



## ADMINISTRATIVE REPORT

Report Date: August 8, 2016  
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Meeting Date: September 21, 2016

TO: Standing Committee on City Finance and Services  
FROM: General Manager of Real Estate and Facilities Management  
SUBJECT: Seniors Centre in South Vancouver / Sunset Area

### **RECOMMENDATION**

- A. THAT Council authorize City staff to undertake a feasibility study including functional programming, site selection, governance models, and concept design for a new Seniors Centre in South Vancouver, and approve a multi-year capital budget of \$300,000 for this study, with funding to be provided from the 2015-2018 Capital Plan (Emerging Priorities); expenditures to be managed within the overall Annual Capital Expenditure Budget.
- B. THAT staff are to work with the Board of Parks and Recreation and Community Services on a consultative process with the South Vancouver community, particularly the seniors groups in the Sunset area (e.g. the Sunset Community Centre Association, the South Vancouver Neighbourhood House) and a representative from the City's Seniors' Advisory Committee, for their input.
- C. THAT staff explore potential funding sources including matching funding from the Provincial and Federal governments.
- D. THAT, should the matching funding be successful, staff report back to Council on project details, budget estimates and funding sources for the new Seniors Centre.

### **REPORT SUMMARY**

A significant demand for senior services is expected in the next twenty (20) years citywide. Sunset neighbourhood has been identified as an area with an existing gap in senior services. Staff is seeking Council's approval to undertake a feasibility study and explore the partnership funding opportunity with the Provincial and Federal Government.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

At the Council's Standing Committee on Policy and Strategic Priorities held on July 27 and 28, 2016, Council passed a motion that, using the Killarney Seniors Centre as a successful model, staff are to undertake exploratory work relating to the development of a new seniors centre

in South Vancouver / Sunset area and report back at the earliest opportunity, and that staff are to work with the Park Board, the wider community in south Vancouver, particularly the seniors groups in the Sunset area, and a representative from the City's Seniors' Advisory Committee, for their input.

In October 2014, Council adopted the vision, principles, long term goals, targets and indicators in "A Healthy City for All: Healthy City Strategy 2014-2025 - Phase 1", and in June 2016, subsequently adopted the first implementation plan.

In June 2013, Council adopted the Age Friendly Plan and directed staff to seek formal recognition as an Age-Friendly Community by the Province of British Columbia, as one of the first steps towards becoming more age friendly. The City was recognized as an Age Friendly City in 2014.

### ***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS***

The City Manager, the General Manager of Park Board, the General Manager of Real Estate and Facilities Management and the General Manager of Community Services support these recommendations.

### ***REPORT***

#### ***Background/Context***

By 2041, the demand for seniors facilities will increase dramatically along with the City's seniors population (there will be an 80 per cent increase of residents aged 65 - 74 and a 100 per cent increase of residents older than 75). Of Vancouver's eight (8) seniors' facilities, there are only three (3) located in East Vancouver and none in the Sunset neighbourhood. Seniors services, including facilities and programming, were identified as a priority in the neighbourhood's Community Vision (2005). The Sunset Community Centre was identified as the preferred location for these services in the Vision. In addition, Council's motion for a new seniors facility in Sunset was supported by the City's Senior's Advisory Council and the Indo-Canadian Seniors Society. Also identified in the Community Vision was a need for increased facilities for programming for youth. The population of 0-12 year old children in Sunset is currently the second largest in Vancouver and this large cohort will age into the youth demographic over the next decade. Planning ahead, it would be an efficient use of resources to provide space at the proposed seniors centre for youth programming in the evenings.

Currently, the City is working with the Park Board to deliver a new 10,000 square foot seniors' facility as an addition to the Killarney Community Centre at a capital cost of \$7.5 million. The New Killarney Seniors Centre had a successful matching funds model that leveraged a City investment of \$2.5 million and secured Provincial and Federal government contributions totalling \$5 million. The Killarney project is an excellent precedent and is a model that will be pursued for the Sunset neighbourhood.

Siting the new facility at the existing Killarney Community Centre was determined to be the best fit as South Vancouver seniors would benefit from the availability of integrated recreational and social programs delivery accessible at one location. Also, clustering of the existing community space into one facility provides increased opportunities for flexibility in scheduling and programming. Funding was secured in 2014, and a design-build process is currently underway. Construction is anticipated to be complete by March 2018.

The new Seniors Centre for South Vancouver / Sunset Area will be aligned with the Social Infrastructure Plan (SIP) currently being led by Social Policy & Projects, as authorized in the Corporate Business Plan and Healthy City Strategy. The SIP will provide policy and tools for proactive planning and development of city-wide and neighbourhood-based social infrastructure. The purpose of the SIP is to guide strategic and sustainable investments in social infrastructure serving a wide range of populations including children, youth, seniors, new immigrants and refugees, Aboriginal people and LGBTQ. Social infrastructure refers to social facilities and spaces that help individuals, families, groups and communities meet their social needs, maximize their potential for development, and enhance community well-being.

### *Strategic Analysis*

Staff will undertake a feasibility study, and work with community partners, to identify the best option for delivery of a seniors centre that optimizes the needs of the community. The study will include:

- A functional program, to identify space needs, adjacencies, and functional requirements that will inform the siting and size of the facility.
- A site selection study, to identify the ideal location to meet the needs identified in the functional program. Site selection will include a review of potential stand-alone locations as well as co-located options, such as co-location at the Sunset Community Centre, and will include site fit-tests, culminating in the choosing of a preferred site.
- A concept design for the preferred site.
- A costing study to identify a preliminary budget for the project and other studies as required.

In parallel to the feasibility study, staff will work with community stakeholders and the Park Board to identify the most appropriate governance model, as well as potential operating models to address operating, maintenance and capital costs.

This work is expected to be complete by Fall 2017. Staff will report back to Council by the end of 2017.

### *Financial*

The cost for the feasibility study is estimated at \$300,000, proposed to be funded from the 2015-2018 Capital Plan (Emerging Priorities). It is anticipated that the study will commence in Fall 2016. Expenditures will be managed within the overall annual Capital Expenditure Budget.

Staff will pursue opportunities for matching funding from the Provincial and Federal governments and will report back on capital project costs and funding partnerships.

### *Environmental*

City Council adopted a motion to approve the Zero Emissions Building Plan on July 15, 2016. Accordingly, this project will be designed to be Certified to the Passive House standard or alternate zero emission building standard, and use only low carbon fuel sources, if viable.

**CONCLUSION**

There is a great opportunity to address existing and future needs for senior services in the South Vancouver area, in partnership with the Provincial and Federal Governments. This report seeks approval from Council for staff to prepare a feasibility study, including programming, site selection, concept design and costing for a future new Seniors Centre, working with Park Board staff and with input from the wider community in the Sunset Area, seniors groups in the Sunset Area, and a representative from the City's Seniors' Advisory Committee.

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