



## SENIORS' ADVISORY COMMITTEE

### UNOFFICIAL NOTES

August 21, 2015

A working session of the Seniors' Advisory Committee was held on August 21, 2015, at 9:30am, in Committee Room 1, Third Floor, Vancouver City Hall.

#### PRESENT:

Eva Beda  
Thomas Crean  
Eddy Elmer (Recorder)  
Beatrice Ho  
Gudrun Langolf  
Jim McCully  
Colleen McGuinness (Chair)  
Chris Morrissey (Immediate Past Chair)  
Angie Natingor  
Scott Ricker  
Brian Tucker  
Jacqueline Weiler  
Bob Worcester

#### ABSENT:

Councillor Elizabeth Ball  
Dellie Lidyard (Leave of Absence)  
Lisa Low  
Park Board Commissioner Erin Shum  
Councillor Tim Stevenson  
Eva Wadolna (Leave of Absence)  
Bob Worcester

#### ALSO PRESENT:

Stephanie Kripps, Vancouver Public Library  
Taryn Scollard, Engineering Services, Streets Division

#### GUESTS:

Anthony Kupferschmidt, West End Seniors' Network  
Kevin Lau, Policy Specialist  
Wendy LeBreton, Development Services  
Art Phillips, Larco Investments  
Anita Molaro, Assistant Director of Planning  
Adrian Politano, DIALOG Architecture & Planning  
Tim Potter, Development Planner  
Patrick Ryan, Chief Building Official

## 1. Leave of Absence Requests

MOVED by Scott Ricker, SECONDED by Goodrun Langolf

THAT leaves of absence be approved for Dellie Lidyard and Eva Wadolna.

CARRIED UNANIMOUSLY

## 2. Approval of the Agenda

MOVED by Goodrun Langolf, SECONDED by Jackie Weiler

THAT the agenda for the meeting be approved.

CARRIED UNANIMOUSLY

## 3. Approval of Notes

MOVED by Eva Beda, SECONDED by Beatrice Ho

THAT the notes of the August 17, 2015 working session be approved.

CARRIED UNANIMOUSLY

## 4. Arbutus Mall: Block A

Tim Potter, development planner with the City of Vancouver, and Art Phillips, director of development for Larco Developments, described the [proposal for Block A](#) of the [Arbutus Mall redevelopment](#). The proposal includes 215 residential units (100 non-market rental, including 65 for seniors, and 115 market rental); commercial uses (grocery, restaurant, office, and below-grade self-storage facility); and 374 underground parking spaces.

The Committee provided feedback about the proposal, as per the letter in Appendix A.

## 5. Discussion with New Chief Building Official

Patrick Ryan, the City's new Chief Building Official, as well as Anita Molaro, Assistant Director of Planning, introduced themselves to the Committee and provided a progress report on the recent changes to the City of Vancouver Building By-law.

Mr. Ryan and Ms. Molaro indicated that due to large staff turnover in the Housing Department, the amendments to the building by-law were rushed, leading to various problems. In particular, although there was plenty of consultation with the SAC and the Persons with Disabilities Advisory Committee, there was not enough consultation with industry (i.e., those who actually build homes) to ensure that the amendments are practical and reasonable. Staff are reviewing the by-law and making changes, with an eye to the following:

- a. An emphasis on *intended outcomes* and not simply dictating design features
- b. Providing homeowners/builders with various options to make a home accessible, rather than prescribing singular solutions
- c. Providing flexibility to accommodate changing industry designs, materials, etc.
- d. Realistically assessing how many homes can and should be made accessible
- e. An acknowledgment that if a home is already accessible, it is not necessary to dictate additional changes
- f. Understanding the challenges in making townhouses and row houses accessible

Committee members offered the following comments and questions:

- a. It is important that as many accessibility features as possible be mandated/recommended for new builds to minimize the large reinvestments needed to implement these features at a future date.
- b. For new homes that are not fully accessible, it is important that they are at least *adaptable* for future use so as to allow older adults to age-in-place as long as possible.
- c. Although the new code includes a requirement for adequate accessibility *inside* of new homes, there is no requirement for accessible *entrances*.
- d. Will there be guidelines for the incorporation of digital technology like electric blinds and smart thermostats?
- e. Will there be accessibility standards for businesses? Mr. Ryan indicated that all new commercial buildings must be accessible. Existing buildings are exempt from the new code if they had met the previous code; however, if any new changes are made, provisions in the new code may apply. Heritage buildings will pose special challenges for regulation.

The Housing Subcommittee indicated that it had a long and productive relationship with Mr. Ryan's predecessor, Will Johnston, and wishes to continue this relationship by meeting regularly with Mr. Ryan and Ms. Molaro.

## **6. Killarney Seniors' Centre**

Beatrice Ho provided an update on the proposed Killarney Seniors Centre in southeast Vancouver. She indicated that due to an ongoing legal dispute between the Vancouver Park Board and the City's community centre associations, construction of the centre has been delayed indefinitely. The Committee suggested that Ms. Ho ask our Park Board liaison, Erin Shum, for more information about the possible start date for construction. The Committee also suggested that Ms. Shum's predecessor, Councillor Melissa De Genova, be invited to a future SAC meeting to provide more information, given her extensive involvement in this issue last term.

## **7. Committee Liaison Reports**

### *a) Vancouver City Council*

No reports.

### *b) Park Board*

No report.

### *c) City of Vancouver Staff*

See Appendix B.

d) *Vancouver Public Library*

Stephanie Kripps provided an update on National Seniors' Days planning activities. Eddy Elmer suggested that the library use a better sound system this year because it was very difficult to hear speakers at last year's event.

See Outreach Subcommittee notes below for additional information.

## 8. Subcommittee Reports

a) *Communications*

Given that many older adults no longer identify with the term "senior", Eddy Elmer proposed that Council be asked to change the Committee's name to something more inclusive (e.g., "Advisory Committee on Aging"). He will draft a motion for review.

b) *Outreach*

Beatrice Ho provided additional details about planning for National Seniors' Day:

- Confirmation is pending from the First Nations speakers
- The timeslot for the all-candidates' debate is still to be finalized
- Thomas Crean is working with the business improvement associations to provide food
- Eddy Elmer will work with Taryn Scollard to print more SAC brochures
- Committee members are needed to host the SAC table in two-hour shifts

To expand our reach in the community, members discussed the possibility of SAC hosting its own National Seniors' Day event next year at a different location (e.g., SFU Harbour Centre, in co-operation with the SFU Department of Gerontology). The chair suggested contacting Social Planning to explore funding opportunities. Anthony Kupferschmidt of the West End Seniors' Network suggested that SAC join his organization and others to host a large event. He indicated that WESN is working with other groups to secure funding from the New Horizons for Seniors' program.

Thomas Crean introduced a proposed Seniors' Bill of Rights (see agenda for text).

MOVED by Scott Ricker, SECONDED by Thomas Crean

THAT the SAC chair draft a letter to Council asking that this bill of rights be moved forward.

CARRIED UNANIMOUSLY

Beatrice Ho indicated that the Outreach Subcommittee was dissolved at its last meeting. In the Subcommittee's place will be three task forces:

- Event planning: Beatrice Ho and Jackie Weiler
- Small business outreach: Thomas Crean
- Social isolation and loneliness: Brian Tucker (lead), Eddy Elmer, Scott Ricker

c) *Housing*

The Subcommittee wished to report that it is keeping a close eye on the progress of the Pearson-Dogwood redevelopment.

d) *Transportation and Mobility*

No report.

**ADJOURNMENT**

MOVED by Eddy Elmer, SECONDED by Eva Beda

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

**Next regular meeting:**

DATE: Friday, September 18, 2015  
TIME: 9:30am  
PLACE: Committee Room 1, Third Floor, Vancouver City Hall

The Committee adjourned at 12:30 pm

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## Appendix A:

### Letter to Development Permit Board Regarding Arbutus Mall Block A

Seniors Advisory Committee  
c/o City Clerk's Office  
3rd Floor, City Hall  
453 West 12th Ave  
Vancouver, BC, V5Y 1V4

September 8, 2015

Dear members of the Development Permit Board:

**Re: 4188 Yew Street (Arbutus Mall Block A)**

As Chair of the City of Vancouver Seniors Advisory Committee, I would like to make a few remarks about the Arbutus Village proposal before you today. At the Committee's August meeting, staff and the applicant provided an overview of the proposal and addressed Committee members' concerns.

In general, the Committee is pleased that there will be units specifically allocated to seniors and families with children. Not only are these two groups struggling to find affordable accommodation that is suitable to their special needs, they benefit tremendously from the kind of social interaction that occurs when they live close together. There are, however, a few areas of concern that we would like the Board to consider.

First, we feel it is important that the seniors' housing component have a specific age requirement to ensure that, over time, these units remain for the exclusive use of seniors who wish to live independently in the community.

Second, we are unclear how many of the seniors' units will be fully-accessible. Although the seniors housing will be independent living accommodation, even able-bodied individuals need special adjustments to their accommodations over time (either temporary or permanent), especially seniors who want to age-in-place as long as possible. We therefore feel it is critical that as many of the seniors units as possible be fully-accessible from the outset, or at least be adaptable for future needs.

Third, we are concerned that the seniors housing will be located on the north side of the building, potentially limiting the amount of natural light they receive throughout the year. The applicant has indicated that the current design provides for the best mix of sun and shade (e.g., the use of terraces), both of which are important for residents. We hope that this is correct and ask that you consider this.

Fourth, we feel it is important to pay special attention to the issues of grade. There is considerable distance between the seniors' housing and the new neighbourhood seniors' facility, to be located in Block C. Changes in grade, if not dealt with sensitively, will be a serious impediment to the very people who need to

use the area. Although the applicant has assured the Committee that the site will be fully accessible to people who use wheelchairs, we ask that people with other types of disability also be accommodated (e.g., people with visual impairments). We also ask that **the Persons with Disabilities Committee be consulted for their feedback in this regard.**

Finally, we feel it is important that traffic from delivery and other service vehicles be managed so as to minimize congestion, reduce noise during the night and early morning, and provide a safe environment for pedestrians.

In general, we are in favour of this proposal but see a number of areas that should be examined to ensure the best outcome for the seniors who will live in this complex.

Submitted on behalf of the Seniors Advisory Committee.

Colleen McGuinness,

Chair

## Appendix B:

### Report from Taryn Scollard, Manager, Engineering Services

Taryn Scollard provided an update on a number of outstanding issues (see previous minutes for background):

1. A “no u-turn” sign will soon be installed on Cordova Street at the exit from the underground parking lot beside the Shaw Tower.
2. It has been determined that a new crosswalk on Arbutus and West 6th Avenue is warranted. Paperwork will be completed and sent to Traffic Operations.
3. Streets Division will review ramps and grades on Burrard Street at 16th and 17th Avenues. Potential changes will be made next year.
4. Regarding the Vision Zero traffic fatality project, the Transportation Department’s focus is high-collision areas (e.g., Marine and Knight). The Department will be implementing design changes and performing engineering upgrades in these areas. The Vancouver Police Department’s involvement pertains to locating red light cameras in the best possible locations.
5. Word is pending from Vancouver Fire and Rescue Services whether there is a formal campaign to alert the public re: fire houses serving as safe havens for disoriented older adults.
6. Shelter and bench location at bus stops is generally decided by the Street Activity Branch of Engineering Services. The Branch considers a number of factors when prioritizing locations, including:
  - a. transit boarding numbers as provided by Coast Mountain Bus Company
  - b. 311 requests
  - c. available sidewalk space (this is of particular relevance when installing shelters)

The Branch looks to co-ordinate with new developments, City projects, and accessibility improvements that may be occurring through Strategic Transportation. Another option the Branch examines is installing benches under awnings; this can help meet the requirement for both seating and weather protection in areas where there might not be room for a shelter.