



# South Vancouver Seniors' Centre

October 31, 2017

- **To report back to City Council on a feasibility study for a new Seniors Center in South Vancouver/Sunset Neighborhood in response to:**
  - City Council's direction to undertake a feasibility study for the development of a Seniors Center in South Vancouver/Sunset Area and explore opportunities for cost sharing with senior levels of government; and
  - A 2016 Vancouver Park Board motion to investigate potential site options appropriate for the development of a Seniors Center nearby or adjacent to the existing Sunset Community Center and subsequent support of the recommended site on October 23, 2017.
- **Recommendations:**
  - THAT Council support the development and construction of a Seniors Centre of approximately 10,000 sq.ft. to be located adjacent to the existing Sunset Community Centre; and
  - THAT Council direct staff to pursue funding opportunities to cost-share the Sunset Seniors Centre project, currently estimated to cost up to \$10m, with the Federal and Provincial government and report back to Council.



An aerial photograph of a modern waterfront city. In the foreground, a curved concrete promenade runs along a marina filled with numerous sailboats. To the right, a large, modern apartment building with a distinctive green-tiled roof and multiple balconies is visible. In the background, several tall, glass-fronted skyscrapers rise against a clear blue sky with a few wispy clouds. A semi-transparent blue horizontal band is overlaid across the middle of the image, containing the word "Background" in white text.

Background



- Demand for seniors facilities is expected to increase dramatically
  - By 2041, 80% Increase in residents age 65-74 and 100% Increase in residents age 75+
  - Among 8 seniors facilities, none are located in Sunset Neighborhood
  - Sunset location is supported by Seniors Advisory Committee.



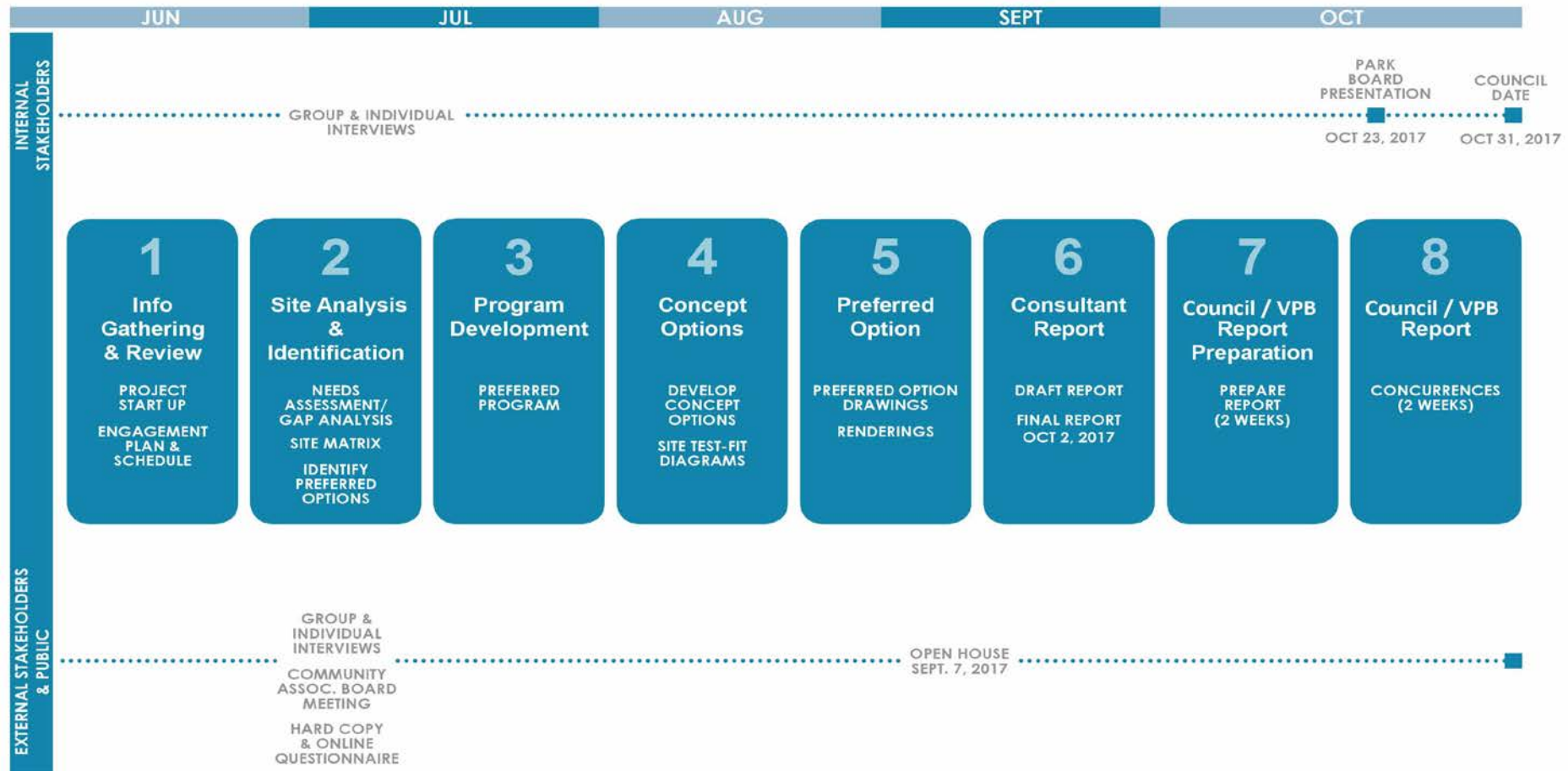


# Feasibility Study

- In spring 2017, City of Vancouver retained Carscadden Stokes McDonald Architects & their consultants to undertake a Feasibility Study that included:
  - Community Engagement
  - Program Development
  - Site Analysis & Test Fits
  - Costing



## SOUTH VANCOUVER/SUNSET SENIORS' CENTRE FEASIBILITY STUDY



# Community Engagement





- A robust Community Engagement process was facilitated by the consultant team including:
  - 5 Stakeholder Meetings
  - 6 Public Engagement Sessions
  - 4 Public Questionnaires
  - Presentation to Senior Advisory Committee
  - Open house at Sunset Community Center
- 14 Stakeholder groups were consulted during the process.



# Functional Program



- A 10,000 sq.ft. recommended Functional Program was developed that considered spaces for health & wellness, culture, education, recreation, intergenerational activities, information and support services.

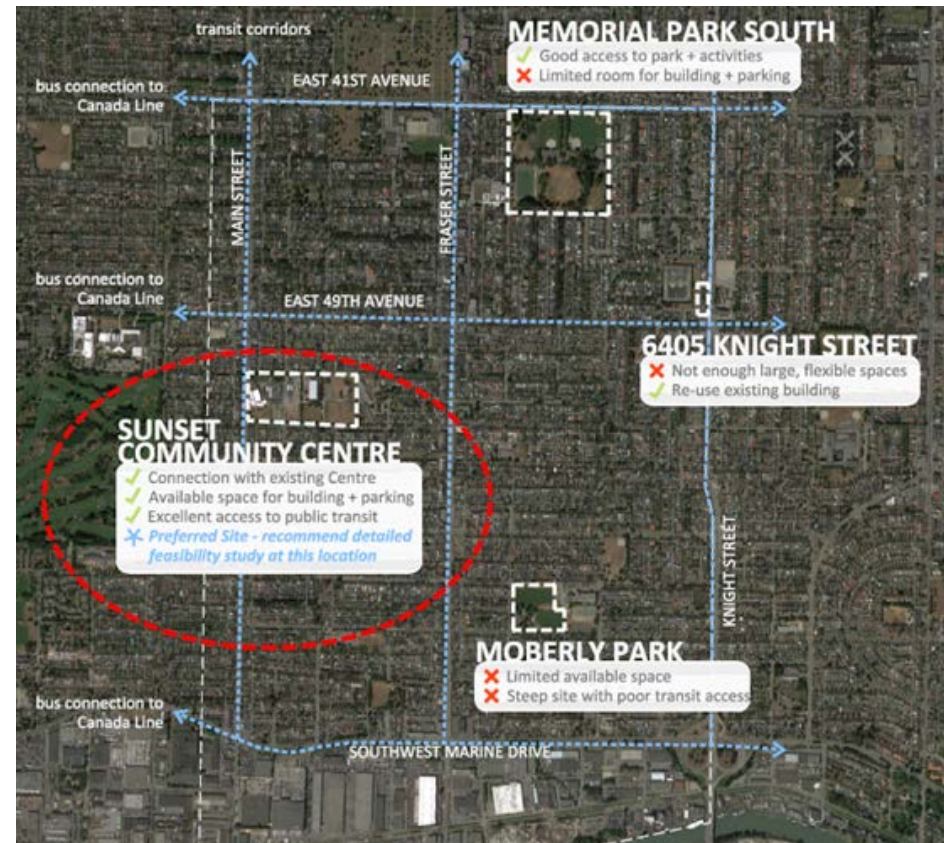


# Site Selection

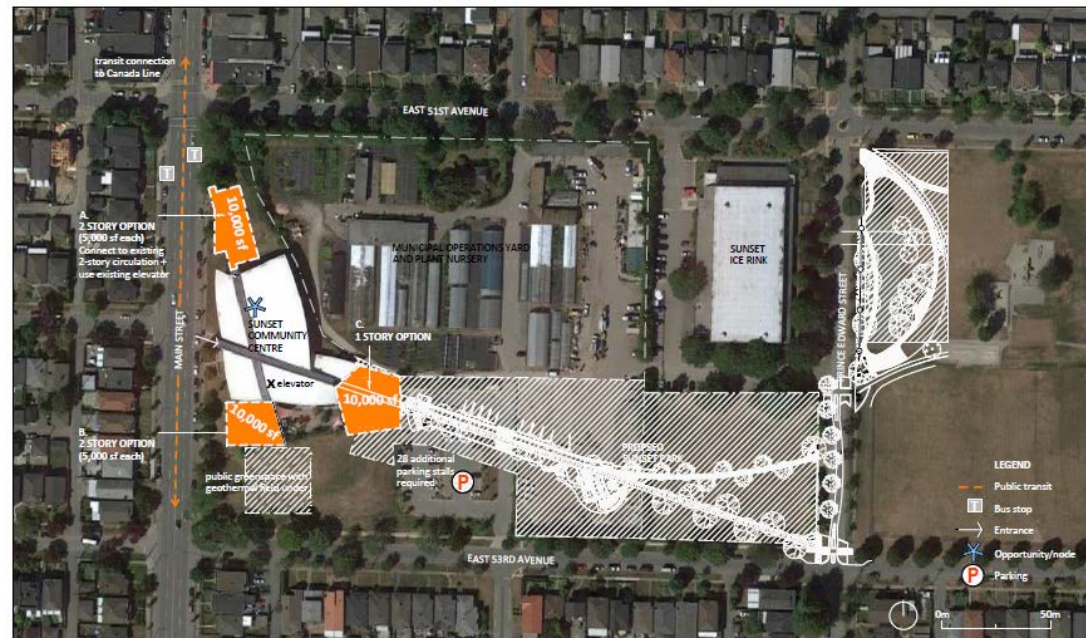


- Potential Sites were reviewed & tested and then a short list was further analyzed based on criteria in categories including:

- Social
- Environmental
- Financial
- Test Fit



- Co-location with Sunset Community Center emerged as the preferred option with some advantages being:
  - Proximity to transit
  - Access to parking & outdoor spaces
  - Social benefits building on existing programming.
  - Potential to integrate seniors & inter-generational programs
  - Potential for capital operation cost savings
- Cost estimate for the project is in \$10m range





# Financial

- Cost sharing model between the Federal & Provincial governments and the City, comparable to the Killarney Community Center.
- The City's share can be funded from cash Community Amenity Contributions (CACs), as an expansion to the community facility network.
- Conversations with senior levels of government are ongoing.
- Once a funding strategy has been developed to the satisfaction of the City Manager and the Director of Finance, the project will be advanced via the City's capital planning process, potentially as a project in the upcoming 2019-2022 Capital Plan.

# Legal Considerations



- Sunset Community Association (SCA) is engaged in legal action regarding control and ownership of community centre facilities;
- Outstanding legal issues will need to be addressed prior to construction of the new seniors facility.



- THAT Council support development and the construction of a Seniors Centre of approximately 10,000 sq.ft. to be located adjacent to the existing Sunset Community Centre; and
- THAT Council direct staff to pursue funding opportunities to cost-share the Sunset Seniors Centre project, currently estimated to cost up to \$10m, with the Federal and Provincial government and report back to Council.