



**SENIORS' ADVISORY COMMITTEE  
UNOFFICIAL NOTES (DRAFT)**

June 16, 2017

A working session of the Seniors' Advisory Committee was held on June 16, 2017, at 10:00am, Town Hall Main Room, 1st Floor, Vancouver City Hall.

**PRESENT:**

Monica Camporese  
Thomas Crean  
Eddy Elmer (Recorder)  
Clemencia Gómez  
Beatrice Ho  
Honghao Xu  
Anthony Kupferschmidt  
Gudrun Langolf  
Dellie Lidyard  
Dale Lutes  
Colleen McGuinness (Chair)  
Scott Ricker (Vice-Chair)  
Elaine Wass  
Jacqueline Weiler

**ALSO PRESENT:**

Councillor Elizabeth Ball, Vancouver City Council  
Steve Brown, Manager, Rapid Transit Office  
John Chapman, Rezoning Planner  
Winston Chu, Engineering Services  
Daniella Fergusson, Modus Planning  
Peter Lang, IBI Architects  
Laura Mackenrot, Persons with Disabilities Advisory Comm.  
Ian MacPhee, Regional Planner, Engineering Services  
Gavin McIntosh, The Care Group  
Chris Morrissey (Past Chair)  
Sara Rocchi, TransLink  
Park Board Commissioner Erin Shum

**ABSENT:**

Christopher Kevlahan, Vancouver Public Library  
Ashok Puri  
Councillor Tim Stevenson, Vancouver City Council

**1. Approval of Minutes**

MOVED by Beatrice Ho, SECONDED by Clemencia Gómez  
THAT the notes of the April 21, 2017 working session be approved.  
CARRIED UNANIMOUSLY

## 2. Re-zoning Application for 1920 Southwest Marine Drive (Casa Mia)

Gavin McIntosh, Director with The Care Group, and Peter Lang of IBI Architects, provided an overview of this [re-zoning application](#). This is the third re-zoning application for this project, the most recent having been withdrawn by the Applicant prior to Public Hearing. It is noted that, in 2014, the Committee [opposed the project](#) on the grounds that it did not adequately conform to best practice guidelines for seniors' housing and care as described in the Green House Project model.

The Committee commended the Applicant for being proactive in seeking feedback from members and was very pleased with the revised application. The Committee was particularly impressed by the following:

- a. 58 of 90 beds will now be publicly funded and managed under contract with Vancouver Coastal Health, providing more affordable housing options for seniors and persons with disabilities who wish to age-in-place in this neighbourhood, especially those with low incomes.
- b. Beds will be arranged in a small home design of 12-14 single rooms with private ensuite bathrooms, as well as dining, lounge, and activity areas for each unit. These small neighbourhoods will help foster a sense of community and belonging for residents, help to reduce agitation and confusion, and improve participation in activities of daily living.
- c. Some double rooms will be available so that couples need not be separated.
- d. The exterior of the historic Casa Mia mansion and most of the interior heritage spaces will be preserved. Importantly, all three levels of the new building will be connected to the mansion, and all residents, including those in the subsidized housing units, will be able to use and enjoy the heritage facilities and common areas in the mansion.
- e. Residents will be able to freely and safely move around the entire facility without fear of getting lost. There will also be a secure wing for residents with dementia, to be located on the ground floor of the new building, with private secure patios outside each room to provide access to natural light. An enclosed triangular piazza will be built, providing these residents with a space for gardening and other activities.
- f. All residents will have safe, convenient access to plentiful green spaces and will enjoy nice views.
- g. Trees and hedging around the building will be enhanced to increase privacy and reduce the visual impact of the new building at street level.
- h. Plans are in place to manage traffic flow in and out of the facility (e.g., a right-in, right-out policy for vehicles; scheduling of deliveries at off-peak hours; sufficient space for HandiDart vehicles).

Members offered the following suggestions:

- a. The use of long, institutional-type corridors should be kept to a minimum. The developer has indicated that there will be a corridor on the basement level, but that it will provide a benefit by forming a loop for walking.
- b. In keeping with the Green House Project best practices for care, "total care workers" be used to the extent possible or, at the very least, that workers be

- trained and given the autonomy to do a range of tasks, rather than just one or two.
- c. The developer should ensure that there are, indeed, a sufficient number of accessible parking spaces designated for persons with disabilities. Two may be insufficient.
  - d. Better transit options should be explored for this area. The nearest bus stop is on Angus Avenue, but it is quite a distance from the facility, and the area in general is not well-lit and lacks sidewalks. For staff and visitors who walk, take transit, or bike, this can pose a challenge, especially at night and during inclement weather. To address this concern, the Applicant will encourage car-sharing and has proposed a shuttle service from the bus stop to Casa Mia, but the Committee is unsure whether this will be adequate. Perhaps the installation of a bus stop closer to the facility is an option that can be explored with the City and TransLink.
  - e. To improve safety, especially for staff and visitors, there must be adequate lighting around the perimeter of the building.

Overall, the Committee was impressed by the revised application and offered its full support. Eddy Elmer indicated that he would draft a letter of support for the Committee's approval at the next regular meeting. John Chapman, Rezoning Planner, indicated that staff, including the Engineering Department, is currently reviewing the application. It will soon go to the Heritage Commission and Urban Design Panel, and a public hearing sometime in the fall. The Chair asked Mr. Chapman to keep the Committee updated on the progress of this application so that we may provide additional feedback if necessary.

### **3. Millennium Line Broadway Extension**

Steve Brown, Manager of the Rapid Transit Office, and Sara Rocchi, Project Manager with TransLink, gave an update on this project.

Members thanked the presenters for the update and offered numerous suggestions:

- a. It is absolutely imperative that accessible public washrooms be installed in every station, in keeping with our motion from [September 23rd, 2016](#) and a subsequent motion passed by Council on [November 2, 2016](#).
- b. Wayfinding and signage must be as simple and uniform as possible throughout the entire rapid transit system in order to minimize passenger confusion, especially for those with cognitive and visual impairments. Members cited New York City's transit system as an example.
- c. There should be adequate seating for passengers at all stations, both inside and outside. One or two seats are insufficient. Although TransLink prides itself on frequent train service, some passengers may still need to sit down (e.g., if they are carrying groceries or need to wait for someone before boarding a train).
- d. There must be sufficient lighting around all transit stations.
- e. All stairs must be slip-free.
- f. The line should be well-integrated with the Medical Precinct (e.g., at least one station should provide convenient access to medical facilities in the area).

- g. There should be accessible passenger drop-off zones, as per the Committee's motion of [July 8, 2016](#). This is especially important for those traveling to the Medical Precinct. Importantly, drop-off zones should be able to accommodate HandiDart vehicles.
- h. There should be at least two elevators at each station to minimize disruption in case one fails.
- i. To minimize passenger disruption, provisions should be made now for longer trains in the future.
- j. Interesting public art and aesthetic design (e.g., more colorful tiling) should be considered for the stations. Montreal's Metro system was cited as an example.

Staff promised to return to the Committee and provide an overview of feedback received from upcoming public consultations and stakeholder meetings. The Chair asked that staff provide the Committee with a copy of the final report for feedback before it goes to Council.

#### **4. Committee Workplan**

The Committee commented on a final draft of the 2017-18 workplan, as presented by Anthony Kupferschmidt and Dale Lutes. Members will vote on the workplan at the next official meeting.

#### **4. Committee Liaison Updates**

##### *(a) Vancouver City Council*

Councillor Ball provided an update on the City's proposed outdoor lighting strategy and changes to the City's sign by-law. In response to members' concerns that store owners may be required to turn off storefront lights at night, she indicated that this is not true. The concern is not with lighting per se, but *unfocussed* lighting that may cause glare from windows and therefore increase risk for hazards like tripping and falling. She also indicated that a consultant is currently working on the sign by-law changes and will come to the Committee at a future date to discuss the changes.

##### *(b) Park Board*

Commissioner Shum indicated that staff is currently working on a report about snow removal practices in response to last winter's snow storms. A copy will be sent to the Committee for review and comment.

##### *(c) Vancouver City Staff*

Winston Chu informed members that he has not yet heard back from staff regarding progress on the Engineering Department's snow removal report. He will inquire again.

#### **5. Subcommittee Updates**

##### *(a) Communications*

No report.

*(b) Housing*

The subcommittee is making arrangements for meetings with with Andy Yan, an urban planner and Director of the City Program at Simon Fraser University, and Gil Killey, Vancouver's Director of Planning. Among the topics to be discussed with these guests is the critical need for designated seniors housing.

*(c) Transportation and Mobility*

No report.

*(d) Social Isolation and Loneliness Project (SILAS)*

Eddy Elmer updated the Committee on the project. He will be completing the second part of the SILAS report, which involves drafting a series of recommendations to reduce social isolation and loneliness among seniors. The report will be based on a review of comments from the community engagement events, plus a review of relevant literature and best practices from other jurisdictions. He anticipates that a first draft of the report will be ready by mid-July.

**ADJOURNMENT**

MOVED by Eddy Elmer, SECONDED by Dellie Lidyard  
THAT this meeting be adjourned.  
CARRIED UNANIMOUSLY

**Next Regular Meeting:**

DATE: Friday, July 20, 2017  
TIME: 10:00am  
PLACE: Town Hall Main Room, 1st Floor, Vancouver City Hall

The Committee adjourned at 1:30 pm

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