

Funding Proposal for a Southeast Vancouver Seniors Centre

Presented by:



**Southeast Vancouver
Seniors' Arts & Cultural Society**



JANUARY, 2009

Dear Sir/Madame:

The Southeast Vancouver Seniors' Arts and Cultural Centre Society (SVSACS) is a group devoted to developing, promoting and administering programs, activities and services for seniors of all cultural backgrounds within Southeast Vancouver.

This proposal has been designed in the hopes of securing funding for construction of a 10,000 square foot seniors centre adjacent to the Killarney Community Centre. There are nine dedicated senior centres currently operating within Vancouver, none of which are located in the Southeast quadrant of the city.

Canada is entering a period of immense demographic change as baby boomers transition into their senior years, and Vancouver will not be immune from this phenomenon, particularly in the multi-ethnic neighbourhoods of Southeast Vancouver.

In April of 2001, Vancouver City Council and Vancouver Park Board approved in principle the construction of a seniors centre at Killarney Community Centre subject to the availability of funding from the provincial and federal governments. Subsequent changes in both levels of government have made proceeding on these initial pledges of support challenging.

Since 2006, the redevelopment plans for East Fraserlands – 130 acres of industrial land south of Marine Way and east of Kerr Street to Boundary Road – has propelled a new sense of urgency with regards to the community's capacity to service the needs of seniors.

This document has been designed to serve as a cursory overview of the issue that clearly and succinctly outlines the urgent need for a Southeast Vancouver seniors centre.

We appreciate the opportunity to present this initial proposal for your consideration, and are anxious to follow-up with a meeting to further discuss any questions, issues and/or concerns that might subsequently arise. Please do not hesitate to contact me directly at 778-8816458 if I can be of any further assistance.

Sincerely,

Lorna Gibbs
Chair, Southeast Vancouver Seniors' Arts and Cultural Centre Society
lorna.gibbs@gmail.com

Executive Summary

The push for a dedicated seniors centre in Southeast Vancouver (neighbourhoods like Victoria-Fraserview, Killarney, Champlain Heights and Sunset) began in the early 1990's. There are currently nine seniors centres in Vancouver, none of which are located in the southeast quadrant of the city. This problem is further compounded by the fact that the Killarney Community Centre has one of the highest usage rates in the entire city.

In April, 2001, Vancouver City Council and Vancouver Park Board approved construction of a 3,500 square foot South Vancouver Seniors Centre to be located at the Killarney Community Centre. Due to a change to the provincial government, as well as the transfer of a \$300,000 Community Amenity Contribution to the South Vancouver Neighbourhood House, the proposal was not able to proceed as planned.

According to Census Canada statistics specially compiled by the City of Vancouver Social Planning Department, the Southeast quadrant of the city has close to 25,000 seniors aged 65 and older, accounting for approximately one third of all seniors residing in Vancouver. Furthermore, alternative projections compiled by BC Stats show that Vancouver's seniors population will increase by 33 per cent by 2018, and an astonishing 87 per cent by 2028.

Since 2003, the City of Vancouver has been engaged in a planning process to develop a new sustainable, complete community at East Fraserlands – 130 acres of industrial land south of Marine Way and east of Kerr Street to Boundary Road. Plans consist of a residential community for more than 12,800 residents, which will undoubtedly flood the area with baby boomers reaching retirement age who have been attracted by the waterfront appeal of the area.

On January 26, 2007, Vancouver City Staff reviewed available staff resources and determined key community responsibilities that needed to be fulfilled as part of the development of a plan for a seniors centre. Thus far, both the city and its community partners have been successful at proceeding with the requirements and recommendations outlined in the report.

As has been communicated to the Southeast Vancouver Seniors' Arts and Cultural Society on numerous occasions, however, municipal funding is contingent on support from either the provincial or federal governments, or both.

Due to the dramatic increases in the needs of the local seniors population, a space requirement of at least 10,000 square feet is necessary to come close to adequately meeting the overwhelming demand for programming and services. Even this kind of space is expected to be quickly overrun by excessive demand.

Background & History

Since the mid-1990's, the conceptualization of a seniors centre in Southeast Vancouver has been proposed in response to an embarrassing lack of resources for seniors in the area, which encompasses neighbourhoods such as Victoria-Fraserview, Killarney, Champlain Heights and Sunset. This quadrant of the city continues to lag behind other areas, as currently there are nine dedicated seniors centres within the City of Vancouver, none of which reside in Southeast Vancouver:

Brock House – 3875 Point Grey Road



The Brock House Society was founded as a registered non-profit society in 1974 to preserve and restore Brock House and operate it as a seniors activity centre. A restored and renovated Brock House was officially opened in December, 1977.

Kerrisdale Seniors Centre – 5851 West Boulevard



The Kerrisdale Seniors Centre was built as an additional wing to the Kerrisdale Community Centre in 1986.

Barclay Manor Program and Activity Centre for Seniors – 1447 Barclay Street



Barclay House is a heritage building in the west end that has housed a seniors centre since 1989.

South Granville Seniors Centre – 1440 12th Avenue W



The South Granville Seniors Friendship Centre Society has operated a seniors centre from this west 12th location since the late 1990's after the historic Chalmers site was completely renovated.

Marpole Seniors Centre – 1305 W. 70th Avenue



The Marpole Oakridge Area Council Society has operated this seniors centre for over thirty years.

411 Seniors Centre – 411 Dunsmuir Street



The 411 Seniors Centre was first founded in 1972 as a small seniors drop-in, but now serves as a multi-purpose social and recreational facility for hundreds of seniors. It is the largest seniors facility of its kind in the city.

Oakridge Mall Seniors Centre – 513-650 West 41st Avenue



The Oakridge Seniors Centre is attached to the Oakridge Mall complex, which allows for a number of extra services and amenities to be offered to their clientele such as reading clubs organized through the on-site public library branch.

Renfrew-Collingwood Seniors Centre – 2970 East 22nd Avenue



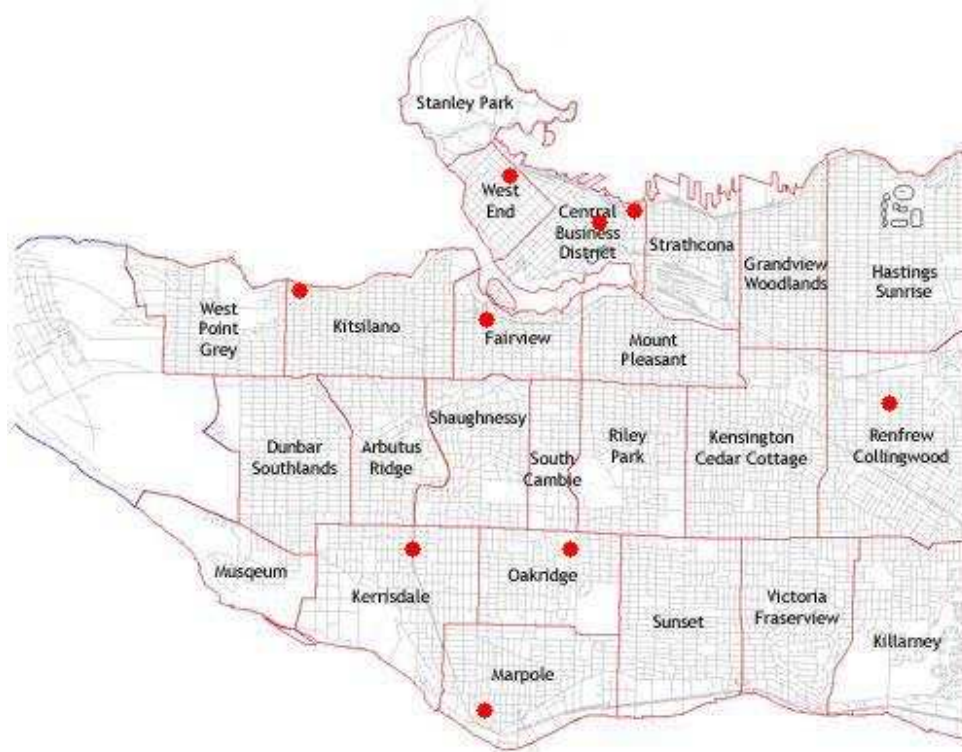
The Renfrew-Collingwood Seniors' Society was incorporated as a not-for-profit, charitable organization on October 19, 1976, and has offered a range of seniors programming ever since.

Downtown Eastside Seniors Centre – 509 East Hastings Street



The Vancouver Second Mile Society has run this drop-in centre for senior citizens living in the urban core of the downtown eastside since 1958.

Locations of Vancouver's Existing Seniors Centres



These nine centres are spread throughout the city, but conspicuously do not service the Southeast quadrant.

This is in spite of the fact that the Killarney Community Centre has one of the highest rates of usage out of the entire roster of community centers in the city:

Vancouver's Community Centres

Name	Year Built	Year(s) Expanded	Year(s) Renovated	Annual Visit (2006)
Champlain Heights	1981	2005	None	234,482
Coal Harbour	2000	None	None	84,196
Douglas Park	1966	1993, 1996	None	281,577
Dunbar	1958	1985	None	341,989
False Creek	1980	1991, 2004	None	226,120
Hastings	1955	1966, 1986	1986	158,776
Kensington	1980	2001	None	184,698
Kerrisdale	1954	1986	1999	558,406
Killarney	1963	1999	None	544,234
Kitsilano	1951	1985, 2001	1993	413,017
Marpole-Oakridge	1949	1983	1997	199,380
Mount Pleasant	1967	None	1997	264,401
Ray-Cam	1975	1988, 2001	None	504,943
Renfrew Park	1964	None	None	177,643
Riley Park	1966	1981	None	254,315
Roundhouse	1997	None	None	337,673
Strathcona	1972	1980, 1989	None	111,303
Sunset	2008	None	None	130,879
Thunderbird	1972	1988, 2001	None	95,394
Trout Lake	1964	None	None	193,453
West End	1976	1985	1991	575,665
West Point Grey	1974	1982	None	377,263

1

After almost a decade of community advocacy, Vancouver City Council and Vancouver Park Board approved construction of a 3,500 square foot South Vancouver Seniors Centre to be located at the Killarney Community Centre in April, 2001.

Council granted approval in principle to spend \$521,950 in capital funding towards the project, using a \$300,000 Community Amenity Contribution from the Champlain Mall

¹ Community Centre Association Presidents. (April, 2008). Community Centre Facts and Figures. *Community Centre Renewal News*, p. 2.

redevelopment and \$221,950 in other City capital funding.

Council and the Park Board also endorsed a Killarney Community Centre Society submission to the provincial government for matching capital funding of \$521,950.

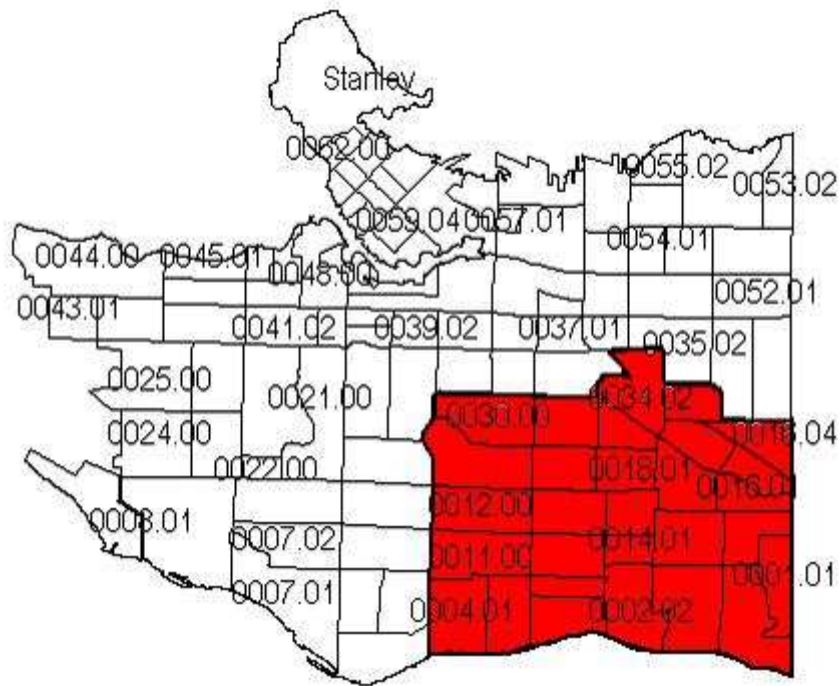
Two situations soon after this endorsement put construction plans on hold. First, a change in the provincial government in May, 2001 eliminated the Provincial Community Partners Program, thereby putting the matching capacity of the city's contribution in jeopardy.

Secondly, the \$300,000 Community Amenity Contribution was subsequently transferred to the re-construction of the South Vancouver Neighbourhood House.

Demographic Profile

According to Census Canada statistics specially compiled by the City of Vancouver Social Planning Department, the Southeast quadrant of the city has close to 25,000 seniors aged 65 and older, accounting for approximately **one third of all seniors residing in Vancouver**.

Southeast Quadrant of Vancouver as designated by the City of Vancouver's Social Planning Department



Census Tracts Corresponding to the designated Southeast Quadrant of Vancouver

Census Tract	Total population by sex and age groups	Total Population 65 and over
0001.01	6,260	925
0001.02	4,615	670
0002.01	5,710	720
0002.02	7,885	1,210
0003.01	3,665	420
0003.02	4,550	650
0004.01	4,235	920
0004.02	5,405	650
0011.00	6,625	1,045

0012.00	7,795	1,035
0013.01	6,130	950
0013.02	8,340	1,150
0014.01	2,765	415
0014.02	5,600	880
0015.01	4,770	720
0015.02	6,000	1,395
0016.01	5,060	645
0016.03	9,245	1,005
0016.04	7,080	755
0017.01	6,830	945
0017.02	6,370	890
0018.01	6,720	960
0018.02	6,535	790
0019.00	5,265	905
0030.00	6,395	735
0033.00	7,555	950
0034.01	4,800	725
0034.02	6,665	1,000
0035.01	4,250	715
Vancouver, Southeast CTs	173,120	24,775
Vancouver, All CTs	578,045	75,980

2

Furthermore, alternative projections compiled by BC Stats show that Vancouver's seniors population will increase by 33 per cent by 2018, and an astonishing 87 per cent by 2028.

BC Stats Seniors Population Projections, 2008-2028

District name	Year	Ages 65-69	Ages 70-74	Ages 75-79	Ages 80-84	Ages 85-89	90 Plus	Totals
Vancouver Aggregate	2008	20594	17836	16041	11515	7236	4705	77,927
Vancouver Aggregate	2018	36313	24152	15821	12530	8702	6362	103,880
Vancouver Aggregate	2028	46283	37125	28754	17093	8792	7469	145,516

3

² All figures specially compiled by Andrew Pask at the City of Vancouver's Social Planning Department.

Since 2003, the City of Vancouver has been engaged in a planning process to develop a new sustainable, complete community at East Fraserlands – 130 acres of industrial land south of Marine Way and east of Kerr Street to Boundary Road. The site was previously home to the Canadian White Pine Mill and rezoning applications for residential use were just approved in 2008.

Proposed East Fraserlands Redevelopment Area



The Official Development Plan approved for the East Fraserlands Site consists of a predominantly residential community for more than 12,800 residents supported by a commercial centre in the form of a “High Street.” This proposed community will include parks, a community centre, an art centre, man-made wildlife sanctuaries, schools, a community “square” plaza, childcare facilities and many other public amenities.

On November 14, 2006 at the East Fraserlands Official Development Plan Public Hearing, members of the Victoria-Fraserview/Killarney Community Vision Committee, which had been involved in three years of meetings and oversight, spoke to the application. There were 21 total speakers at the meeting, 19 of which expressed support for the development contingent upon the City providing a dedicated seniors’ centre in Southeast Vancouver.

With the desirable distinction of being Vancouver’s largest (and possibly last) waterfront real estate development community, East Fraserlands is a very attractive location for baby boomers approaching retirement. This movement will increase the already large number of seniors looking for recreational opportunities, and in turn exacerbate the area’s desperate need for a senior’s centre.

³ All figures compiled by municipality through BC Stats and distributed by way of Metro Vancouver’s Policy and Planning Department.

The Southeast Vancouver Seniors' Arts and Cultural Centre Society (SVSACS)

In 2008, the broad cross-section of seniors that had been involved as advocates for a Southeast Vancouver Seniors Centre incorporated under the British Columbia Society Act.

The articulated purposes of the society are:

- 1) To develop, promote and provide programs, activities, services and special events for adults of all cultures in the Southeast section of Vancouver
- 2) To raise and provide the necessary funding to purchase the essential equipment, supplies and/or furniture needed to provide seniors facilities, programming, activities, special community events and services
- 3) To negotiate contracts and the rate of pay with the various instructors or staff needed to operate the programs, events or services for the Society
- 4) To set the fees and charges that are levied to patrons and users of the seniors programs, activities, special community events and services

The Southeast Vancouver Seniors' Centre Project Committee

On November 2, 2006, Vancouver City Staff provided Council with a background memo in response to the community's insistence that their support for the East Fraserlands development project be conditional on the construction of a seniors centre. Subsequently, on December 7th, a memo outlining the City's involvement in supporting the development and operation of various seniors' centres in Vancouver was also forwarded to Council.

A Council motion directing staff to provide further guidance to the community by undertaking exploratory work relating to the goal of developing a senior's centre was tabled and ultimately approved in conjunction with a staff report to Council on January 30, 2007.

The motion called for two courses of action:

- 1) That Vancouver City Council direct staff to provide further guidance by undertaking exploratory work relating to potential funding sources, governance models and site/building selection with the goal of developing a new seniors' centre in Southeast Vancouver at the earliest opportunity.

and

- 2) That Vancouver City Council direct staff to work with the community in Southeast Vancouver and particularly the Victoria-Fraserview/Killarney Community Vision Implementation Committee for their input.

These community demands for a seniors centre, and the response from City Council, were reflective of both the Victoria-Fraserview/Killarney and Sunset Community Visions, which were adopted by City Council in 2002.

On January 26, 2007, City Staff reported back via an administrative report recommending an outlined process to follow, with the proviso that City Council “be aware of the expectations of the community, and how these may be met, given other demands and expectations on the City’s capital and other funding processes.”

Social Planning and City Plans staff reviewed available staff resources and determined key community responsibilities that needed to be fulfilled as part of the development of a plan:

- 1) *Community Stakeholder Representative Group*: The community establishes a representative task group to act as the focal point of the development of a plan for a seniors’ centre. Functions of this task group would include information gathering, discussion, feedback to and from all constituents in the community, and development of plan for a seniors’ centre.
- 2) *Schedule and Timeframe*: Between February and mid-March, the community stakeholder representative group engages in facilitated discussions of the key elements of a plan, and identifies areas requiring further consensus-building or feedback from constituents in the community.
- 3) *Plan Development*: The community comes to general consensus on a plan which includes:
 - A vision for the centre;
 - Community needs the centre will address, and associated programs and services;
 - Options for location
 - Governance;
 - Capital budget requirements & sources;
 - Operating budget requirements and sources.

From April to the end of June of 2007, the Community Stakeholder Representative Group finalized a preliminary course of action.

In turn, key roles for City Staff were also designated as part of the overall plan’s development:

- 1) *Information gather and sharing:* Social Planning staff will provide the Community Stakeholder Representative Group with background information to facilitate the development of a plan for seniors' centre. In addition, City staff would provide information based on previous discussions of a seniors' centre in South Vancouver, including information about site selection, facility design, governance, and a general vision.
- 2) *Meeting Facilitation:* City staff will offer meeting facilitation for the Community Stakeholder Representative Group, and assistance at the annual Community Meeting.
- 3) *Budget:* Community Visions Implementation staff in CityPlans and Social Planning staff will support this process. CityPlan staff estimate that approximately 10% of one staff position, (3-4 hours per week average) between now and April 1 can be allocated, and up to 20% of one position, (7-8 hours per week average) from April 1 through to the end of June. Social Planning is able to contribute 10 to 15 hours per week of an Auxiliary Social Planner through the East Fraser Lands rezoning process from February 1 through to the end of June 30.

As was the case in 2001, the report also articulated the fact that “the delivery of a new seniors' facility would likely require a funding commitment from Council, either from City sources or contributions from development projects, or both.”

As has been communicated to the Southeast Vancouver Seniors' Arts and Cultural Society on numerous occasions, this funding is contingent on support from either the provincial or federal governments, or both.

Cost Projections

In 2001, the Vancouver Board of Parks and Recreation assisted in funding the creation of detailed architectural schematics for a 3,500 square foot seniors centre to be housed at Killarney Community Centre.

However, due to the dramatic increases in the needs of the local seniors population, a space requirement of at least 10,000 square feet is necessary to come close to adequately meeting the overwhelming demand for programming and services. Even this kind of space is expected to be quickly overrun by excessive demand.

Unfortunately, multiple recent requests to the Planning and Operations department within the Park Board to assist in funding for a new plan that better addresses contemporary community conditions have been refused, therefore rendering a detailed cost breakdown extremely difficult without significant expenditure on the part of SVSACS.

Additionally, SVSACS has spoken to many potential partners regarding the exact composite of programming and services that could be offered at a seniors centre. There is no shortage of ideas and enthusiasm, and our society continues to work with the members of the Community Stakeholder Representative Group and others to identify specific needs and develop the necessary infrastructure.

However, for the purposes of this proposal, which is designed solely to secure funding for the construction costs of a new seniors centre, providing this level of detail is premature.

We have compiled two examples of similar projects to be used as gauges for our particular requirements:

1) Burrard View Park - Harbourview Daycare Redevelopment

Project: A two-storey, 4,700 square foot permanent licensed daycare facility to replace the childcare portable on Burrard View Park.

Date of Cost Projection: May 19, 2006

Summary of Redevelopment Options

Options Building Us	Footprint	Park Use	Footprint	Park Impact Estimated Project Costs
A – 1 storey	2650 sq ft	3500 sq ft	6150 sq ft	\$ 1.0 million

B – 2 storey	3000 sq ft	3500 sq ft	6500 sq ft	\$ 1.7 million
C – 1 storey	4300 sq ft	4200 sq ft	8500 sq ft	\$ 1.6 million

4

NOTE: For the purposes of comparison, Option B is the closest to the Seniors Centre because of the 2 story logistics involved.

2) New Trout Lake Community Centre

Project: A future new 34,000 sq. ft. community centre to replace the existing program spaces, including a full size gymnasium.

Date of Cost Projection: September 8, 2008

The total project budget is \$23,000,000, although renovations rather than complete replacement seems to be the way the city is heading:

“Trout Lake Community Centre: Faced with a financial limit and significant capital maintenance and upgrading demands, the group was not able to include funding for replacement of this centre. However, should additional funding be available, the Staff Review Group would consider completion of the Trout Lake Community Centre Complex as a priority project, noting that the projected cost has increased to \$23.0 million.”⁵

⁴ Vancouver Parks & Recreations Administrative Report, Burrard View Park - Harbourview Daycare Redevelopment, May 19, 2006. Located at: http://vancouver.ca/parks/board/2006/060529/burrardview_harbourview_daycare_redevelopment.pdf.

⁵ City of Vancouver Administrative Report, 2009 - 2011 Capital Plan: Final Plan Approval, September 8, 2008. Located at: http://vancouver.ca/fs/capital/pdf/2009_2011CapitalPlan_FinalApproval.pdf.

Conclusion

There is a glaring void that currently exists in the increasingly important programming and services available to Vancouver's seniors. Despite the fact that one third of all Vancouver seniors live in Southeast Vancouver, that the multicultural communities represented in the area represent the most diverse cross section in the city, and that the East Fraserlands development is poised to dramatically increase population numbers, the Southeast quadrant of the city still is without a seniors centre.

We hope that this brief breakdown of the state of affairs for Southeast Vancouver seniors has been not only informative, but also compelling enough for you to consider appropriate funding to make this nearly 20-year dream a reality.