

APPENDIX A

PRINCIPLES OF INDEPENDENT LIVING BC

Independence — Supporting Tenants' capabilities, and encouraging and facilitating use of those abilities. Independence is supported through barrier-free structures and specially designed equipment and devices.

Individuality — Recognizing variability in the Tenants' needs and preferences and having the flexibility to organize services in response to such needs and preferences. Individuality is supported by a hospitality approach to personal support.

Choice — The creation by the Tenant of viable options within the boundaries that recognize general limits imposed by society and the Tenants' individual characteristics and circumstances which enable them to exercise greater control over their life. Choice is supported by the provision of private and common space that affords opportunities to select where and how the Tenant spends time and receives personal assistance.

Dignity — The provision of support in a way that the self-worth of the individual is validated. Dignity is supported by structural design that allows personal assistance to be provided in privacy, and by delivering services in a manner that shows courtesy and respect for the Tenants' right to make decisions.

Privacy — The specific area and time over which the Tenant maintains a large degree of control. Privacy is supported by the design of living space that is not shared with others, except by personal choice. Privacy is supported by services being delivered in a manner that respects the Tenants' rights.

Home-like environment — The creation of a living environment that supports the Tenant's preferred lifestyle. The residential building materials and furnishings also support a home-like environment. In addition, Tenants bring their own furnishings, decorations, linens and other important belongings so they are surrounded by possessions that have meaning to them and add to their spiritual-contentment. In further fostering a natural and home-like environment many Operators also encourage Tenants to bring their small pets to live with them.

Autonomy, self-determination and self-governance — The main underlying philosophy and ethical principle of *Independent Living BC* is one of autonomy of the individual or the right of self-determination and self-governance. This philosophy includes both the autonomy of decision-making and the autonomy of execution. This means that the individual not only has the capacity and freedom to make decisions about their life but also has the ability and freedom to carry them out.

APPENDIX B

VIHA'S APPROACH TO INDEPENDENT LIVING BC

The Vancouver Island Health Authority (the "Health Authority") is pleased to provide the following information to help non-profit societies respond fully and appropriately to the *Independent Living BC* call for Expressions of Interest.

Philosophy and Purpose

The Health Authority views Independent Living as a way of continuing to live one's own life in the community. An Independent Living building provides supports and services to enable each person to do so. Because of this principle, the philosophy for our program includes:

- Focus on living rather than on care;
- Services and care that allow people to "age in place" as long as it is safe for them to remain in the setting;
- Caring, non-intrusive environment that encourages the development of community within the setting as well as helping people to keep up links with their family and larger community;
- Affordability for people at all income levels;
- Access to existing community services and programs available to clients residing in their own home; and
- Collaborative and supportive partnerships between VIHA and the housing providers.

The Health Authority values its ongoing partnership with private and non-profit operators in assisting elderly and disabled tenants to remain as independent as possible. It works with operators to support and problem-solve as issues arise. It also offers consultation and assistance in professional areas such as recreation therapy or nutrition, to enhance quality of life for all Tenants.

In addition, through the provision of personal care on a clustered basis, VIHA assists the operator by ensuring that the health needs of the residents are met on a timely basis, and assists the operator in understanding the impact of those needs on hospitality services (e.g., meals).

Evaluation Criteria

VIHA will be looking for the following elements in the evaluation of the Society's Expression of Interest, some of which should be covered in the written submission and some in the interview:

1. Philosophy
 - Society's philosophy or mission statement
 - A statement of the Society's understanding and purpose with regard to the provision of "independent living" as it applies to this program

2. Other

- Proximity to amenities (provide neighborhood plan)
- Plan for links with local agencies such as community center, churches, cultural groups
- Internal policies such as age restrictions, pet policy, smoking policy
- Health and safety provisions such as fire safety procedures

Note: Personal Care Services will be provided by VIHA through [its contracted](#) home support [agency services](#).

Project Commitment Conditions

When an EOI submission has been evaluated positively and the Society has been asked to develop a detailed proposal in the RFP stage, VIHA's principal concern will be the Society's final proposal with respect to the delivery of the hospitality services.

As well as ensuring that the basic Program standards will be met, VIHA will require the following:

- A detailed, confirmed first year operating budget
- Job descriptions and qualifications for hospitality staff and staff rotation
- Description of all training programs planned for staff
- Typical menu over a monthly cycle
- Description of recreational and social activities over monthly cycle

APPENDIX C EVALUATION CRITERIA

Submissions will be evaluated on a dual basis:

- the relative merit of the housing concept as compared to other submissions competing in the same geographic area; and
- the ability indicated by the Society to provide the required services to the Tenants in accordance with the philosophy and purpose of the Program.

BC Housing and Vancouver Island Health Authority will score the Society's capacity, the physical development concept, the financials (capital and operating budget) and the schedules. Vancouver Island Health Authority will evaluate the services concept, including the "philosophy of care," on a "pass/fail" basis.

Submissions which do not receive a "pass" on both the services concept and the Project rationale will not be considered any further. The scoring matrix follows.

Category	Weighting	Minimum required
Society Capacity: <ul style="list-style-type: none"> • corporate experience • governance • community base • Project development team/partners 		
Scoring sub-total	30	18
Housing concept: <ul style="list-style-type: none"> • building accessibility • units • amenity/service spaces • life safety systems 		
Scoring sub-total	30	18
Financials: <ul style="list-style-type: none"> • capital budget • operating budget 		
Scoring sub-total	30	18
Schedules: <ul style="list-style-type: none"> • schedule I • schedule II 		
Scoring sub-total	10	6
TOTAL	100	70
Services concept: <ul style="list-style-type: none"> • philosophy • hospitality services 		
Evaluation	Pass/fail	Pass

APPENDIX D

SITE DESCRIPTION

1351 IRONWOOD STREET, CAMPBELL RIVER

TARGET UNITS: 35

Site Description:

The property is located at 1351 Ironwood Street, Campbell River. The Vancouver Island Health Authority will lease the site for a nominal rent to the successful sponsor for a sixty year term.

The four storey reinforced concrete building with a single storey amenity building was built in 1979. The building is located on a rectangular site consisting of approximately 19,600 square feet. The existing 27,000 square foot four storey concrete building includes 75 beds, activity, meeting, kitchen and dining spaces with the single storey structure. The single storey amenity space consists of approximately 9,772 square feet. The site has 10 parking spaces available under the current site configuration.

Feasibility Analysis:

In 2001, the Funding Partners commissioned a review of the redevelopment options for the existing building. This assessment was prepared by City Spaces Consulting Ltd. and was presented to the Funding Partners December 2002. One of the redevelopment options included the demolition of the four storey concrete tower and retention of the single storey amenity structure.

In August 2003, the VIHA approved redevelopment of the site, [based on this option](#), under the *Independent Living BC* program. In September 2003, the Funding Partners commissioned a site planning assessment for the potential unit yield under the approved redevelopment option. This assessment was conducted by Bas Smith Architects Inc. and was concluded February 2004. The Funding Partners are confident that a 35 unit one bedroom wood frame structure is feasible under the approved redevelopment option.

Legal Description

P.I.D. 002-712-989 Lot "C", District Lot 69, Sayward District, Plan 26035

Municipal Approvals

The site is zoned PA-1, Public Assembly Zone. The purpose of this zone is to accommodate buildings and uses that provide social, educational, recreational and other public services to the community. The permitted uses include community care and/or social care facilities. The Project may require a development variance permit or may be subject to the rezoning process, including notification of neighbours and a public hearing.

For further information regarding the zoning requirements for the site, please contact Sean Roy, Planner, District of Campbell River (Tel: 250-286-5742).

Survey Plan

A copy of the survey plan may be obtained by contacting Robbin Benson at 1-800-257-7756, ext. 4761.