



SITES SUITABLE FOR SENIORS

A. Local research has concluded that the following factors are essential for seniors' housing:

- Central locations (proximity to shopping and to other activities of importance to seniors, e.g. post office services, bank, grocery store, seniors' centre, drug store, medical services, church) either within two or three blocks walking distance or short bus ride;
- Good transit services;
- Smaller units (easier to maintain and more affordable) and smaller properties (reduced yard upkeep).

B. Another important factor for seniors is a comfortable walking environment:

- 5% gradient is acceptable; 10% or greater gradient is inhibitive;
- Available of convenient buses will double the distance walked one-way;
- Walking is inhibited by unpleasant or hazardous walking routes (heavy traffic, noisy, lack of sidewalks, crosswalks or traffic lights).

C. There are two prime areas for seniors' housing within the City of North Vancouver:

Central Lonsdale	Lower Lonsdale
<p>Pros:</p> <ul style="list-style-type: none"> ▪ Abundant shopping, services and amenities (wide variety of shops, medical offices and clinics, Lions Gate Hospital, Evergreen House); ▪ Area is rich in social and cultural facilities (churches, theatre, recreation centre, seniors' centre, lawn bowling club, tennis courts, library); ▪ North-south grade change not inhibitive to walkers; ▪ Many rental and stratified units in the area; ▪ Many bus routes along Lonsdale Avenue; ▪ Zoning provides opportunities for mixed residential/commercial developments supportive of meeting seniors housing and services needs. 	<p>Pros:</p> <ul style="list-style-type: none"> ▪ Many rental units and several stratified projects in area; ▪ Several social and cultural facilities (churches, theatres, museum, North Shore Neighbourhood House, tennis courts); ▪ Lonsdale Quay provides destination point and some shopping; ▪ Location of non-profit seniors' housing projects; ▪ Redevelopment of area provides opportunities to enhance viability of commercial/retail sectors and improve services and amenities of benefit to seniors.
<p>Cons:</p> <ul style="list-style-type: none"> ▪ Long east-west blocks could benefit from plantings and furnishings including seating to be more attractive to older walkers. 	<p>Cons</p> <ul style="list-style-type: none"> ▪ Steep north-south slopes inhibit walking and access to transit; ▪ Shopping area is fragmented and limited (no grocery store).

D. Other Shopping areas of the city lack essential factors required for well-located seniors' housing:

1. Westview Shopping Plaza

Pros	Cons
<ul style="list-style-type: none"> ▪ Several complexes of multi-family units adjacent to a small shopping centre; ▪ On main bus route; ▪ Fairly close to two recreation centres and tennis courts, and grouping of social service agencies. 	<ul style="list-style-type: none"> ▪ Proximity to Highway #1 (noisy and hazardous – inhibits N-S walking); ▪ Limited shopping and services available in neighbourhood.

2. Park and Tilford Shopping Centre

Pros	Cons
<ul style="list-style-type: none"> ▪ Variety of shops and services in shopping centre; ▪ Convenient to transit and close to major transit exchange; ▪ Close to gardens. 	<ul style="list-style-type: none"> ▪ Very limited housing in area and few multi-family projects; ▪ Car-oriented area inhibits walking and access.

3. Capilano Mall

Pros	Cons
<ul style="list-style-type: none"> ▪ Convenient transit routes; ▪ Wide variety of shops and services in Mall and along Marine Drive. 	<ul style="list-style-type: none"> ▪ Hazardous arterial route inhibits walking; ▪ Very limited multi-family housing in immediate area.

* Information contained in this checklist was summarized from the research and analysis of the Lionsview Seniors' Planning Society.

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