

The Westcoast Native Health Care Society (WNHCS) has been operating as a non-profit Seniors Care and Housing Organization in the Westporte neighbourhood, in Port Alberni, British Columbia since 1992.

Our philosophy at Tsawaayuus (Rainbow Gardens) is having an underlying respect for who people are. We strive to keep each Resident as well as they can be.

We accept each Resident as a unique whole person physically, mentally, spiritually and culturally. Tsawaayuus (Rainbow Gardens) plays a role in the community, which includes education.

We challenge and act against racism. Each Resident has a family they are important to, whether it is a family within Tsawaayuus or relatives in the community. The house we maintain for Residents is comfortable and warm. Care provided is supportive and culturally appropriate to the individual, as we are relationship focused. Staff are valued for their skill, knowledge and abilities they bring to Tsawaayuus. They are responsible to know how to provide safe care and maintain a safe environment for Residents. We are cooperative as a team and we have concern for one another.

Tsawaayuus (Rainbow Gardens) is a unique, responsibly managed, Multi-level Care, Assisted and Independent Living Campus. Our mission is to provide holistic, culturally competent care and housing in a family-like environment with an emphasis on Indigenous People.

*Additional information on this new affordable housing project for low-to-moderate income Indigenous Elders, Seniors and Senior Persons with Disabilities able to live independently, may be obtained by contacting the WNHCS directly at:*



6151 Russell Place Port Alberni, BC V9Y7W3  
250 724 5655  
info@rainbowgardens.ca

This \$14.5 million dollar seniors housing project is a result of a partnership between the WestCoast Native Health Care Society and the Federal and Provincial Governments.



## Huupsitas Apartments (Side of the Hill)

THE WESTCOAST NATIVE HEALTH CARE SOCIETY

### 48 UNIT AFFORDABLE SENIORS HOUSING PROJECT



Affordable Rental Homes for low-to-moderate-income Indigenous Elders, Seniors and Senior Persons with Disabilities able to live independently.

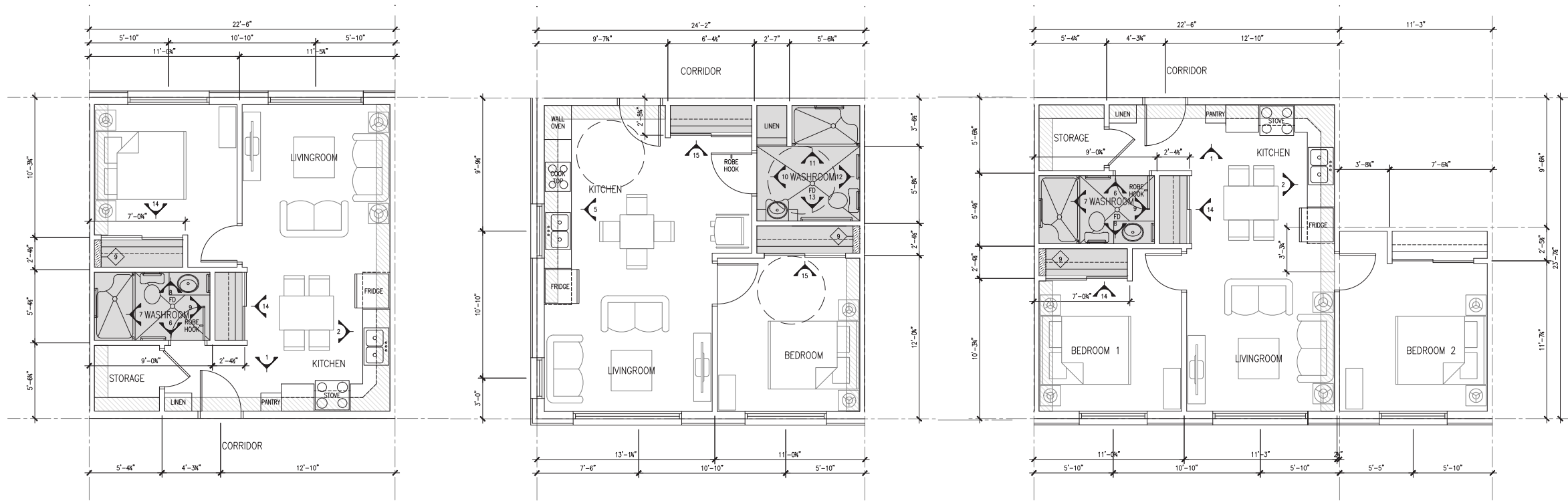
### HUUPSITAS Independent Living Apartments Site Plan



With a planned opening date set for the fall of 2022, these 48 brand-new affordable rental apartments are located on the southern portion of the Tsawaayuus Rainbow Gardens property, directly south of the existing Multi-Level Care Facility. A concrete retaining wall running east to west has been incorporated into the development, with safety fencing, a covered outdoor smoking area, landscaping and communal gardens having been added as practical design elements.

A land bridge connecting the building to the upper level entrance adjacent to the existing Maintenance Building on the third floor allows for ease of apartment room access use off Moore Road. New Pedestrian sidewalks also connect to the existing walking paths already in place throughout the site. Ambient outdoor lighting for safety and a paved parking area in the southwest corner of the property are being constructed as well. The lower level Entrances to the building are located off Russell Place to the east and near the designated smoking area to the west.

# HUUPSITAS Independent Living Apartments Unit Floor Plans



(A) UNITS - Typical One Bedroom

(B) UNITS - Typical One Bedroom (Fully Accessible)

(C) UNITS - Typical Two Bedrooms

These 48 independent senior living residential apartment units, consist of a five storey wood framed building, built on an engineered layered pad and re-inforced concrete slab foundation.

There are 3 different unit types - (35) A Units are 1 bedroom, (10) B Units are 1 bedroom for those with disabilities, and (3) C Units are 2 bedrooms.

A washroom, office, ammenity room, electrical and mechanical room are all located on the main floor.

The bottom two floors consist of a mixture of one and two bedroom units. The top three floors are one bedroom units, and have a common multi-use laundry room with an outdoor balcony on each.

The three entrances to the building are designed for persons with disabilities and are located on the lower level to the east, and on the lower and upper levels south of the Maintenance Building on the west.

Access to each floor is provided by stairwells on the east and west sides, along with two centrally located elevators allowing easy access to all floors.

# HUUPSITAS Independent Living Apartments Exterior Finishes & Elevations

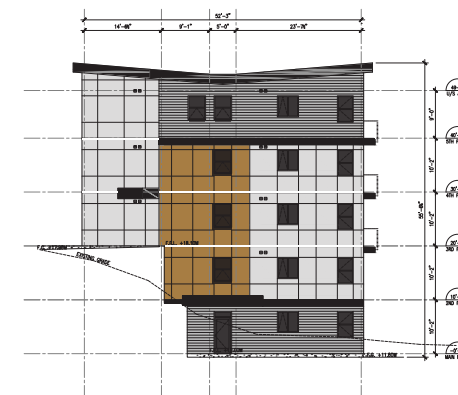
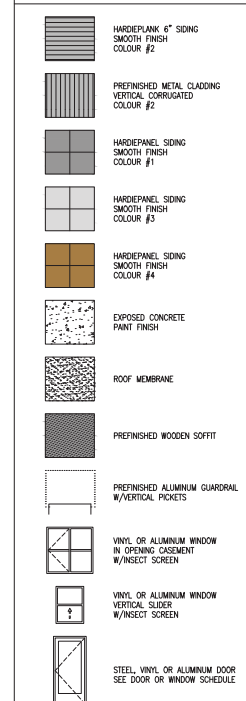
South Exterior Elevation



North Exterior Elevation



Materials



West Exterior Elevation



East Exterior Elevation

The exterior finishes of the building include hardie and metal panel siding, with aluminum features for windows and railings and painted metal soffits. All exterior room doors are fire-protection rated.

The colour scheme is attractively natural and the ambient outdoor lighting design is simple but effective for personal safety and security.

These five-storey living apartments are of a high-quality development standard with landscaped surroundings and a sloped flat roof that gives the building an overall clean and stylish modern look.

Planned & designed architectural features help differentiate and define the building elements resulting in a varied facade that minimizes the rectangle box-like appearance of the structure.