

Delta Seniors Planning Team

April 15, 2014

Deltassist North Delta Office

Minutes

Chair: Val Windsor

Recorder: Kay Dennison, Coordinator

Attendance: Lynda Brummitt, ML Burke, Kay Dennison, Jenn Fancy de Mena, Valda Kargbo, Christiann Munro, Margaret Toews, Lyn Walker, Val Windsor, Angelica Wrobbel

Item	Discussion/Information	Action
1. Welcome	<p>Presentation:</p> <ul style="list-style-type: none">a) Video Clip of Delta Cable "In Touch" interview with Kay Dennison and ML Burke – promoting Delta Seniors Planning Team and Paterson Park Housing Forum – taped in December 2013. This video has been aired on Delta Cable TV several times since December.b) Presentation by ML Burke – synopsis of Paterson Park Housing Forum. – a series of three panels held March 29, April 5 and April 12 – the topics of panels were: Education, Health, Socialization and Recreation, Rental Housing and Getting it Built <p>See notes at end of minutes.</p>	
2. Approval of Agenda	Agenda approved as circulated	Moved by Margaret Toews Seconded by Jenn Fancy de Mena
3. Approval of Minutes	Minutes on the March 2014 meeting approved as circulated.	Moved by Margaret Toews Seconded by Lyn Walker
4. Follow up from March	4.1 Planning team funding: Possibility of doing an event in June to celebrate if funds are cut by United Way of the Lower Mainland? We	Future plans for Delta Seniors

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Minutes	<p>will also need to discuss how to move forward without funding support. In addition to planning table funds, senior services in the Metro Vancouver area funded by United Way will not have funding renewed once the current contract expires. These cuts were announced in the newspapers. The cuts were necessary because the United Way has not received adequate donations over the past year.</p> <p>4.2 Letter to Linda Larson, Parliamentary Secretary has not been done yet, given uncertainty of future.</p>	<p>Planning Table and United Way Funding will be discussed at the May meeting, if the funding decision is known.</p>
5. Updates Action Team	<p>5.1 <u>Non Medical Services</u> – Kay Dennison We received a letter from New Horizons informing us that we did not get the funds we applied for to do the emergency medical information card. Flo Mann, who has been on our committee from the beginning, has resigned. Flo and her husband are leaving Delta to move into Vancouver, after being residents for over 35 years. The Services Action Team has agreed to be the Advisory Committee for the Better at Home Program.</p> <p>5.2 <u>Housing</u> – ML Burke – see presentation notes below</p> <p>5.3 <u>Transportation and Mobility</u> – Lynda Brummitt The Tsawwassen walkability study is now posted on the Deltassist website. Ladner and North Delta will follow shortly. We hope to make a presentation to Council in the near future.</p>	
6. Updates from other Committee	<p>6.1 <u>Access Transit</u> – Kay Dennison HandyDART is aware the needs of riders is not being met and are looking for ways to improve service. Realize that communities will be looking to alternatives such as the Seniors Bus in North Delta.</p>	

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	<p>6.2 <u>Seniors Advisory Committee</u></p> <p>The decision was made to delay announcing the new appointments to the committee till the Mayor and Council has revised the Terms of Reference.</p> <p>6.3 <u>Better at Home</u> – Lyn Walker</p> <p>The program is now up and running providing light housekeeping services through Nurse Next Door. Yard work and minor repairs will be available in the future.</p>	
7. New Business	<p>7.1 <u>Co-Chair elections</u></p> <p>Will be done at a later date, after we know what will be happening with the funding for the committee</p> <p>7.2 <u>Seniors Advocate Appointment</u></p> <p>Isobel Mackenzie has been appointed by the BC Government as Seniors Advocate – first in Canada.</p>	
8. Adjournment	<p style="text-align: center;">Next Meeting May 20, 2014 at 10:00 am Benediction Lutheran Church Hall, 5575- 6th Avenue Tsawwassen</p>	

Presentation: ML Burke, Chair, Housing Action Team
Synopsis of Paterson Park Forum

Our first forum focussed on Health, Education, Recreation and Socialization. We had representation from the Fraser Health Authority, Kwantlen Polytechnic University and some input from a Corp Delta Councillor, Ian Paton. Fraser Health showed the need for developing communities to enhance aging in place, socialization, mobility and affordability. Kwantlen spoke of possibly having a satellite facility to support their Health Sciences and Agricultural programs.

Councillor Paton suggested in the interim to turn the centre of the oval into a decent grass area where people could gather to play or picnic with Corp Delta keeping it maintained by mowing as they do the other parks.

MLA Vicki Huntington further suggested placing some nesting boxes around the perimeter for raptors and other birds until such time as construction began.

The second forum focussed on mixed market and affordable rental housing. Panellists were from BC Housing, a crown corporation of our Provincial Government, along with two experienced consultants specializing in building affordable housing and modular housing.

It was a lively and encouraging session from all three with BC Housing offering development support but reiterating that our next step is to seek cooperation with the municipality and also to partner with other agencies.

Consultant, Bob Laurie, spoke passionately about new exciting inroads in prefabricated modular housing, the social integration of seniors and the need to create affordability which means increasing densification. He pointed out that in Metro Vancouver only 45% of the liveable land mass is available for people and industry. The other 55% is reserved for watersheds, parks, the ALR, etc. Since most of the liveable 45% is already built or earmarked for development, increasing density is the only option. "It's a fact of life" he says.

The other consultant, Alice Sundberg, told us the real work comes not in building rental housing but in managing those rental units. She said to involve senior levels of government and to convince them how important affordable rental housing is.

The third forum hosted Jim O'Dea from Terra Housing, a non-profit affordable housing development society. Jim is very experienced in putting together projects between non-profits and government. Some of his comments were about the complexity of the project. He said the financial part is difficult but is do-able and that we should stay the course. Don't give up when we hit push-back, which we will. Our Paterson Park Vision reminds him of the Woodward's project which has 11 different air space parcels (partner/owners)' that include SFU, food, retail below, market and low-income condos and rentals residential above. Each parcel is owned by a different developer/partner. If you could imagine Woodward's lain on its side, this could be your Paterson Park model.

He talked about various projects such as a new seniors building in North Vancouver at 2nd and St. George's. They had an asset management plan where the ANAF (Army Navy and Air Force) Vets shared their property with a developer. After the Safer subsidy (\$700 /mo.) rents will be about \$680 /mo.

Jim suggested, rather than form a whole new non-profit society, we should take an existing non-profit involved in housing and join forces. We need to research how many non-profits are in Delta and look at the ones that are compatible to our vision.

Alan Forrester of Forrester Developments is a for-profit developer who does condo projects but is also starting to specialize in cohousing developments. He gave an interesting slide presentation on cohousing and talked about its merits and difficulties. He is currently working on Vancouver's first seniors cohousing development in Kerrisdale and is open to assisting us with our vision of two cohousing projects in Paterson Park.

Donna Ellis, Executive Director, KinVillage

Formed in 1978, the Kinsmen bought the land (9 acres) for a dollar from Corp Delta. BC Housing financed the project. They partnered with Fraser Health and Corp Delta. It was funded 65% by government, which you won't see again in today's world. KinVillage provides only publicly funded services, subsidized beds through FHA, which are based on income to a maximum of \$3,000 /mo.

Donna said that Fraser Health wants to build more capacity in South Delta.

Paula Anderson, General Manager, Harmony Court Campus of Care is for-profit affordable Campus of Care in East Burnaby. They have a total of 218 independent, assisted living & full residential beds with 81 of those being FHA beds. The parent company is Age-Care out of Alberta where they have 9 projects. Harmony Court is their first in BC with rents starting at \$1,700 /mo for full meals, weekly cleaning and recreation services.

Turn-out improved as forums progressed. The overall response from the public has been very positive (85% in favour) with most just wanting to get started.

Comments:

- The village concept has been done in Calgary very successfully.

- Suggestion made that the Tower at 80th and Scott Rd., and surrounding area should be developed with the concept of a village. But there is a concern about the very small units in the tower and if buyers are willing to downsize to that degree.
 - Cohousing may be the answer for some people, able to downsize but still have a say in the size of the common living area.
 - Older small malls (strip malls) are being converted into living spaces for seniors in the United States.
 - Pocket neighbourhoods are also being built in Washington State and ML will be going to Port Townsend and Langley to take a look at this kind of development. Affordability requires density.
 - The information package for Harmony Court Campus of Care was circulated and it was noted that compared to other assisted living housing, the rates are good - \$1700 per month for a studio, with meals and services
 - It was noted in a newspaper article on senior's residential care that by 2017, the number of seniors in the lower mainland will start to outnumber children.