



REPORT

Report Date: September 8, 2020
Contact: Liz Jones
Contact No.: 604-871-6169
RTS No.: 14018
VanRIMS No.: 08-2000-20
Meeting Date: October 6, 2020
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TO: Vancouver City Council

FROM: General Manager of Finance, Risk and Supply Chain Management in consultation with the General Manager of Real Estate and Facilities Management

SUBJECT: Funding Application to Investing in Canada Infrastructure (Community, Culture and Recreation Infrastructure) Program for the Sunset Seniors Centre Project

RECOMMENDATION

THAT Council approve a funding application to the Investing in Canada Infrastructure Program (ICIP) – BC – Community, Culture & Recreation Infrastructure for \$9.7 million towards the \$13.7 million Sunset Seniors Centre project;

FURTHER THAT subject to the successful application for funding, Council commits to contribute the City's share of up to \$3.5 million of eligible project costs and all of the ineligible project costs of up to \$0.5 million, funded from the Capital Plan Emerging Priorities funding set aside to leverage senior government infrastructure funding. Upon successful application for funding and in accordance with the City's Capital Budget Policy, staff will bring forward to Council details of the eligible project scope and costs and a request for formal approval of the Multi-Year Capital Project Budget and related Annual Capital Expenditure Budget.

REPORT SUMMARY

The City's 2019-2022 Capital Plan funding strategy contemplates securing of senior government contributions toward a number of Council priorities, including the growing need for critical infrastructure.

Social infrastructure like the proposed Sunset Seniors Centre project will support the goals of Vancouver's Healthy City Strategy by enabling services and networks that address the social

determinants of health and well-being, including belonging, safety, inclusion, social connection, learning and expression.

This report seeks Council's approval for:

- a) a funding application for the Sunset Seniors Centre project (the "Project") to the second intake of the Investing in Canada Infrastructure Program (ICIP) – BC – Community, Culture & Recreation Infrastructure Stream; and
- b) up to \$4.0 million of the City's share of the funding, with the funds from the Capital Plan Emerging Priorities funding set aside to leverage senior government infrastructure funding.

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 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 work with the Park Board, the wider community in south Vancouver, particularly the City's Seniors' Advisory Committee, for their input.

At the September 19, 2016 Park Board meeting, a motion was supported to direct staff to investigate potential site options appropriate for the development of a seniors' centre nearby or adjacent to the current Sunset Community Centre.

On October 23rd, 2017, City staff presented the feasibility study and recommended site location to the Vancouver Park Board. Park Board supported development of this senior centre in Sunset Park, and as an addition to the existing Sunset Community Centre.

On September 21, 2016, Council directed 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 approved "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."

Staff was directed 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."

Staff was also directed to "explore potential funding sources including matching funding from the Provincial and Federal governments."

At the October 31, 2017, Council resolved to support the development and the construction of a Seniors' Centre of approximately 10,000 square feet to be located adjacent to the existing Sunset Community Centre and directed staff to pursue funding opportunities to cost-share the Sunset Seniors Centre project with the Federal and Provincial governments and report back to Council.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager, the General Manager of Finance, Risk and Supply Chain Management and the General Manager of Real Estate and Facilities Management recommend approval of the report.

REPORT

Background/Context

The Community, Culture & Recreation Infrastructure stream (the “Program”) is part of the Investing in Canada Infrastructure Program (ICIP) which provides funding through an Integrated Bilateral Agreement between Canada and British Columbia in four streams comprising (i) Green Infrastructure, (ii) Community, Culture and Recreation Infrastructure, (iii) Rural and Northern Communities Infrastructure; and (iv) Public Transit.

Canada and British Columbia’s governments announced in June 2020 that they are investing up to \$100.6 million towards the second intake of the Community, Culture and Recreation Infrastructure Stream.

The Program supports public infrastructure which is defined as tangible, capital assets that are primarily for public use and benefit. Eligible projects are those that will improve access to and/or increase quality of cultural, recreational and/or community infrastructure for Canadians, including Indigenous peoples and vulnerable populations.

The maximum grant available under the Program is 73.33% of eligible project costs (40% and 33.33% from the federal and provincial contributions, respectively). The application deadline is October 1, 2020 and requires a Council resolution in support of the application and the Project to be submitted within one month after the aforementioned October deadline.

Strategic Analysis

For each intake, there is a limit of ONE application per organization. City staff reviewed projects that meet the requirements of the Program and concluded that the Sunset Seniors Centre project is most suitable because it supports seniors, visible minorities, healthy living objectives and it can be built to support climate change mitigation goals. Being adjacent to the existing Sunset Community Centre, this facility will also provide an opportunity for youth access to the space when it is not utilized by seniors.

Social infrastructure like seniors’ centres supports the goals of Vancouver’s Healthy City Strategy by enabling services and networks that address the social determinants of health and well-being, including belonging, safety, inclusion, social connection, learning and expression.

By 2041, the demand for seniors facilities in Vancouver will increase dramatically in tandem with the projected increase in the City’s seniors population (based on projections from 2012, there could be an 80 per cent increase of residents aged 65 – 74 and a 100 per cent increase of residents older than 75). This growing and diverse population will have complex and

intersectional needs for services and supports that enable health and well-being. Older seniors are more likely to be women and encounter gendered obstacles to accessing income, transportation, housing and services. Seniors speaking non-English languages or from non-European backgrounds may face further barriers and discrimination.

Of Vancouver’s eight (8) seniors facilities, only three (3) are 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 Project has also received strong support from the Federal government. In addition, City staff had previously received direction that provincial funding support for the Project is best secured via an application to a funding program such as the Community, Culture and Recreation Infrastructure stream of the Investing in Canada Infrastructure program.

Implications/Related Issues/Risk (if applicable)

Financial

Staff recommend pursuing a shared funding model between the Federal and Provincial governments and the City. This funding model is comparable to the Killarney Community Centre project and many other partnership projects over time.

The total project costs is estimated at \$13.7 million, of which \$13.2 million is the total eligible project costs (as defined under the Program) and \$0.5 million is the total ineligible project costs. The City is seeking up to approximately \$9.7 million (73.33% of the total \$13.2 million of eligible project costs) in Federal and provincial funding as follows:

Project Costs	
Eligible Costs	\$13.2 million
Ineligible Costs	\$ 0.5 million
Total Project Costs	\$13.7 million
Funding Sources	
Investing in Canada Infrastructure Program (73.33% of Eligible Costs)	\$9.7 million
City Share (26.67% of Eligible Costs) – funded from Capital Plan Emerging Priorities	\$3.5 million
Ineligible Costs – funded from Capital Plan Emerging Priorities	\$0.5 million
Total Project Cost	\$13.7 million

The City’s share is to be funded from the Capital Plan Emerging Priorities funding set aside to leverage senior government infrastructure funding.

Upon successful application for funding and as per the City’s Capital Budget Policy, staff will bring forward to Council details of the eligible project scope and costs and a request

for formal approval of the Multi-Year Capital Project Budget and related Annual Capital Expenditure Budget.

CONCLUSION

The Project is a priority because it supports seniors, visible minorities, healthy living objectives and it can be built to support climate change mitigation goals. Federal support for the project is high. Provincial staff advised that its funding for the Project is best secured via an application to the Program. Therefore, Council's support is sought for the City's application to the Program for funding the Sunset Seniors Centre project as described in this report.

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