

Inglewood Care Centre Redevelopment Proposal

1. Project Need and Justification

1. What level of development is required to achieve the stated care objectives?
 - a. Could the principal public benefit (long-term care beds) be delivered through a smaller-scale project?
 - b. Could the care objectives be achieved with a reduced amount of market housing?
2. Which components of the proposal are essential to achieving the stated care objectives, and which are primarily intended to support the project's financial model?
3. What is the primary driver of the proposed scale—identified care needs or financial requirements?
4. Which components of the proposal are essential to achieving the stated care objectives, and which are primarily intended to support the project's financial model?
 - a. Is the inclusion of 161 seniors' rental units supported by demonstrated housing need, or are these units primarily required to make the project financially viable?
5. Has Council been provided with a financial feasibility analysis demonstrating why the proposed density, height, and market-housing components are necessary to deliver the long-term care expansion?
 - a. If so, will this analysis be made publicly available?
6. Can Baptist Housing provide a financial feasibility comparison between:
 - a LTC-only redevelopment;
 - a LTC + reduced housing redevelopment; and
 - the proposed full project?
 - If those alternatives were evaluated, why were they rejected?
7. Were lower-height or lower-density alternatives evaluated?
 - a. What specific options were considered, and why were they rejected?
8. What evidence supports the need for 161 additional seniors rental units?
 - a. Why was this number selected instead of alternatives (e.g., 50, 75, or 100 units)?
9. Has demand for the 161 seniors rental units been validated using empirical data from comparable developments?
 - a. Were occupancy rates, vacancy levels, and wait-list data analyzed for North Shore providers (e.g., Kiwanis Housing, Capilano Lions Housing, other non-profits)?
 - b. Will this data be made publicly available?
10. What is the anticipated geographic distribution of residents?
 - a. How many are expected to come from West Vancouver versus elsewhere on the North Shore or in Metro Vancouver?
11. Why is a 10-year Phased Development Agreement (PDA) needed for the later phases, and what assurances exist that the later phases will proceed as proposed?
12. If Phase 1 is completed, does the PDA permit Phase 2 to be delayed for many years while retaining the approved zoning and density?
13. Were alternative community-serving uses for the site evaluated by the District?
 - a. For example, urgent care or other health services versus seniors rental housing?
 - b. How do these alternatives compare in meeting identified community needs?

14. What plans are in place for the redevelopment or reuse of the former Capilano Care Centre site and the former West Vancouver Care Centre on 27th Street?
 - a. To what extent are these sites being considered to accommodate new or expanded seniors' care or housing?
15. Has the District looked at how Creekstone Care in North Van was built and financed and how it compares to Baptist's proposal?

2. Financing and Public Subsidies

1. What is the total estimated cost of the redevelopment, and how will it be financed?
2. What is the estimated construction for the proposed 200 rental housing units considering recent increases in construction costs?
3. What safeguards or commitments are in place to ensure that the Phase 2 property will not be sold after rezoning, given the potential increase in land value?
4. What funding commitments have been secured to date, and from whom (e.g., Baptist Housing, Vancouver Coastal Health, Province of BC, BC Housing, debt financing sources)?
5. Is the \$4 million in waived Community Amenity Contributions (CAC) for Phase 1 or for the entire project?
6. What is the estimated dollar value of the Metro Vancouver and TransLink Development Cost Charge (DCC) waivers being sought?
7. What is the total value of all DCC waivers and exemptions being requested from Metro Vancouver, TransLink, and the District of West Vancouver combined?
8. If those waivers are granted, who ultimately bears the cost of the infrastructure that those DCCs would otherwise fund?
9. Will Phase 2 (Assisted Living and Seniors Rental Housing) be given permissive tax exemptions similar to the long-term care component?
10. What is the dollar value of the total public subsidy being provided to the project through fee waivers, tax exemptions, grants, and publicly funded infrastructure?
11. Is the project financially structured in phases?
 - a. Will later phases be required to fund earlier phases?
 - b. What are the risks if future phases are delayed or not completed?
12. What will Baptist do with the property if the project is rejected?
13. How does the public funding and subsidy package proposed for Inglewood compare with the public funding model used for Creekstone and other recently approved long-term care facilities?

3. Provincial Funding

1. Is there evidence that Provincial funding is contingent on approval of the entire development (including the seniors' rental and independent living components) and will this be made public?

2. Has funding been secured for both Phase 1 and Phase 2, or only for the LTC component? (Has Phase 1 been fully funded independently?)
3. If the LTC component alone were approved, would Provincial funding for the 364 LTC beds be withdrawn? If so, please provide the documentation supporting that position.
4. Has Vancouver Coastal Health and the Ministry of Health formally committed to funding and operating all 364 proposed LTC beds, and will that commitment be made public?
5. Has Council been provided with a finalized capital funding agreement, provincial commitment letter, published dollar amount of provincial funding, or a detailed breakdown of who pays for what portion of the care facility?

4. Community Impact of Public Subsidies

4.1 Who Benefits vs. Who Pays

1. Who are the primary beneficiaries of the public subsidies (e.g., residents, operator, private partners), and how is this benefit quantified?
2. To what extent do West Vancouver taxpayers subsidize residents who may come from outside the municipality?
3. How does the level of subsidy compare to comparable projects elsewhere in Metro Vancouver?

4.2 Impact on Local Services and Infrastructure

1. What is the financial impact on District services and infrastructure budgets resulting from foregone Development Cost Charge (DCC) revenues?
2. Will the loss of DCC revenue delay or reduce planned infrastructure investments (e.g., transportation, utilities, parks)?
3. Are there any service-level impacts (e.g., capacity, maintenance timelines) associated with these foregone revenues?

4.3 Equity and Fairness

1. How does this subsidy align with the District's equity objectives, particularly given varying income levels among residents?
2. Why is this project being granted exemptions when other developments are required to pay full DCCs and taxes?
3. What criteria were used to determine that this project merits public subsidy over other potential community priorities?

4.4 Opportunity Cost

1. What alternative uses of these funds or forgone revenues were considered, and what are the trade-offs?

2. Could the same level of public investment deliver greater community benefit if allocated differently (e.g., affordable housing, infrastructure, community amenities)?

4.5 Housing Affordability Outcomes

1. How do the subsidies translate into measurable affordability outcomes for residents (e.g., reduced rents, increased accessibility)?
2. Is there any requirement or mechanism to ensure that public subsidies result in long-term affordability commitments?

4.6 Accountability and Conditions

1. What conditions or performance requirements are attached to the subsidies (e.g., affordability levels, service provision)?
2. Are there clawback provisions if the project does not deliver the anticipated public benefits?
3. How will the District monitor and report on whether the subsidized benefits are actually achieved over time?

4.7 Long-Term Financial Implications

1. What are the long-term fiscal impacts (positive or negative) of the subsidies on the District's finances?
2. Will the project generate sufficient future tax revenues or economic benefits to offset the initial subsidies?

5. Utility Servicing

1. Will the utility modelling analysis be made public?
2. What assumptions regarding occupancy, water demand, and future growth were used in the model?
3. Did the analysis account for future growth anticipated under Provincial housing directives, the Taylor Way corridor, and Park Royal redevelopment?
4. Did the analysis include climate-change and drought scenarios?
5. Can the District's water system accommodate this project and anticipated future growth without requiring significant future infrastructure upgrades?
6. What off-site sewer upgrades are required, what is their cost, and who will pay for them?
7. Are any future water-system upgrades expected as a result of cumulative growth in the area, even if none are required for this project alone?

6. Staffing and Operations

1. Have Vancouver Coastal Health or the Ministry of Health confirmed that sufficient nurses, care aides, and support staff will be available to operate all 364 long-term care beds?

2. Has a staffing needs assessment been completed?
 - a. Will it be made publicly available?
 - b. Does it identify any risks related to staffing availability?

7. Continuum of Care

1. Does the proposal provide a complete and integrated continuum of care, or are there identifiable gaps between independent living, assisted living, and long-term care?
2. Will residents of the Independent Living and Seniors Rental Housing components receive priority or preferential access to publicly funded LTC beds, or will they join the standard Vancouver Coastal Health wait list?
3. What formal agreements exist with Vancouver Coastal Health regarding transitions between housing and care levels within the proposed Campus of Care?
4. If no LTC bed is available on-site when a resident requires care, what happens to that resident?
5. Can the applicant provide verifiable evidence from comparable campuses demonstrating that residents successfully transition through the continuum of care as described?
 - a. What proportion of residents follow this pathway in practice?
6. What percentage of future LTC residents are anticipated to originate from the on-site housing components versus external referrals?
7. What happens if a resident can no longer afford the Independent Living or Seniors Rental Housing component?
 - a. Does the model provide any mechanism to maintain continuity of residence?

8. Traffic and Parking

1. Why is Council being asked to approve the project before parking allocations among residents, staff, and visitors have been finalized?
2. Will the full Transportation Impact Assessment (TIA) and supporting parking analysis be made publicly available?
 - a. Will these materials be released prior to any approval decision?
3. What assumptions underpin the transportation and parking analysis?
 - a. Vehicle ownership rates
 - b. Visitor parking demand
 - c. Staff parking demand
 - d. Service and delivery traffic
4. Does the TIA account for cumulative growth in the surrounding area?
 - a. Taylor Way corridor
 - b. Park Royal redevelopment
 - c. Provincial housing initiatives
5. What contingency measures are in place if actual parking demand exceeds projections?
 - a. Where would overflow parking be accommodated?

9. Construction Impacts

1. How many years is each phase of construction expected to last?
2. When is Phase 2 expected to be completed?
3. What impacts are anticipated for neighbouring residents during construction?
 - a. Noise, dust, vibration
 - b. Traffic disruption and access
 - c. Impacts to adjacent long-term care residents
4. Will a Construction Management Plan be prepared and made publicly available prior to approval?

10. Planning and Neighbourhood Character

1. Why was the Inglewood site not included in the Taylor Way Local Area Plan process?
2. How does this proposal align with the long-term planning vision for the Taylor Way corridor and surrounding neighbourhoods?
3. What precedent could approval of this project establish for future building height and density in the area?
4. What are the anticipated built-form impacts?
 - a. Shadowing
 - b. Privacy and overlook
 - c. Transition to adjacent residential areas
 - d. Overall neighbourhood character

11. Public Engagement and Transparency

1. What changes were made to the proposal in response to feedback from the December 9, 2025 Public Information Meeting?
 - a. Please identify specific revisions tied to key concerns (e.g., traffic, parking, project scale, pedestrian safety, construction impacts, process transparency)
2. What was the rationale for not conducting District-led public engagement and instead relying on applicant-led engagement and who made that decision?
3. How has the District assessed the completeness and objectivity of applicant-led engagement?
4. What methods were used to inform residents who did not attend the December 9, 2025 meeting of subsequent revisions to the proposal, and how was the effectiveness of those methods evaluated?
5. Why were responses to public concerns not included in the Council report?
6. Why were detailed parking demand assumptions not included in the Council report?
7. Why was the Transportation Impact Assessment not included in the publicly available materials?

8. Will the District release the full consultation record?
 - a. Including feedback submissions, questions raised, applicant responses, and any “What We Heard” summary

12. Seniors Advocate

1. Was the BC Office of the Seniors Advocate consulted during the development or review of this proposal?
 - a. If so, what recommendations, concerns, or feedback were provided?
2. If the Office of the Seniors Advocate has not reviewed this proposal, does the District intend to seek their assessment?
 - a. Including potential impacts of prolonged adjacent construction on long-term care residents.