

**From:** "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>

**To:** "Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>

**Date:** 6/15/2016 1:36:06 PM

**Subject:** RTS 11495 - Update on Initiatives related to Housing for Seniors

**Attachments:** [Memo - RTS 11495 Update on Initiatives related to Housing for Seniors.pdf](#)

Dear Mayor and Council,

As requested at the Council meeting on May 17th, please find attached a memo providing information on seniors housing. This request was prompted by the presentation given by Housing Policy & Projects staff on the 2015 Housing Report Card – Part 1.

Key points of the memo include:

- Nearly one third of the non-market housing stock in Vancouver is for seniors.
- 250 seniors housing units are currently under construction and staff is currently working on new projects for seniors housing (Fairhaven, Pearson Dogwood).
- City uses by-laws, community plans and grants to make housing adaptable for seniors, help create new housing, and support stable housing for seniors.

If you have any further questions, please contact Kathleen Llewelyn-Thomas, General Manager - Community Services.

Best,

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## MEMORANDUM

June 14, 2016

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Janice MacKenzie, City Clerk  
Lynda Graves, Manager, Administration Services, City Manager's Office  
Rena Kendall-Craden, Director, Communications  
Mike Magee, Chief of Staff, Mayor's Office  
Kevin Quinlan, Deputy Chief of Staff, Mayor's Office  
Katie Robb, Director, Communications, Mayor's Office  
Emma Lee, Director, Community Relations, Mayor's Office  
Mukhtar Latif, Chief Housing Officer  
Abi Bond, Director Housing Policy  
Jim De Hoop, Managing Director Housing Delivery and Operations  
MaryClare Zak, Managing Director Social Policy

FROM: Kathleen Llewellyn-Thomas, General Manager

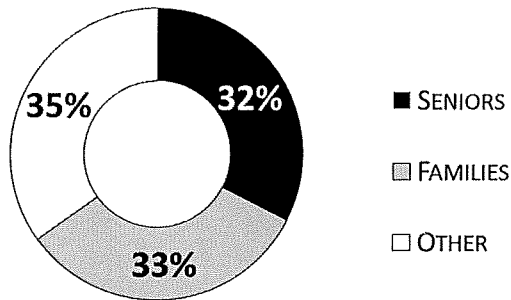
SUBJECT: RTS 11495 - Update on Initiatives related to Housing for Seniors

The purpose of this memo is to provide information on non-market housing available for seniors. This is in response to questions from Councillor Ball on Tuesday, May 17, 2016 while Mayor and Council were receiving information a presentation and administrative report on the *2015 Housing Report Card - Part 1*.

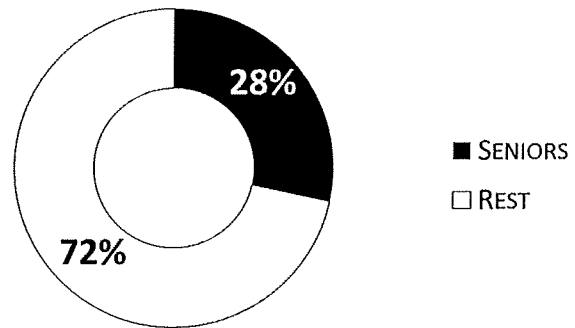
### What is currently available for seniors?

The City has 25,621 units of non-market housing open as of March 31, 2016. Among this stock, nearly one-third (8300) are available specifically for seniors (see Appendix A) in 141 buildings (28% of all buildings). Among the 141 buildings that include units for seniors there are some buildings that encourage a mix of household types such as for families.

Non-Market Units by Tenant Group



Buildings for Seniors vs. Rest of NM Stock



The “14 Sites” is an MOU between the City and Province to provide supportive housing for low income people and those who were living on the street or in shelters in the community. To date approximately 33% of these 1400 units are occupied by individuals over 55 years. According to the recent 2016 Homeless Count, 18% of people surveyed were seniors (>55 years).<sup>1</sup>

Beulah Gardens is another example of housing available for seniors that has recently been endorsed by Council. In 2014, Council approved a rezoning application as part of the Beulah Garden Campus in Hastings/Sunrise to deliver 54 one and two bedroom “life lease” units. This project, at 3323-3367 East 4<sup>th</sup> Avenue, is an innovative housing alternative for seniors capable of independent living. Residents purchase a “right to occupy” via a life lease, which is a contract with fixed terms (29 years) from the non-profit society. Life leases are paid in advance, and as such affordability of these units will increase over time. The housing provides security of tenure, access to communal facilities and services and assurances that their neighbours will fall within an age group.

<sup>1</sup> <http://vancouver.ca/files/cov/homeless-count-2016-report.pdf>

## What is going to be available for seniors?

There are 4 projects currently under construction that are for seniors located in the West End, Downtown Core, and Killarney. These buildings would account for an additional 250 units for seniors.

Address	Estimated Completion	# Units	Operator
601 Main St	2016	22	SUCCESS
1077 Richards <sup>1</sup>	2016	75	127 Society
1155 Thurlow	2017	45	Central Presbyterian Church
2780 SE Marine Drive <sup>2</sup> (Community Land Trust)	2018	108	HFBC Housing Federation
<b>TOTAL</b>		<b>250</b>	

<sup>1</sup> There are a total of 162 units and 82 are replacement units for the Jubilee House. All units will be *targeted* for those individuals aged 45+ years.

<sup>2</sup> There are an additional 20 non-market units for families at 2780 SE Marine Drive.

The Housing Agency is in the planning process with a non-profit society to co-locate a seniors centre with approximately 60 units of residential above for seniors in Kensington Cedar-Cottage (3510 Fraser).

Staff has been working with Fairhaven United Church Homes to replace 61 units of seniors housing with 138 units (net 77). It is located in Killarney at 2720 E. 48<sup>th</sup> Avenue. A rezoning application was recently received in May 2016.

In January 2016, a rezoning application was submitted for the comprehensive redevelopment of the Pearson Dogwood complex in Marpole. As per current policy, 20% of the units will be delivered as affordable housing and the Pearson Dogwood Policy Statement<sup>2</sup> recognizes the opportunity to provide housing for low income seniors.

## What municipal tools are in place for seniors housing?

The Vancouver Building Bylaw (VBBL) was amended in 2014 to enhance accessibility in new construction. Provisions ensure that door widths, stair widths, door viewer heights and plug heights for example, are appropriately accessible to persons with disabilities.

In addition to the VBBL, the City's Housing Design & Technical Design (2015) requires that at least 5% of the units must be fully wheelchair accessible (e.g. appropriate turning radius, counter heights and design, etc).

<sup>2</sup> <http://vancouver.ca/files/cov/pearson-dogwood-policy-statement.pdf>

In 2016 the City provided five grants (~\$255K) to non-profit societies that provide a variety of services that support stable housing for seniors. Services include outreach where staff work with seniors who are at risk of homelessness for specific demographic groups (i.e. DTES resident, SRO tenant, Chinese, etc.) to ensure social inclusion, referrals to financial or medical assistance, and providing information on other senior programs available.

### **What City groups are working on seniors housing?**

The City also has a Senior Advisory Committee (SAC) as well as Persons with Disabilities Advisory Committee (PDAC). These committees are regularly consulted on various housing projects, such as the Pearson Dogwood Redevelopment. The Seniors Advisory Committee has been developing a checklist for developers with regards to seniors housing. Similarly, with support from *Housing Policy & Project* staff, the PDAC is developing a pilot project that aims to streamline the process of matching a wheelchair user to an appropriate housing unit. The group is creating partnerships with non-profit housing providers and health authorities to collaborate on this project.

The Housing & Homelessness Strategy (2012) includes strategic directions to include a housing mix in all neighbourhoods that will increase the availability of well-maintained and suitable housing types and tenures for a diverse population. Planning work has begun on the *Housing Refresh* which is scheduled to begin in the Summer/Fall 2016. The Housing Refresh will engage with the public to better understand current housing challenges for all groups living in Vancouver including seniors. One of the expected outcomes is to update the Housing & Homelessness Strategy goals and targets.

### **What are senior governments doing for seniors housing?**

Both the Province and the Federal governments offer programs that support seniors to age in place by offering financial assistance for home adaptations. The 2016 Federal Budget included \$200.7 million nationally for affordable housing that supports construction, repair and adaption of affordable housing for seniors. The goal of this fund is to improve housing conditions for seniors. The Province has a similar program of Home Adaptations for Independence for low income persons with disabilities or diminished abilities living in their own home or market rental.

In addition these programs the Province offers other programs for assisted living coordinated with the health authority as well as seniors supportive housing which includes onsite support services such as light housekeeping, meals, and social activities. The Province also provides rent subsidies, Shelter Aid for Elderly Renters (SAFER), for seniors over 60 years and paying 30% of gross monthly income towards rent.

Please contact me if you have any further questions.



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KPLT/th

