

March 26, 2002

Mr. Cameron Gray
Director, Housing Centre
City of Vancouver
453 West 12th Ave.
Vancouver, BC V5Y 1B4

Dear Mr. Gray,

Subject: Dr. Peter Centre™ New Building Update

I am pleased to provide you with an update regarding the progress of the Dr. Peter Centre project. First, however, the Dr. Peter AIDS Foundation™ would like to thank the City of Vancouver for its role in helping secure a permanent home for the Dr. Peter Centre's valuable health and housing programs. The City of Vancouver with Mayor Owen's leadership, and the support of City Councillors and senior staff such as yourself, was the first level of government to offer support through the Mole Hill land lease. This undoubtedly had significant impact on leveraging the subsequent necessary financial commitments from the government of British Columbia's Ministry of Health and British Columbia Housing Management Commission (BCHMC), and private donors. We look forward to the ground breaking ceremony where we will, once again, be able to thank the city publicly for its tremendous gift.

After what seems to have been many years of a dream to build a permanent Dr. Peter Centre, we are about to move from construction drawings to building. See attached project time line. This is, therefore, an appropriate time to provide you with assurances regarding the status of the commitments of the other partners and the Foundation's readiness to proceed.

Mission

The mission of the Dr. Peter AIDS Foundation is to provide COMFORT CARE™ for people with HIV/AIDS. It carries out that mission by operating a day health program and residence for individuals most at risk of deteriorating health. The Foundation is currently providing these two services in a leased old wing of St. Paul's Hospital. The new Dr. Peter Centre will not only secure a home for these services, but also expand capacity. This is good news for the citizens of Vancouver who need improved access to hospital

Dr. Peter AIDS Foundation

beds. Research has shown that individuals who live in the Dr. Peter Residence reduce their hospital bed use by 98%, while those in the day program reduce their use by 55%.

The New Dr. Peter Centre

The new Dr. Peter Centre is comprised of a four storey new building with the heritage house at 1110 Comox St. attached. There is one level of underground parking, a two level Day Centre and two levels of supportive housing. The day program is 1520.3 square meters; the residence, 620 square meters per floor.

Residence

The current residence provides accommodation for ten individuals who are no longer able to live alone. They are encouraged and supported in as much individual decision making and self care as possible. Twenty four hour nursing and other support, including meals, is part of the living environment. Palliative care is included, thus residents can live out their lives at the Dr. Peter Residence and don't need to move into a nursing home or hospice.

Each floor of the new residence has eleven (11) self-contained studio suites, one (1) short stay/respice room, and ancillary support space including an assisted therapeutic bathing room, a congregate dining/living space, library, a staff workroom and medication area, and a laundry area. Each floor also has an outside balcony.

The resident studio suites are approximately 27.5 gross square meters in area. Each suite contains a wheelchair accessible bathroom complete with a shower as well as a kitchen area containing a small fridge, sink, and microwave. It is intended that the rooms are large enough to be wheelchair accessible and provide both an area for sleeping and a small sitting area.

Day Program

The day program's admission criteria is those who, in addition to HIV/AIDS, struggle with multiple illnesses, disabilities, and social circumstances. Many struggle with mental illness and addictions. Most do not have family or significant others to turn to for daily support. There are over 1100 visits per month to the day program. The success of the day program is the combining of clinical health care services with an environment which meets the human need to be cared for.

The components of the day program are on the first two floors of the new building and the heritage house. On the entry level are the reception area and lobby, café, kitchen, administration space, board room, and staff room. An outdoor terrace is accessed off the café. On the second level is the living room/library, nursing station, nap rooms, a music therapy room, television, art therapy, fitness, and counselling rooms, computer space, and laundry facilities.

Funding

The Foundation has secured the necessary funding to complete the \$9.2 million capital project. In addition to securing the funding from government sources, the Foundation carried out a very successful public capital campaign and not only met, but exceeded its goal of raising \$1.5 million from individuals, corporations, and Foundations. The following are the funding partners and their financial commitments:

City of Vancouver (value of write down of leased land)	\$1,586,000
British Columbia Housing Management Commission	\$2,488,000
Ministry of Health/Vancouver Coastal Health Authority	\$3,600,000
Dr. Peter AIDS Foundation	\$1,622,000
Total	\$9,296,000

Operating Budget

The day program and residence already has an annual operating budget funded primarily by the Vancouver Coastal Health Authority/Ministry of Health. VCHA has given the Foundation assurance they will fund additional amount needed for the expanded residence. As noted earlier, both the day program and residence are having a significant positive impact on the use of expensive hospital resources, and as such is a valuable asset to Vancouver's health care system.

Now we need to take the next steps to complete the necessary paperwork to sign the land lease between the City of Vancouver and the Dr. Peter AIDS Foundation. This may be a routine event for the city but memorable for the Dr. Peter AIDS Foundation. A profound thank you from the Board of Directors of the Dr. Peter AIDS Foundation and from Dr. Peter Jepson-Young's family. The City of Vancouver can take pride in being a key part of continuing Dr. Peter's legacy.

If I can be of further assistance, please call me at 604-806-8812.

Sincerely,



Maxine Davis
Executive Director

