



October 23, 2017

TO: Park Board Chair and Commissioners
FROM: General Manager - Real Estate and Facilities Planning
General Manager - Vancouver Board of Parks and Recreation
SUBJECT: South Vancouver Seniors Centre Location

RECOMMENDATION

- A. THAT the Vancouver Park Board approve the use of land in Sunset Park, at a site adjacent to the existing Sunset Community Centre, as the location for the construction of a new seniors centre of approximately 10,000 square feet; and
- B. THAT the Vancouver Park Board direct staff to pursue funding opportunities to cost-share the Sunset Seniors Centre project, currently estimated to cost up to \$10 million, with the Federal and Provincial governments.

BOARD AUTHORITY / PREVIOUS DECISIONS

As per the [Vancouver Charter](#), the Park Board has exclusive jurisdiction and control over park land use in the City of Vancouver, including any structures, programs and activities, fees, and improvements that occur within designated parks.

At the Regular Council meeting held on July 26, 2016, Council unanimously passed a motion titled [Building a Seniors Centre in South Vancouver/Sunset Area](#). This motion directed staff to undertake exploratory work relating to Capital budget requirements, potential funding sources, including matching funding from the Provincial and Federal governments, governance models, building design, and site selection. It further directed staff to work with the Vancouver Park Board and other key stakeholders for input.

At the Regular Park Board meeting held on September 19, 2016, the Board unanimously passed a motion titled [Seniors Centre to Serve the Sunset Community in South Vancouver](#), which directed staff to investigate potential site options appropriate for the development of a seniors centre nearby or adjacent to the current Sunset Community Centre, as well as to explore possible funding sources and to consult with key community stakeholders.

BACKGROUND

A significant demand for senior services is expected in the next twenty years citywide and the Sunset neighbourhood has been identified as an area with an existing service gap. Early in 2017, a Request for Proposals was issued for qualified teams to provide professional architectural consulting services for the feasibility study. Carscadden Architects were selected as the successful proponent and retained in May 2017. The study included community engagement, program development, site analysis, test-fit diagrams, concept options, and costing.

A long list of potential sites were identified and reviewed and then a short-list of sites was further analyzed. It was determined that co-location with the existing Sunset Community Centre is the preferred option, with key advantages being proximity to transit and outdoor space, social benefits and additional opportunities for efficient use of space, and resources (capital & operating) that are shared and mutually complimentary.

DISCUSSION

In the coming decades, the demand for seniors facilities will increase dramatically along with the City's seniors population. By 2041, there will be an 80% increase of residents aged 65-74 and a 100% increase of residents older than 75. Of Vancouver's eight seniors facilities, there are only three 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 \(1996\)](#). The Sunset Community Centre was identified as the preferred location for these services at that time. 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. Looking ahead, it would be an efficient use of resources to provide space at the proposed seniors centre for intergenerational programming.

COMMUNITY ENGAGEMENT

A robust stakeholder and public engagement process was facilitated by the consultant team in order to assess and understand the range of current and future needs and desires of the seniors community in the Sunset neighbourhood. Following is a list of the engagement activities and events that were held as part of this feasibility study.

Stakeholder meetings (5)

- Facilitated group meetings with representatives from 14 stakeholder organizations
- Sunset Community Association Board of Directors
- City of Vancouver and Sunset Community Centre staff

Public engagement sessions (6)

- Facilitated sessions in Punjabi at Sunset Community Centre
- Facilitated sessions in Chinese
- Youth workshop at Sunset Community Centre
- Booth at Sunset Community Centre during Canada Day celebrations
- Open houses at Sunset Community Centre and South Vancouver Neighbourhood House

Public questionnaire (4)

- English - online and print
- Punjabi - print
- Chinese - print
- Youth - print

Additional presentations by City staff (1)

- Seniors Advisory Committee

Below is a list of the groups that were consulted.

- Changing Aging - UBC Kinesiology Program
- City of Vancouver Seniors Advisory Committee
- Council of Senior Citizens Organizations of BC (COSCO)
- Little Mountain Neighbourhood House
- Metro Vancouver Cross-Cultural Seniors Network Society - Raising the Profile Project
- South Asian Women's Seniors Group/Hub
- South Vancouver Neighbourhood House
- South Vancouver Pacific Grace MB Church
- South Vancouver Seniors Hub
- Southeast Vancouver Arts & Cultural Society
- Sunset Community Association
- Sunset Indo Canadian Seniors Society
- Vancouver Chinese Baptist Church
- Vancouver Public Library - South Hill Branch

FUNCTIONAL PROGRAM

A recommended Functional Program was developed that targeted the intersection of needs and gaps in a practical and thoughtful way. The Functional Program considers spaces for the delivery of health and wellness, nutritional support, physical activity, culture, education and recreation, intergenerational activities and information, and referral and advocacy types of programming and services. Key spaces include a large event and dining multipurpose room, medium flexible activity rooms, fitness oriented room, kitchen, lounge space, lobby, and administration and support spaces (see Figure 1). The total space requirement is approximately 10,000 square feet.



Figure 1 - Key spaces for new seniors centre in South Vancouver

SITE SELECTION

Through an iterative process of review and analysis, possible sites for a future seniors' centre were compared and tested. A long list of potential sites was reduced to a short list based on the basic requirements of location within the target area, availability in the desired timeframe, and capacity to facilitate the construction, addition, or renovation of at least 10,000 square feet. The short list included four sites that were further analyzed based on criteria in categories including social, environmental, financial, and test fit (see Figure 2 below).

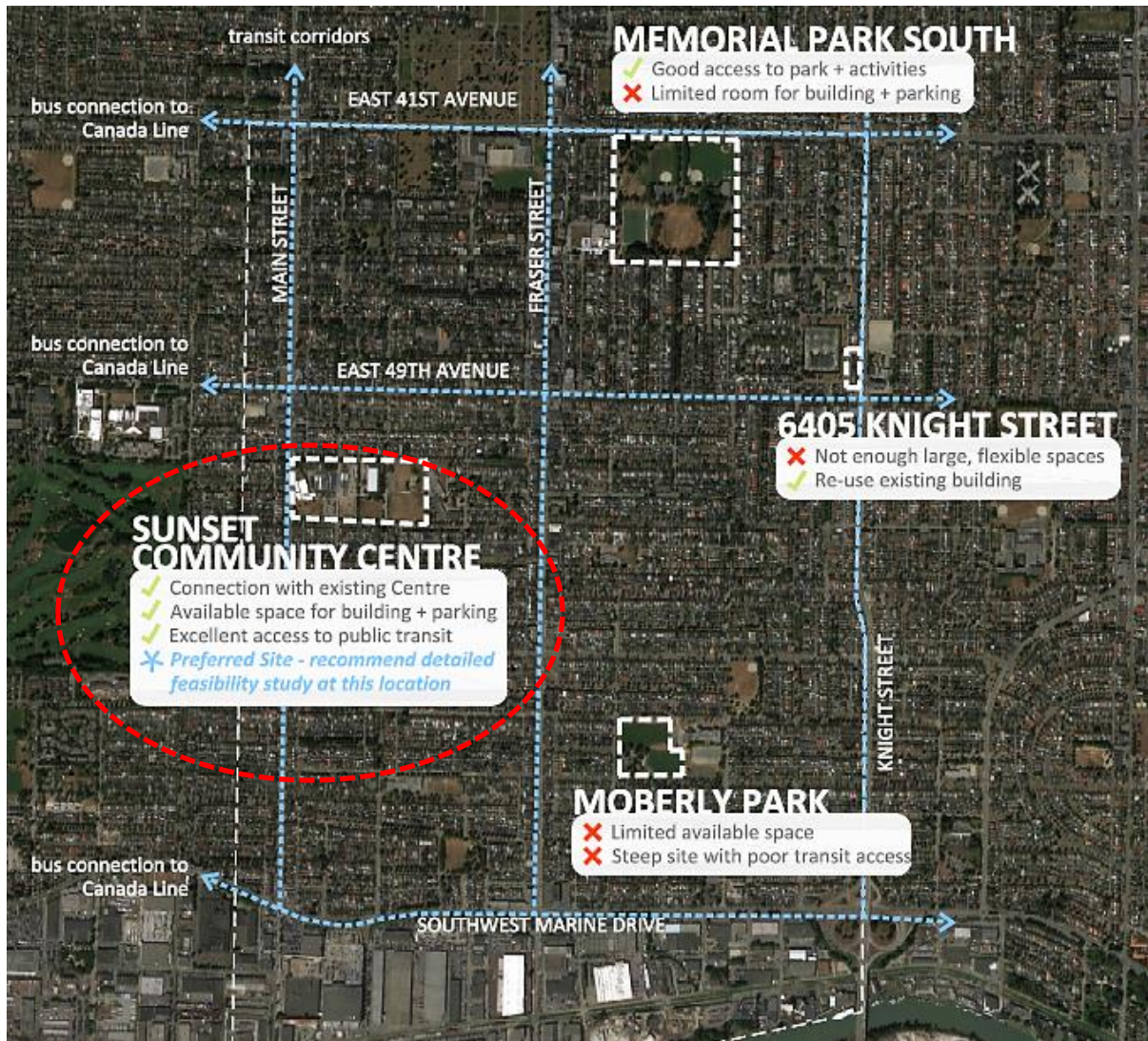


Figure 2 - Short-listed sites with key findings

It was determined that co-location with the existing Sunset Community Centre is the preferred option, with some of the advantages being: proximity to transit, parking, and outdoor space; social benefits by expanding existing programming; and integrating seniors programs with intergenerational and recreational community programs.

As the existing Sunset Community Centre is a unique building in architectural expression, three options on the site have been identified as feasible (see Figure 3). Once the project budget is approved, staff will explore these options to determine which one is the preferred.



Figure 3 - Sunset Seniors Centre sites options adjacent to community centre

The cost estimate for this 10,000 square foot seniors centre is \$10M (with a projected construction phase in 2019). Ongoing programming costs are estimated to be approximately \$0.3M per year, and ongoing building operating costs are estimated to be approximately \$0.3M per year.

LEGAL CONSIDERATIONS

The Sunset Community Association is one of six community centre associations engaged in an active legal action against the City regarding control and ownership of the community centre facilities. The arguments advanced by the associations in this action include a claim to fifty percent ownership of community centre facilities. To date, Sunset Community Association has not released this claim or executed an updated operating agreement with the Park Board. This issue will need to be addressed in the next planning phases and prior to construction of the facility.

Given the foregoing, the arrangements for operation of a new seniors' centre at the preferred location as set out above will be determined at a future date.

SUMMARY

Creating a new seniors centre co-located with the Sunset Community Centre in Sunset Park will proactively address needs for senior services in the South Vancouver area. This report

seeks the Vancouver Park Board's support to develop a \$10M Sunset Seniors' Centre, as recommended, subject to receiving Federal and Provincial Government funding.

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