CARE

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A continuum of care is offered, allowing seniors to stay together and age in place.

**Assisted Living:** Designed for residents who can provide for their own needs, including activities of daily living, and may 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:** Designed for residents who require support to meet their own daily needs – often those living with chronic illness or disability. They require a variety of services to maintain their health or personal care.

**Long Term Care – Memory Care:** Designed for residents with Alzheimer's and/or other forms of dementia who require a dedicated, secure environment and support to meet their daily needs.



# AMENITIES AND SERVICES

Today's seniors are looking for housing and care options that allow for an active lifestyle. The proposal includes a wide range of active and passive activities and amenities on all lifestyle levels to meet a range of interests.



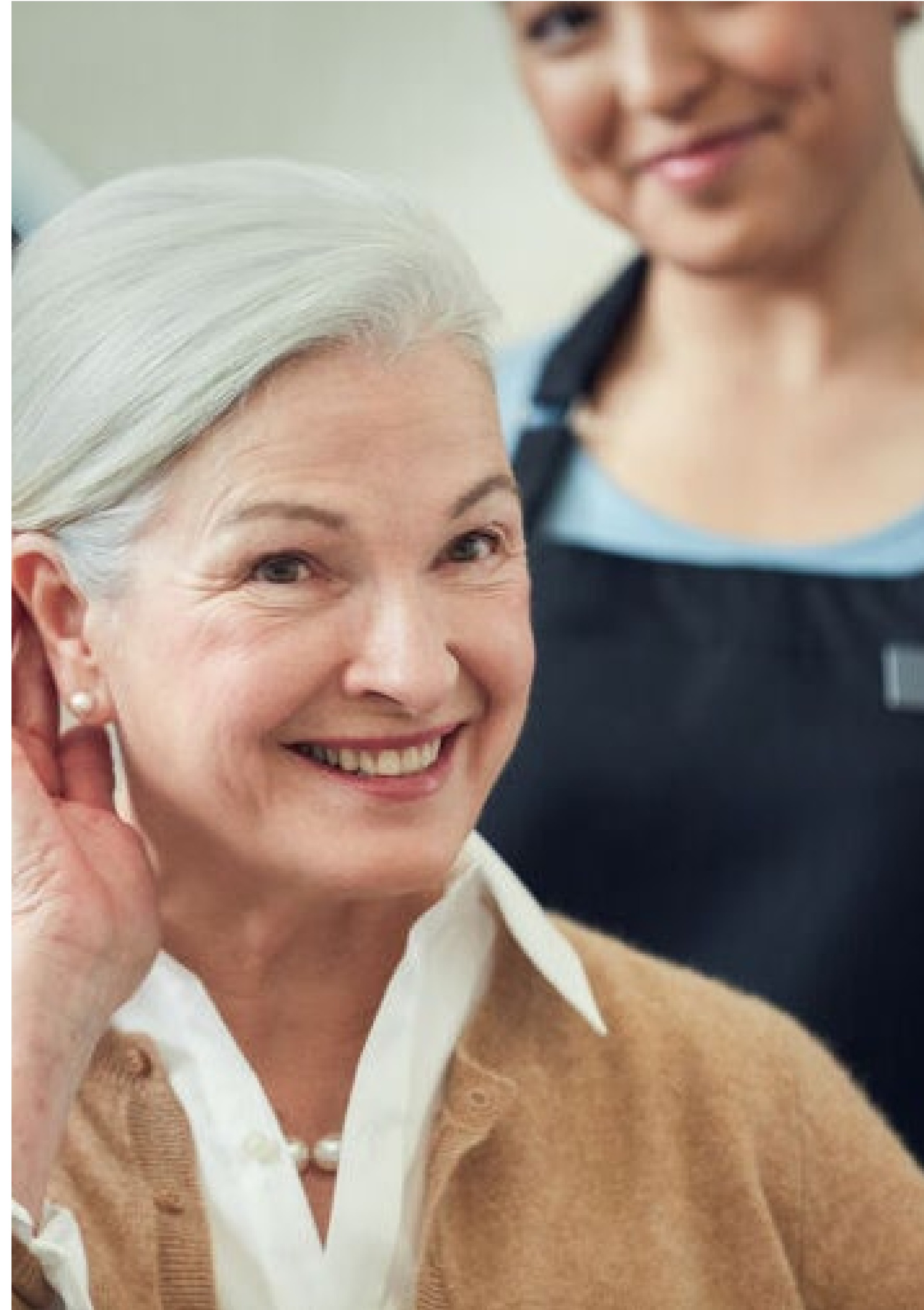
Dining options



Outdoor amenities



Indoor amenities



Beauty and personal care



Health and wellness options

# PROJECT STATISTICS

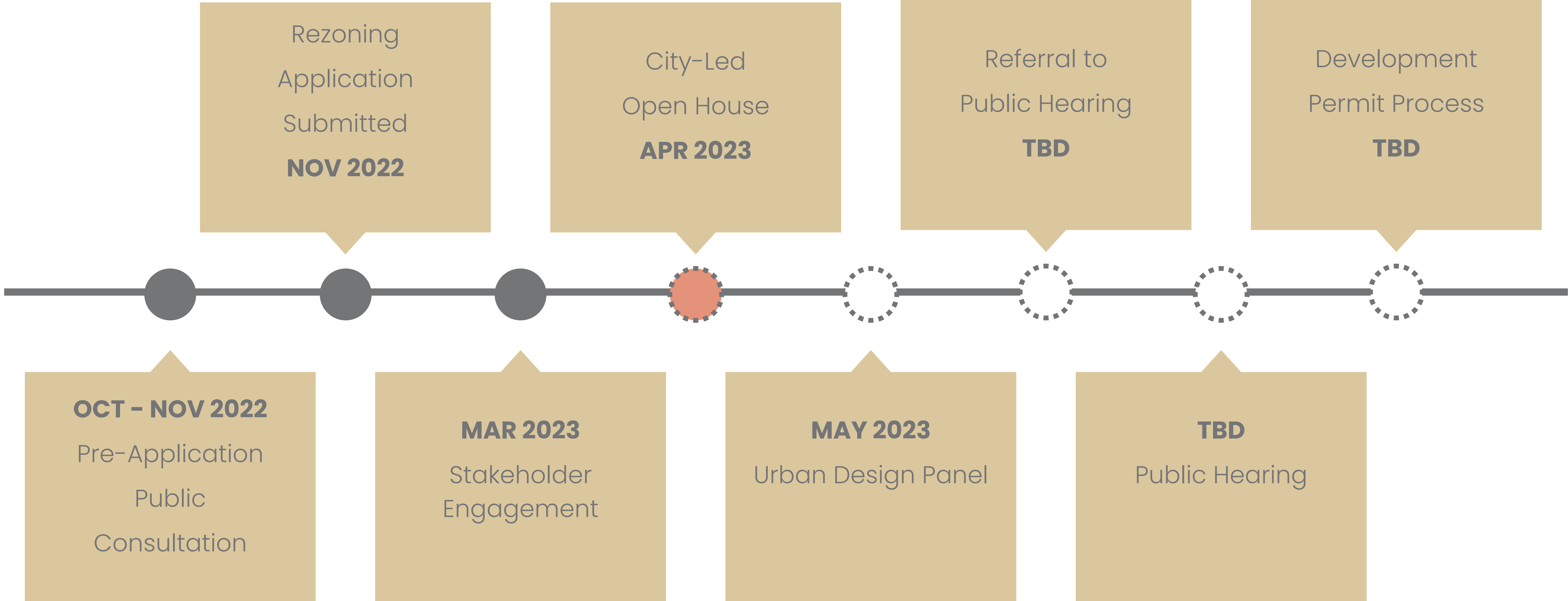
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|                  |                      |
|------------------|----------------------|
| Zoning existing: | RS-5                 |
| Zoning proposed: | CD                   |
| Storeys:         | 6                    |
| Height:          | approx. <b>94</b> ft |
| Assisted Living: | <b>88</b> units      |
| Long-term Care:  | <b>96</b> units      |
| Memory Care:     | <b>48</b> units      |
| Total Units:     | 232                  |
| Parking:         | 80                   |



# TIMELINE

We are here



# RENDERING

PERSPECTIVE VIEW FROM BLENHEIM STREET LOOKING WEST



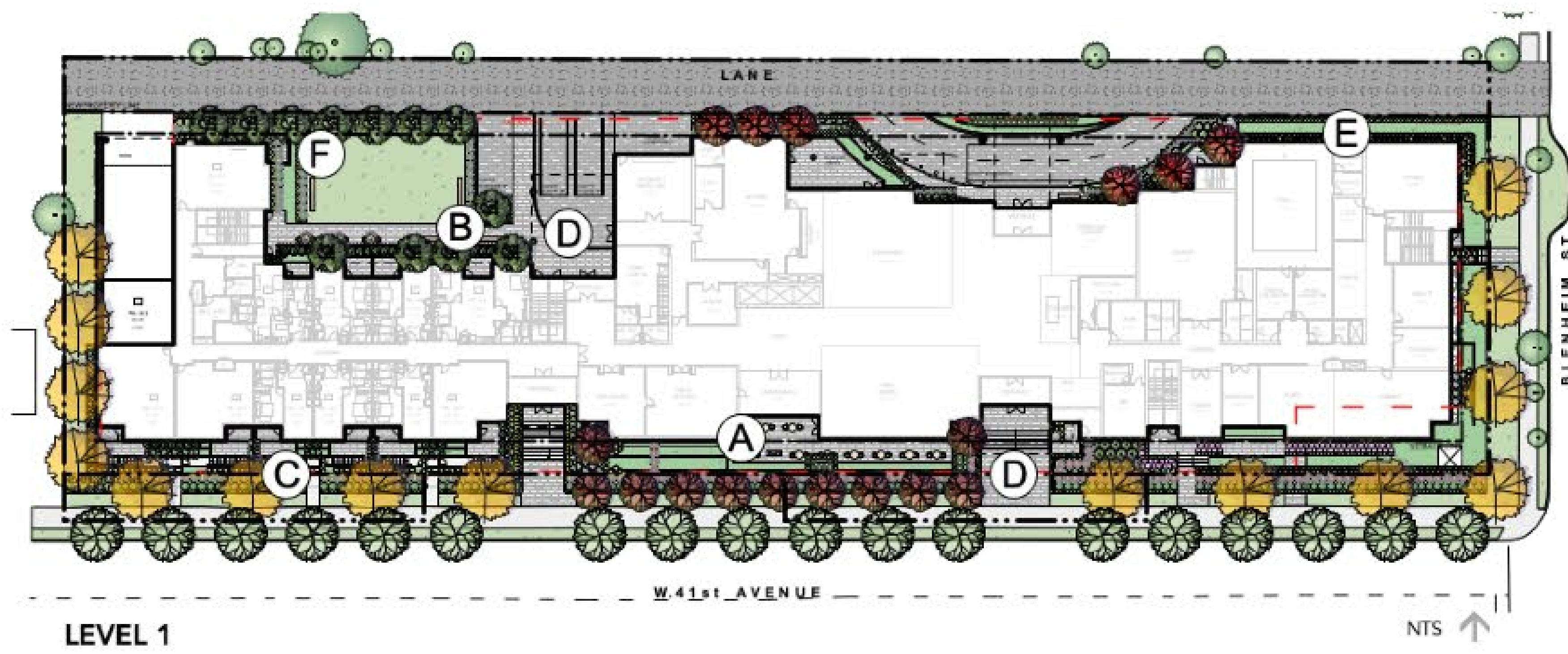
# RENDERING

PERSPECTIVE VIEW FROM WEST 41ST AVE, LOOKING NORTH – MAIN ENTRY





# LANDSCAPE PLAN - CONCEPT & PRECEDENTS (LEVEL 1 & 2)



**B SEATING**



**C WALL**



**D PAVING**



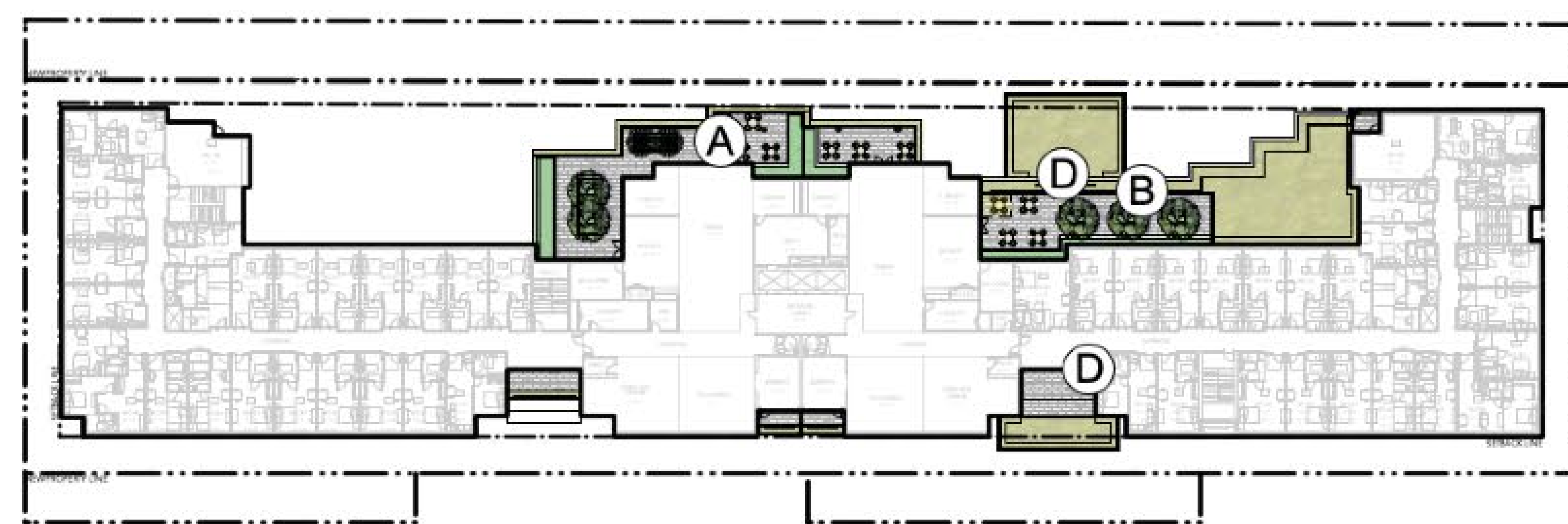
**A OUTDOOR GATHERING**



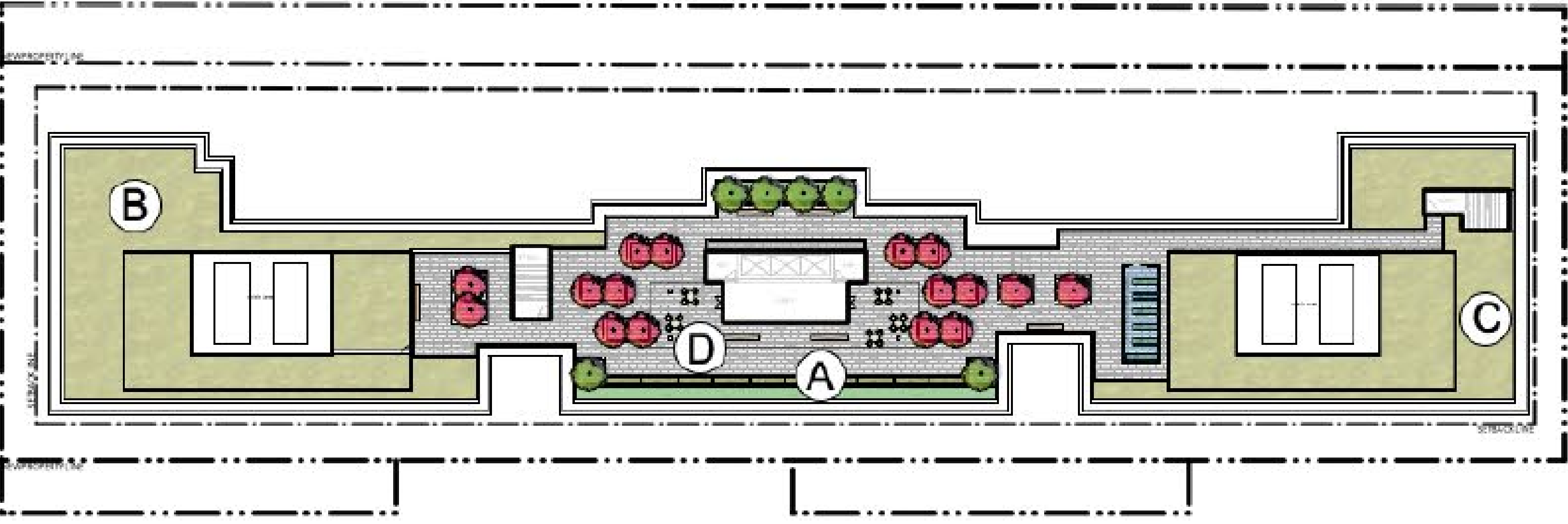
**E PATH**



**F COLOUR & TEXTURE**



# LANDSCAPE PLAN - CONCEPT & PRECEDENTS (ROOF)



LEVEL 7 / ROOF

NTS ↑

## B BIODIVERSITY



## A GARDENING



## C ROOFTOP STRUCTURES

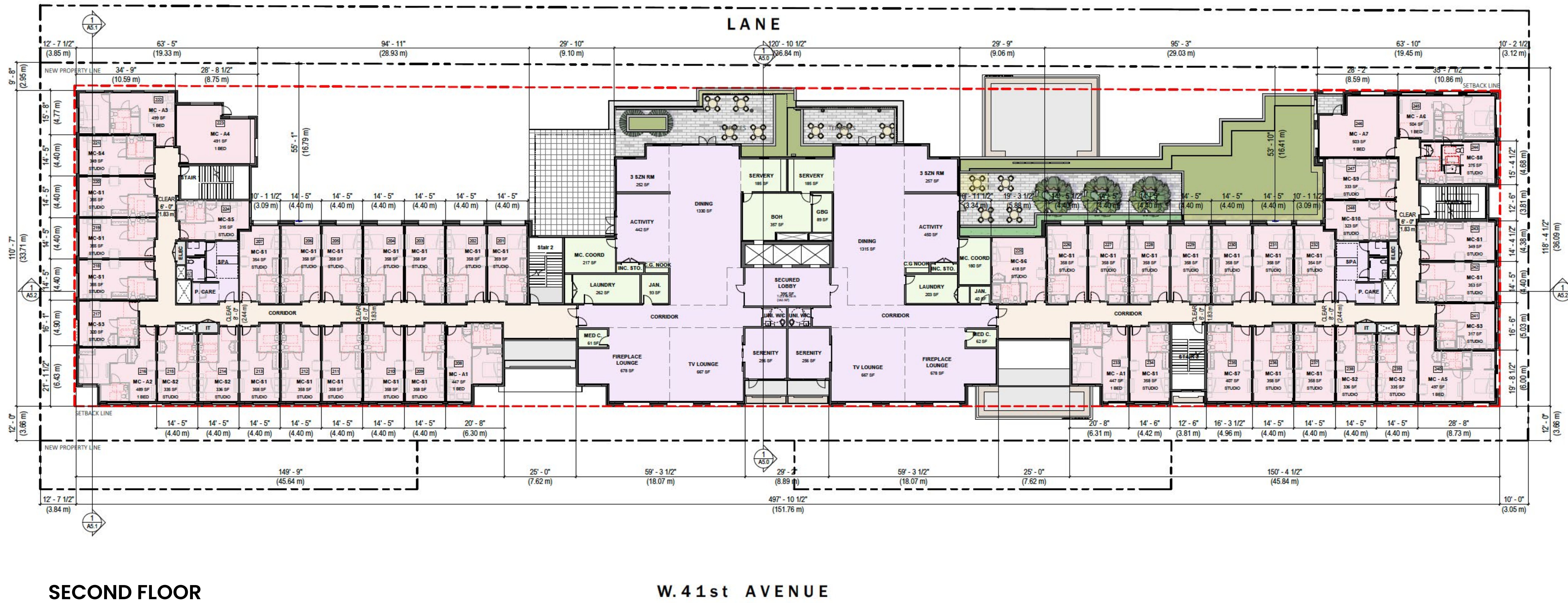


## D SEATING





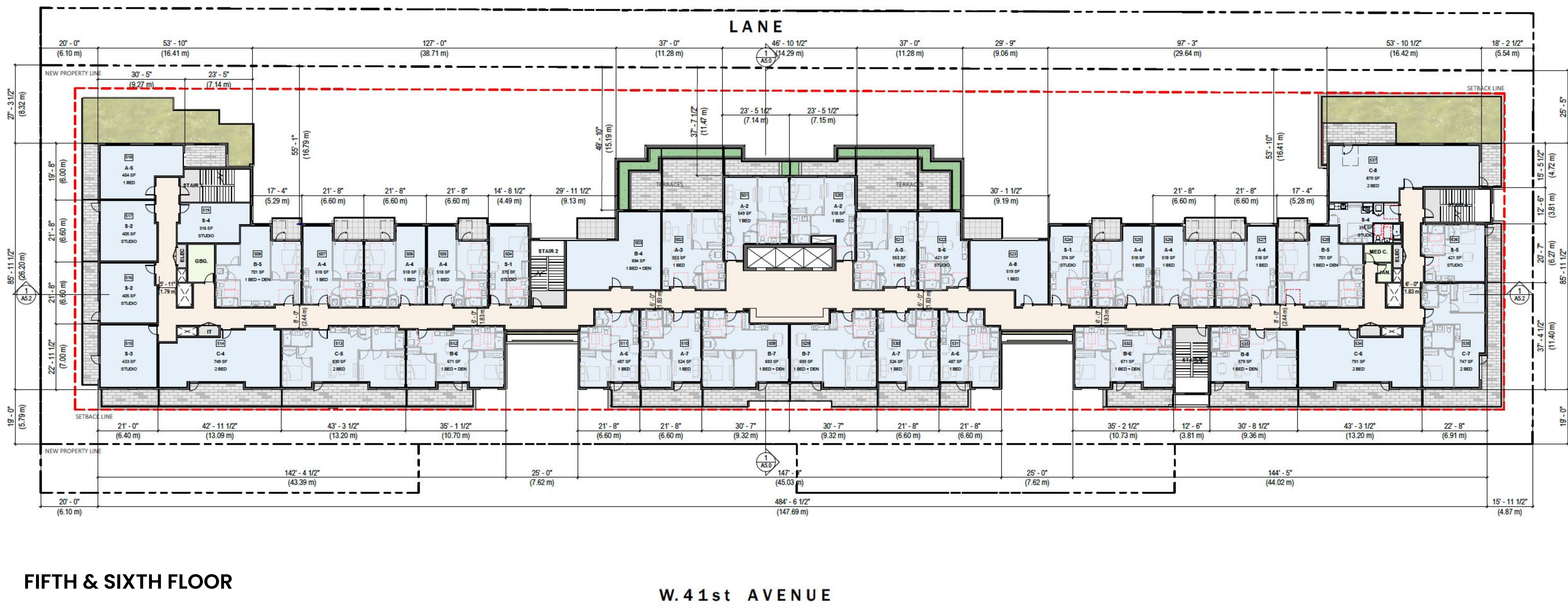
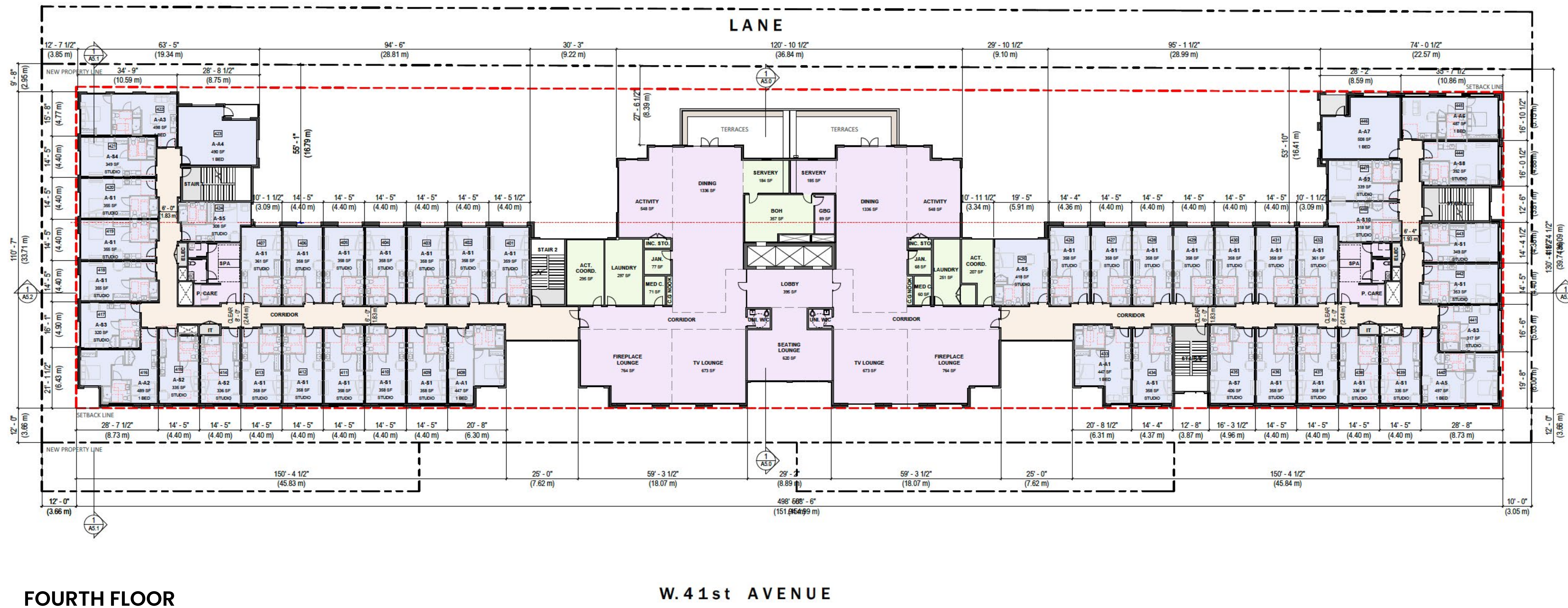
# FLOOR PLANS



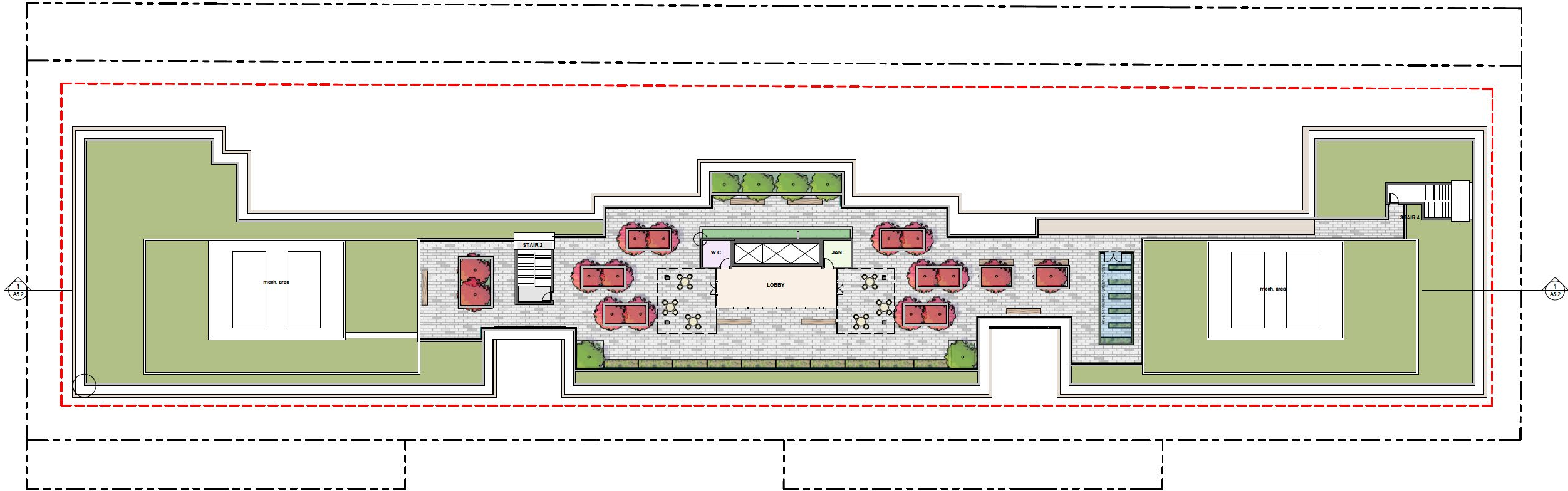
BLenheim ST.

BLenheim ST.

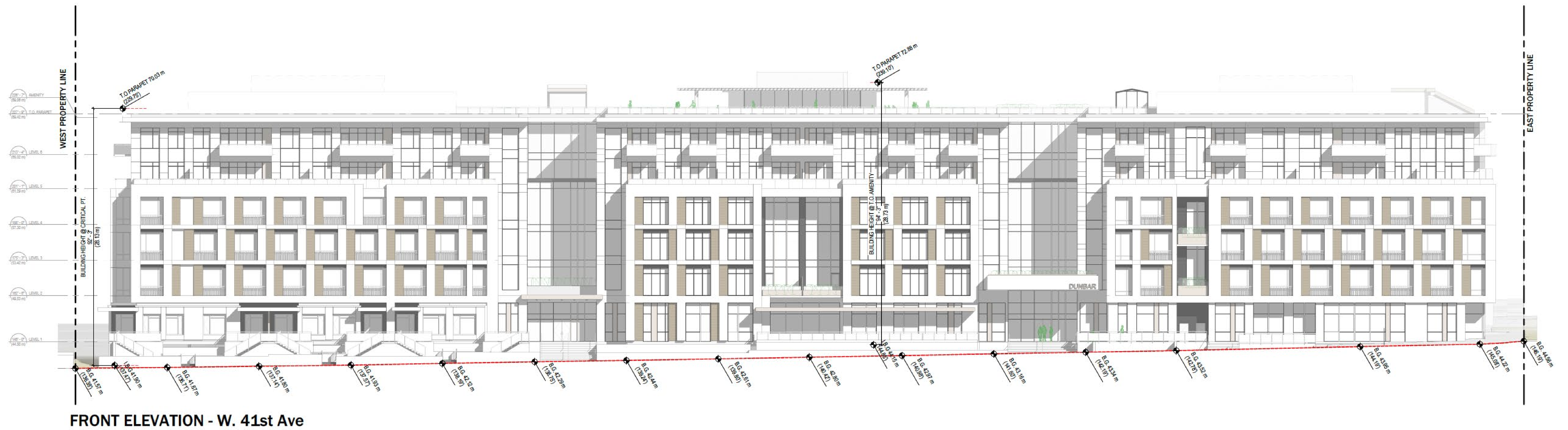
# FLOOR PLANS



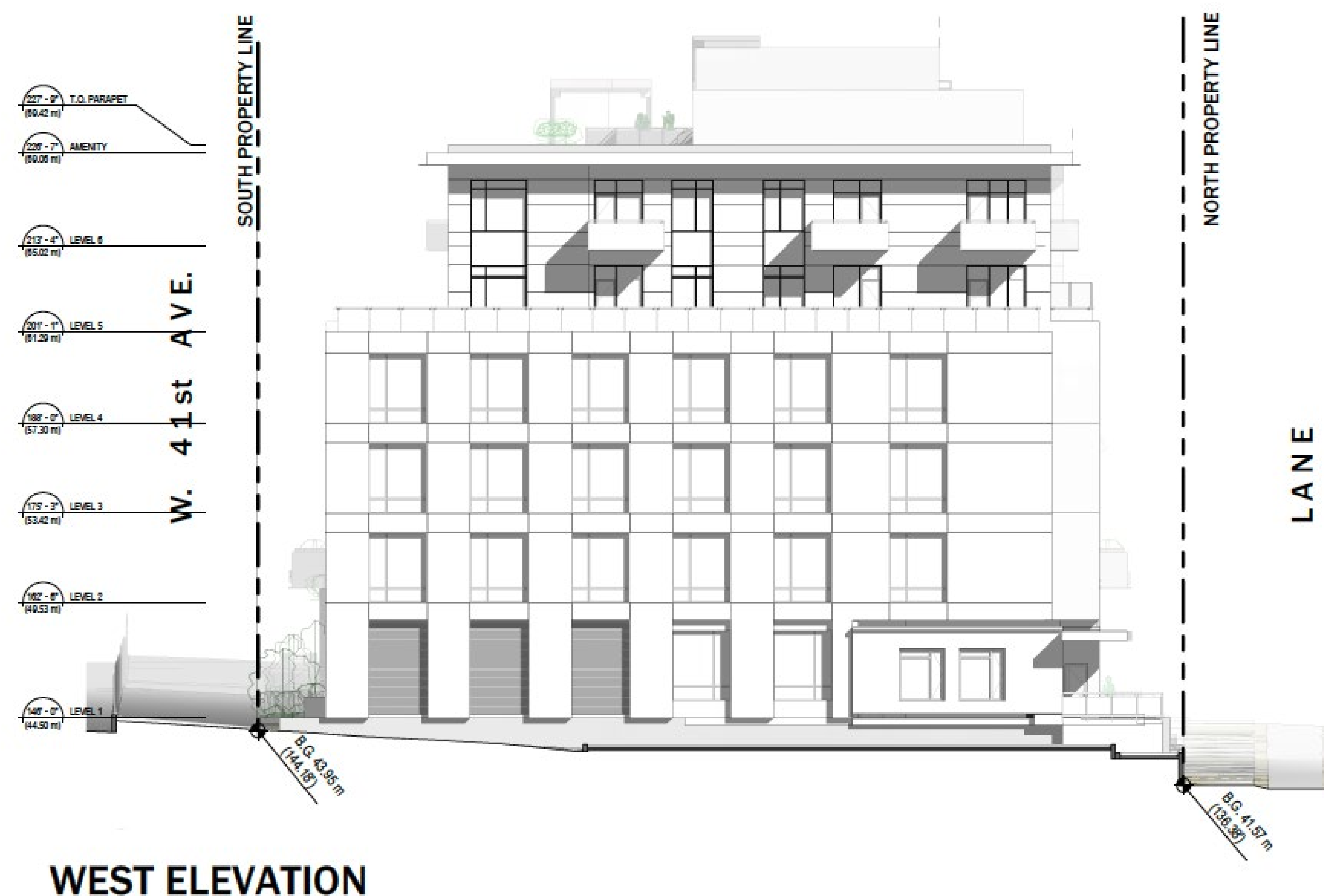
# ROOFTOP AMENITY PLAN



# ELEVATIONS



# ELEVATIONS



WEST ELEVATION



EAST ELEVATION - Blenheim Street



# SECTIONS



SHORT SECTION - (NORTH - SOUTH)

# SECTIONS



SECTION THRU RAMP

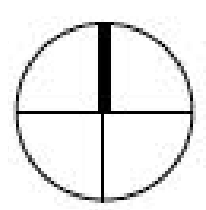
# SECTIONS



LONG SECTION (EAST - WEST)

- AMENITY
- ASSISTED LIVING
- BIKE STORAGE
- BOH
- COMMON AREA
- INDEPENDENT LIVING
- MEMORY CARE
- SERVICES

# SHADOW STUDIES



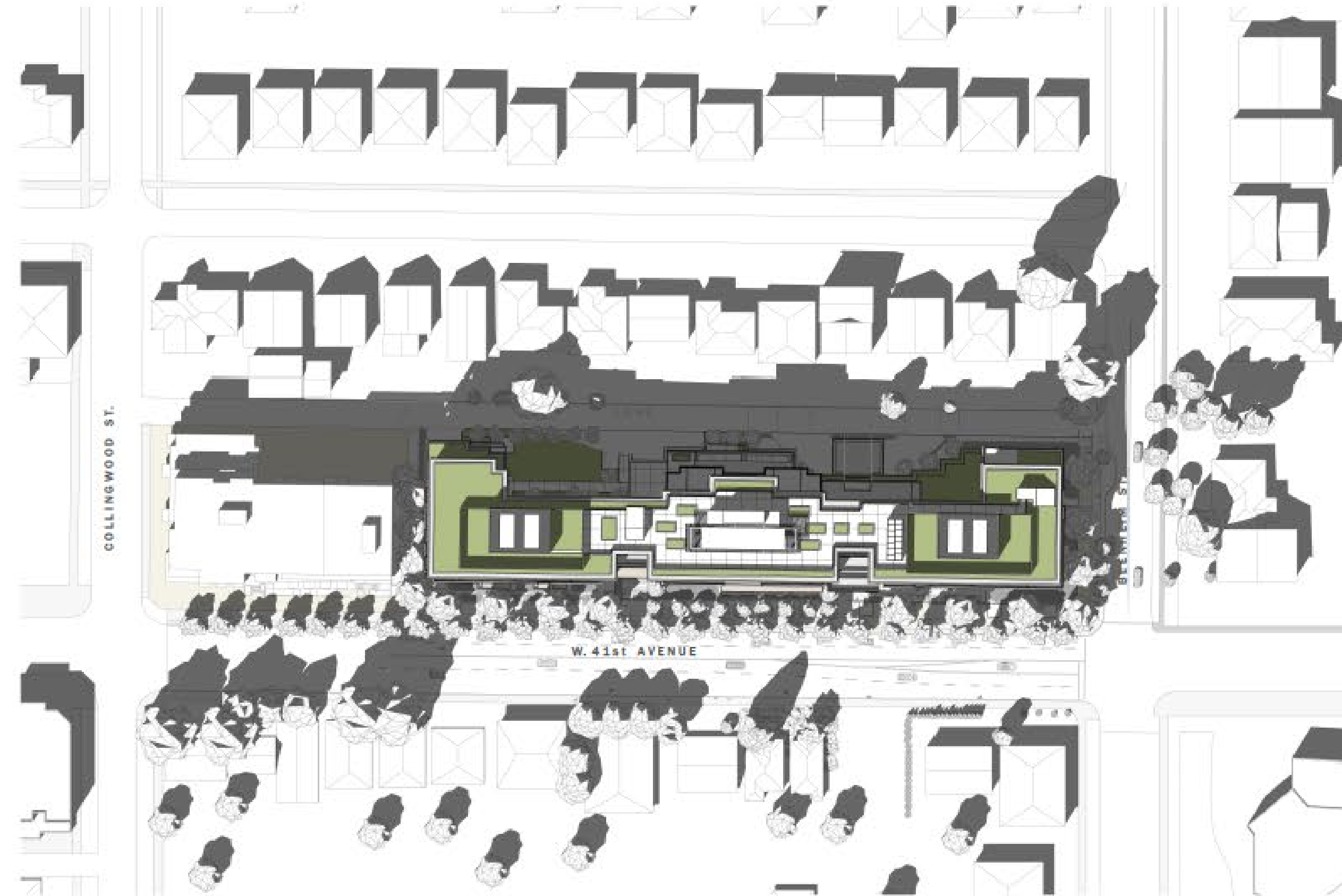
## SPRING EQUINOX



10:00 AM



12:00 PM



2:00 PM

## FALL EQUINOX



10:00 AM



12:00 PM



2:00 PM