

**DISTRICT OF WEST VANCOUVER**  
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

**5.**

**COUNCIL REPORT**

Date:	July 8, 2024
From:	James Ray, Seniors' & Customer Service Manager
Subject:	Seniors' Activity Centre Facility Needs Assessment and Feasibility Study Conclusion and Next Steps
File:	3070-01-2024

**RECOMMENDATION**

THAT the report titled Seniors' Activity Centre Facility Needs Assessment and Feasibility Study Conclusion and Next Steps from the Seniors' & Customer Service Manager dated July 8, 2024, be received for information.

**1.0 Purpose**

The purpose of this report is to inform Council about the conclusion of the Seniors' Activity Centre (SAC) Facility Needs Assessment and Feasibility Study project and the plan to create a Seniors' Advisory Roundtable (Roundtable) comprised of senior serving organizations, SAC Advisory Board members, community members, and District of West Vancouver (District) staff to explore a seniors' hub model and develop a plan for the future of the SAC in West Vancouver.

**2.0 Legislation/Bylaw/Policy**

In 2012, the District applied for and received a designation from the provincial government to be an age-friendly community that furthered the goals of the Blueprint for Social Responsibility and Change which was required to receive the designation. Strategies in the Blueprint for Social Responsibility and Change (2017) help support the District to anticipate and meet community needs as demographic changes occur, through short and long term strategies delivery of social services. These include applying a 'social lens' to development and policy planning to ensure that the social priorities of the community are considered in municipal planning and processes.

**3.0 Council Strategic Objective(s)/Official Community Plan**

Council Strategic Plan

Council's Strategic Objectives support the planning for seniors' services and ageing in place :

- Strategic Goal 6: enhance the social well-being of our community

- Objective 6.4 expand recreation opportunities for residents and visitors of all ages
- under Objective 6.5: work with seniors levels of government, non-profits, and private sector providers to enable supports for ageing in place
- Objective 6.11: explore the feasibility of an urgent care centre in West Vancouver.

### Official Community Plan

The District's Official Community Plan recognizes supporting demographic and cultural diversity, enhancing public facilities and spaces, promoting an engaged community, and enabling an active community through policies 2.8.17, 2.9.5, and notably the following:

- 2.8.1 Anticipate and meet community needs as demographic changes occur, through short and long-term strategies for the delivery of services.
- 2.8.3: Improve access to services and resources for youth, seniors and persons with disabilities, including consideration for improved walking, cycling and transit connections and shuttle services.
- 2.8.4 Provide services, programs and facilities that are inclusive of and encourage seniors and people with disabilities to function and belong in a barrier-free environment, with consideration for physical and mental disabilities and cognitive challenges.
- 2.8.9 Maintain and optimize existing civic facility (e.g., community centres and libraries) and manage space flexibly or potentially expand to meet changing needs.
- 2.9.1 Maintain and optimize the use of existing recreation facilities to help facilitate participation in sport, leisure and active recreation for all ages and abilities.

## **4.0 Financial Implications**

No additional financial resources are required at this time. The Roundtable work will be absorbed into existing District staff work plans.

If Council provides direction in the future to renovate or build a new SAC, there will be financial implications to consider.

## **5.0 Background**

### 5.1 Previous Decisions

Council, at its December 11, 2023, regular meeting, passed the following resolution:

*THAT the report from the Seniors' Services & Community Recreation Manager, dated November 29, 2023 and titled Seniors' Activity Centre*

*Facility Needs Assessment and Feasibility Study, be received for information.*

## 5.2 History

The District has supported seniors' services in the community for those aged 55+ for decades. Built in 1980, the SAC offers a wide range of programs, services, and amenities for seniors in West Vancouver and is home to approximately 4,000 active members and 402 active volunteers.

In 1994, the first building expansion was completed with the addition of a new entry way, arts studio, washrooms, storage rooms, and cafeteria and kitchen. Previous exterior spaces were enclosed during this renovation.

In 2001, another expansion was completed with the extension of the cafeteria, atrium, and an additional patio enclosure.

As program and space demands increased, many of the SAC programs such as languages, music, stained glass, and some fitness programs moved over to the West Vancouver Community Centre (WVCC) as there was simply more demand than what could be accommodated at the SAC. An example of this is Fit Fellas which operates five days a week out of the Sports Gym at the WVCC.

More recently there have been other renovations including SACS on 21st; the Coffee Bar; the Fabric Arts Studio; and the Frank Kurucz Rehabilitation Centre, a dedicated space at the SAC for specialized programs in all areas of wellness including active rehabilitation which opened in September 2022.

Over the years, the SAC programs have evolved to meet the growing needs of seniors in the community. The current SAC has a total of 26,000 square feet of interior space which currently includes space for social gathering, sport, fitness, rehabilitation, food services, and more. The programs and services currently offered and run out of the SAC include:

- Billiards
- Dundarave Players music program
- Duplicate Bridge, Mahjong, and card games
- Fabric Arts
- Feed the Need and related outreach
- Fitness and rehabilitation
- Flight simulation
- Gardening and plant clubs
- Heritage Choir
- Keeping Connected programs
- Photo Club
- Ramblers hiking, snowshoeing, and golf
- SACS on 21st
- Shuttle Bus transportation service
- Trip and event services

- Various outdoor cycling groups
- Volunteer Services
- Woodworking shop

As of 2021, West Vancouver had 12,575 residents over 65 and 2,395 residents over 85 years old (Statistics Canada, 2021 Census). By 2041, these figures are expected to grow by 72%, which shows a rapid growth rate of seniors living in West Vancouver. It is also expected that these seniors will be more diverse and continue to live more active and engaged lives than the current population.

In 2021, the SAC Advisory Board partnered with the District to conduct a SAC Facility Needs Assessment and Feasibility Study in order to review the needs of seniors now and plan for the needs of seniors into the future. The goal of the project was to evaluate the demand for seniors-specific programming and services, the growth and evolution of seniors' needs, and evaluate and recommend how to use or expand existing facilities to support current and future needs of an ageing community.

In July 2022, a SAC facility needs assessment/feasibility working group (Working Group) was formed, consisting of four volunteer members from the SAC Advisory Board and three District staff, to hire a consultant to lead the project. Through the procurement process, Hughes Condon Marker Architects (HCMA) was awarded the contract and hired to conduct the project work which began in September 2022. The full proposal and project scope is included in HCMA's West Vancouver SAC Feasibility Report (**Appendix A**).

The scope provided listed the following six-step process to be completed.

1. Existing facility review
2. Needs assessment and research
3. Public engagement
4. Space programming
5. Concept designs
6. Class D costing and final report

In December 2023, the Working Group provided a project update to Council on the first three steps:

- Existing Facility Review: the facility is in good condition structurally but required additional space for program offerings during prime operating hours of 9 a.m. – 3 p.m.
- Needs Assessment & Research: research regarding trends for seniors and what should be accounted for when assessing a possible renovation/addition or new build was conducted, which found that social connectivity, maintaining mobility, and lifelong learning were

three of the key factors to consider in a potential renovation/addition or new build

- **Public Engagement:** a number of public engagement sessions were held including the Engage with Age Campaign which was a month-long survey conducted in May 2023; a number of focus groups were held that were open to the public and key stakeholders were invited

Six key themes were highlighted through research findings. For the next steps of the project, the Working Group took the following key themes forward:

1. More seniors living in West Vancouver
2. Social connectivity is increasingly important
3. Maintaining mobility and physical activity
4. Lifelong learning contributes to healthy ageing
5. Dementia is on the rise
6. Technology and digital literacy support connection and learning

After presenting these findings to Council, the Working Group confirmed that they would return to Council in 2024 when the project was completed to present a finalized report with the findings.

## 6.0 Analysis

### 6.1 Discussion

The last three steps of the SAC Facility Needs Assessment and Feasibility Study have now been completed.

- Space Programming

Based on the outcomes of the research and needs assessment, along with public engagement sessions, the Working Group and HCMA developed programming options for consideration which included a future renovation/addition or new build that would enhance current operations. Additional and new program spaces that were identified as areas for consideration included:

- **Accessibility and inclusion:** additional physical considerations for ease of use for those with diverse disabilities or reduced mobility, as well as removing barriers for equity deserving populations
- **Additional office or volunteer spaces:** larger spaces for volunteer muster stations
- **Centre visibility, entry, and reception space:** a clear and welcoming entry for both the first-time visitor and everyday member
- **Improved food service areas:** additional area for dishwashing, prep, food storage, etc. in order to keep up with the demand for food services while maintaining the quality that members expect

- **Informal social spaces:** spaces that vary in size and appeal to a diverse community, and may include smaller more intimate quiet seating areas and an expanded larger social space such as a social lounge that can be adaptable to host social events and gatherings
- **Large multipurpose gym:** to accommodate a range of fitness offerings (including movement classes, indoor pickle ball, yoga, fitness classes) and special events such as lectures, concerts, banquets, or fundraisers
- **Outdoor gathering:** a covered or partially covered outdoor space to provide a gathering space for the many outdoor focused programs
- **Small/medium multipurpose rooms:** for rehabilitation programming, educational classes, group meetings, arts programs, as well as service offerings provided by outside partners

<b>Proposed Additional Facility Space</b>	
<b>Room</b>	<b>Area (approx. sq. ft.)</b>
Multipurpose room / gym (large)	6,000
Multipurpose room (small/medium)	500
Multipurpose room (small/medium)	500
Multipurpose room (small/medium)	500
Office / volunteer space	100
Office / volunteer space	100
Office / volunteer space	100
Office / volunteer space	100
Informal social space	3,000
Welcome entry & reception	500
Centre visibility & expression	1,000
Accessibility & inclusion	1,000
Improved social service	800
Storage	500
Outdoor gathering social space	1,500
<b>Total</b>	<b>16,200 sq. ft.</b>

- Concept Design

After reviewing space programming, the Working Group provided input on two concept design options that could best fit the needs of both the community, as well as the facility. Concept design considerations include:

- **Site context:** the SAC is located on the civic site at 21st Street and Marine Drive with other community amenities nearby include the WVCC, Aquatic Centre, Ice Arena and Tennis Club; the site is also surrounded by single family dwellings, seniors' and assisted living buildings, and condominiums to the south
- **Site constraints:** the SAC is constrained on all sides by boundaries including 21st Street on the east, the civic great lawn (which is home to a geothermal field) to the southwest and the WVCC to the north
- **Surface parking:** parking is in high demand and occupies the majority of the open space to the east of the building along 21st Street; it is expected that a traffic demand analysis would recommend additional parking

### **Option 1: Renovation/Addition**

The first option would selectively demolish the northern part of the existing building to make way for a two-storey addition that would house additional program space and increase the areas for social connection. The work would need to occur in a phased approach, allowing some operations to continue while the renovation/addition takes place. Where possible, some programs and services will be relocated to other District spaces.

The renovation/addition would demolish the administrative area, Frank Kurucz Rehabilitation Studio, woodshop, and SACS on 21st; create additional program areas; and add an additional level above the current northwest side of the facility facing the WVCC.

Upon completion, the first floor of the building would include a renovated administrative area, Frank Kurucz Rehabilitation Studio, woodshop, SACS on 21st, and an additional large multipurpose gym. The second level of the building, accessed by stairs and an elevator, would include two smaller multipurpose spaces, additional storage, and a new billiards room.

During the renovation/addition, a more inclusive and welcoming entrance would be constructed, along with an improved and larger social lobby area.

### **Option 2: New Build**

The second option would be a complete new build and would occur in three phases.

1. Demolish the majority of the existing building, with the exception of food service area, washrooms, and AV room. Food service operations would continue and administrative services could be relocated to the existing AV room.

2. Construct a new building on the northwest side of the remaining building.
3. Upon completion of the new building, demolish the existing food service area and convert to outdoor space and parking.

A new build would include all of the current amenities found at the SAC, as well as a renovated food service area. Additionally, it would include a multipurpose gym with a walking track on the second level, rooftop garden boxes, welcoming entrance way, expanded social gathering space, increased height space in a variety of multipurpose rooms, and improved storage. It would also include lots of windows to create a bright and welcoming centre from both the outside and inside.

For a new build, it would be recommended that the District would need to secure additional facility space off-site during construction in order to maintain the current level of programs and services that the SAC offers. Without the additional space, many programs and services would need to be modified or suspended during a new build.

In both options, maintaining programs and services, as well as operations of the cafeteria and food service were identified as the highest priorities.

- Costing Analysis

A Class D estimate was completed as part of this project. Costs are typically at +/-25% and pricing was reviewed with local unit rates for quarter one of 2024 fiscal year. The Working Group and HCMA reviewed construction costs, soft costs, and contingency costs for the project. The Class D estimate included a review for both a renovation/addition and a new build.

<b>Renovation / Addition Costing</b>	<b>(\$ millions)</b>
Class D costing for construction costs	40
Construction contingency	10
Professional fees	7
Connection fees & permits	2
Management & overhead costs	4
Soft cost contingencies	1
Furnishings, fixtures and equipment allowance	8
<b>Total costs</b>	<b>\$ 72 million</b>

<b>New Build Costing</b>	<b>(\$ millions)</b>
Class D costing for construction costs	52
Construction contingency	12
Professional fees	10
Connection fees & permits	2
Management & overhead costs	5
Soft cost contingencies	2
Furnishings, fixtures and equipment allowance	10
<b>Total costs</b>	<b>\$ 93 million</b>

Note that the costing above does not include additional parking stalls, as further review is required to receive an accurate cost estimate. For underground parking, HCMA estimated an additional \$220,000 - \$240,000 per stall.

After review, the Working Group determined they were not prepared to make a recommendation to Council without further consultation from other stakeholders within the community. This is due to the financial implications involved with either option and to ensure that the appropriate stakeholders are further consulted to fully understand their interest and involvement.

### Next Steps

Considering all the research and engagement that have been conducted to date, as well as having received the cost analysis, the Working Group deems that further examination is required. A Roundtable will be established to further develop a plan for the future of the SAC in West Vancouver. The Roundtable will be comprised of participants from senior serving organizations, SAC Advisory Board members, community members beyond those that are already part of the SAC, and District staff. The SAC Advisory Board is supportive of the Roundtable. The goal is to establish the Roundtable in fall 2024 and report back to Council in spring 2025 with further findings.

One of the priorities of the Roundtable will be to explore a seniors hub model. The vision of a seniors' hub is to create a facility where the District would continue to offer the programs and services for seniors that have been in place since the SAC opened in 1981 and in addition, a variety of other services for seniors offered by partner organizations would be integrated and all offered under one roof. Examples of services could include the following:

- accessibility support services
- adult day care centre services
- food security

- health care services
- housing support services
- mental health services
- respite services

By providing these services all in one place, seniors will be better supported to age in place. Seniors will also have better access to services that may be challenging to access or may not be available in West Vancouver, which supports the independence and active participation of older adults in community life. Seniors will feel more connected and engaged, which will increase their overall health and well-being as they continue to age in place.

While the Roundtable is being formed, staff will implement the following initiatives which were identified in the Needs Assessment and Feasibility Study:

- increase of evening and weekend program offerings
- explore partnerships or lease agreement opportunities to maximize facility usage
- improve accessibility within the facility
- expand and improve current transportation options

The results and feedback from the implementation of these initiatives will be shared with the Roundtable and will help inform what services would be complementary in a seniors' hub model.

## 6.2 Climate Change & Sustainability

One element of a sustainable community is addressing seniors' current and future needs to ensure adequate resources are available for future generations.

## 7.0 Options

### 7.1 Recommended Option

THAT the report titled Seniors' Activity Centre Facility Needs Assessment and Feasibility Study Conclusion and Next Steps from the Seniors' & Customer Service Manager dated July 8, 2024, be received for information.

### 7.2 Considered Options

Council may:

1. request further information; and/or
2. not approve the recommendations.

## 8.0 Conclusion

The Seniors' Activity Centre Facility Needs Assessment and Feasibility Study project has concluded. Through the project, a Seniors' Activity Centre needs assessment/feasibility working group identified a number of opportunities for program and service improvements which will be explored. The next step is to create a Seniors' Advisory Roundtable to explore a seniors' hub model and develop a plan for the future of the West Vancouver Seniors' Activity Centre, ensuring the current and future needs of seniors in West Vancouver are met.

Author:



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James Ray, Seniors' & Customer Service Manager

Concurrence:



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Alison Gelz, Senior Manager of Community Services

Appendix A: West Vancouver Senior's Activity Centre Feasibility Report

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# West Vancouver Seniors' Activity Centre Feasibility Report

# Contents

<b>1.0</b>	<b>Executive Summary</b>	<b>3</b>
<b>2.0</b>	<b>Research, Engagement &amp; Needs Assessment</b>	<b>8</b>
2.1	Introduction	9
2.2	Research	11
2.3	Community Engagement	21
2.4	Needs Assessment	30
2.5	Outcomes	32
<b>3.0</b>	<b>Concept Design</b>	<b>37</b>
3.1	Introduction	38
3.2	Proposed Program	39
3.3	Site Analysis	41
3.4	Concept Options	45
<b>4.0</b>	<b>Costing Analysis</b>	<b>56</b>
<b>5.0</b>	<b>Appendix</b>	<b>62</b>
5.1	Engage with Age Survey Analysis	
5.2	Needs Assessment Report	
5.3	Trends & Opportunities Presentation	
5.4	Literature Review	
5.5	Functional Program Area Chart	
5.6	Structural Assessment Report	
5.7	Costing Report	

# 1.0 Executive Summary

# 1.0 Executive Summary

The West Vancouver Seniors' Activity Centre ('SAC'), located at 695 21st Street, West Vancouver, is a welcoming facility, operated specifically for seniors within the community. The SAC offers inclusive programs and activities to encourage a healthy, active and social lifestyle. The programs include group fitness, keeping connected, ongoing learning opportunities, online programs, outdoor sports and a range of other activities. The centre also offers a well-used cafeteria style food service that offers nutritional food to members and non-members.

In 2022, the District of West Vancouver and Seniors' Activity Centre Board engaged a team of consultants led by **hcma** Architecture + Design to complete a Facility Needs Assessment & Feasibility study for the Seniors' Activity Centre in West Vancouver. The consultant team includes:

- Brian Johnston - RC Strategies (RCS) - Needs Assessment
- Jeremy Hapchina - Morrison Hershfield - Structural Assessment
- Ross Templeton - Ross Templeton + As. (RTAQS) - Costing
- Joanie Sims Gould - Gerontology Expert

In addition to the consultant team, the project consulted with two key advocates for seniors' issues:

- Isobel MacKenzie - Seniors' Advocate
- Annwen Loverin - Silver Harbour Executive Director

The key work stages in the feasibility study are illustrated in the diagram below.



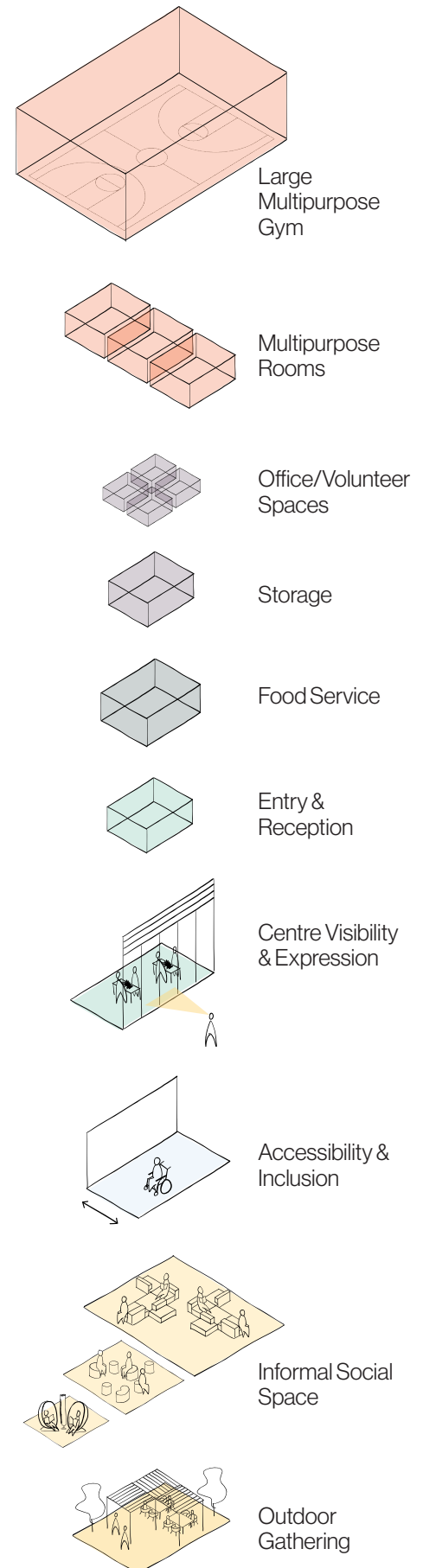
The purpose of the feasibility work is to aid the District and the Seniors' Activity Centre Advisory Board in considering services and spaces that will balance the immediate needs of seniors, with planning to support the long-term needs and expectations of West Vancouver's future seniors. Recognizing that the aging population is growing and is expected to continue to grow according to the Canadian Institute for Health Information, it is critical to plan strategically now to meet future needs.

Informed by a space needs assessment, a public survey, existing facility tours and operator interviews, as well as high level research into aging, trends and best practices, Section 2.0 of this report provides an overview of the methodology and outcomes of the needs assessment. This includes broad overall recommendations for consideration in the future of the SAC, as well as a proposed space program for the SAC to better support evolving activities and program offerings to meet the needs of a growing population of seniors, now and into the future. One of the high-level findings of the needs assessment that is worth highlighting is the fact that the SAC membership has not grown in proportion to the growing number of seniors in West Vancouver, meaning that it is currently losing 'market share'. This reveals the importance and timeliness of the feasibility study. Providing additional space to support current programming and allow for the addition of new and evolving programs and activities to meet future needs will help to keep the SAC membership growth in line with the growth in seniors in West Vancouver, and allow it to continue to place a critical role in meeting the needs of seniors now and into the future.

The refined space program includes a new large multipurpose gymnasium/gathering space, a range of new multipurpose rooms, new informal social spaces (indoor and outdoor), food service improvements and expansion, and a range of spatial improvements including accessibility, inclusion and enhanced visibility, and clarity of entry and wayfinding. The full range of spaces in the proposed space program are included in Section 3.2.

Using the proposed space program developed through the Research, Engagement and Needs Assessment, the design team moved into developing Concept Designs. This work began with an existing site analysis and an interior space analysis of the existing SAC to test the space program against both the available site area and the existing spaces within the SAC building. A number of possible designs were

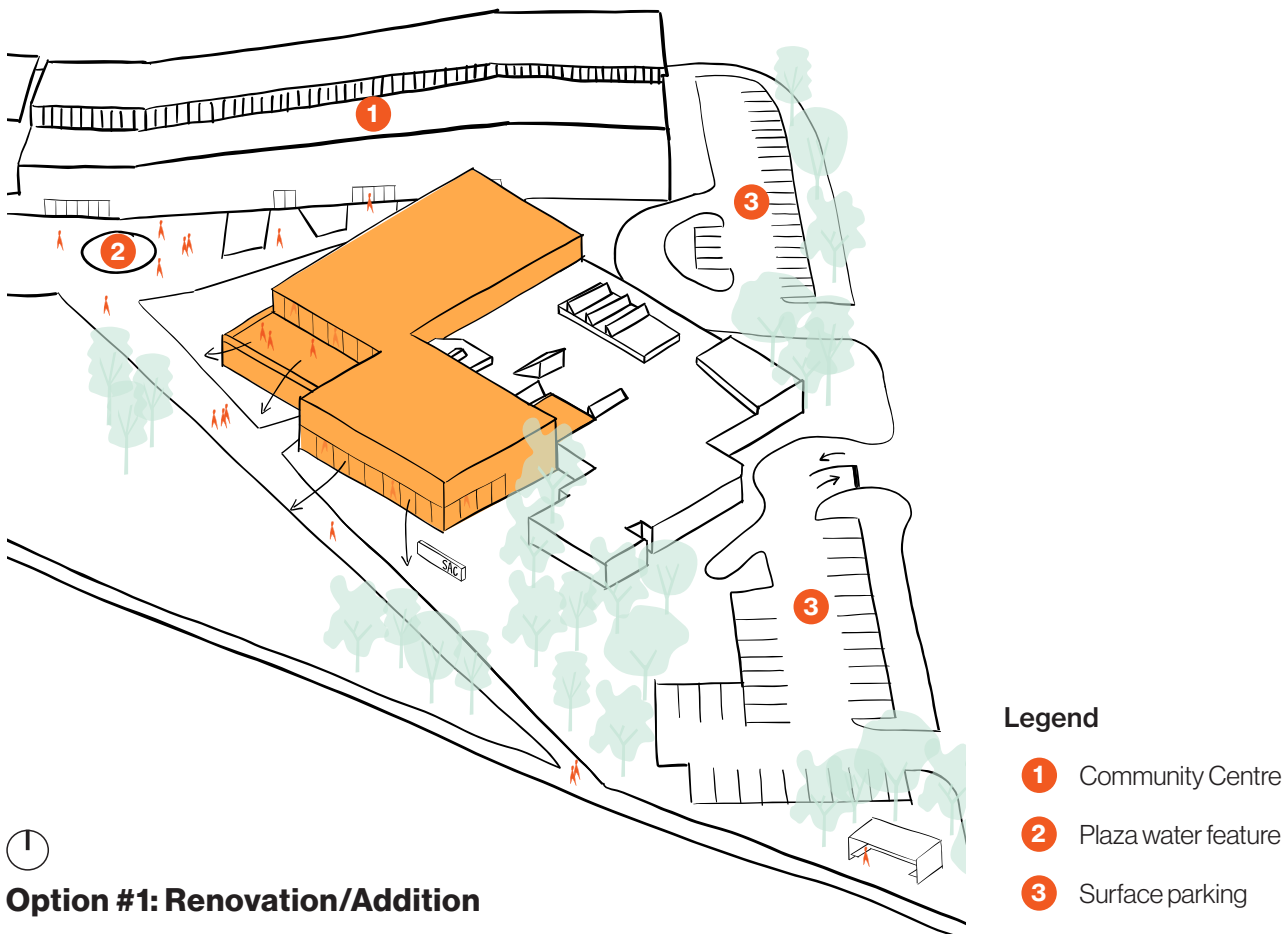
## Proposed Additional Program



then developed, ranging from minor renovations and additions to a complete facility replacement options. Each solution was tested and evaluated against a range of criteria including service disruptions, parking and access, spatial efficiency, ability to meet the space needs identified in the needs assessment, cost and life-cycle expectations. Ultimately, two preferred options were selected and developed into more detail, Option 1: Renovation/Addition and Option 2: New Build. Both options consider the desire to minimize service disruption, which results in a phased approach to construction in each option.

A Class D costing report was prepared for each of the concept options, using today's dollars. The cost of underground parking is provided as a separate cost, as the total parking requirement for the proposed new facility has not yet been determined and will need to be refined through a more detailed parking analysis as part of a future scope of work.

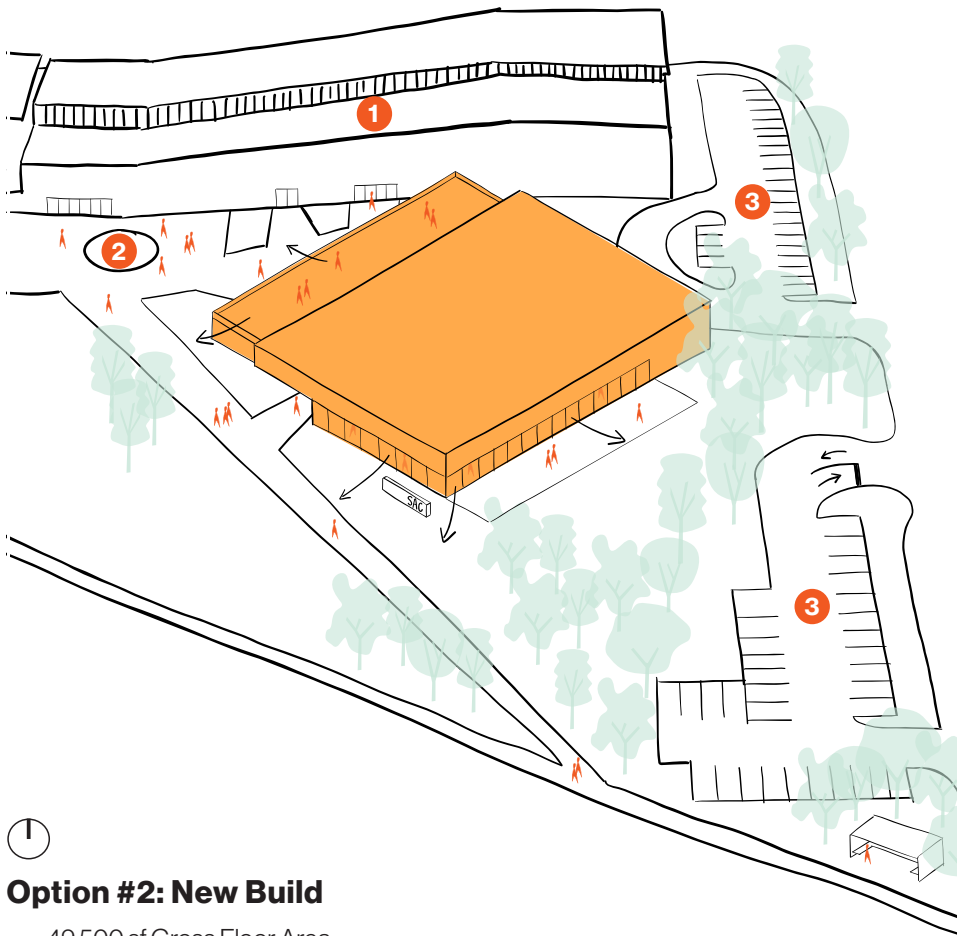
The overall project cost for Option 1, in today's dollars and exclusive of underground parking, is roughly \$72 million.



**Option #1: Renovation/Addition**

- 47,500 sf Gross Floor Area
- Total Project Cost: \$71.8 M

The overall project cost for Option 2, in today's dollars and exclusive of underground parking, is roughly \$93 million.



### Option #2: New Build

- 49,500 sf Gross Floor Area
- Total Project Cost: \$92.5 M

The design concepts are presented in detail in Section 3.0 Concept Design, with associated costs for each in Section 4.0 Costing Analysis. Further detail on the costing is included in Appendix 5.7 Costing Report.

#### Legend

- 1 Community Centre
- 2 Plaza water feature
- 3 Surface parking

\*Note that all costs are in Q1 2024 dollars \$ and do not include parking.

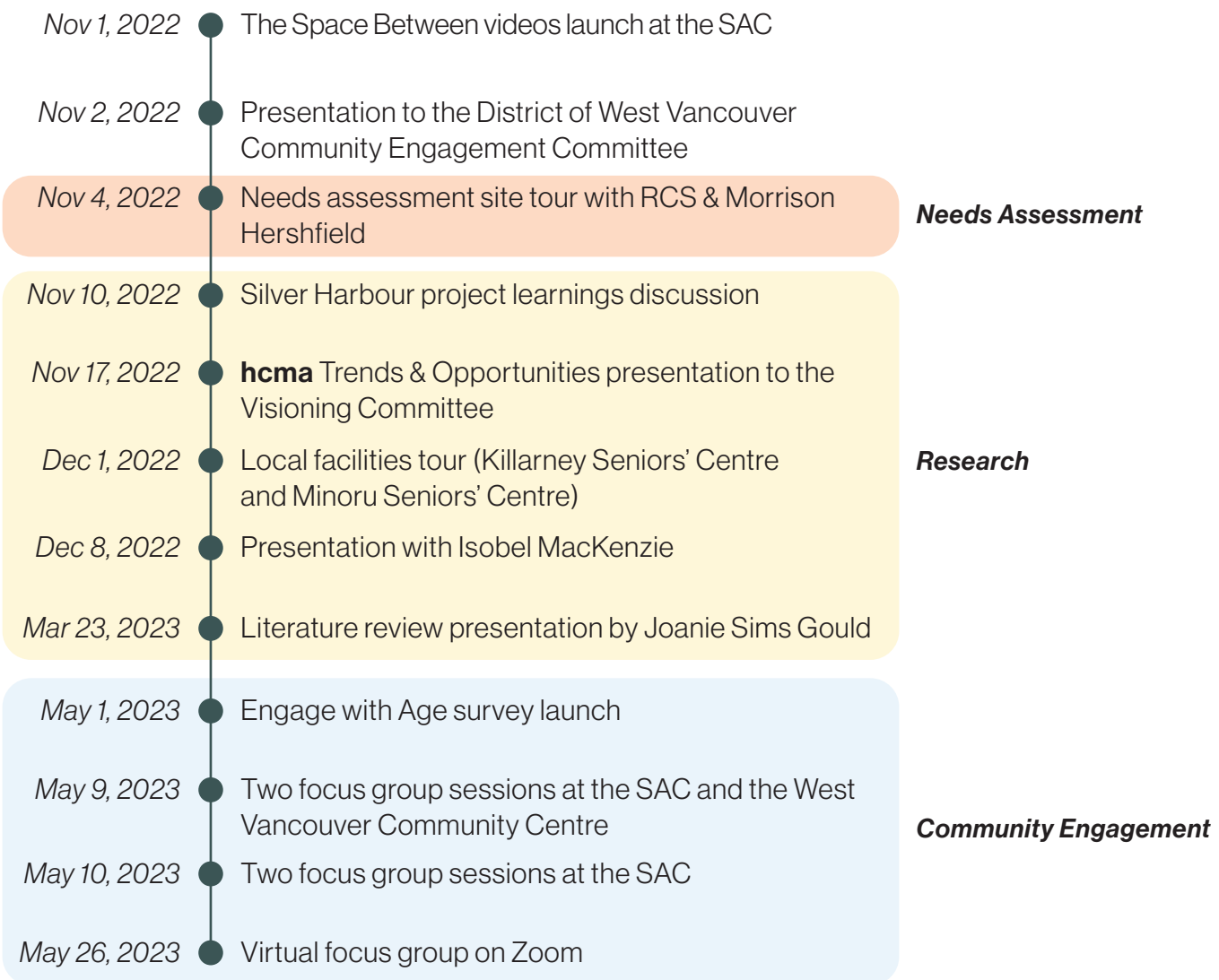
## 2.0 Research, Engagement & Needs Assessment

2.1	Introduction	9
2.2	Research	
2.2.1	<b>hcma</b> Trends & Opportunities	11
2.2.2	Literature Review - Joanie Sims Gould	16
2.2.3	Facility Tours	17
2.2.4	Meetings	18
2.2.5	Key Findings	19
2.3	Community Engagement	
2.3.1	Principles	21
2.3.2	Methods & Events	21
2.3.3	Key Findings - Survey	23
2.3.4	Key Findings - Focus Groups	26
2.4	Needs Assessment	30
2.5	Outcomes	32

# 2.1 Introduction

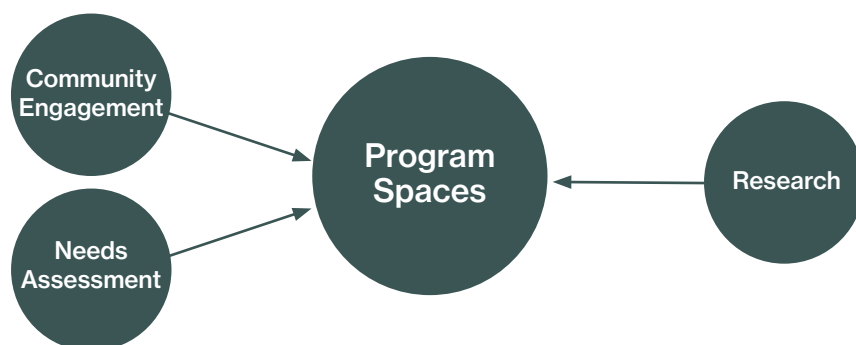
Deciding on proposed new spaces or space changes for the SAC should be based on a number of factors including a technical needs assessment, contextual research and public engagement. A needs assessment consists of evaluating the current usage and capacity, and identifying future needs and emerging trends, as well as a community's identity and aspirations revealed through stakeholder engagement.

To create a holistic understanding of the senior community's needs, the project team has undertaken the following key touchpoints to date:



This chapter begins by sharing a summary of research findings, including work on global trends associated with aging, supplemented by literature reviews and experience from local gerontologists. The

research summary also provides key observations gathered from facility tours and interviews with local facility operators. It goes on to provide a high-level summary of the key findings from the public survey, and to present the learnings and recommendations from the needs assessment. Lastly, this chapter provides emerging recommendations for spatial changes for the SAC, based on the research, engagement and needs assessment outcomes. The spatial changes are focused on continuing to provide what has been identified as the SAC's provision of high quality programming and services, with the ability to provide additional and changing programming and services to meet the future needs and aspirations of a growing population of seniors.



The SAC needs assessment, carried out by RCS, aims to establish the 'right size' for a proposed facility using demographic, trends and engagement data. Its purpose is to differentiate between 'needs' and 'wants', defining 'needs' as those spaces that benefit the largest possible segment of the community. It includes considerations on how a change in the 'supply' of a facility in the community (e.g. through replacement and/or significant enhancement) will impact levels of use.

The community engagement, which included focus group sessions conducted as part of the needs assessment work, and a public survey conducted in May 2023, was conducted to inform the proposed space needs required to support current and future activities, and to help develop space planning recommendations.

As noted above, key findings across Research, Engagement and Needs Assessment are identified at the end of each section, and when comparing the key findings, it is clear that there are recurring themes across all three modes of data collection. Section 2.5

Recommendations provides a combined, streamlined grouping of the key findings across all three methodologies of data collection, and identifies how key findings are then tied to the draft spatial recommendations.

\*Full reports and content shared as part of each of the primary categories of work are included as Appendices to this report.

## 2.2 Research

### 2.2.1 hcma Trends & Opportunities

In the fall of 2023, **hcma** conducted a review of forecasted regional and global trends related to the Future of Aging. This review was conducted by online searches of information available through research organizations like the World Economic Forum, World Health Organization, MIT Age Lab, the Milken Institute, Harvard Business Review, Canadian Census data and various news outlets. The research covers a range of categories related to aging and is intended to inspire, inform and provide context for strategic decision making related to the service and spaces that will be required to support seniors in West Vancouver into the future.

The trends were presented in the following key categories:

1. Learning
2. Contribution & Identity Shift
3. Social Diversity
4. Financial Health
5. Changing Ability
6. Health Challenges
7. Caregiving
8. Living
9. Resilience & Social Isolation

#### **Trend #1 - Learning**

This trend is related to changes in workforce needs and skillsets as well as the forecasted trend that in the future many people will have multi-career lives. In some cases this applies to individuals who are not yet prepared for retirement for a variety of reasons, but it also applies to learning technology for social connection as was seen through the Covid-19 pandemic.

#### *Examples:*

1. **Barking Learning Centre, UK**  
*A community-based learning facility that houses various programs & services (ie. cafe, digital lab, art gallery, adult college, spa, etc)*
2. **Mirabella Community, AZ**  
*University-based retirement community offering education, arts & culture, athletics, mentoring, etc.*

3. *Adult Learning Centre, DE*

*Adult education centre that offers various spaces to match different learning styles.*

### **Trend #2 - Contribution & Identity Shift**

The World Economic Forum notes that Baby Boomers in the USA are projected to have 70% of the disposable income over the next 5 years yet less than 10% of advertising efforts are directed toward them. As a human capital resource: Civic engagement and volunteerism are built on the backs of older adults. Nearly a quarter of people 55 and older volunteer in their communities. This service is valued by the Corporation for National and Community Service at \$77 billion a year in the USA.

*Examples:*

1. *Workplace mentorship, Singapore*

*A \$3bn (SG) plan to 'build a cohesive society with inter-generational harmony.'*

2. *John Morden Centre, UK*

*Day centre for residents that tackles social isolation by providing quality spaces to interact.*

3. *SPLASH basketball team, CA*

*A women's basketball team for players age 80 and older.*

### **Trend #3 - Social Diversity**

As a diverse community ages it is not surprising that seniors also reflect this diversity. Language and cultural expectations may be barriers or influences on programming.

*Examples:*

1. *LGBTQ+ community*

*Members of the LGBTQ+ community may fear retirement communities and long-term care facilities for fear of being re-closeted.*

2. *Indigenous peoples*

*Ongoing research at Laurentian University found 'First Nations frailty levels in the 45-54 age group were similar to those aged 65-74 in the general population.' This means there is a need for specialized services at an earlier age for indigenous peoples than the general population.*

### **Trend #4 - Financial Health**

A significant number of low- and medium-income seniors experience financial challenges that require them to extend their retirement plan. With increased longevity, even those individuals who have the means to retire want to stay in the workforce longer but can face age

discrimination, despite the fact that an intergenerational workforce that embraces mentoring and reverse mentoring can spark innovation and organizational success.

### **Trend #5 - Changing Ability**

It is important to acknowledge that older adults are a heterogeneous group with varying physical, sensory, cognitive and sensory abilities. Contrary to popular belief, there is not always a clear relationship between chronological age and health status.

#### *Examples:*

1. *Driving cessation*

A significant change in an individual's life which can lead to social isolation and other health consequences.

2. *Healthy older adults*

Having a significant proportion of healthy older adults leads to a shift in more active interests than previous generations.

3. *Betty Nansens Seniors Training Ground, DE*

Centre with specialized equipment for joint mobility and support as well as exercise and circuit type systems.

4. *Kentish Town Health Centre, UK*

A holistic approach to health care where health and art come together for the community.

5. *Driverless cars*

Speculation by automotive manufacturers that driverless cars could revolutionize old age as elderly people are negatively affected by poor public transit.

### **Trend #6 - Health Challenges**

The World Economic Forum notes that 47.5 million people worldwide have dementia (2021) which is expected to triple by 2050. The World Health Organization estimates that there will be a global shortage of 18 million health care workers by 2030.

#### *Examples:*

1. *Mr. Bar wearable assistive robot*

A fall prevention robot developed by the Singapore Rehabilitation Institute.

2. *Adoption of technology*

The pandemic accelerated the adoption of telemedicine, video chat and online education.

## **Trend #7 - Caregiving**

Globally, health and social care systems are struggling to meet the needs of older adults. The growth in population of older adults coupled with the desire to age in place and the shortage of professional care providers is requiring family and friends to fill in the gaps.

Family caregivers suffer from cognitive overload, balance of time and relationship loss as they shift across various roles. The World Economic Forum estimates that family caregiving represents \$1.3 trillion in economic loss in the US alone. These losses comprise of unpaid labour, low business productivity, lost salaries and increased medical costs. It is also worth noting that many seniors act as family caregivers as more than half of unpaid US family caregivers are over age 50. Unpaid caregivers' work nationwide is valued at nearly \$500 billion a year, while older adults are also the job-creating engine for the ranks of paid caregivers. As support for working parents, more than 2.5 million grandparents take care of grandchildren who live with them—in many cases making it possible for parents to work.

### *Examples:*

1. *Santa Rita Geriatric Centre, Spain*

Palliative care facility aimed at ensuring total accessibility, physical autonomy, psychical security and respect to individual privacy.

2. *PARO, Japan*

Advanced interactive robot which administers benefits of animal therapy in hospitals and extended care facilities where live animals present treatment or logistical difficulties.

3. *Dementia villages*

Originating in the Netherlands, this non-institutional model of care creates an accessible and safe village environment, simulating typical daily interactions.

## **Trend #8 - Living**

New arrangements and opportunities for living or residing have been developed to facilitate healthy aging around the world.

### *Examples:*

1. *Generation House, Arhus DE*

An intergenerational house that brings together elderly homes, nursing homes, youth housing, family homes and day care.

2. *Intergenerational harmony*

A \$3bn plan in Singapore aimed at building a cohesive society with inter-generational harmony through cash incentives, co-locating elder and childcare facilities, and integrating care of seniors into curriculum.

### 3. *Kotoen, Japan*

Age-integrated facility combining a daycare with a care home.

## **Trend #9 - Resilience & Social Isolation**

In the face of the Covid-19 pandemic and a climate crisis, seniors' issues have been heightened. According to the Centre for Disease Control, social isolation for people over 50 is correlated with a 50% increased risk of dementia and a 32% increased risk of stroke.

### *Examples:*

#### 1. *Hey Neighbour Collective*

Organization aimed at addressing the epidemic of loneliness and social isolation by bringing together housing providers, non-profits, researchers, local and regional governments, housing associations and health authorities.

#### 2. *Next Door app*

An app to connect residents in a given neighbourhood.

### **Key findings:**

1. There are going to be **more seniors in the future**, and the SAC needs to grow to be able to respond to this.
2. There will be a need for **ongoing programming around skills development**, including changes in technology (and technology for staying connected).
3. **Social connection is crucial** for aging well. Social health relates directly to physical health. Programming and services focused around socializing should continue to be prioritized, and are particularly important after retirement (leaving the workforce can mean loss of the social opportunities it provides).
4. **Seniors are diverse**, and social and cultural barriers need to be considered as much as physical mobility barriers.
5. Dementia is on the rise. The need for **support and informal caregiving**, as well as respite and social connection for seniors and family members providing informal care is growing. This could be spatial but also programs and services.

\*Links to examples referenced can be found in Appendix 5.3.

## 2.2.2 Literature Review - Joanie Sims Gould

Dr. Joanie Sims Gould (PhD) was brought onto the project to produce a literature review of current global and local trends, innovations and academic thinking in the field of gerontology. While the research carried out by **hcma** was oriented around trends and influences impacting architecture geared towards aging and supporting seniors, the key themes summarized in the findings below have a number of thematic overlaps.

### Key findings:

1. The population is aging, and it is diverse. **The advancement of diversity, equity and inclusion (DEI) are essential to respond to the needs of older adults** now and in the future.
2. Threats for an aging population include: **inequity, physical inactivity, social isolation/loneliness, transportation and climate change**.
3. **Age friendly design** is essential to support aging in place, health and well-being.
4. Increasingly, the third sector supports older adults in community. There is a role for third sector organizations (like seniors' centres) to **collaborate with other sectors** to advocate for the needs of older adults.
5. Technology will have an important role in the promotion of health and well-being for older adults. There is a role for seniors' organizations of the future to play in the **implementation and accessibility of technology**.
6. Ageism is pervasive in many policies, programs, services and structures. Through promotion of DEI, seniors' organizations have a key role to play in **education on issues of ageism** and advocacy for the needs of older adults (now and in the future).

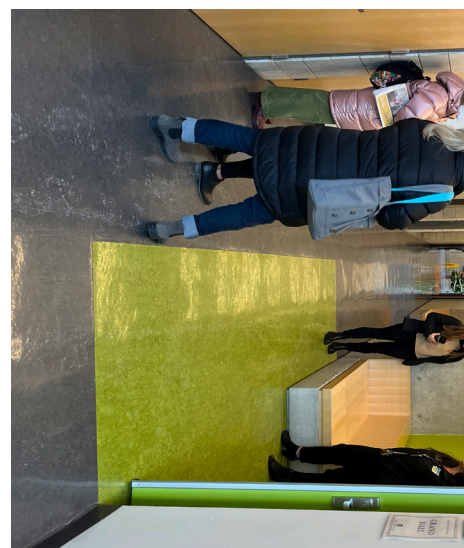
\*The full review and list of references is included in Appendix 5.4.

## 2.2.3 Facility Tours

The project team toured two Lower Mainland Seniors' Centre facilities that have been constructed in the past five years: Killarney Seniors' Centre in Vancouver, BC and the Minoru Centre for Active Living in Richmond, BC. The tours were conducted by city staff who play a role in operating the facilities as well as members of the Advisory Boards for each centre.

### Key findings:

1. Operating and funding models at seniors' centres vary greatly.
2. Cooling & air-conditioning is important for **seasonal flexibility and weather event resilience**.
3. Wayfinding & signage is crucial to **provide a clear patron welcome experience**.
4. Age-friendly integrated and well considered **furniture can remove barriers**.
5. **Accessibility** is important for accommodating a variety of needs (ie. wider corridors for mobility devices, better acoustics, etc.).
6. West Vancouver Seniors' Activity Centre is comparatively very well used.
7. Cultural programming can **reinforce local communities**.



Corridor seating, Killarney Seniors Centre



Fireplace lounge, Minoru Centre



Artwork display, Minoru Centre

## 2.2.4 Meetings

To further broaden the project research, the working group facilitated meetings with two key advocates on seniors' issues.

### **1. Annwen Loverin, Executive Director, Silver Harbour (Nov 10, 2022)**

As Executive Director of Silver Harbour, Annwen Loverin has extensive experience in seniors' services and recent learnings from the current construction project associated with the Harry Jerome Community Centre & Silver Harbour. She **shared her significant change management experience in going from the existing facility to a new design**, which resulted in lower total program area due to construction costs. Annwen stated the importance of perseverance through a major project and shared her approach of continuing to advocate for Silver Harbour throughout project challenges.

### **2. Isobel Mackenzie, Seniors' Advocate (Dec 8, 2022)**

Isobel Mackenzie presented on the significant issue that seniors are prematurely entering into long-term care. She articulated that informal caregiving, when supported by local programming and in-house support services, can extend the ability of seniors to age comfortably in-place, which is a positive outcome. However, when appropriate and needed support services are lacking, informal family or partner caregivers face emotional burnout and financial drain which leads to premature entry of seniors into long-term care. Isobel **recommended that the West Vancouver Seniors' Activity Centre assign a Seniors' advocate within the Centre** to facilitate discussions with decision makers and to link families in need with resources. Programming opportunities for caregiver respite can also play a significant role.

## 2.2.5 Key Findings

The points below are the high level findings across the various research methods conducted. These include **hcma** trends research, Joanie Sims Gould's Literature review, local facility tours and meetings with seniors' advocates.

### 1. *Growth*

The population of seniors globally and in West Vancouver is growing and is expected to continue to grow. Senior-serving organizations need to **make changes to accommodate this growth** and continue to advertise their services in order to reach an expanding population.

### 2. *Diversity*

**Seniors are a diverse population** that span up to four decades.

Their physical and cognitive needs, their social conditions and their perspectives on aging all offer points of significant difference.

Senior-serving organizations need to consider their own diversities and **seek representation** of those groups for future planning.

### 3. *Inequity*

**Financial and food insecurity are barriers to successful aging.**

Senior-serving organizations should continue to consider ways to remove these barriers in pursuit of healthy aging.

### 4. *Ageism*

**Ageism is an important social determinant of health** that has largely been neglected. Senior-serving organizations will need to approach this subject as part of their core activities and commitments to diversity, equity and inclusion.

### 5. *Technology*

Technology has become broadly used by seniors and digital literacy is shown to have health benefits for seniors in terms of social connectivity, health services and life-long learning. Senior-serving organizations should **continue to offer programs and develop policies related to access, use and promotion of technology.**

## **6. Lifelong learning**

Access to stimulating learning opportunities and ways of contributing to meaningful experiences and knowledge support healthy aging. Senior-serving organizations should **continue to offer programs and services that support lifelong learning.**

## **7. Activity**

Maintaining mobility through physical activity is one of the best ways of retaining independence. Senior-serving organizations should continue to **prioritize active programming opportunities** to support healthy aging.

## **8. Caregiving**

There is broad need for caregiving both professionally and informally. This puts strain on systems and individuals who provide care without sufficient supports. Senior-serving organizations can **continue to offer respite programs and advocate** for seniors issues through partnerships at governmental levels.

## **9. Resilience & social isolation**

Many seniors lack the physical, cognitive, social or economic resources to avoid and/or mitigate the effects of exposure to extreme weather events. Senior-serving organizations can continue to **offer socially connective and outreach programs that foster community to support resilient networks.**

## 2.3 Community Engagement

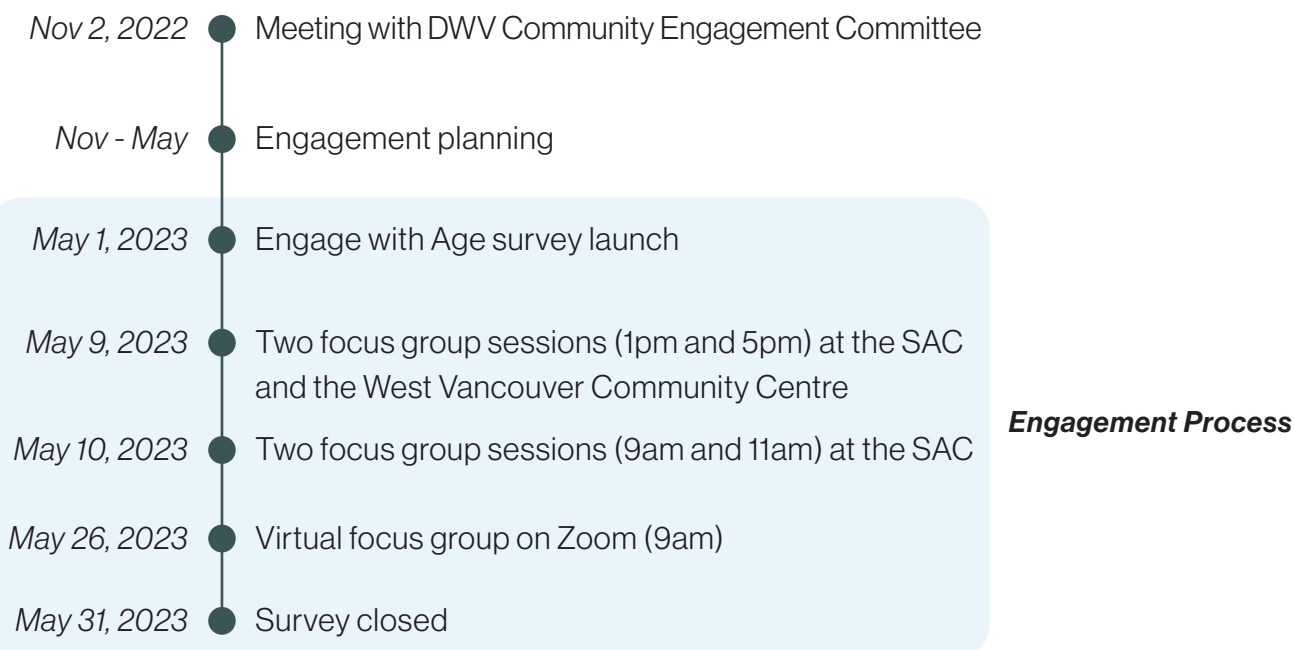
### 2.3.1 Principles

The community engagement process was intended to:

- Inform community residents about the SAC's feasibility study.
- Engage with the seniors community in West Vancouver, including both current SAC users and non-users, to understand their current and future needs and interests for the SAC, and to imagine how the SAC can try to meet those expectations.
- Engage with future senior community members about their needs and interests for aging well and how the SAC can help meet those expectations.

### 2.3.2 Methods & Events

In May 2023, the project team conducted a community engagement process called Engage with Age. Below is a timeline of the key engagement events:



## Survey

In May 2023, the project team released an online survey supported by a social media campaign encouraging community members to respond to the survey. The 'Engage with Age' community engagement process was advertised in the North Shore News print & digital editions, through paid advertisements on social media platforms, through a poster campaign in District of West Vancouver spaces, and through District of West Vancouver mailing lists. The survey was hosted on the District's website and paper surveys were available at various locations and handed out at in-person engagement events.

## Focus Groups

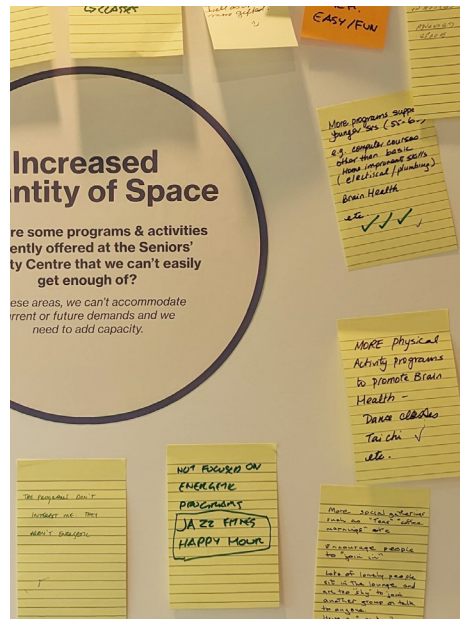
Concurrent with the survey campaign, RCS facilitated five focus group sessions for community members to provide feedback and discuss the topics. Four focus groups were held in-person and one was held virtually. Three of the in-person events were held at the SAC, and the fourth was held at the Community Centre.



'Engage with Age' poster



Focus group attendees



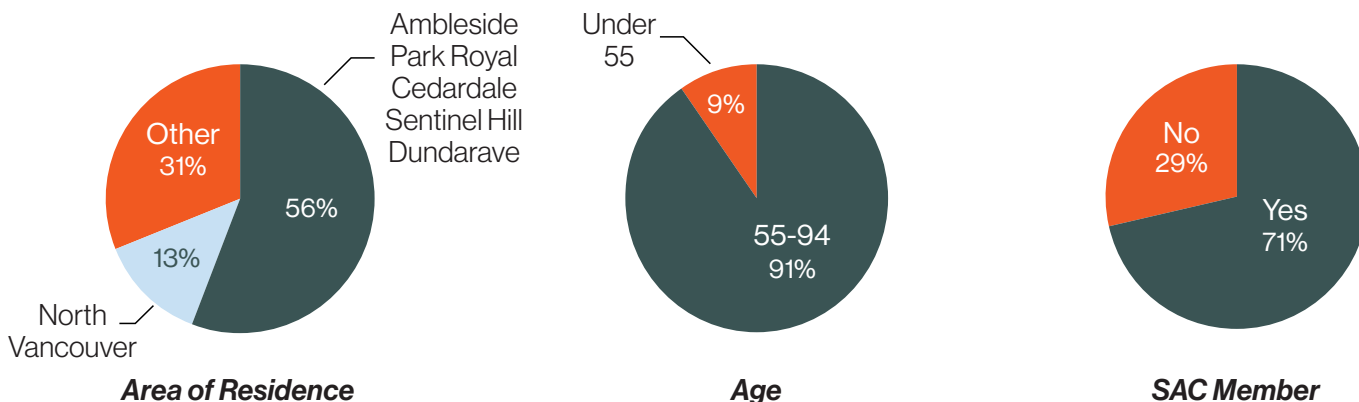
In-person focus group activity



Focus group discussion

## 2.3.3 Key Findings - Survey

A total of 911 surveys (paper and digital) were collected. Key characteristics of the survey respondents are as follows:



Below is a summary of the high-level information received from survey data responses.

### **Aging in Place & Social Interaction**

- 72% of responses cited 'healthy and active living programs' would be helpful in aging in place, and 84% selected preventative programs or services such as prehabilitation, exercise classes, fitness, hiking, cycling, etc. as the programs to support this.
- 59% selected 'social programs' as helpful in aging in place, making it the second highest priority for survey responders, highlighting the importance of social interaction and connection.

*"It's not just about offering programs, but creating a hub for seniors"*

### **Quality of Programs and Services**

Generally a high level of satisfaction with the current services, programs and facilities.

- 98 respondents wrote they were generally satisfied with the current Seniors' Activity Centre in the comments.
- 4 cited dissatisfaction.

*"For 23 years, the Seniors' Centre has been my home away from home - thank you"*

### **Health & Wellness**

- 68% of responses selected 'food' as the primary activity they engage in at the SAC.
- 43% selected 'sports, fitness and yoga', making it the second most selected activity.

*"I didn't know people under 60 could even participate at the centre"*

### **Evolving Programming & Lifelong Learning**

- 38% of the responders selected 'more interesting programs and services' when asked 'what would encourage you to join?'
- 36% selected 'other' with key themes including programming on evenings and weekends (to cater to those still working), more awareness of programs offered, and changing the name as many do not see themselves as 'seniors'.

Respondents also cited they would like to see 'more intellectual opportunities' such as lectures and study groups on international affairs and current events as well as classes on how to use new technology and smartphones.

### **Food & Social Engagement**

Food service and opportunities to enjoy food together is one of the most commonly enjoyed and valued activities offered at the SAC.

- 74% selected 'food' when asked what people value about the SAC.
- 74% also selected 'friendship and social interactions'.

There were low levels of reported lack of companionship and isolation, and high levels of social connectedness in the survey responders, 71% of whom identified as SAC members.

### **Caregiver Support**

Research findings presented in Section 3.0 recommended support and resources to support caregivers to prevent burn-out and contribute to the viability of aging in place are very relevant to seniors who engaged in the survey (71% of whom are SAC members).

- 15% percent of survey responders are caregivers or are supporting a loved one.

### **Accessibility**

16 survey responders wrote they want improved accessibility features outside and inside the building.

- 6% selected 'better accessibility to facilities and programs' when asked what would encourage them to join or participate in activities at the SAC.

### **Target Demographic & Naming**

- 18 survey respondents suggested the building needs a new name.
- 62 respondents wrote they would like programs to include all ages.

\*Note not all respondents answered every question and all questions

*"The Seniors' Centre is a little tired and could use an update"*

*"Update to the 21st century: new programs, new crafts, drop-in activities for the younger ones (60-70)"*

*"Exceptional food, bright and spacious facilities"*

*"Better wheelchair access with parking and more activities catered to this disability"*

*"Don't call 'us' seniors!"*

## Summary of Qualitative Survey Results

# of times theme occurred	Theme/topic
<b>Programming</b>	
222	Want new and/or improved variety of program offerings; outdoor activities; membership review
62	Want programs to include all ages
17	West Van residents should have priority for program registration/review registration process (stressful)
15	More drop-in classes would promote attendance
42	Need to improve communication/marketing about program offerings
42	Programs to support age in place
<b>Accessibility</b>	
16	Want improved accessibility features outside and inside the building
28	Want improved transportation options for accessing the building
<b>Discounts</b>	
36	Want seniors-only discount on programs and services at the District and/or low-cost programs options
<b>Facility</b>	
32	Want improved food services (comments about menu, hours, seating, food container)
5	The SAC building is fine the way it is. No need for a huge new building
18	The building needs a new name
20	The SAC building needs bigger rooms for activities/better use of space
6	Separate building makes seniors feel segregated
16	Parking needs expanding/improvement
13	Want improved decorations (less childish)/updated and improved spaces
<b>General</b>	
98	Generally satisfied with the current SAC
4	Generally dissatisfied with the current SAC

were 'select all that apply.' Views represented by survey respondents do not reflect a random sample, as respondents self select to participate in the engagement. For full survey data and District of West Vancouver analysis see Appendix 5.1.

## 2.3.4 Key Findings - Focus Groups

### Methodology

The consultants, with the assistance of the client committee, facilitated four in person events and one online event in the spring of 2023 as part of the needs assessment. These events were designed to involve and solicit input from a wide variety of interested parties in West Vancouver. A total of 80 individuals participated in the events.

A number of important topics were discussed at the engagement events (titled in bold below). For each topic, we engaged groups in discussions around key questions to better understand where the current centre is meeting or exceeding needs and which areas could use improvement. Some of the most frequent and most strongly held themes that emerged in the discussions are bulleted below under each of the topics. They form the basis for the summary which follows.

### **Which benefits should a Seniors' Activity Centre deliver to those who use it?**

- Social engagement
- Lifelong learning
- Food and nutrition
- Mental and physical health (especially during difficult times)

### **Which benefits do I expect to realize at the SAC and in fact get when I come? What draws me to the SAC?**

- Social interaction and connection
- Learning new things, keeping my mind stimulated
- Food and beverage
- Group activities

### **Which experiences are now featured at the SAC that we can't get enough of? In these areas, we can't accommodate current or future demand/need and we need to add capacity to do more of what we are currently doing.**

- Areas for social activity, common areas, lounges, areas for meetings
- Fitness spaces of all kinds
- A larger main activity room or gym

A welcoming, warm, and cozy atmosphere. With more seniors aging in place we need our centre more than ever! More people should know about us!

Great food and reasonably priced!

More dinners increase social connections

Most if not all programs need more space. Space is a premium

**Which experiences should we add at the SAC that can't be accommodated within the spaces we now have? These new experiences might bring in new participants that want something we don't have now.**

- Adult daycare, especially for those with cognitive decline
- Small discussion groups on various topics, including some TED talks or lectures
- Dinners and parties and social events

**Which experiences are now offered at the SAC that might benefit from increased quality in some way? In these areas, we have enough capacity but we need to raise the bar to increase the quality of the experience?**

- Very few comments about a need for increased quality. More comments about how good the quality of spaces is now.

**Why aren't some seniors coming to the SAC?**

- The label 'seniors' - many older people don't yet see themselves as seniors – they can't relate
- Lack of knowledge about what SAC is, does and its offerings
- People are shy and don't think they will fit in (coupled with lack of diversity among current members so some West Van residents don't see themselves reflected in the membership)
- Physical barriers – either getting to SAC or around within it
- First visit is a barrier in itself
- Cost

**How will a West Vancouver senior ten years from now be different than a senior today?**

- There will be more seniors in the future
- Their needs will be more complex

**How can agencies work together better to serve seniors?**

- More networking opportunities like this one
- Finding and paying good staff will be the biggest challenge
- Simply, more contact between senior service providers

**Anything else that we should know that don't fit under the above headings?**

- Lots of talk about bringing in more younger people but also some who believe we need to focus on the more elderly

Facility such as an adult day care is needed to support aging  
ex) Dementia, Alzheimer's

At 55 I felt too young for the SAC. I joined at 75 because at that age I felt ready!

Not enough promotion of programs and services. Not aware!

Due to the incoming 'silver' tidal wave there will be a need to expand existing programs along with contemporary technology support programs

- Need to change the label 'seniors'
- Need more diversity – we are too much all of a type
- More music generally
- More IT support for older luddites

### Additional Thoughts

Some of the feedback we heard in the focus group sessions and the public survey was not specifically about spaces or activities. While outside of the scope of this study, it does inform the work of this study and potential future work and is shared here:

1. Getting a new member into the SAC for the first time is a challenge. To bring on new members we need to create the sense that the SAC is something for them, make it very easy to visit and provide a reason to come. Participants shared the following ideas to address this:

- take the word 'senior' out of the name
- provide an incentive for an existing member to identify a non-user and bring them the first time
- develop strategies to make every new person feel really welcome and special when they arrive

2. Keeping seniors coming back is seen as a second challenge. Participants suggested emphasizing the experiences that encourages them to visit the SAC regularly (see also most important experiences above):

- **Social benefits** – practice using their name, use name tags, lots of introductions, add food and beverage to each experience, lots of unstructured, drop in social opportunities;
- **Lifelong learning** – interesting short presentations and discussion groups, including topics specific to seniors' interest, like aging health issues;
- **A sense of purpose** – add low barrier options for volunteering to connect users with another reason for coming.

Healthy seniors can contribute positively to community instead of being a burden

I think the facilities and programs are great and we are lucky to have this in our community

Accessibility of spaces is critical for aging

More intellectual activities such as speakers and reading clubs

## Key findings:

1. **Quality of current programs and services is high** and should be maintained.
2. The **key draws and benefits of the SAC** are:
  - **Social interaction and connection**
  - **Lifelong learning**
  - **Food and beverage** (and social connection through food)
  - Mental and physical health through **group activities**
3. **Space is at a premium** and needs to grow to support current and future needs.
4. Keep the **costs to participate low** and variable.
5. Provide as much **outreach** as possible so people understand the programs and services being offered.
6. Maximize easy ways of getting to and from the SAC, ensure **physical access** once seniors get there.
7. Provide special **supports for those with cognitive decline.**

## 2.4 Needs Assessment

The needs assessment aims to establish the 'right size' for a proposed facility to meet the current and future needs. Its purpose is to identify needs, and defines 'need' as those spaces that benefit the largest possible segment of the community.

In considering potential space needs for the SAC, there are three main categories of enhancement that could justify a capital investment:

1. Increase the **quality** of some of the existing uses where the current quality of the user experience needs to be enhanced;
2. Increase the **quantity** of an existing use where the current and future need exceeds the current capacity of a space to meet the need;
3. **Add a new experience** that is needed but cannot be accommodated within existing spaces.

The West Vancouver Seniors' Activity Centre is a high quality, long standing, very successful amenity serving a thriving and growing market of seniors. It is quite well used and very much appreciated. It compares favourably to a 'best practice' and is likely one of the best examples of a Seniors' Activity Centre in the Lower Mainland. However, the needs assessment determined that capacity is currently an issue across a number of spaces during peak demand hours. While there may be available spaces outside peak operating hours, it is important to meet the peak demand needs, which are currently exceeding capacity for some spaces at the SAC. Given that there will be continued growth in seniors, the SAC will need to grow to meet both current and future needs of seniors.

Below is a summary of the key findings from the needs assessment.

### Membership

1. Average age of members has increased over the past decade.
2. Currently serves about 3000 members and **is not growing in proportion to the number of seniors in West Vancouver, therefore, losing market share.**

\*The full Needs Assessment Report by RCS is included in Appendix 5.2.

3. Many seniors (especially younger seniors) use other public recreation facilities in West Vancouver (e.g. the community centres, pool and arena) rather than use the SAC.
4. **Membership will continue to get older and numbers will continue to decline slowly if changes are not made.**
5. Three of the main drivers for purchasing a SAC membership are the '**sense of belonging**' through membership, the social aspect of attending SAC **programs and events**, and the **discount available for members at SAC food services**.

### **Spatial**

1. Existing SAC spaces that are generally operating at capacity and for which there is at least some evidence of a **need for increased quantity of space include the Activity Room, kitchen and prep area, and Fitness Room**.
2. Existing SAC spaces that may require some **enhanced quality to better meet current and future uses likely include Arts rooms, the AV Room and some food and beverage preparation areas**.
3. Very few *new* experiences have been identified through the study that can't currently be accommodated within the SAC. However, **best practices and other work suggests considering accommodating activities such as pickleball**.
4. The **only significant space which warrants possible reduction in size or elimination is the Billiards room**.

### **Opportunities**

1. The SACS on 21<sup>st</sup> shop is a significant draw for SAC members and a viable source of fundraising for the SAC.
2. The population of West Vancouver will continue to get older. In 2021, West Vancouver had 12,575 residents over 65. In 2041, West Vancouver is projected to have 18,862 residents over 65; an increase of 50%.

## 2.5 Outcomes

The work undertaken to date as part of the feasibility study includes:

- High level research into trends and best practices around aging and services and facilities that may be needed to support healthy aging;
- A public survey and focus groups related to aging called 'Engage with Age';
- Tours of existing local seniors-oriented facilities and operator interviews;
- A space needs assessment to determine the current state (what spaces and services are working now, and what are missing/ needed?) and to predict what might be needed to realize the desired future state (what spaces and services will be needed to continue to deliver a similar high quality of services to a growing and changing population?).

This work is intended to inform recommendations for what is needed at the West Vancouver Seniors' Activity Centre (SAC) to continue to provide services and activities to meet the needs of seniors in the region now and into the future. The combined outcome of this effort is to develop a draft list of recommended spaces and associated programming required for the SAC. The proposed draft space requirements are focused on continuing to provide what has been identified as the SAC's provision of high-quality programming, while providing opportunities for District of West Vancouver and Seniors' Activity Centre Board to offer additional and evolving programming and services over time to meet the future needs and aspirations of a growing population of seniors.

The body of this report provides a summary of the work completed along with Key Findings for each area of focus – trends and best practices, engagement, facility tours and the space needs assessment – which highlight a number of recurring themes and learnings that apply directly to the spaces proposed for a renovated or renewed SAC.

As noted in the report, there are a range of useful findings and recommendations through the findings that fall outside the scope of the feasibility study, which is focused on identifying space needs and

testing the proposed new spaces through concept designs. However, we include these key findings here to inform the ongoing work to develop the SAC to meet changing needs and to attract more members:

1. ***Clarify the SAC's core mandate including the core demographic that it serves***

Through both the public survey and the focus groups, as well as in discussions with the Advisory Board, there were varying opinions around the term 'seniors'; the use of 'senior' in the name of the facility, and exactly who the target market for membership at the SAC should be (50+, 60+, or more intergenerational). While there is likely no 'right' answer, establishing greater clarity on the core mandate and the demographic the future centre is focused on serving would help with marketing, messaging and would inform programming.

2. ***Create new opportunities to encourage first time visitors***

Related to the above, this is about strategies to boost membership and bring new members to the SAC, and to find ways to reach a growing seniors population who could be well served by the SAC to stay healthy and well-connected as they age. The survey and focus groups provided suggestions including incentives or programs geared at existing members bringing non-members, as well as improved communication about programs and services better advertising and showcasing the range of programs and activities on offer at the centre.

3. ***Partnerships with other service providers and agencies***

Through the research, there was a trend associated with possible future partnerships or collaborations with other public or private agencies to provide a wider range of services and to connect seniors with available resources, whether financial, medical, educational or related to opportunities for caregivers. This may also have space implications.

Some of the recurring themes across all areas of the work that inform the space needs and recommendations are:

1. There will be more **seniors in West Vancouver in the future**, with a greater diversity of needs and cultural and socio-economic backgrounds. Programs, services and spaces should expand and change to accommodate this, including physical accessibility enhancements.
2. The most critical and high-value offering for aging well is **social connectivity** – this is shown to be delivered at the SAC through opportunities to socialize around food, informal socializing, life-long learning and group activities including health and fitness programming. A range of new spaces and/or enhancements to the existing should be provided to meet this critical need.
3. **Maintaining mobility and physical activity** is one of the best ways to age in place, retain independence, and for older adults to stay healthy longer. Offering a range of opportunities for physical activity at the SAC will continue to be key, and space for this programming is currently at a premium. New activity spaces will be needed to meet an anticipated growth in membership and to provide ongoing opportunities for fitness and social connection.
4. Research demonstrates that **lifelong learning** contributes to healthy aging, and the engagement shows that there is a demand for lifelong learning such as lectures, study groups and classes (see digital literacy below). Space should be provided to meet this trend and the demand for these types of programs.
5. **Dementia is on the rise** – caregiver support and programming should continue to evolve to meet the current and future needs.
6. Technology and **ongoing digital literacy** is important for healthy aging, for staying connected socially, as well as for health and ongoing learning. Programs and spaces to support this need.

The proposed space recommendation list below is based on the key findings and the outcomes of the space needs assessment:

1. **One larger multipurpose gymnasium** – this space could accommodate a range of fitness offerings (including movement classes, indoor pickle ball, yoga, fitness classes) and could also be used for special events like talks, concerts, banquets, or fundraisers.
2. **2-3 smaller/medium sized multipurpose rooms** – these rooms could be used for rehabilitation programming, educational classes, group meetings, arts programs, as well as service offerings provided by outside partners (podiatry, meditation, immunization, etc.), and could be designed to accommodate fitness/wellness (yoga, stretch, dance, etc.).
3. **Additional office or volunteer spaces** – these smaller spaces would provide greater accommodation for volunteers, who play a significant role in the operation of the SAC, and for visiting health practitioners (counseling or acupuncture) that may require a greater level of privacy and acoustic separation.
4. **More informal social spaces** – these spaces would vary in size to provide various options that can appeal to a diverse community. They may include smaller more intimate quiet seating areas, and an expanded larger social space such as a social lounge that can be adaptable to host social events and gatherings.
5. **A clear and welcoming entry and reception space** – this space should be geared for both the first-time visitor and for everyday use for members.
6. **Centre visibility and exterior expression** – the exterior space of the building should provide some visual access to programming that is occurring on the interior as a way to advertise and create awareness of the services and programs within the SAC. Visual access to the vibrancy of the SAC can help to remove barriers experienced by non-users who cannot imagine what occurs inside.

7. **Storage** – this space would help to declutter the program areas of the building while allowing for flexibility of seasonal and activity uses.
8. **Accessibility & inclusivity** – this space would provide additional physical considerations for ease of use for those with diverse disabilities (hearing, vision loss, etc.) or reduced mobility, as well as removing barriers for equity deserving populations. Increased accessibility could include renovation of washroom facilities, increased corridor width, or improved wayfinding & signage.
9. **Outdoor gathering/social space** – a covered or partially covered outdoor space would provide a gathering space for the many outdoor focused groups (hiking, biking, off-site bus excursions) and could also potentially provide space associated with the gardening club for growing vegetables etc.

### Recommended next steps

Given the findings of the Research, Engagement and Needs Assessment phases of the West Vancouver Seniors' Activity Centre Feasibility study project, the recommended next steps are to finalize and approve the proposed space recommendations, and explore options and feasibility of how the proposed space recommendations could be physically located in relation to the existing Seniors' Activity Centre through the Concept Design phase of the project. (See Section 3.0)

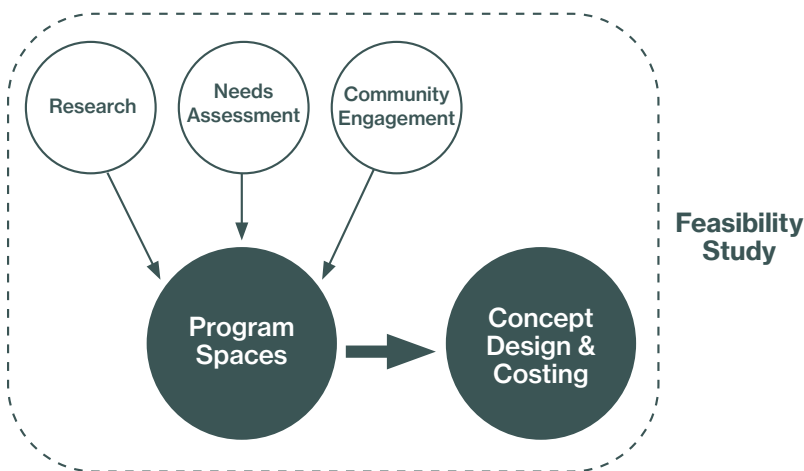


# 3.0 Concept Design

3.1	Introduction	38
3.2	Proposed Program	39
3.3	Site Analysis	
3.3.1	Site Context	41
3.3.2	Site Constraints	42
3.3.3	Parking & Vehicle Access	43
3.3.4	Pedestrian Access	44
3.4	Concept Options	
3.4.1	Introduction	45
3.4.2	Renovation/Addition	46
3.4.3	New Build	51

# 3.1 Introduction

The development of a high level functional program transitions the West Vancouver Seniors' Activity Centre Feasibility study from data gathering phases into the consideration of spatial opportunities that address the needs identified in the Research, Needs Assessment and Community Engagement. With an understanding of the deficiencies of the existing centre and anticipated future needs, as outlined in the needs assessment by RC Strategies, a list of recommended program spaces was developed and verified with the working group. A summary of these program spaces can be found in this section with a more detailed area chart located in the appendices of this report.



Upon approval of the functional program, **hcma** began to test conceptual options for how to modify or replace the centre to address the future needs of the community. These concept options were further developed and refined with input from the working group, and the preferred two options were costed by Ross Templeton Associates Quantity Surveyors (LEC Group).



# 3.2 Proposed Program

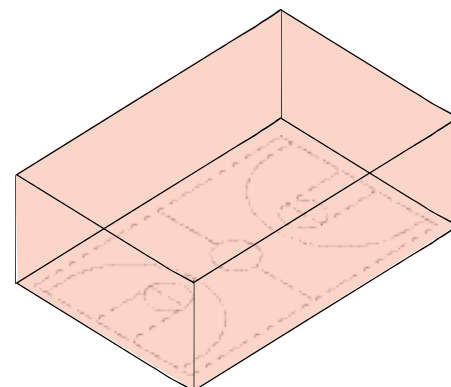
## Proposed Additional Program Areas

	Room	Area (sf)	Notes
New building program	Large Multipurpose Room /Gym	6,000	
	Multipurpose rooms (small/med)	500	*Range 400-500sqft
	Multipurpose rooms (small/med)	500	*Range 400-500sqft
	Multipurpose rooms (small/med)	500	*Range 400-500sqft
	Office/volunteer space	100	
	Office/volunteer space	100	
	Office/volunteer space	100	
	Office/volunteer space	100	
	Informal social space	3,000	*Range 500-3,000sqft
	Welcome entry + reception	500	*Range 200-500sqft
	Centre visibility + expression	1,000	
	Accessibility + inclusion	1,000	*Range 500-1,000sqft
	Improved food service (BOH)	800	*Range 300-800sqft
	Storage	500	*Range 100-500sqft
	Outdoor gathering social space	1,500	*Range 500-1,500sqft
<b>Total New</b>	<b>10,000 - 15,000</b>		

\*Note the areas in this chart represent recommended *additional* program only. Full program areas can be found in Appendix 5.5.

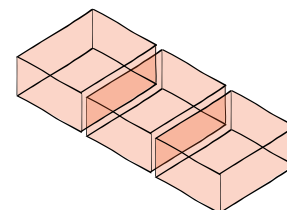
### Large Multipurpose Gym

This space could accommodate a range of fitness offerings (including movement classes, indoor pickleball, yoga, fitness classes) and could also be used for special events like talks, concerts, banquets or fundraisers.



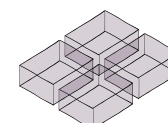
### Small/Medium Multipurpose Rooms

These rooms could be used for rehabilitation programming, educational classes, group meetings, arts programs, as well as service offerings provided by outside partners (podiatry, meditation, immunization, etc.), and could be designed to accommodate fitness/wellness (yoga, stretch, dance, etc.).



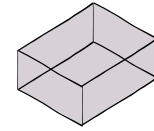
### Additional Office or Volunteer Spaces

These smaller spaces would provide greater accommodation for volunteers, who play a significant role in the operation of the SAC, and for visiting health practitioners (counselling or acupuncture) that may require a greater level of privacy and acoustic separation. This type of space could also be used to provide a first aid room with greater privacy.



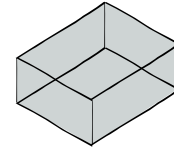
## Storage

This space would help to declutter the program areas of the building while allowing for flexibility of seasonal and activity uses.



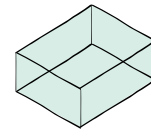
## Improved Food Service Areas (back of house)

This space requires additional area for dishwashing, prep, food storage, etc. in order to keep up with the demand for food services in a quality that is in keeping with member expectations. The interest (shown through survey and focus groups) to host large dinners and special events would put additional pressure on this space.



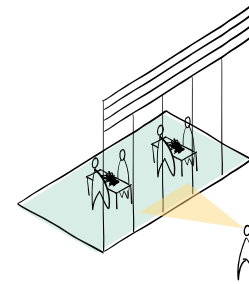
## Entry & Reception Space

The entry should be clear and welcoming. This space should be geared for both the first-time visitor and for everyday use for members.



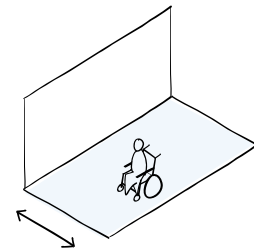
## Centre Visibility & Exterior Expression

The exterior space of the building should provide some visual access to programming that is occurring on the interior as a way to advertise and create awareness of the services and programs within the SAC. Visual access to the vibrancy of the SAC can help to remove barriers experienced by non-users who cannot imagine what occurs inside.



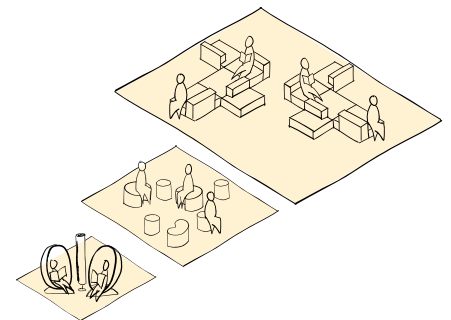
## Accessibility & Inclusion

This space would provide additional physical considerations for ease of use for those with diverse disabilities (hearing, vision loss, etc.) or reduced mobility, as well as removing barriers for equity deserving populations. Increased accessibility could include renovation of washroom facilities, increased corridor width, or improved wayfinding & signage.



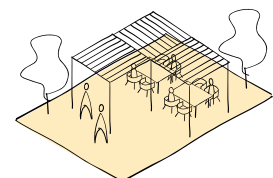
## Informal Social Spaces

These spaces would vary in size to provide various options that can appeal to a diverse community. They may include smaller more intimate quiet seating areas, and an expanded larger social space such as a social lounge that can be adaptable to host social events and gatherings.



## Outdoor Gathering

A covered or partially covered outdoor space would provide a gathering space for the many outdoor focused groups (hiking, biking, off-site bus excursions) and could also potentially provide space associated with the gardening club for growing vegetables etc.



# 3.3 Site Analysis

## 3.3.1 Site Context



The West Vancouver Seniors Activity Centre is located as part of a Civic Hub at 21st Street and Marine Drive between Dundarave and Ambleside. Other community amenities within this area include the West Vancouver Community Centre, Aquatic Centre, Tennis Club and Arena. The site is also flanked by single family dwellings, seniors' and assisted living buildings and condominiums to the south.

### Legend

 Bus stop

### 3.3.2 Site Constraints



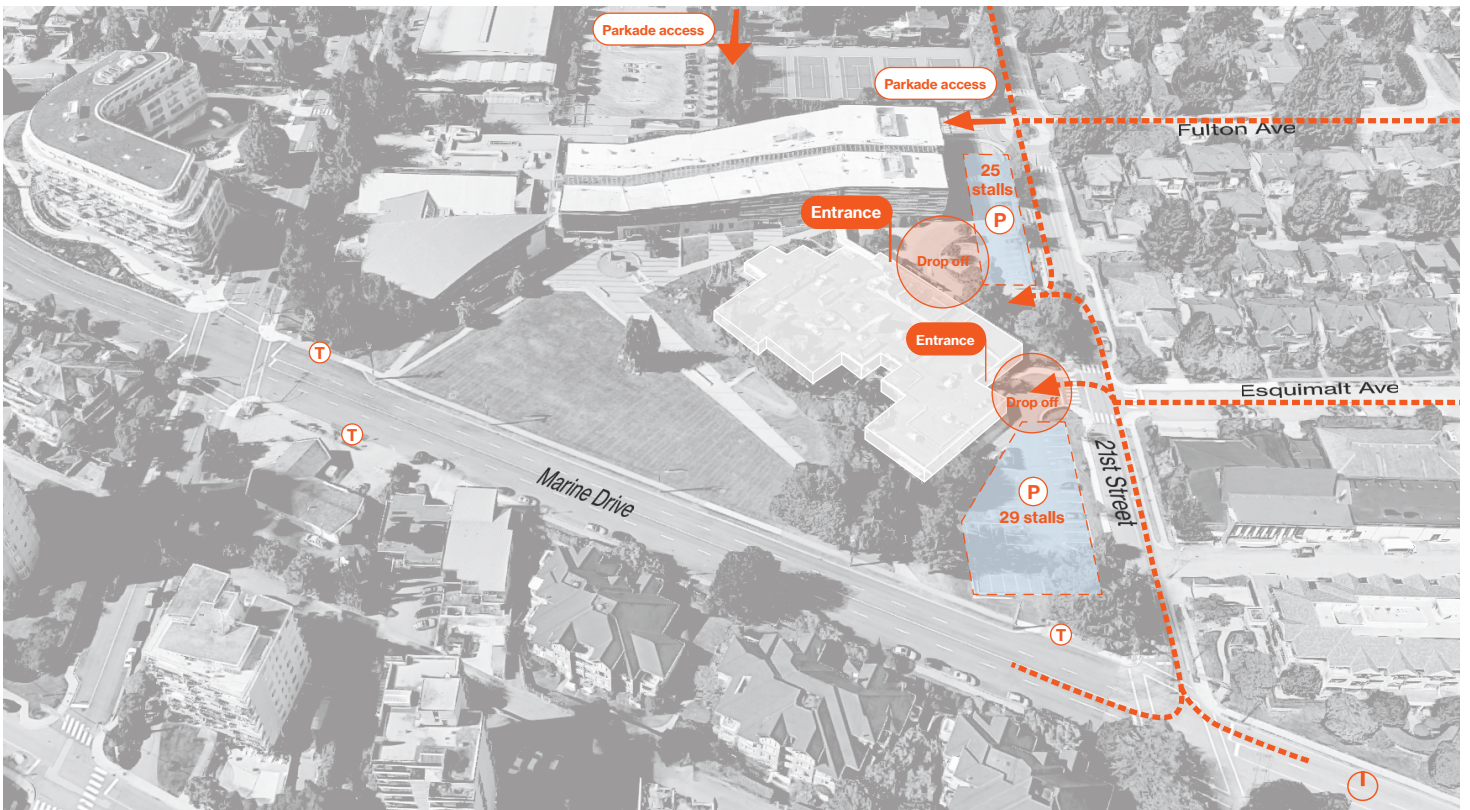
The Seniors' Activity Centre is constrained on all sides by boundaries including 21st Street on the east, the Civic Great Lawn (which is home to a geothermal field) to the south-west and the West Vancouver Community Centre to the north.

Surface parking demand is very high and occupies the majority of the open space to the east of the building all along 21st street. It is expected that a Traffic Demand Analysis (to be performed in the future) would recommend additional parking.

#### Legend

- ① Public plaza
- ② Geothermal field
- Hard edges (building, road, etc.)




### 3.3.3 Parking & Vehicle Access



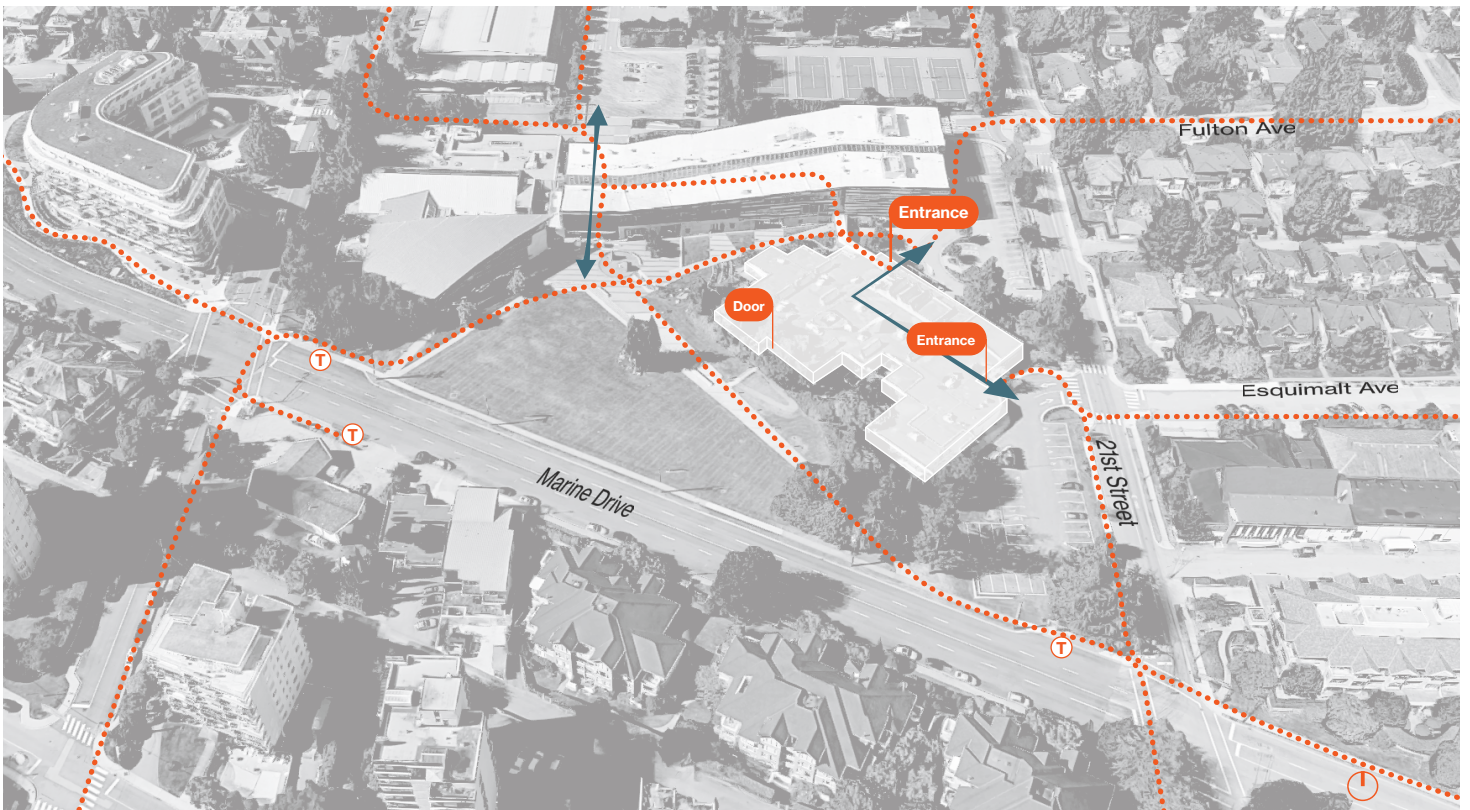
Members who come to the centre by car park in surface parking areas along 21st Street which is accessed from two locations, or park in the West Vancouver Community Centre underground parking which is accessed to the north from 21st Street.

HandyDart and drop-off is intended to be via the north site entry while waste removal and loading for the kitchen & food services area is from an access point aligned with Esquimalt Avenue.

#### Legend

-  Bus stop
-  Vehicular circulation
-  Current SAC parking

### 3.3.4 Pedestrian Access



West Vancouver is very walkable and pedestrians may access the Seniors' Activity Centre from all directions including from transit stops and through the West Vancouver Community Centre.

The Seniors' Activity Centre has two entrances that are most commonly used and one entrance facing south-west that is less frequently used.

#### Legend

 Bus stop

 Pedestrian circulation

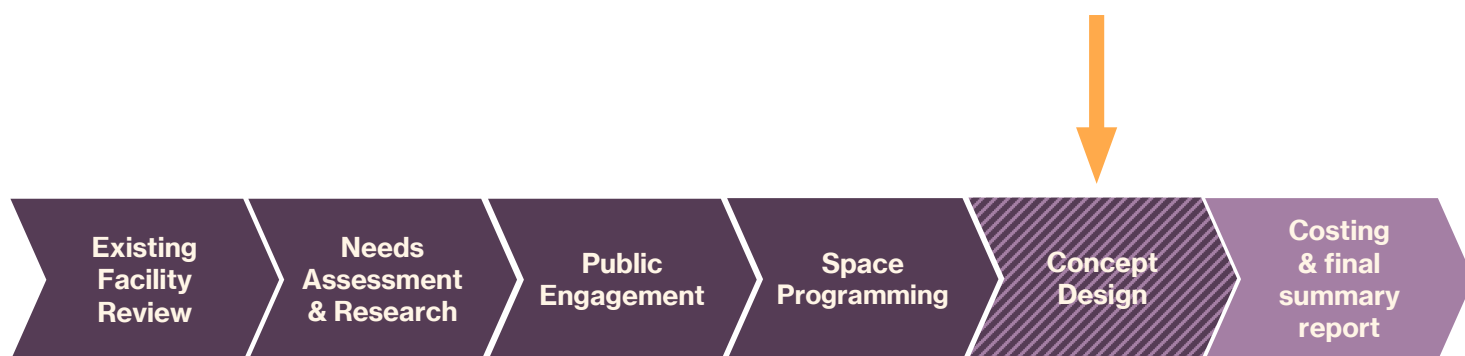
 Main interior pedestrian flow

# 3.4 Concept Options

## 3.4.1 Introduction

Based on the functional programming, and site analysis, **hcma** undertook a process of developing a series of concept options for discussion with the working group. This process narrowed from six initial options to the two final preferred options that are described in this report. Key themes that arose in discussion included: the level of service disruption for existing seniors' programs; the importance of the food service program; indoor & outdoor space desires; and interior adjacencies.

The final preferred concept options include a **Renovation/Addition** option that constructs new space and upgrades a portion of the existing building; and a **New Build** that allows for the existing food services area to continue operation while a new facility is constructed. In both options, maintaining programs and services as well as operations of the cafeteria and the food service were identified as the highest priorities.

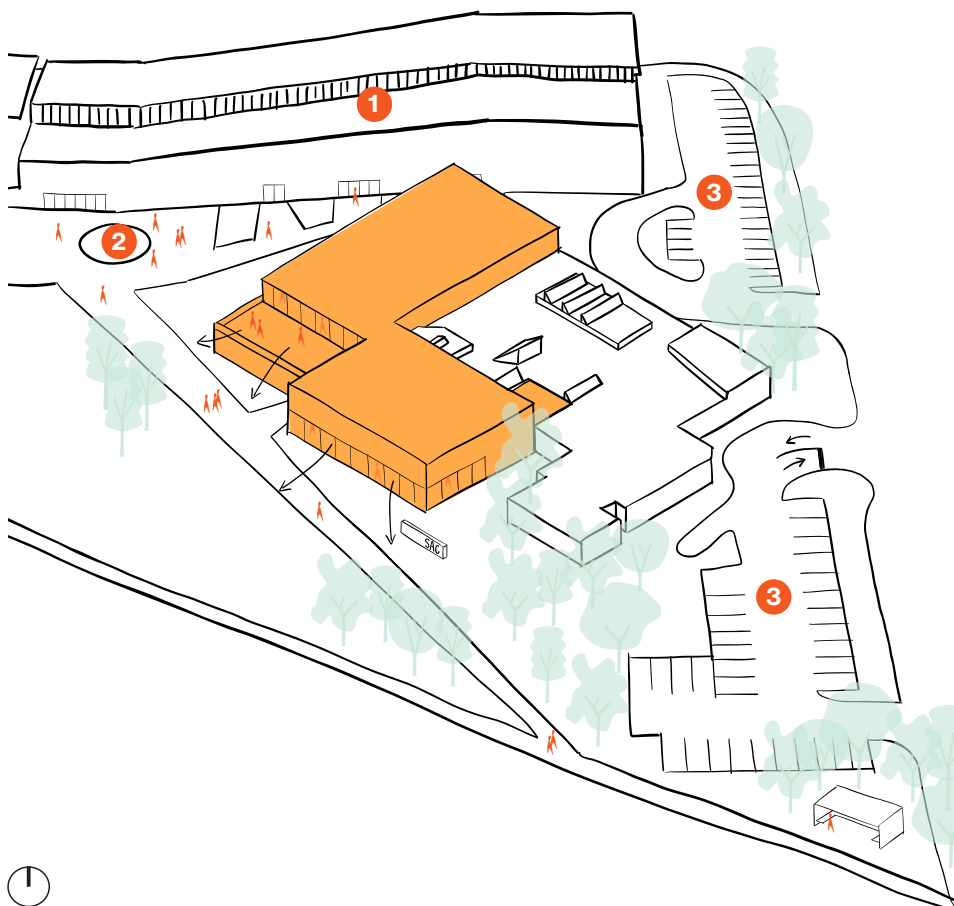


### 3.4.2 Option 1: Renovation/Addition

This option selectively demolishes the northern part of the existing building to make way for a two storey addition that houses additional program space and increases the areas for social connection. The spaces that are demolished are replaced in the addition.

Considering ways to make the facility more welcoming, the new south-western spaces, rooftop patio and double-height multipurpose gymnasium provide a new frontage to the building that is highly visible to Marine Drive. A new Activity Room is located near the north-east entry to encourage passers-by to consider joining a program.

The downside of this option is that the full identified program area is not accommodated and the food service area is not improved as it is not possible to improve the food service spaces and kitchen without significant service disruption to food programs. It is also worth noting that the addition replaces the courtyard area of the existing building.



Existing building:	26,000 sf
Demolition:	- 8,000 sf
New Addition:	+21,000 sf

Net area: 39,000 sf

Gross-up area: +8,500 sf

**Gross Floor area: 47,500 sf**

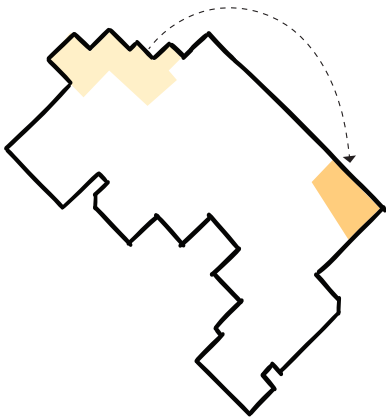
#### Legend

- 1 Community Centre
- 2 Plaza water feature
- 3 Surface parking
- Demolition
- New construction
- Existing building



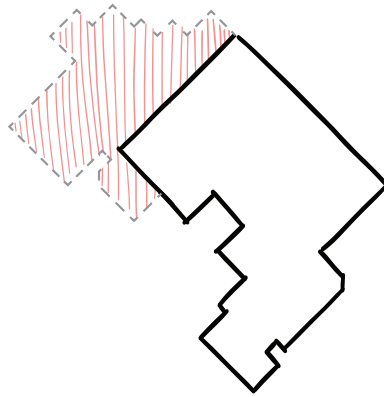
#### Option 1 Massing

## 3.4.2 Renovation/Addition - Phasing



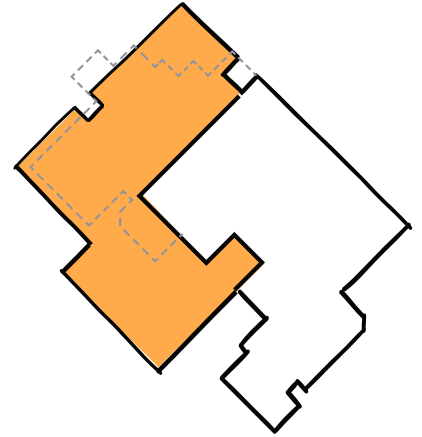
### Phase 1

Relocate administrative services to the area of the existing AV Room to allow for continued operation.



### Phase 2




Demolition of the north-west part of the existing building, including administrative area, rehab studio, games room, woodshop and studio. The remaining building is intended to stay operational during demolition.



### Phase 3

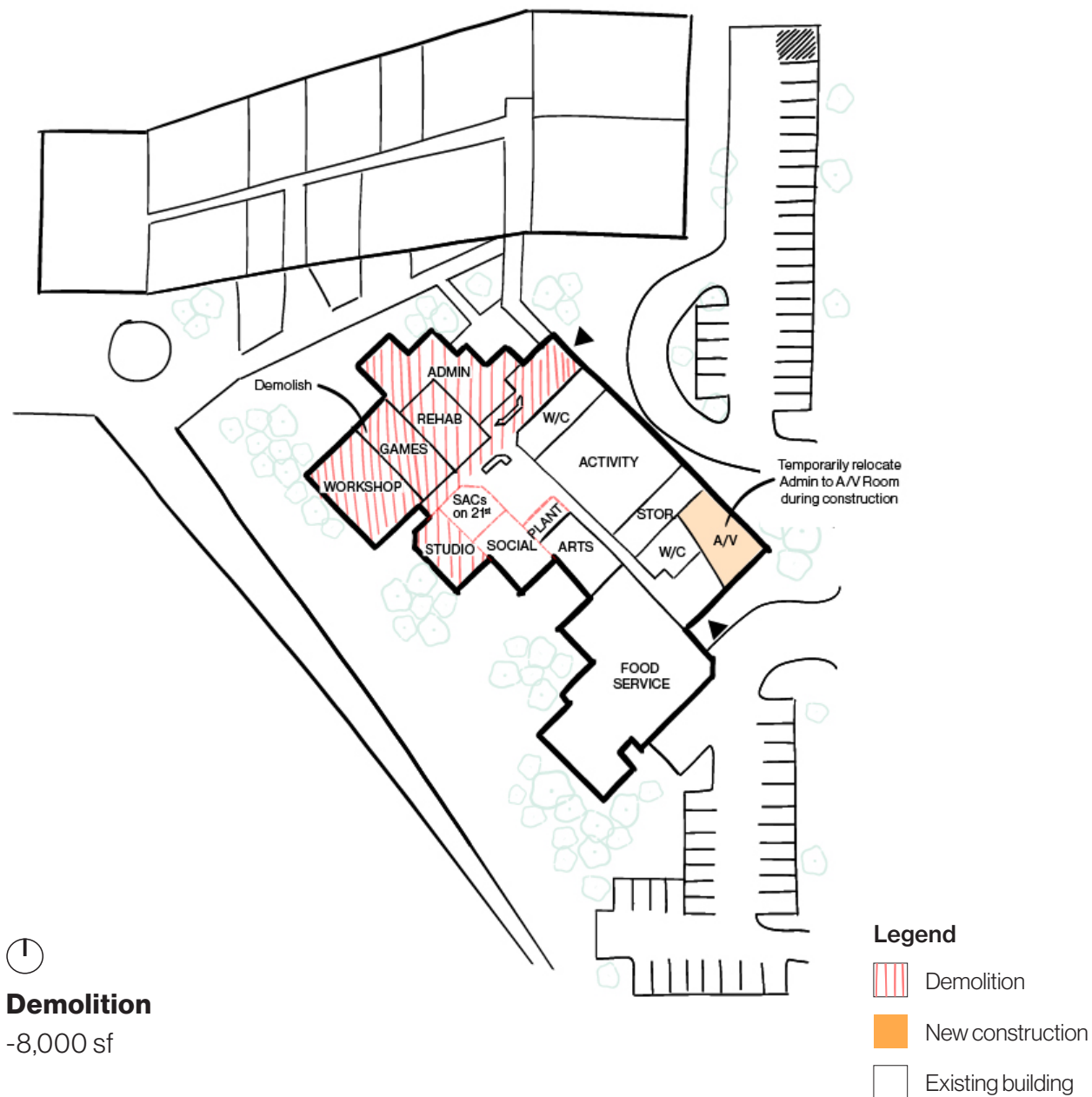
Construction of the addition and renovation/upgrade of the existing building to meet building code requirements. (Occupation of the existing building may not be possible during these upgrades.)

### Legend

-  Demolition
-  New construction
-  Existing building

### 3.4.2 Renovation/Addition - Demolition

The existing administrative area, rehab studio, games room, woodshop and studio is demolished to make room for the new addition to the centre. Administrative services are temporarily relocated to the area of the existing AV Room to allow for continued operation of the centre throughout construction.



⌚  
**Demolition**  
 -8,000 sf

### 3.4.2 Renovation/Addition - Level 1

The ground floor level of Option 1 locates new elevators, a new rehabilitation room, administration services, a new woodshop, a new SACs store, a small multipurpose room, a large multipurpose gymnasium in a newly built addition to the building on the north-west side of the existing facility. These new spaces are organized around a renovated and expanded social lobby area for the building which increases the seating area around the existing coffee shop. As part of this renovation work the Plant Room and adjacent walls are improved as well as the overall building code compliance of the existing side of the facility.

\*Images depict precedent projects and are meant to clarify concept design intent and serve as inspiration.



Welcoming entry







Social lobby area



Multipurpose gym

#### Legend

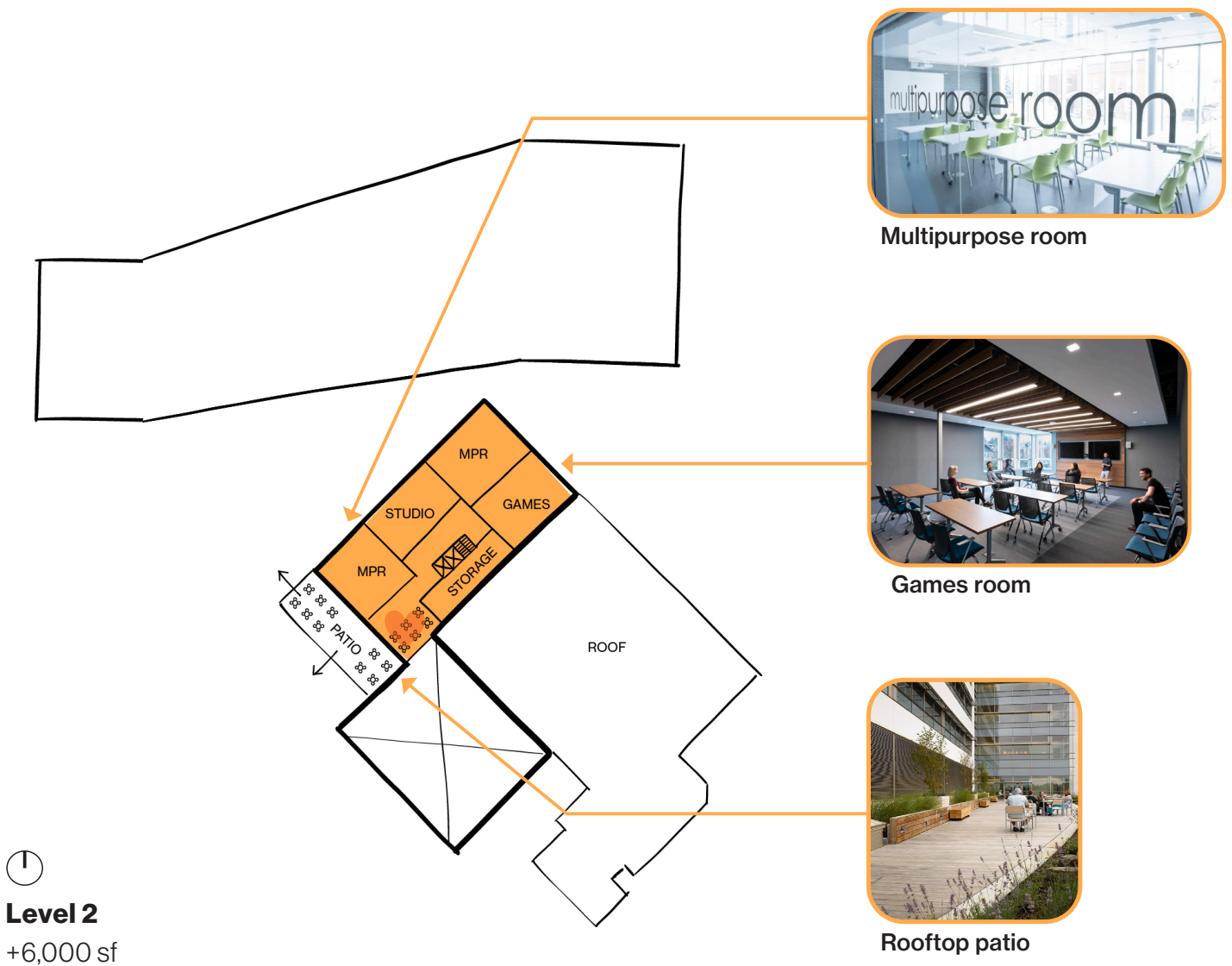
-  Demolition
-  New construction
-  Existing building
-  Social heart



**Level 1**  
+15,000 sf

### 3.4.2 Renovation/Addition - Level 2

Accessed by two new elevators and stairs, the second floor of Option 1 includes a series of program rooms - multipurpose, games, studios and storage. A small social space for soft seating or tables provides the opportunity for downward views to the gymnasium. This option also provides access to a south-west facing rooftop patio space which can be used for events, gardening or general enjoyment.



 **Level 2**  
+6,000 sf



**Multipurpose room**







**Games room**



**Rooftop patio**

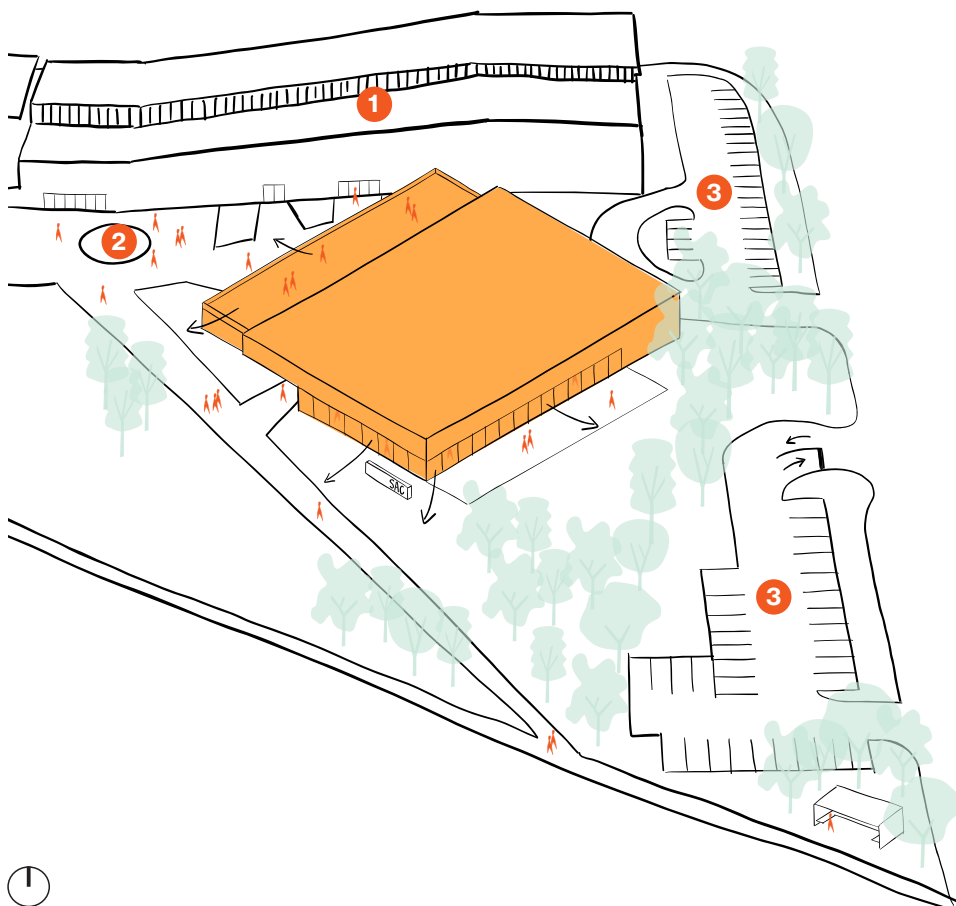
**Legend**

-  Demolition
-  New construction
-  Existing building
-  Social heart

### 3.4.3 New Build

This option positions a new Seniors' Activity Centre to the north of the existing food services area in order to maintain some meal services during the period of construction. Once the new building is completed, the existing food services area would be demolished to make way for additional outdoor area, parking or space for a future addition.

The new facility creates welcoming facades on all four sides as well as new opportunities for outdoor programming both at grade and on the roof level. It includes a new purpose built cafeteria and kitchen area with the opportunity for outdoor seating and natural daylight. The second floor program spaces offer views and overlook the multipurpose gymnasium and cafeteria spaces below.



Existing building:	26,000 sf
Demolition:	- 26,000 sf
New building:	+41,000 sf

Net area: 41,000 sf

Gross-up area: +8,500 sf

**Gross floor area: 49,500 sf**

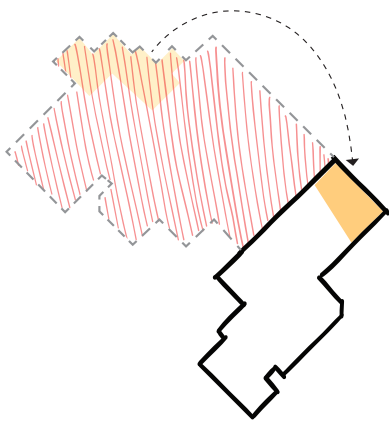
#### Legend

- 1 Community Centre
- 2 Plaza water feature
- 3 Surface parking
- ▨ Demolition
- New construction
- Existing building



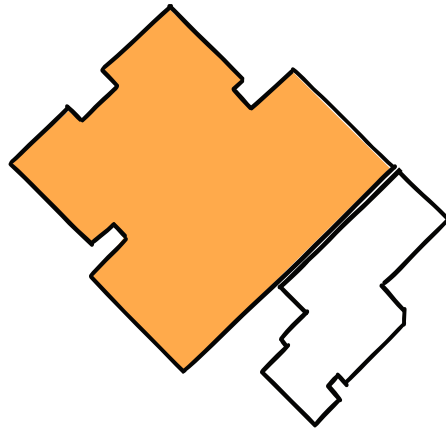
#### Option 2 Massing

### 3.4.3 New Build - Phasing



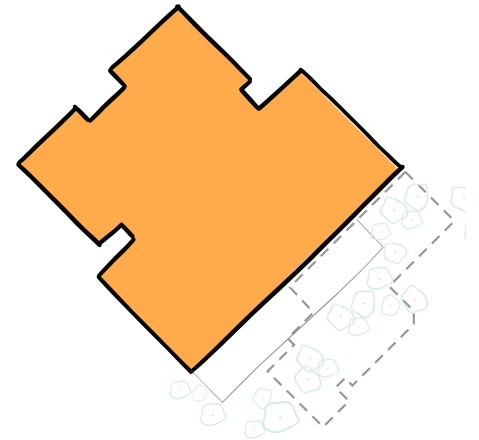
#### Phase 1

The majority of the existing building program spaces, with the exception of the food service area, washrooms and AV room, are demolished. The food service area continues operation and administrative services are relocated to the area of the existing AV Room to allow for continued support.



#### Phase 2



The new building is constructed to the north west of the food service area. The two buildings are not physically connected.



#### Phase 3

Upon completion of the new building, the existing food services area is demolished and converted to outdoor space or parking.

#### Legend

-  Demolition
-  New construction
-  Existing building

### 3.4.3 New Build - Demolition

The majority of the existing building program spaces, with the exception of the food service area, washrooms and AV room, are demolished. The food service area continues operation and administrative services are relocated to the area of the existing AV Room to allow for continued operation of the centre throughout construction.



#### Demolition

-17,000 sf in Phase 1  
(temporarily retain 9,000 sf)

### 3.4.3 New Build - Level 1

Level 1 of the new build option includes a new cafeteria and kitchen space, a new multipurpose gymnasium, a new store, coffee shop, activity room, rehab studio, reception area, woodshop, art studio, washrooms and more.

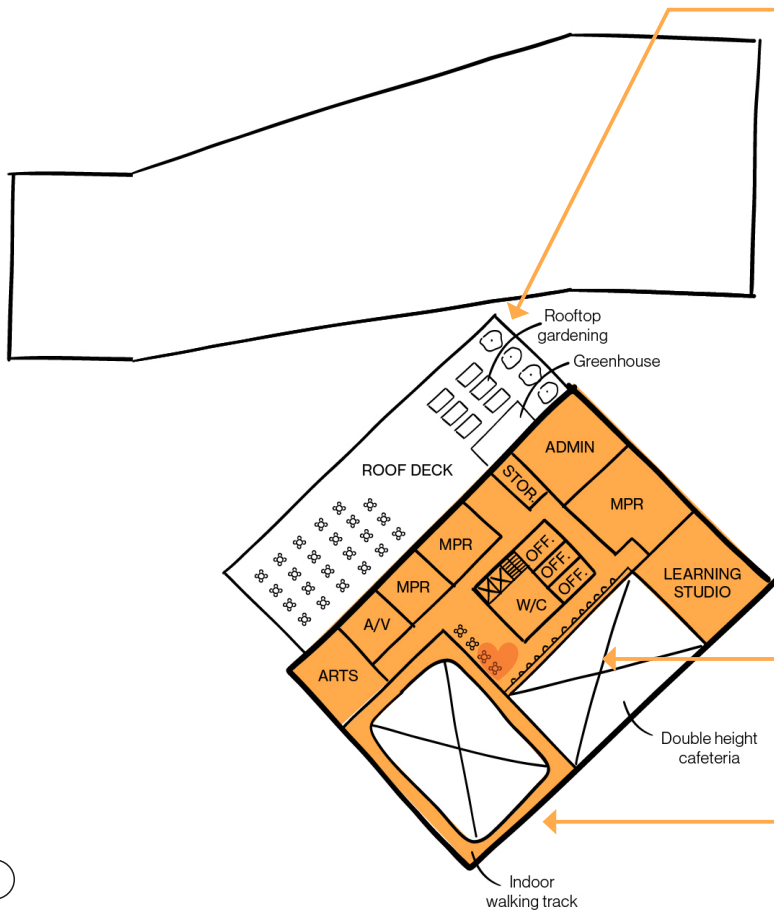
\*Images depict precedent projects and are meant to clarify concept design intent and serve as inspiration.



### 3.4.3 New Build - Level 2

The second floor of this option provides additional program rooms including multipurpose spaces, studios, AV, as well as offices and administrative space. This floor also provides access to an elevated walking track around the upper level of the gym, which can be used year round for social and fitness movement. Additionally, a second floor social seating, reading or gaming area overlooks the cafeteria below creating interconnectivity between ground floor and second floor activities.

Lastly, a significant roof deck is provided on this level which can be used for rooftop gardening, a greenhouse and seating.



Rooftop garden boxes



Double height space



Indoor walking track







#### New Level 2

+13,000 sf

Demolition of Phase 2

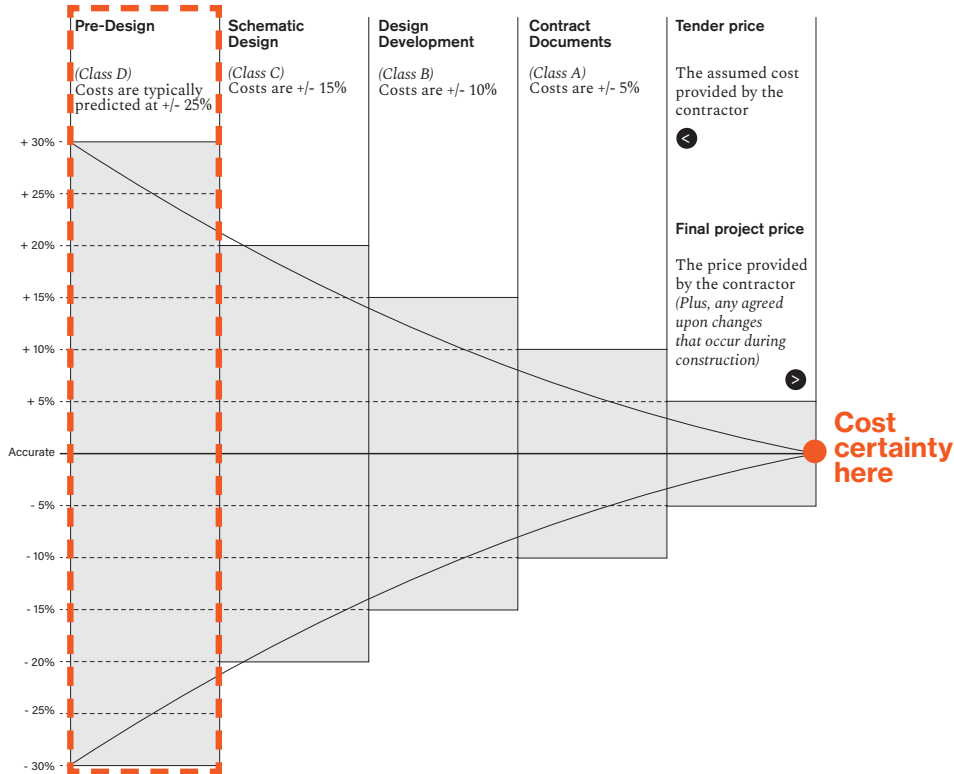
#### Legend

-  Demolition
-  New construction
-  Existing building
-  Social heart

## 4.0 Costing Analysis

# 4.0 Costing Analysis

As part of this feasibility study, **hcma** contracted Ross Templeton & Associates Quantity Surveyors to produce a Class D cost estimate for the two concept options (Addition & New Build). This estimate includes typical contingencies that are reflective of the early stage of the project development in 2024 dollars (\$). Class D estimates have a degree of variability that reflects the early stage of the design process.



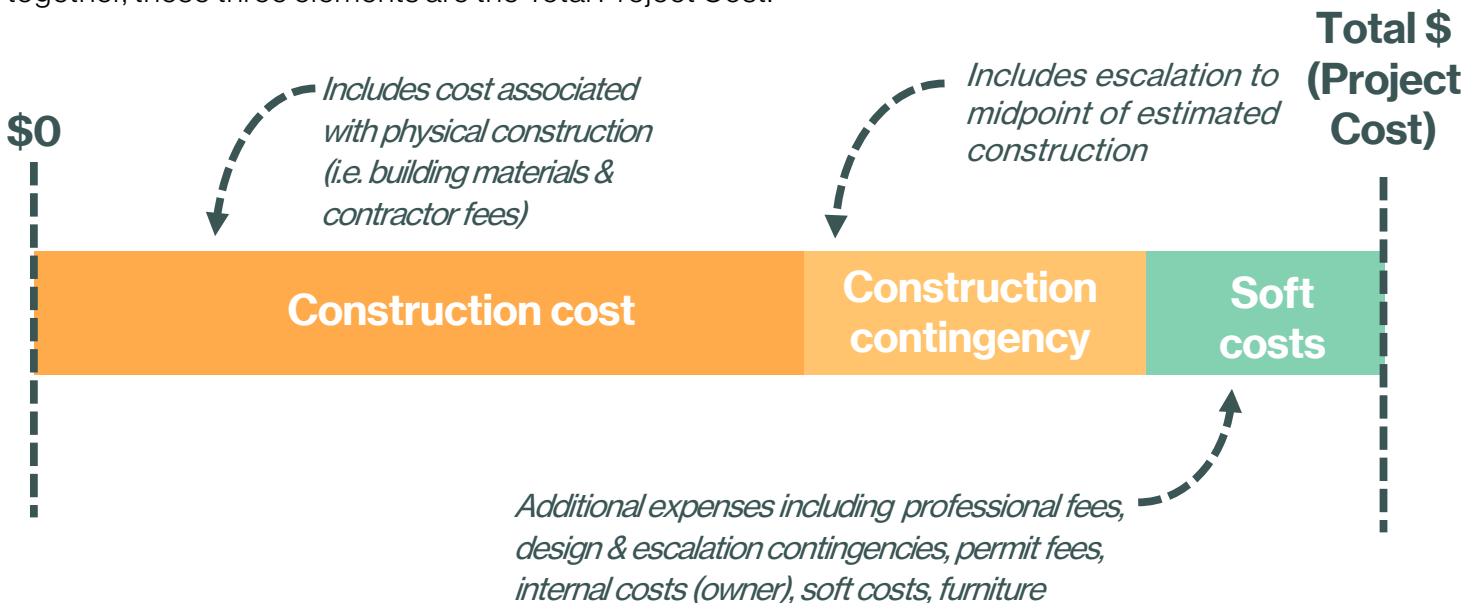
**Left**  
Diagram illustrating variability of cost estimates as the project design develops over time.

The capital costing estimate represents project costs, and includes construction and soft costs as well as contingencies. Class D construction cost estimates are typically +/- 25% in accuracy with many variables influencing the final construction price including most importantly, the final design scope parameters, final specifications (output specification, performance specifications, proprietary specifications), final drawings, contractors' contractual obligations, extent of supplementary conditions, number of compliant bidders, volatility of the market, supply chain issues and market activity at time of tender.



## Construction vs. Project Costs

The 'Total Project Cost Estimate' includes more than just the estimated hard construction cost to build the project. It includes estimated contingencies for design pricing, and owner's change orders, as well as soft costs for additional expenses like consultant fees, permit fees, owner project management costs, and furnishings. When added together, these three elements are the Total Project Cost.



## Whole Life Costs

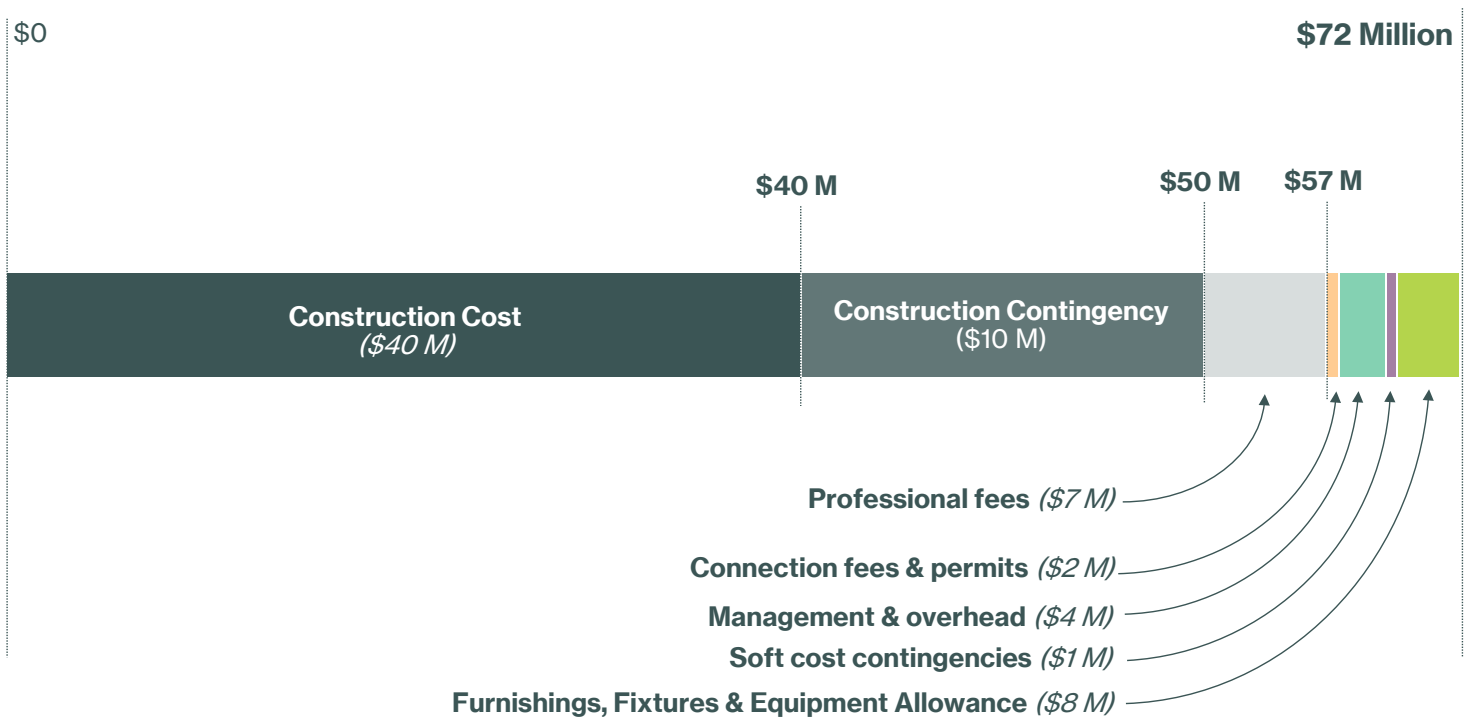
When comparing capital costs of Option 1 (Renovation/Addition) vs Option 2 (New Build) we note that the Whole Life Costs of each option should be considered as both options will carry very different net present values, energy performances, annual energy costs, life cycle periodic replacements, warranties and annual maintenance and repair costs along with depreciated asset value. LEC Group (RTA) recommends the consideration of Whole Life Costs as part of the final decision making process to ensure the District obtains true long term value for money over a typical building lifecycle of ~30-50 years.

Option 1 offers capital cost savings associated with renovation and re-use of the existing building, including re-use of key elements such as structure, exterior building envelope and building systems. However, some of these components in the older portion of the building will have a shorter lifespan than the new build and are likely to incur higher longterm operational, maintenance and lifecycle replacement costs when compared to a new build.

# Project Cost Breakdown

## Option #1 - Renovation/Addition

The estimated Total Project Cost for Option 1 is \$71,795,000. The diagram below describes how this cost is broken down into construction cost, contingency and soft costs. The estimate for this option includes a Phasing Premium of 15% to account for the sequencing of selective demolition while the building continues to provide some services to community members, as well as concurrent construction. It also includes mandatory building code upgrade allowances for existing spaces that would be retained in the addition.



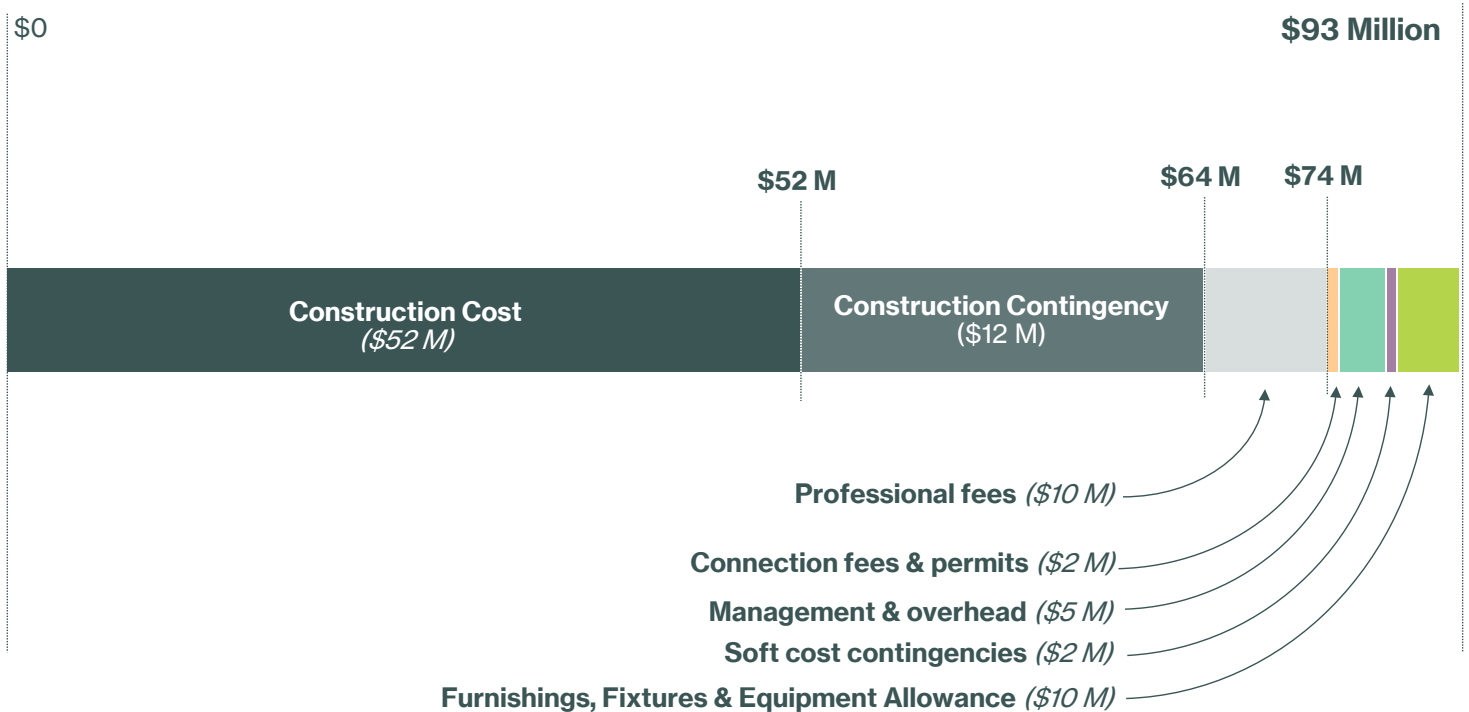
\*Note that all costs are in Q1 2024 dollars \$ and do not include parking. For parking costs see page 61.

\*See full costing report in Appendix 5.7 with cost breakdown including parking only, building only, and combined total.

# Project Cost Breakdown

## Option #2 - New Build

The estimated Total Project Cost for Option 2 is \$92,548,000. The diagram below describes how this cost is broken down into construction cost, contingency and soft costs. The estimate for this option includes a Phasing Premium of 5% to account for the sequencing of selective demolition while the food service area continues to operate, as well as concurrent construction.



\*Note that all costs are in Q1 2024 dollars \$ and do not include parking. For parking costs see page 61.

\*See full costing report in Appendix 5.7 with cost breakdown including parking only, building only, and combined total.

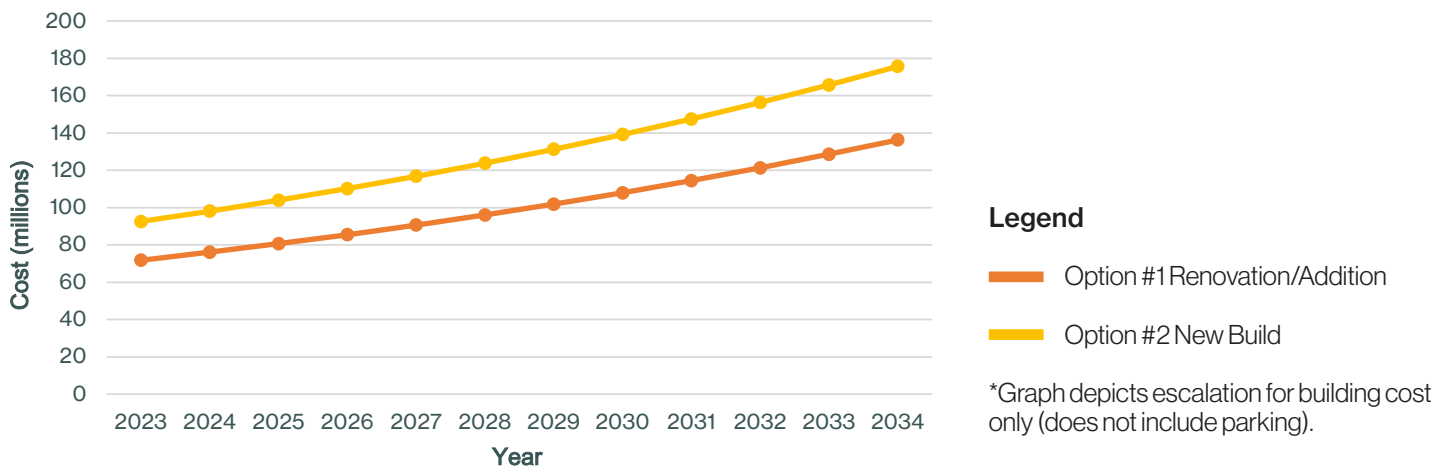
# Cost Escalation

## Project calendar

The project schedule is unknown at this time and may be up to 10 years away, however escalation must be considered at the time of project realization.

Pricing has been included at Q1 2024 local unit rates noting the current uncertainty and volatility of the market. Supply chain issues currently being experienced may have unknown (short and long term) impacts on pricing levels and anticipated projected construction escalation.

The graph below illustrates estimated escalation compound calculated 6.0% per annum over 10 years to 2034.



## Parking

At this time, the parking requirements for a future Seniors' Activity Centre are undefined. Based on the existing provision of surface parking stalls at the existing centre, the estimated minimum additional stalls required is 25. This parking could be provided underground or at grade depending on the preferred concept option.

Current construction cost estimate per underground parking stall is \$95,000. Including Total Project Costs (contingencies & soft costs) this rises to \$220,000 - 240,000 per stall.

A recommended next step for this project is the definition of parking requirements through a professional traffic study including demand analysis and provision of related active and passive transportation options.

\*Note that all costs are in Q1 2024 dollars \$.

## 5.0 Appendices

- 5.1 Engage with Age Survey Analysis
- 5.2 Needs Assessment Report
- 5.3 **hcma** Trends & Opportunities Presentation
- 5.4 Joanie Sims Gould Literature Review
- 5.5 Functional Program Area Chart
- 5.6 Structural Assessment Report
- 5.7 Costing Report

# **5.1 Engage with Age Survey Analysis**

## District of West Vancouver

# Engage with Age

## Engagement Summary Report

## Contents

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1.0 Community Engagement: .....	3
1. Notification .....	3
2.0 Community Engagement Results .....	5
2.1 Survey.....	5
2.1.1 Survey: Quantitative Results .....	5
2.1.2 Survey: Qualitative Results .....	12
5.0 Summary .....	18

Prepared by:

- District of West Vancouver Community Relations & Communications and Community Services staff, August 2023

# 1.0 Community Engagement:

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## 1. Notification

Identification of opportunities to participate in the consultation included:

### Newspaper Advertising

The advertisement was printed in the North Shore News.

### Print Materials

The advertisement was posted at the following facilities:

- West Vancouver Community Centre
- Aquatic Centre
- Gleneagles Community Centre
- Seniors' Activity Centre
- West Vancouver Memorial Library

Paper copies of the survey were available at the following facilities:

- Seniors' Activity Centre
- West Vancouver Memorial Library

### Social Media

A social media campaign notifying the public of the engagement opportunity included:

- 4 Facebook posts on May 2, 15, 20, and 29, reached 831 people
- 4 Twitter posts on May 2, 15, 20, and 29, with a total of 1,597 impressions (the number of times people saw the ads)
- 3 Instagram posts on May 2, 15, and 20, reached 1,352 people

### Engagement Website

A project webpage at [westvancouverITE.ca/forest](http://westvancouverITE.ca/forest) hosted information materials, reports and illustrations, milestone dates, background material, and a survey.

From May 1 to May 31, 2023, 1,800 people visited the web page and 911 respondents filled out the survey (including paper submissions that were received and entered by staff).

## Email

- An email informing about the Engage with Age project and survey was sent to 4,284 westvancouverITE subscribers on May 2, 2023.

## Stakeholders

- Targeted emails announcing the Engage with Age project were sent to the following stakeholder groups on date:
  - Alzheimer’s Society of BC
  - Ambleside Dundarave Business Association
  - BC Housing
  - Capilano Community Services Society
  - Family Services North Shore
  - Hero Home Care
  - Hollyburn Family Services Society
  - Horseshoe Bay Business Association
  - Impact North Shore
  - Kiwanis Housing Society
  - Lionsview Planning Society
  - North Shore Community Resources
  - North Shore Emergency Management
  - North Shore Immigrant Inclusion Partnership
  - Pathways Serious Mental Illness Society
  - Silver Harbour Senior Centre
  - UBC Mental Health
  - Vancouver Coastal Health
  - West Vancouver Foundation
  - West Vancouver Memorial Library
  - West Vancouver Police
  - Western Residents Association

## 2.0 Community Engagement Results

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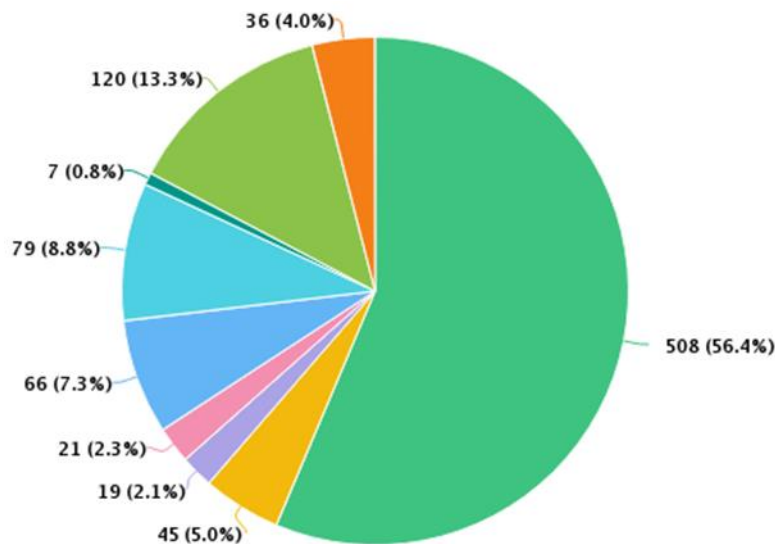
### 2.1 Survey

A total of 911 surveys were collected, noting that:

- Not all respondents answered every question.
- The views represented in the feedback form results reflect those of survey respondents. They may not be representative of the views of the public and other stakeholders because respondents self-selected to participate in the engagement and, therefore, do not reflect a random sample.

#### 2.1.1 Survey: Quantitative Results

##### Question 1: Where do you live?



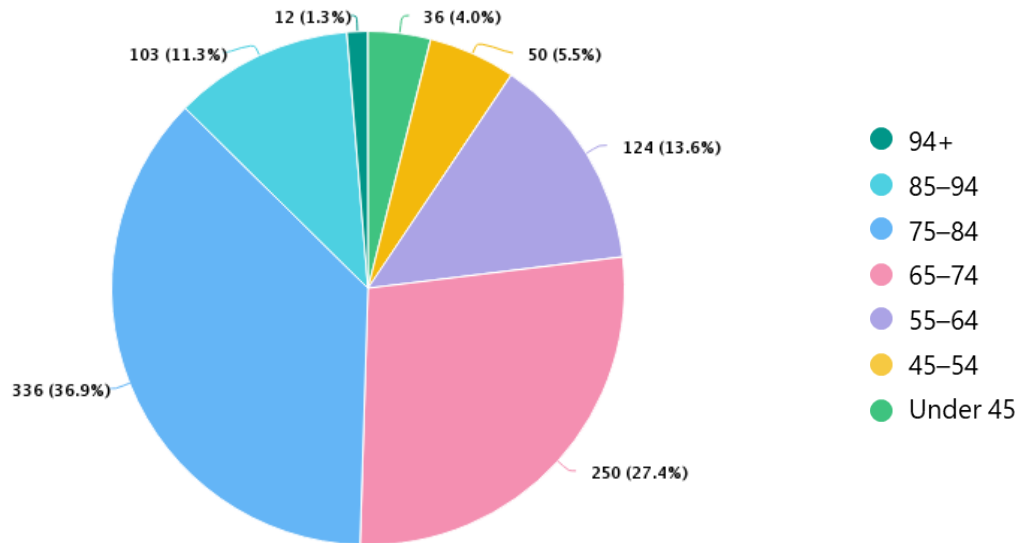
##### Question options

- Ambleside / Park Royal / Cedardale / Sentinel Hill / Dundarave
- Queens / Chartwell / British Properties / Glenmore
- Altamont / Panorama Village / Westhill / Canterbury / Chelsea Park / Whitby Estates
- West Bay / Westmount / Deer Ridge / Sandy Cove
- Bayridge / Cypress / Caulfeild / Rockridge / Cypress Park Estates
- Eagleridge / Eagle Harbour / Gleneagles / Whytecliff / Horseshoe Bay / Seascapes
- Bowen Island / Lions Bay / Porteau Cove / Howe Sound / Furry Creek
- North Vancouver
- Outside of the North Shore

*901 responses, 10 skipped*

This question was asked to understand how location may relate to subsequent responses. The majority of the respondents reside in the Ambleside/Park Royal/Cedardale/Sentinel Hill/Dundarave areas (56.4%). 13.3% reside in North Vancouver.

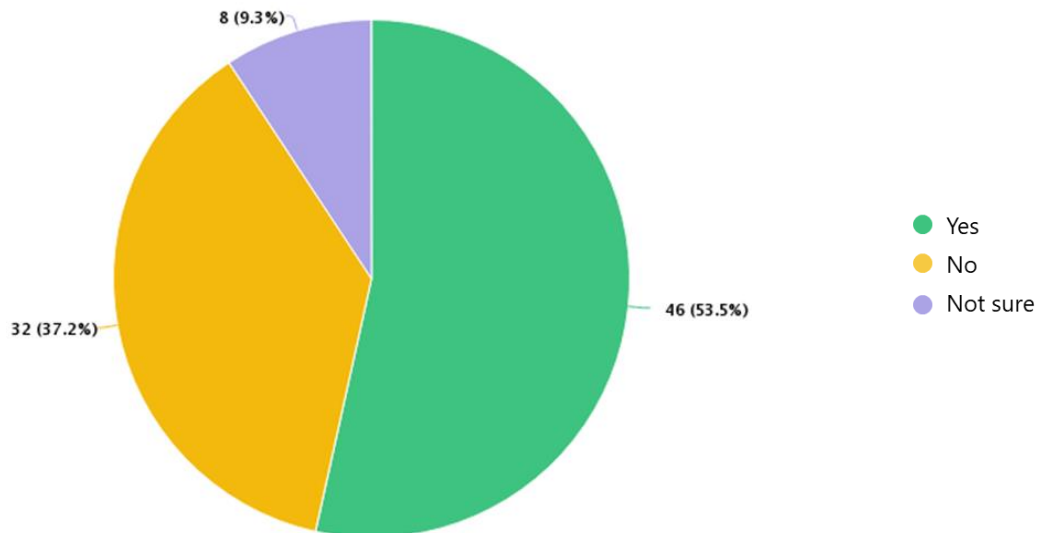
### Question 2: What is your age?



(911 responses, 0 skipped)

89.2% of respondents are between 55 and 94 years old.

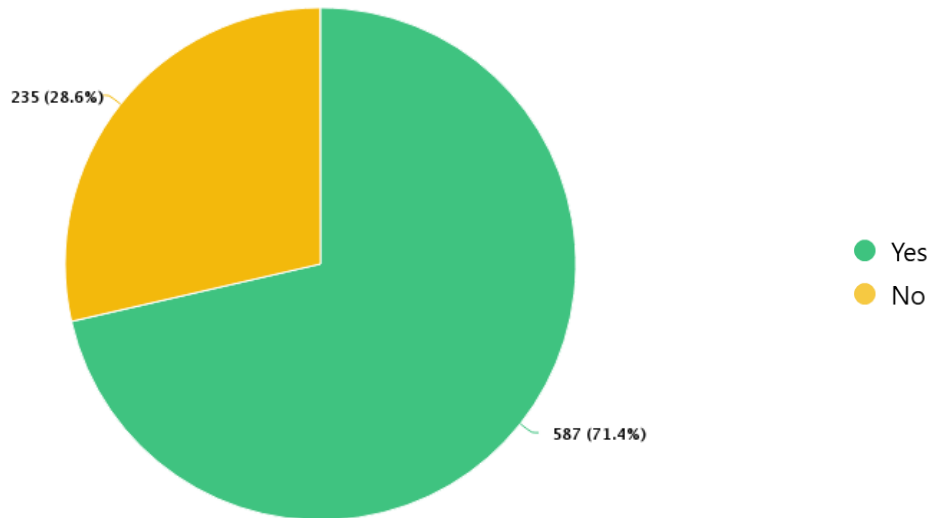
### Question 3: Do you know anyone or have a friend or family member who belongs to the Seniors' Activity Centre?



86 responses, 825 skipped

Most respondents skipped directly to the question about being member of the Seniors' Activity Centre (SAC).

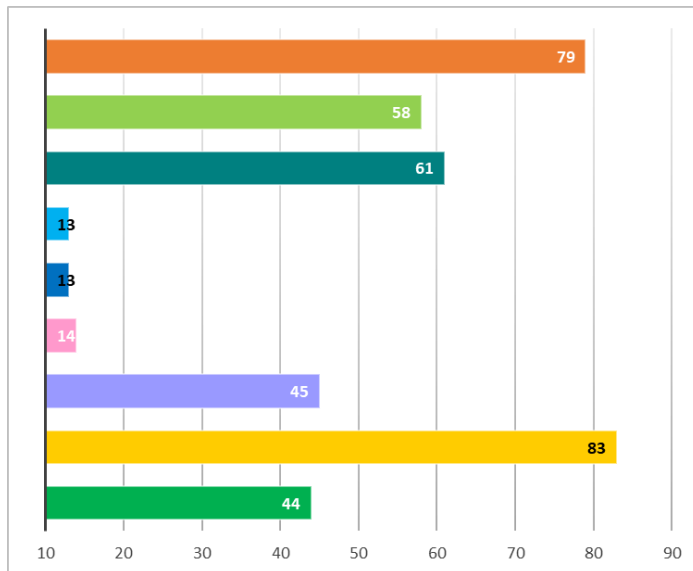
**Question 4: Are you a member of the Seniors' Activity Centre?**



*(822 responses, 89 skipped)*

The vast majority of respondents are a member of the SAC.

**Question 5: What would encourage you to join or participate? Select all that apply.**



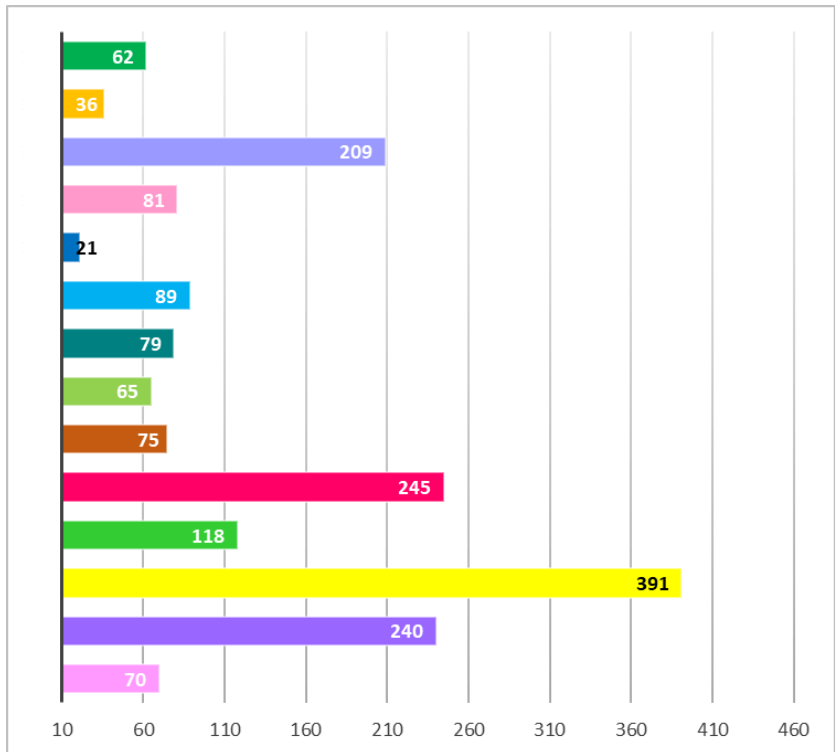
*The numbers show the number of times the option was selected.*

- Other (please specify)
- Easier access to information about programs and services
- Low cost program options
- More culturally diverse membership
- Better accessibility to facilities and programs
- More transportation options to the SAC
- More opportunities to socialize with new and existing friends
- More interesting programs and services
- Multigenerational programs

*(217 responses, 694 skipped)*

The top three options selected were: more interesting programs and services, low cost program options, and easier access to information about programs and services.

**Question 6: What specific activities do you engage in at the Seniors' Activity Centre?  
Select all that apply.**



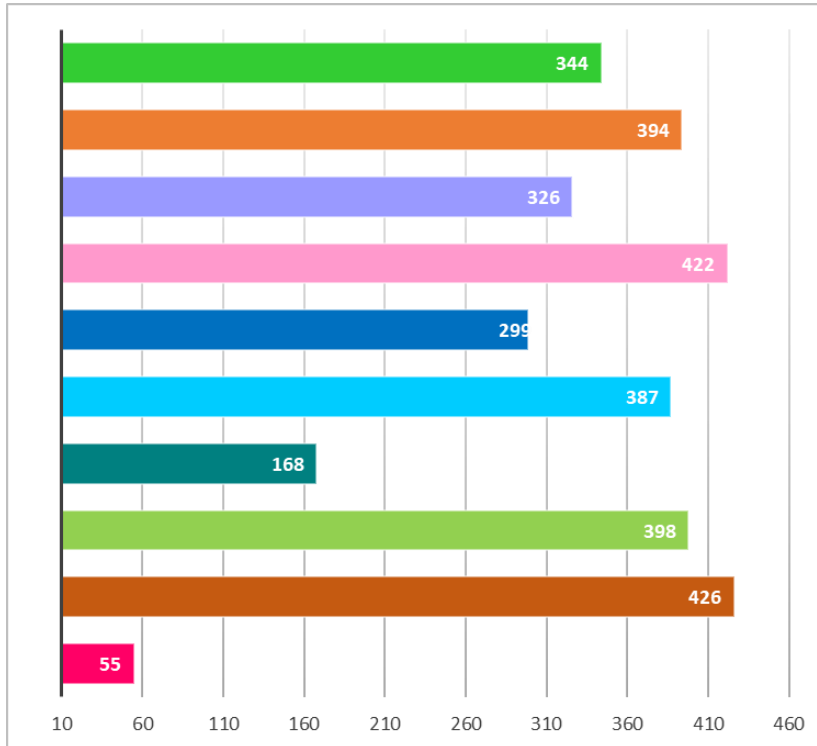
The numbers show the number of times the option was selected.

- Arts and crafts
- Clubs
- Family and friends
- Games and puzzles
- Homemaking (cooking, knitting crafts)
- Learning and reading
- Music and dance
- Prehab and rehab
- Social, cultural, and sporting events
- Sports, fitness, and yoga
- Volunteering
- Food
- Shopping
- Other

*(575 responses, 336 skipped)*

Food, which includes eating in or getting takeout from the Garden Side Café or coffee bar, is the most popular activity followed by “sports, fitness and yoga”. Shopping at SACs on 21st gift shop is the third most popular activity in the centre. Homemaking (cooking, knitting, crafts, etc) is the activity that least engages people at the SAC.

**Question 7: What do you value about the space or location of the activities you participate in Seniors' Activity Centre? Select all that apply.**



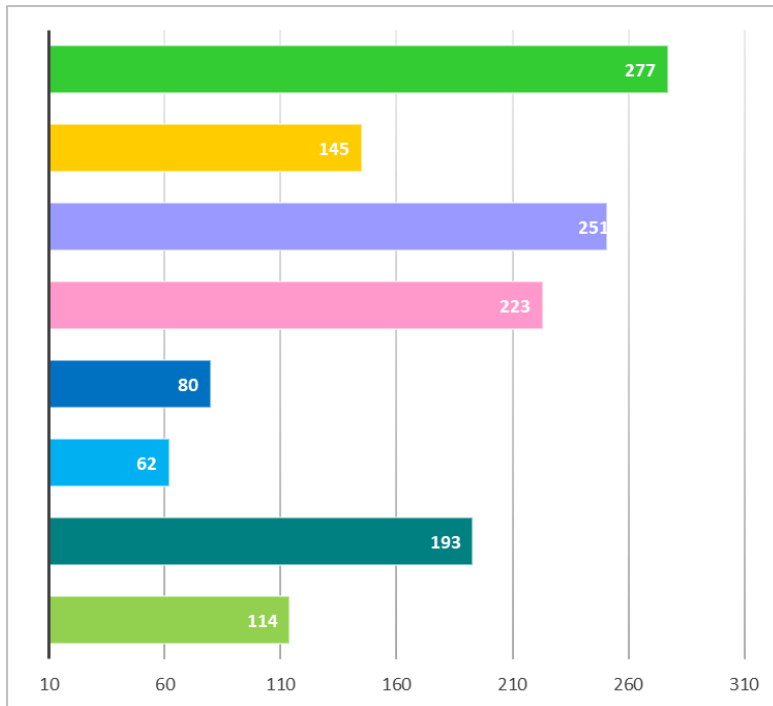
The numbers show the number of times the option was selected.

- Quality of space and equipment
- Quality of the programs and activities
- Quality of instructors and service
- Friendship and social interactions
- Inclusive of everyone
- Convenience
- Flexibility
- Affordability
- Food
- Other

*(576 responses, 335 skipped)*

The majority of the respondents chose eating at the Garden Side Café and social interactions as the most valued activities at SAC.

**Question 8: What would encourage you to be more active in your community and everyday life? Select all that apply.**



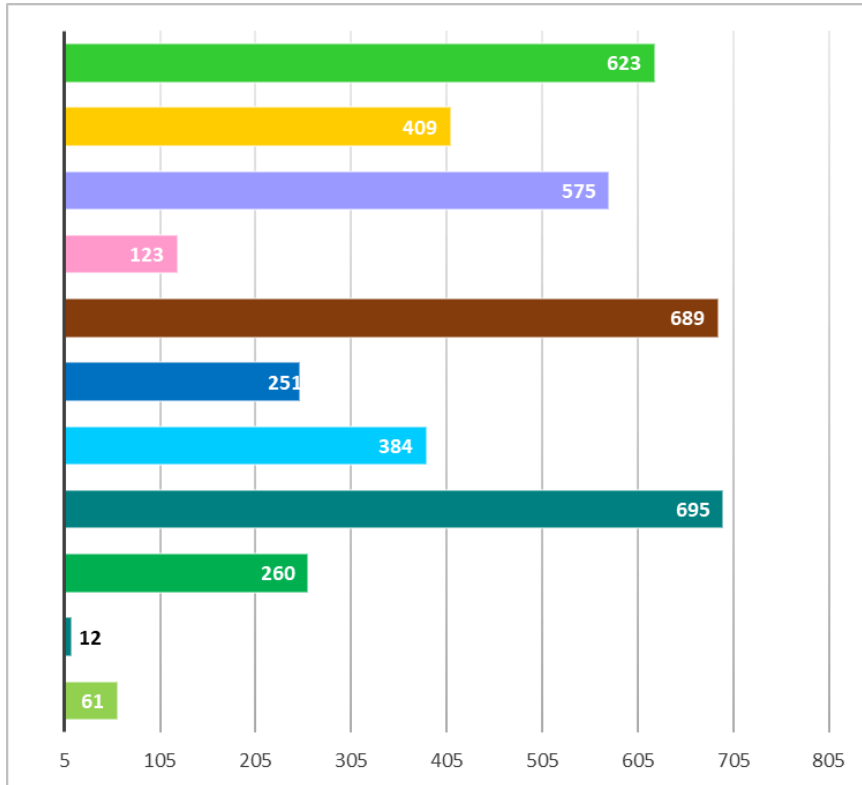
The numbers show the number of times the option was selected.

- Quality of space and equipment
- Quality of the programs and activities
- Quality of instructors and service
- Friendship and social interactions
- Convenience
- Flexibility
- Affordability
- Food

*(96 responses, 1 skipped)*

Quality of space and equipment, quality of instructors and service, and social interactions are the items most cited to encourage the respondents to be more active in the community.

**Question 9: Which of the following North Shore community facilities do you or anyone in your family use/have used within the last five years? Select all that apply.**



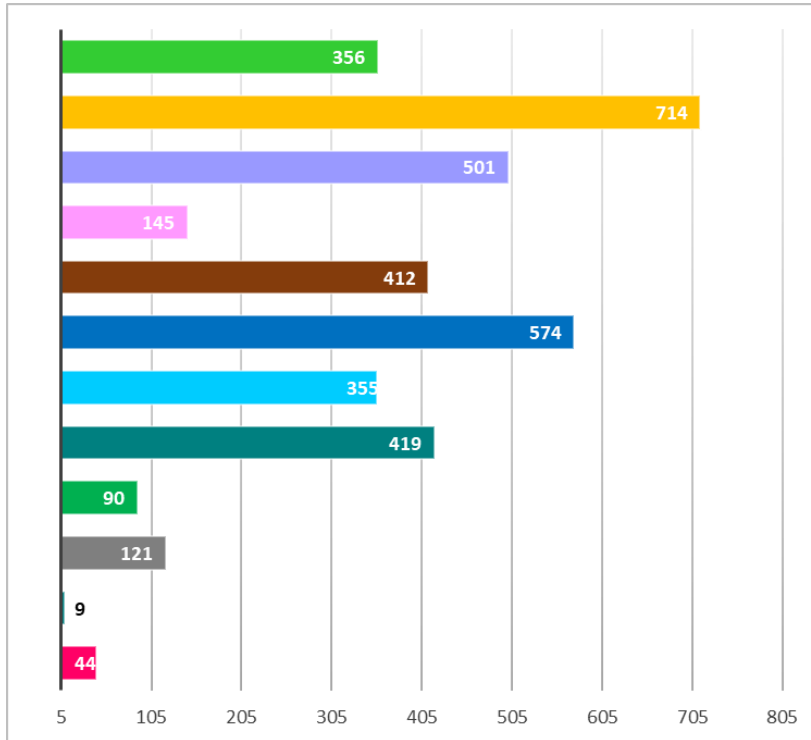
The numbers show the number of times the option was selected.

- Senior's Activity Centre
- West Vancouver Aquatic Centre
- West Vancouver Community Centre
- West Vancouver Ice Arena
- West Vancouver Memorial Library
- Gleneagles Community Centre
- West Vancouver cultural facilities
- West Vancouver parks and trails
- Community facilities in North Vancouver
- None
- Other

*(895 responses, 16 skipped)*

West Vancouver parks and trails and the West Vancouver Memorial Library are the facilities most cited. The Seniors' Activity Centre and the West Vancouver Community Centre follow.

**Question 10: Why do you or someone in your family use/have used the facilities you selected above? Select all that apply.**



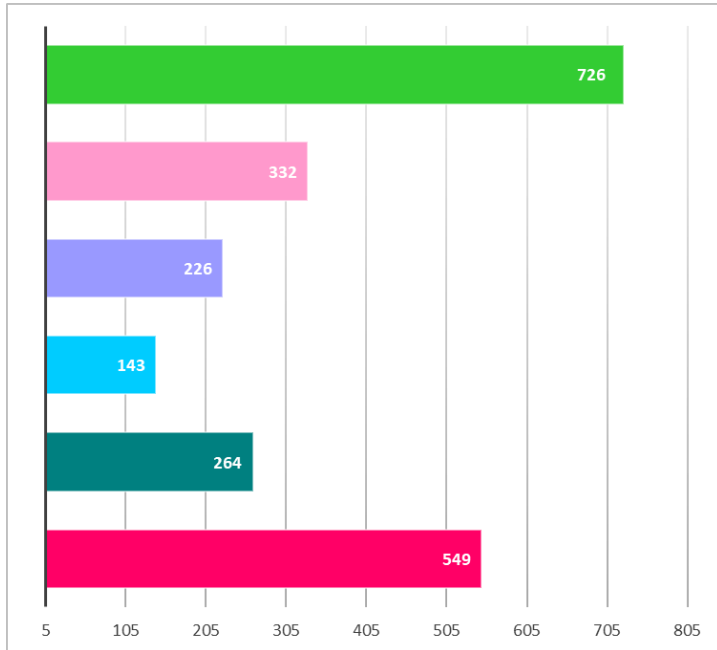
The numbers show the number of times the option was selected.

- Unique programs
- Close to home
- Affordability
- Diversity of patrons
- Sense of belonging
- Quality of facility
- Accessibility
- Parking
- Transportation
- The programming is not offered elsewhere
- I don't use any of the listed facilities
- Other

*(883 responses, 28 skipped)*

The proximity to home is the most cited reason for the respondents to use/have used the facilities cited above. Quality of the facility and affordability are the second and third most cited.

**Question 11: What programs or services that support active and healthy aging are important to you? Select all that apply.**



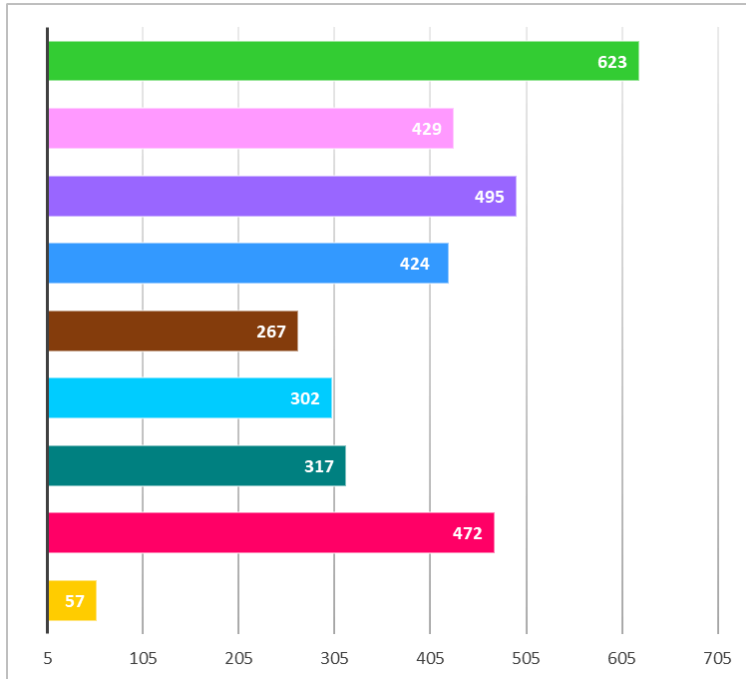
The numbers show the number of times the option was selected.

- Preventative
- Remedial
- Support
- Referral
- Volunteer opportunities
- Food

*(862 responses, 49 skipped)*

Preventative programs or services, such as prehabilitation programs, exercise classes, fitness, hiking, cycling, etc., are the most cited, followed by food services.

**Question 12: Which programs or services would help you age in place? Select all that apply.**



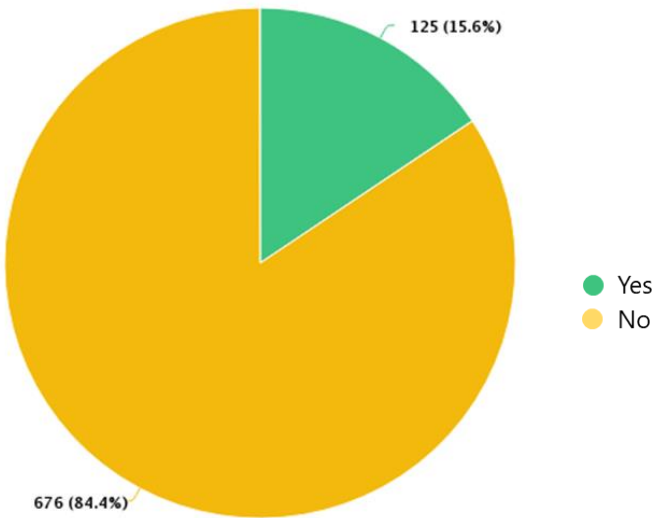
*The numbers show the number of times the option was selected.*

- Healthy and active living programs
- Holistic health
- Social programs
- Cognitive brain health programs
- Accessible transportation
- Fun events
- Access and support to information
- Food
- Other

*(856 responses, 55 skipped)*

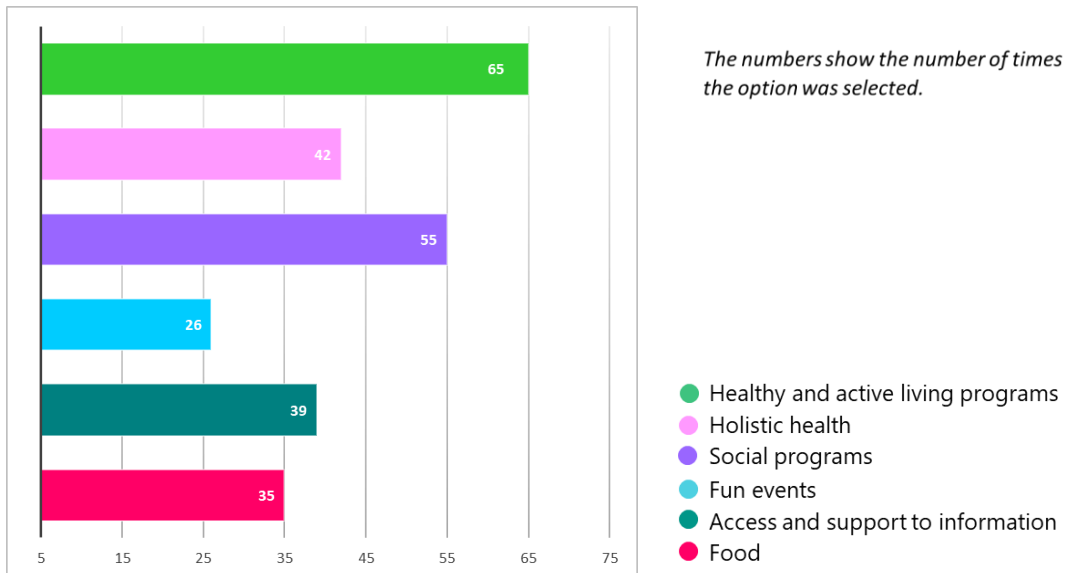
Most respondents cited that healthy and active living programs would be helpful in aging in place, followed by social programs and food services.

**Question 13: Are you a caregiver or supporting a loved one?**



*(801 responses, 110 skipped)*

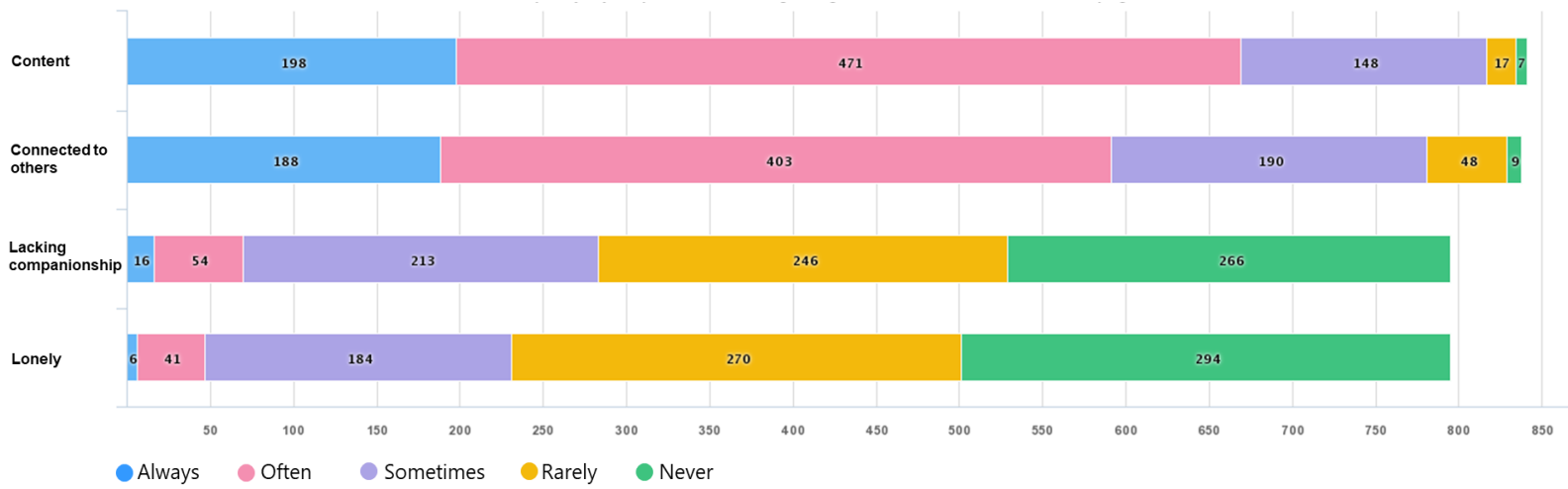
**Question 14: What support services or programs are important for your client and/or loved one? Select all that apply.**



*(96 responses, 815 skipped)*

The majority of respondents are not caregivers – 84.4%. Among the respondents that are, health and active living programs are the most important, followed by social programs.

**Question 15: How frequently do you experience the following feelings? We want to better understand how our programs and services can support you now and into the future.**



*(862 responses, 49 skipped)*

## 2.1.2 Survey: Qualitative Results

Number of times theme occurred	Theme / Topic
	<b>Programming</b>
222	Want new and/or improved variety of program offerings; outdoor activities; membership review
62	Want programs to include all ages
17	West Van residents should have priority for program registration / review registration process (stressful)
15	More drop-in classes would promote attendance
42	Need to improve communication/marketing about program offerings
42	Programs to support aging in place
	<b>Accessibility</b>
16	Want improved accessibility features outside and inside the building
28	Want improved transportation options for accessing the building
	<b>Discounts</b>
36	Want a seniors-only discount on programs and services at the District and/or low-cost program options
	<b>Facility</b>
32	Want improved food services (comments about menu, hours, seating, food container)
5	The SAC building is fine the way it is. No need for a huge new building
18	The building needs a new name
20	The SAC building needs bigger rooms for activities/ better use of space
6	Separate building makes seniors feel segregated
16	Parking needs expanding/ improvement
13	Want improved decorations (less childish) / updated and improved spaces
	<b>General</b>
98	Generally satisfied with the current SAC
4	Generally desatisfied with the current SAC
63	Unrelated to the public engagement/off topic

## 3.0 Summary

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Analysis of the quantitative and qualitative data collected during the engagement period indicated the following main themes of feedback:

- Programming should be reviewed
- Most people are generally satisfied with the services, programs and facilities at the Seniors' Activity Centre
- The SAC should consider programs to include all ages

There was also comments regarding the following topics:

- Name changing to remove "Seniors"
- Improvement of communication about programs and services
- Increase of low cost offers

## **5.2 Needs Assessment Report**

### RC Strategies

## Needs Assessment Summary

The following bullets come mostly from SAC files and reports and other hard data, but some also comes from anecdotal comments made by long time staff members. And, some of the material comes from the consultants' experience in comparable needs assessment projects.

## SAC Needs Assessment Framework

There are three primary reasons to reinvest (retrofit or replace) in the SAC. One is to maintain the current functionality. This relates to reinvesting in attributes that have come to the end of their functional lifespan. The second is some technical enhancements. This could be improvements to operation for environmental reasons or operating efficiencies. The third is to enhance its service functionality. This project is more about the latter. With respect to the latter, there are three main categories of service enhancement that could justify a capital investment as follows:

- Increase the quality of some of the existing uses where the current quality of the user experience needs to be improved;
- Increase the quantity of an existing use where the current and future need exceeds the current capacity of a space to meet the need;
- Add a new experience that is needed but cannot be accommodated within existing spaces.

This analysis will examine all three categories of service enhancement need. It starts with a review of the current situation which identifies some early needs under the first two categories above and proceeds with an assessment of future need under all three headings.

## The Existing Facility

The existing facility was originally built in 1980 and has been modified through a number of renewal projects over time. There is currently about 26,000 gross sq. ft. of indoor space within which there is about 21,000 sq. ft. of net usable spaces and 5,000 sq. ft. of support areas (e.g. offices, storage areas, HVAC spaces and circulation/control areas). Of the 15,000 sq. ft. of net usable space, roughly 60% can be categorized as multipurpose spaces, which, even if primarily used for one use, can be used for a variety of different types of use at different times of the week or year. Examples include some of the dining areas, the large Activity Room, the AV Room, the Arts Room and the Fabric Arts Room. The remaining 40% is space is more dedicated to a single use or a category of uses that require specialized equipment, fittings or finishes that pre-empt or limit other categories of uses. Examples of these include SACS on 21<sup>st</sup>, Rehab Studio, Woodworking Shop, Plant Room and Billiards Room. Addendum A summarizes all of these spaces.

## Best Practices

While the consultants are not aware of any single 'ideal' seniors' activity centre, work in comparable projects suggests that an amalgam of ideal spaces can be identified and they are listed in *Figure One*. That figure also shows how the existing SAC measures up to a prototypically 'optimum' seniors' centre currently.

**Figure One**  
**Prototypically Optimum Seniors' Activity Centre**

Space	Optimum Prototypical Size	How the Existing SAC Measures Up
Gym/Large Hall	5000-6000	Lacking
Large Multipurpose Space	3000-3500	✓
Medium Sized Multipurpose Space	2000	Somewhat
Small Multipurpose Space	2 x 1000	Somewhat
Board Room	600	Somewhat
Social Lounging Space	3000	✓
Food and Beverage Spaces	3000	✓
Fitness Room	5000	Lacking
Arts Crafts and Hobbies Studios	1600	✓
Specialized Arts Spaces (e.g. pottery, lapidary, fiber arts)	600	✓
Totals	20-22,000 sq. ft.	15,000 sq. ft.

The existing SAC currently has several spaces which are not part of the prototypically optimum seniors' activity centre. These include the Plant Room, the AV Room, the Billiards Room, the Rehab Studio (although a significant portion of it is used for general fitness), Woodworking Shop, and the takeaway food delivery prep areas. This is not to say that these spaces should not be provided in a renewed West Vancouver SAC, but each should be reviewed within the context of what West Vancouver needs specifically, that other centres don't have or are phasing out.

While the existing SAC has several spaces which appear to measure up to the optimum in terms of size, the quality and/or configuration may not currently exhibit the optimum quality required. These spaces include the Arts Room, the food preparation areas and the SACS on 21<sup>st</sup> shop and prep area. Consideration may need to be given to enlarging some of these spaces, or enhancing the configuration and quality of these spaces. *Figure Two* speaks to this issue. It is an amalgam of perceived need by the current Supervisor of the SAC.

**Figure Two**  
**Preliminary Needs for Increased Quantity or Quality of Existing Spaces**

Space	Use	Need for More Quantity	Perceived Need for Quality Enhancement and/or Reconfiguration	Notes
Marine Dining Room	MP			
Café Terrace Room	MP	✓	✓	
Café General Dining Area	SP	✓	✓	Nicely segregated for better utilization currently
Café Kitchen, dishwashing area and prep area	SP	✓	✓	
Audio Visual Room	MP	✓		
Art Room	MP			Could be a clean/dry arts studio but would still possibly need a wet/dirty studio and more storage
Activity Room	MP			If a gym is provided, this would be a great large multipurpose space
Activity Room Kitchen/ Servery	SP		✓	Underutilized for main purpose but acts as a backup kitchen storage
Main Living Room	SP	✓	✓	
Social Recreation Room	MP			Not sure what to make of this program space, but it could be a good medium sized multipurpose space
Plant Room	SP		✓	Not sure this has a future
SACS on 21 <sup>st</sup> (including the prep area)	SP			Preferable to have prep space adjacent to retail area
Fabric Arts Room	MP	✓		A reasonable clean/dry arts studio space
Woodworking Shop	SP			
Billiards Room	SP	✓		Underutilized currently with four tables
Rehab and Fitness Studio	SP			Recently provided, but not large enough
Reception Desks (2)	SP		✓	One large main and one additional
Main Office Area	SP			More than enough space, but all chopped up
Orchard Room	MP			Currently doubles as a staff break room. If enlarged, could be a board room
Main Entry Foyer/Wait room	SP	✓		
Janitor's Closets	SP		✓	Two exist and could use more
Public Washrooms	SP	✓	✓	Only one set of fully accessible washrooms and one other set
Storage Areas	SP		✓	A problem in most spaces
Circulation Corridors	SP			Could be wider to accommodate more wheelchairs, walkers and scooters

## SAC Membership

Any needs assessment starts with an understanding of the market for the facility. The following summary has been gleaned from a variety of sources.

- Membership has remained within a range of 3,200 to 3,800 over the past decade with a slight overall decline during that time, is currently at 3,172, and is climbing back up after COVID.
- Roughly 80% of members are residents of West Vancouver. Roughly 15-18% live in North Vancouver, and there are few from Lions Bay. This ratio hasn't changed for a decade.
- So, if roughly 80% of 3,200 members are West Van residents, that represents a very large proportion (about 25%) of the 12,600 seniors that are residents of West Vancouver currently.
- There are roughly twice as many female members as male members and that ratio hasn't changed much for the past decade.
- The membership is aging. Both the mean and median age of members has increased over the past decade so the members are generally much older now than they have been in the past.
- While there has been some churn (i.e. some new members but some current members aging out of the SAC) it has been difficult to recruit new younger members as 'today's young seniors are less likely to self identify as seniors' as one staff member put it.

## Behavioural Trends

Some trends may impact future needs. The ones that are most clearly understood are bulleted below.

- At the SAC, program categories trending downward include fabric arts, games, billiards, languages, lectures, computer courses, flight simulator, Scottish & line dance, choir and music lessons (e.g. ukulele, recorders).
- Program categories trending upward include meal support (indoor dining & takeout), outdoor sport, indoor sport, rehabilitation, holistic health, fitness, yoga, wellness, woodworking, pottery, visual arts, dementia friendly programs & caregiver support, and anything that features a strong social connection component.
- It is interesting that the number of residents of West Vancouver over 50 purchasing the District's general FitPass is skyrocketing, while members of SAC registering for fitness activity at SAC is growing slowly. Therefore, it appears that older residents who want fitness programming are more likely to use the intergenerational fitness facilities in the community centres than becoming SAC members to use the SAC fitness opportunities.

## General Summary of Current State

- The West Van SAC is a high quality, long standing, very successful amenity serving a thriving and growing market of seniors.
- It is quite well used and very much appreciated.
- It compares favourably to a 'best practice' and is likely one of the best examples of a Seniors Activity Centre in the Lower Mainland.
- The average age of members has increased over the past decade.
- While it serves about 3,000 members, that number hasn't grown in proportion to the number of seniors in West Vancouver. Therefore, it is losing market share.
- A great many more seniors (especially younger seniors) use other public recreation facilities in West Vancouver (e.g. the community centres, pool and arena) than use the SAC.
- If changes aren't made, the membership will continue to get older and the membership will continue to decline slowly.
- The SACS on 21<sup>st</sup> shop is a significant draw for SAC members and a viable retail offering with its annual turnover of at least \$100,000.
- The population of West Vancouver will continue to get older. In 2021, West Vancouver had 12,575 residents over 65. In 2041, West Vancouver is projected to have 18,862 residents over 65; an increase of 50%.
- Three of the main drivers for a West Van senior to purchase a SAC membership are the 'sense of belonging' through membership, the social aspect of attending SAC programs and events, and the discount available for members at SAC food services.
- Existing SAC spaces that are generally operating at capacity and for which there is at least some evidence of a need for increased *quantity* of space include the activity room, kitchen and prep area, and fitness room.
- Existing SAC spaces that may require some enhanced *quality* to better meet current and future uses likely include arts rooms, the AV Room and some food and beverage preparation areas.
- Very few *new* experiences have been identified through the study that need to be accommodated within the SAC that can't currently be accommodated within the SAC. However, Best Practices and other work suggests that consideration might be given to accommodating such activities as pickleball.
- The only significant space which warrants possible *reduction* in size or elimination is the Billiards room.

## Addendum A - Facility Summary October 2022

SPACES	FLOOR SPACE IN SQ. FT.	CAPACITY FOR USE	PRIMARY ACTIVITIES	PINCH POINTS / PAIN POINTS	USE IN RELATION TO CAPACITY FOR USE
Café Marine Dining Room	1,152	60	Sit Down Dining Celebrations of Life Specialty Parties w/ catering Ad hoc one off lectures/ seminars/meeting Small rentals w/catering	The room doubles as a signature dining room and special events room for the cafeteria. In order to run a special event, we need to close the dining room to lunch and dinner diners, losing seating  Sometimes used as a meeting space as we lack a meeting/ business room	This room is used 7 days per week from 9am-2pm for cafeteria dining and 2 nights per week for dinner service from 5-7  This area is closed to the public outside of food services hours to comply with food safe & sanitization practices
Café Terrace Room	Included below in general dining square footage	45	Sit Down Dining Feed The Need Food Packing A section of the master dining room seating Current location of a kitchen storage closet that is frequently accessed for dry supplies	The room doubles as an extension of the kitchen 7 days per week to pack take out food until 11:30am. Daily set up and take down of tables occur to meet this shortage of space in the kitchen. Also used for kitchen weekly staff meetings	This area of the dining room is used 7 days per week from 9am-2pm for cafeteria dining and 2 nights per week for dinner service from 5-7  This area is closed to the public outside of food services hours to comply with food safe & sanitization practices
Café General Dining Area	1,873	65	Main dining room area Sit Down Dining 2 cashier POS stations Take out Food Fridges x 4 are part of this floorplan Grand piano for entertainment/special events	Need more space for accessible dining (wheelchair and walkers); more space for Take out food service fridges	This room is used 7 days per week from 9am-2pm for cafeteria dining and 2 nights per week for dinner service from 5-7  This area is closed to the public outside of food services hours to comply with food safe & sanitization practices
Café Kitchen & Dishwash Area	Roughly 1,000	5-6	Café operations Main cooking & production space	Not enough prep space Not enough dry pantry storage space Not enough cooler space Baking prep counter too small Cooking prep counter too small Congested during prime time production operational hours Better ventilation Larger dish wash space	The café is underutilized after 2:30pm daily (all shifts finish) Capacity exists for afternoon and evening shifts contingent on staffing resources
Audio Visual Room	1,134	60	Music programs, Jazz Band, Meditation, Choir, Massage, Workshops, Seminars (any program requiring a quiet room with full AV & Sound support  This room is a acoustical sound designed room ideal for music & voice programs	Poor lighting and poor ventilation. Carpeted so limited use. Needs more storage and better AV equipment. No room for Flight Sim console and storage of music equipment, and all the tables and chairs.	Lack of space during prime time hours: 9a-2p  Rooms is underutilized late afternoon and evenings



SPACES	FLOOR SPACE IN SQ. FT.	CAPACITY FOR USE	PRIMARY ACTIVITIES	PINCH POINTS / PAIN POINTS	USE IN RELATION TO CAPACITY FOR USE
Arts Room	836	40	For Arts programs primarily, also used for meetings and training when no space.	Larger physical room needed. Not enough storage for easels and art equipment storage room is not appropriate for the needs. No audio visual for presentations or training, no screen or white wall – for projecting. Tables are heavy, not easily stored or moved. No storage for chairs. Room design and storage is limited to painting and drawing, yet there are many other types of art that could be done – but not enough room (ex: print making).	Lack of space during prime time hours: 9a-2p  Rooms is underutilized late afternoon and evenings
Activity Room	2,964	200	Fitness, dance, sport, yoga, meetings, large events, duplicate bridge, community meetings, rentals	Storage is at capacity and no room for more. AV, audio and lighting needs an upgrade. Ceiling is too low for many sports and beams are in the way. This room requires greater square footage and a separate space for dynamic movement space (ie: a gymnasium)	Lack of space during prime time hours: 9a-2p  This room is at capacity and well used.
Activity Room Kitchen Servery	145	2	Prep area for feed the need deliveries and used for special events – serving food & beverages	Small room, if it was larger it could be more of a prep/storage area for kitchen and special events.	Used 3 days per week for Feed the Need meal delivery; 3 days per week to pack special take out food orders; between 9am-1pm
Social Rec Room	968	50	Keeping Connected programs, bridge lessons, board games, card games, and language/writing lessons.	Storage is full and carpet floor limits the types of activities. Lack of AV and sound devices – no built-in projector/sound system. No room for storage of chairs/tables.	Lack of space during prime time hours: 9a-2p  Busy prime time for Keeping Connected, outside of prime time is language, writing and other programs. Room is well used.
SAC Plant Room	50	2	Used by SAC's as prep room, by Flower Arrangers	Room is too small. Lacks adequate storage for plant & seeding program needs.	Only used by SAC's and Sunday Flower Arrangers at present.
Main Living Room	600	30	Use by members to relax, have a coffee and visit with others. Sometimes used for events on the TV – sporting or the like – as a social event.	Room is dark, lighting is extremely poor. No sound/audio equipment for events. A larger social space with connection pods would encourage more usage.	It's well utilized. The fireplace is a draw for many who use the space and is a valued feature.
SACS on 21st Gift Shop	600	10	Gift Shop – selling donated items.	Lack of usable wall space (all glass). Room cannot be used for anything else. Needs dedicated storage room and a sink and cleaning space for donated items.	Only used during shop hours, 10-2pm. Not able to be used by others.
SACS on 21st Pricing & Prep Room	100	2	Use for prep and SACs only.	This is a programmable space or potential office space but is being used by the gift shop as a pricing and additional storage room.	Only used when they work. No set hours and not able to be used by others.
Fabric Arts Room	544	30	Fabric Arts programming, meetings, training, lessons and other programs.	Lack of audio / visual equipment for workshops.	Lack of space during prime time hours: 9a-2p  Capacity for evening and weekend programming

SPACES	FLOOR SPACE IN SQ. FT.	CAPACITY FOR USE	PRIMARY ACTIVITIES	PINCH POINTS / PAIN POINTS	USE IN RELATION TO CAPACITY FOR USE
Woodworking Shop	700+	10	Woodworking, Woodturning, Carving programs and workshops.	Poor ventilation and sawdust extraction. Lack of room for expansion or equipment in addition to the existing. Lack of storage and definite concern regarding safe storage.	Used well – 9-4, Monday to Friday only. Working on expanding programming – currently only workshops on weekends. Not able to use for too many other types of programs.
Billiards Room	672	Singles – 8 players Doubles – 16 players	Snooker and Billiards use. 4 tables	Poor lighting. Tables cannot be moved. Dedicated space.	Underutilized. Can only be used to play billiards and snooker – and limited number of people can play at one time.
Rehabilitation Studio	672	10	Used for rehabilitative and similar types of programs.	Fabulous newly renovated space. Cannot be used for any other type of programming than fitness related.	Lack of space during prime time hours: 9a-2p Well utilized space.
Front Living Room/ Front Lobby	450	8	Used for people to rest and meet, read or wait for transportation.	Poor lighting. When people come to pick up members, it's hard to see people waiting in the lounge. It's a small space and can be drafty.	Used all the time when the building is open.
Front Desk	85	2	Registration and Customer Service	A busy reception/registration/customer service area. High traffic area which makes it often difficult for seniors and staff to hear conversation and when on the phones	Well utilized during business hours
Main Admin Office	961	10 staff work stations	Used by staff – offices and meeting spaces.	Need more office spaces. Open design of front office is not private; quiet thinking spaces needed often. They are all clustered in one area.	Well utilized during office hours 8-4/9-5
Orchard Room	120	6	Used for lunch breaks and a meeting room.	Too small, not a proper lunch room, no sink or means of washing hands or dishes (it was an office converted into a lunch room, due to a lack of space for staff to take a break. The two areas ideally would be separate).	Well used during office hours.  A meeting room(s) is needed in future design.
Outdoor Patio	1776	20	Used for social gatherings; coffee groups; lunch seating; used by public and staff	A beautiful space; more space for additional seating; greenhouse needs; sun protection needs.	Well used spring and summer during the milder months.
<b>Totals Indoor</b>	<b>14,626</b>	<b>675</b>			

## **5.3 Trends & Opportunities Presentation**

**hcma**

# The Future of Aging

Trends & Opportunities - Nov. 17, 2022

West Vancouver Seniors Activity Centre



## Agenda

Project update

Global, National and local context

Trends on aging

*Access & Inclusion Best Practices* \*we ran out of time for this subject

Engagement campaign



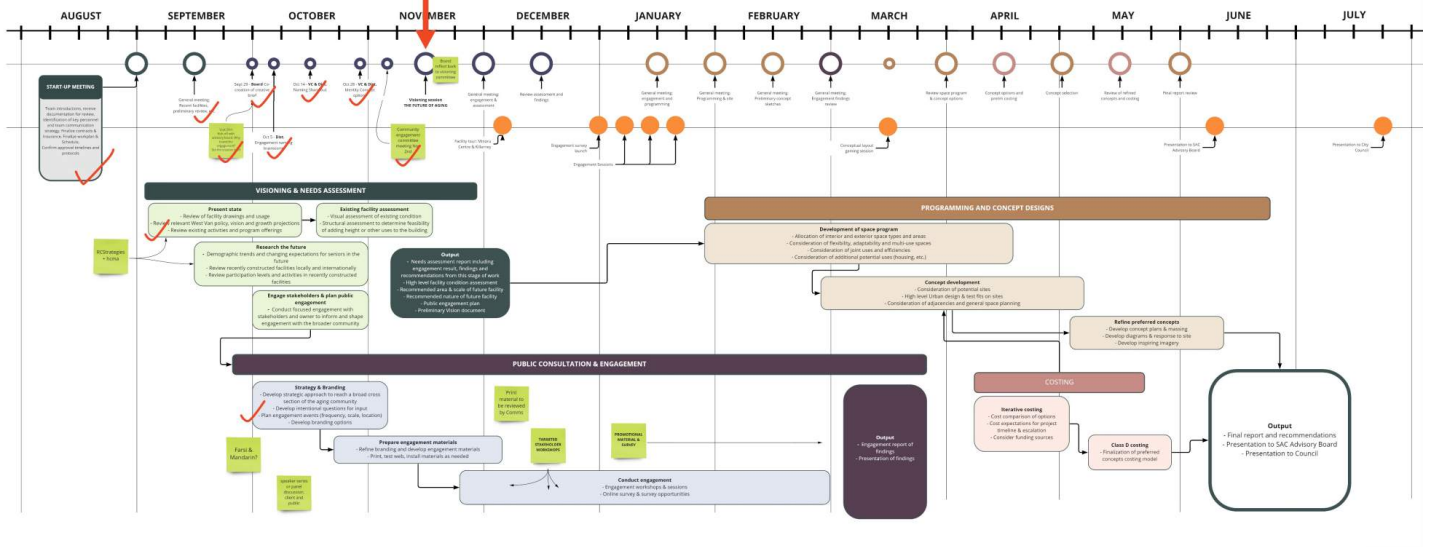
2022

PROJECT START-UP, DATA COLLECTION, ASSESSMENT & ENGAGEMENT

2023

PROGRAMMING, CONCEPT DESIGN & COSTING

● BI-WEEKLY PROJECT TEAM MEETINGS  
● BEFORE MEETINGS, WORKSHOPS OR SESSIONS



Trends & Opportunities - Nov. 17, 2022

West Vancouver Seniors' Activity Centre



## GLOBAL AGING

**“There will be a shift in the global aging population from 7% today to 20% in the next few decades.** This growth will be one of the greatest social, economic and political transformations of our time. It will force changes in systems, have impact on families and will require new solutions.”

- Arathi Sethumadhavan & Megan Saunders, World Economic Forum



## AGING CANADIANS

“Over the next 20 years, Canada’s seniors population – those age 65 and older – is expected to grow by 68%. Compared with the rate of growth for the overall seniors population, the subset of seniors **age 75 and older is growing at a faster pace.**

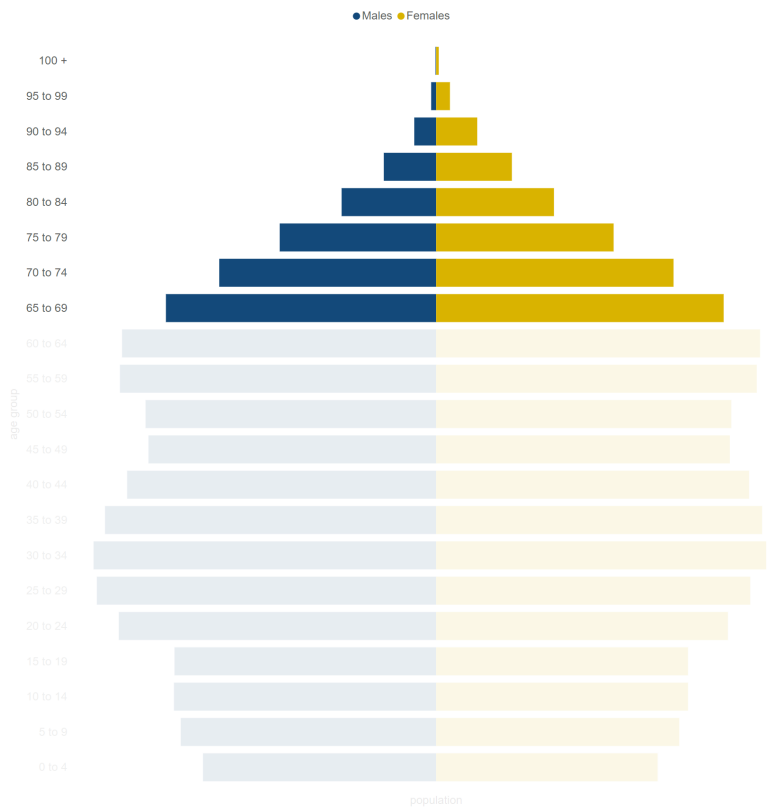
By 2037 this population is expected to be 2.1 times its 2017 size.”

- Canadian Institute for Health Information





Trends & Opportunities - Nov. 17, 2022



“Those age 65 and older in West Vancouver now make up 28.5% of the population, up from 27.8% in 2016...” -North Shore News, May 2022

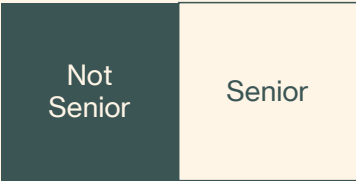
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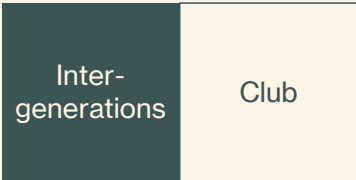
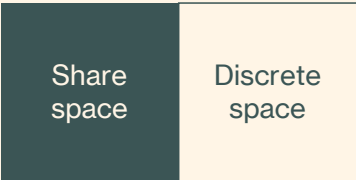


# What is a senior?

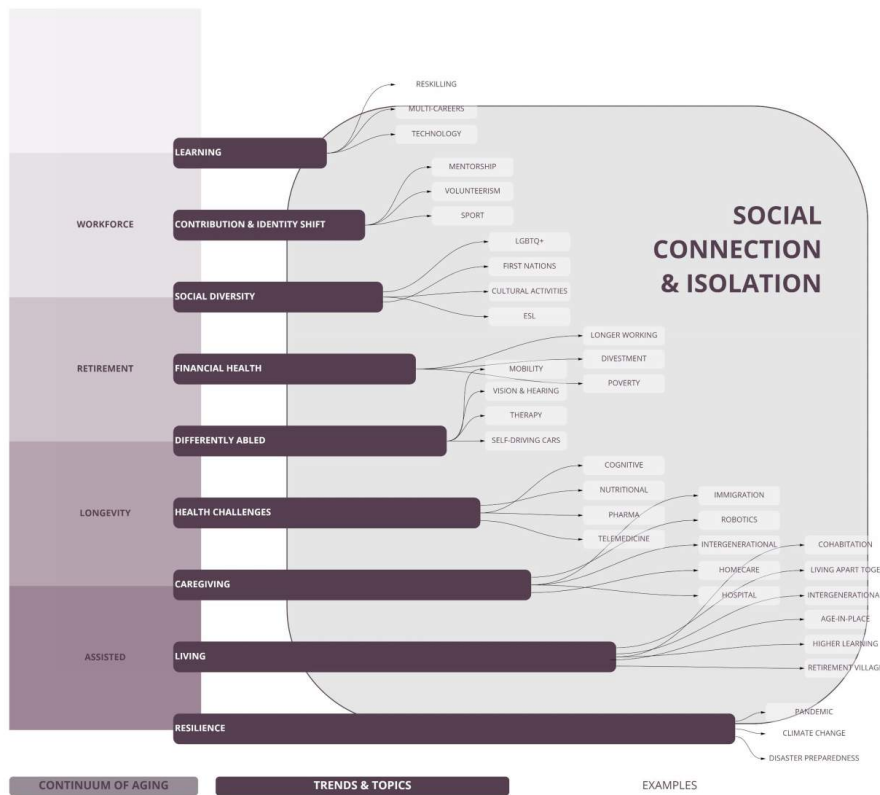
# Binary views



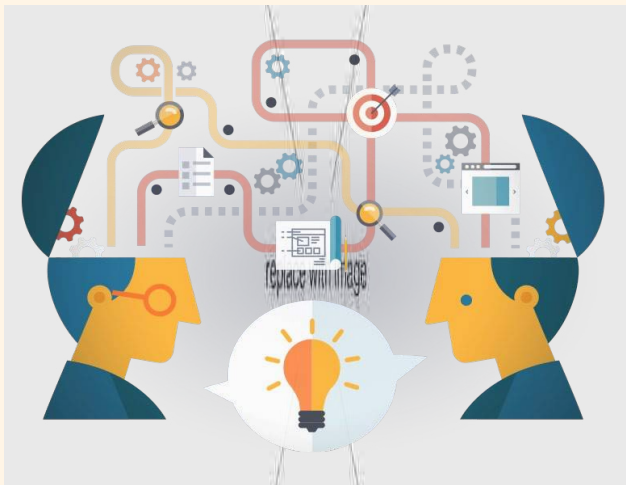
- 01 Heterogenous demographic
- 02 Socio-economic and cultural diversity
- 03 Broad spectrum of needs



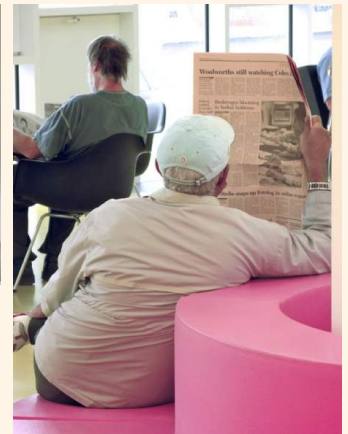
# 3. Trends on aging

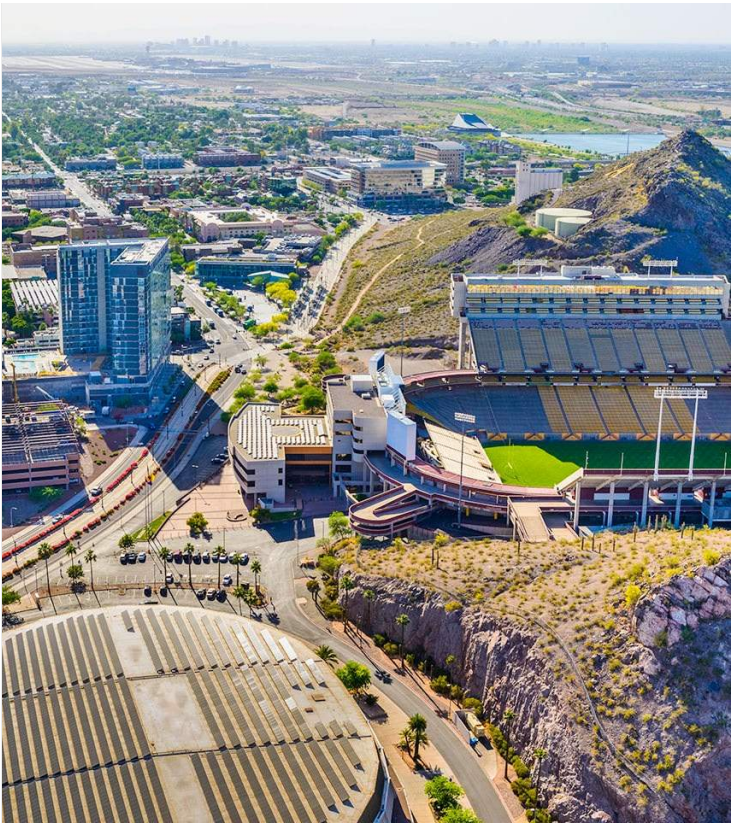


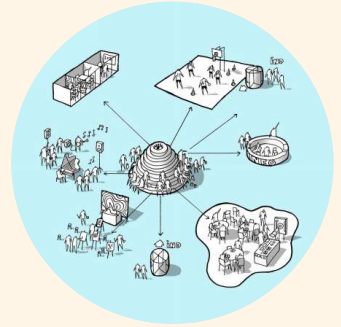
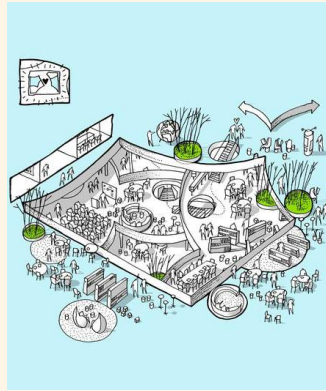
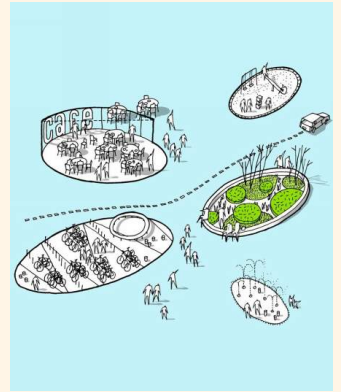
## Learning



- Multi-Career lives
- Re-skilling for career shifts
- Technology for productivity
- Technology for connection









## Contribution & Identity Shift



- Mentorship in the workplace
- Mentorship in community
- Volunteerism
- Athletics & Sport
- Active lifestyles
- New social connections
- Ageism



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## Social Diversity



- LGBTQ+
- First Nations
- Cultural Activities
- English as a second language

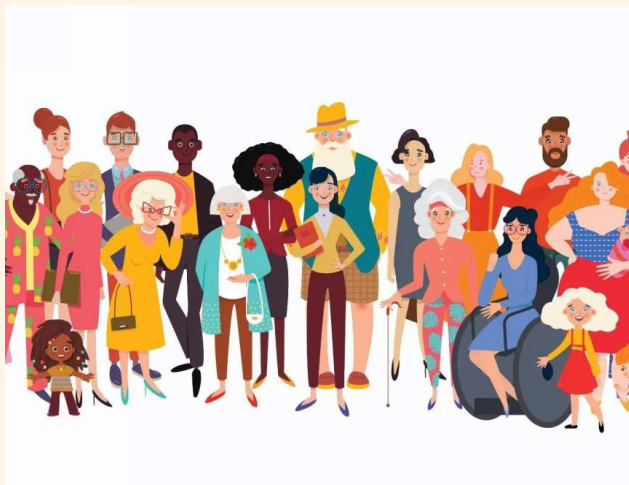


## Financial Health



- Longer working lives
- Asset divestment
- Poverty

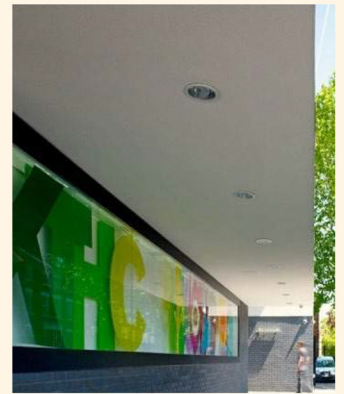
## Changing Ability



- Mobility
- Self driving vehicles
- Vision & hearing
- Therapeutic approaches
- Healthy longevity

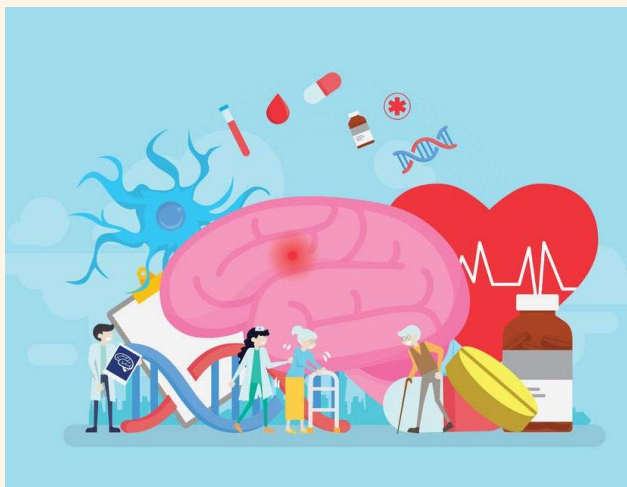








## Health changes



- Cognitive
- Nutritional
- Approach to pharma
- Telemedicine



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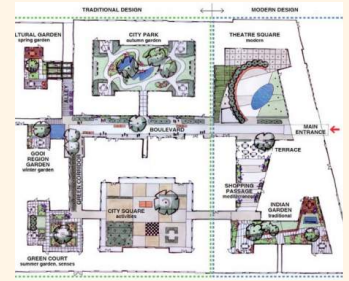
## Caregiving



- Immigration
- Robotics
- Intergenerational care
- Homecare
- Dementia villages
- Hospitalization







## Living



- Cohabitation
- Intergenerational housing
- Aging in place
- Village model
- University-based retirement communities









## Community Resilience



- Pandemic
- Climate change impacts
- Social networks
- Disaster preparedness

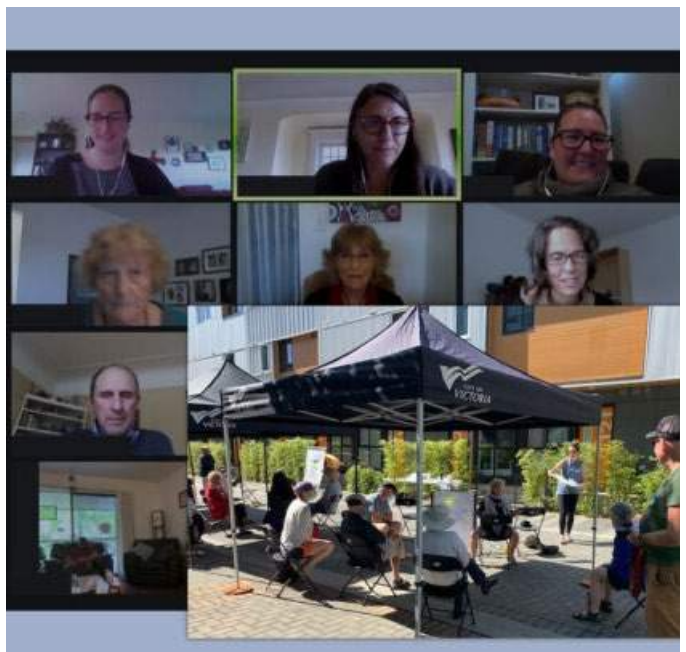
## Social Isolation



- Resultant from life changes
- Physical health impacts
- Mental health impacts
- Public health care cost impact

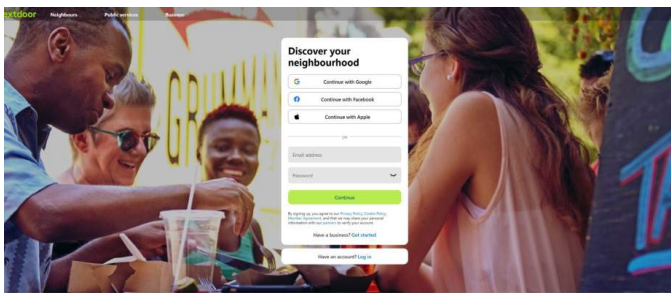


Trends & Opportunities - Nov. 17, 2022



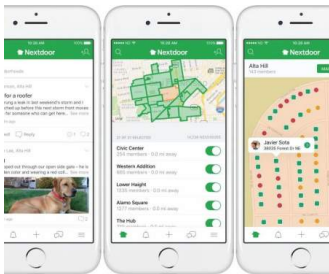
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**Get the most out of your neighbourhood with Nextdoor**

When neighbours come together to pool resources, exchange recommendations, and share the local real world, their neighbours support local businesses and get updates from public agencies. When neighbours know each other and get together, it's time to get the most out of everything nearby. Welcome, neighbour.



## Nextdoor for Public Services

Communicate with verified residents in your service area with Nextdoor's neighbourhood engagement tool for local councils, government agencies, not-for-profit service providers and community organizations

[If you are looking to sign up your business click here.](#)

Nextdoor is available for all neighbourhoods in Canada

Organization name

Name and title

Email address

Phone number

Postal code

**SUBMIT**



**Thousands of public services around the world use Nextdoor to create stronger communities. With a unique mapping feature that enables instant distribution to the people in your service area, public services can effectively communicate with verified residents.**

**Reach the right audience**

Communicate with verified residents who live in your service area.

**Go to next page**



## Key points

01

There are going to be more seniors in the future

Spaces and infrastructure need to anticipate this

02

Dementia is on the rise

Additional need for specialized care programs and spaces

03

Aging in place is the current aim

Mobility and getting around are important

Technology will remain vital to social connection

04

Ageism is real

Meaningful integration with other generations has value

05

Social connection is crucial for aging-well

The SAC must continue to build its membership

Programs and services will need to continue to adapt

## What does this mean for the SAC?



## What is our call to action?

The SAC and the socially connective role that it plays has an enormous impact on:

- Health issue prevention & rehabilitation
- In building resilience that allows folks to age-in-place successfully
- Empowerment, inspiration & purpose

It is imperative that the SAC continues to grow and maintain its relevance.

**Our lives depend on it.**



# 5. Visual Engagement Campaign

# West Vancouver Seniors' Activity Centre Engagement Concepts

## What we heard from you

**This campaign should**

- Capture the attention of a broad cross-section of the West Van community
- Increase participation in engagement activities
- Communicate messaging related to aging and seniors in a way that doesn't turn people off
- Celebrate aging and seniors

**Tone**

Vibrant  
Inspiring  
Inclusive  
Clear  
Active  
Social



Project  
WVSAC Engagement

Client  
District of West Vancouver

Date  
November 07, 2022

Page  
03



Engagement name



See to it you  
have them in every  
class, engage the  
kids.

Center -  
Place to give back, help those,  
meet/socialize w people,  
make new friends, low  
cost, enjoy & learn new  
activities.

A meeting place  
aimed to help you  
have the activity  
programs to  
keep members  
healthy & engaged.

See to it you  
have them in every  
class, engage the  
kids.

Healthy, friendly, active  
SAC makes our participants feel like they  
are in a happy place  
to interact and learn,  
international and national business  
opportunities.

2. Provides engagement  
"learning - living"  
Provides community

Volunteerism  
Social interaction  
Community

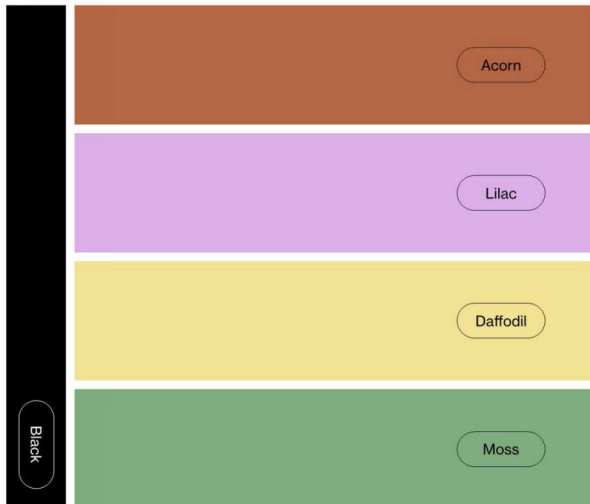
"As a group, we collaborated during a Naming Workshop to identify the key goals and messages that needed to come through in the chosen campaign name."

Engagement name

Engage <sup>WITH</sup> Age

## Graphic elements

Colour Palette



Name lock-ups

Engage <sup>WITH</sup> Age

Engage  
<sup>WITH</sup> Age

A bright and energetic colour palette and typeface choice brings an unexpected touch to preconceived notions surrounding the idea of aging. This is one way of visually celebrating age and attracting interest.



Project  
WVSAC Engagement

Client  
District of West Vancouver

Date  
November 07, 2022

Page  
08



Concept 1: Posters

Engage --- Age

## Weekday hiker

**Jane Atkins, 62**

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**Help us define what 55+ life is all about!**

Left: shape the future of the Senior Activity Centre For more details visit [Engage@hage.com](http://Engage@hage.com) [WESTVANCOUVER](http://WESTVANCOUVER)

Engage --- Age

## Book club facilitator

**Roger Tate, 71**

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Engage --- Age

## Café meeters

**Kelly Wolf 59 & Kim Jones 64**

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Engage --- Age

## Canine caretaker

**Catherine Jackson, 55**

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Project  
WVSAC Engagement

Client  
District of West Vancouver

Date  
November 07, 2022

Page  
12



Concept 2: Posters



Project  
WVSAC Engagement

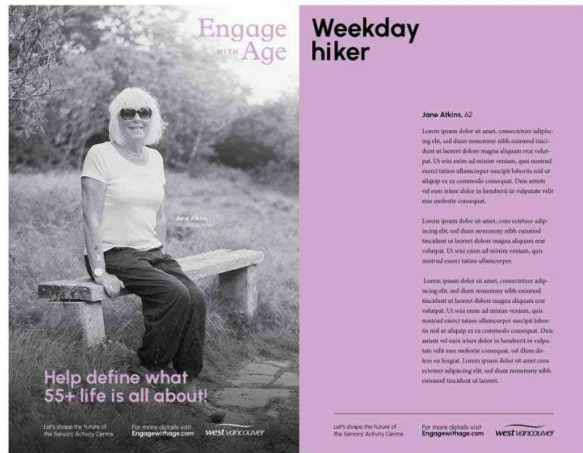
Client  
District of West Vancouver

Date  
November 07, 2022

Page  
18



Concept 2B: Posters



Project  
WVSAC Engagement

Client  
District of West Vancouver

Date  
November 07, 2022

Page  
19



# Thank you



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<https://www.wired.com/story/stop-saying-driverless-cars-will-help-old-people/>

<https://www.telegraph.co.uk/news/uknews/road-and-rail-transport/11684562/How-driverless-cars-could-revolutionise-old-age.html>

<https://www.telegraph.co.uk/news/uknews/road-and-rail-transport/11684562/How-driverless-cars-could-revolutionise-old-age.html>

[https://www.youtube.com/watch?v=QqE-kNIh3YQ&embeds\\_referring\\_euri=https%3A%2F%2Fwww.sdseniorgames.org%2F&source\\_ve\\_path=Mjg2NjY&feature=emb\\_logo](https://www.youtube.com/watch?v=QqE-kNIh3YQ&embeds_referring_euri=https%3A%2F%2Fwww.sdseniorgames.org%2F&source_ve_path=Mjg2NjY&feature=emb_logo)

## **5.4 Literature Review**

Joanie Sims Gould

*REQUEST: A 5-10 page literature review of current global and local trends, innovations and academic thinking on aging in the field of gerontology. Contextualize these trends for the West Vancouver Seniors' Activity Centre programs and services today and in the future.*

Prepared for West Vancouver Seniors' Activity Centre

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## Table of Contents

Background .....	3
Trends in Population Aging: Who are we talking about? .....	3
<i>Global Aging and Diversity</i> .....	3
<i>West Vancouver</i> .....	5
Biggest Challenges facing Older People: Threats to “successful” aging .....	5
<i>Inequity</i> .....	5
<i>Physical Inactivity</i> .....	5
<i>Social Isolation/Loneliness</i> .....	6
<i>Transportation</i> .....	6
<i>Climate Change</i> .....	7
Opportunities People: How can we support “successful” aging.....	7
<i>Age-friendly design</i> .....	7
<i>The third sector, government and private industry – it takes a village</i> .....	9
<i>Technology</i> .....	10
<i>Ageism</i> .....	10
Implications and Considerations for the SAC (today and in the future).....	11
<i>Key points of consideration from the above literature review</i> .....	11
References .....	13

## Background

This report is based on themes in the academic gerontological literature and grey literature (reports) related to aging. Where possible direct links to relevant reports are included. The academic literature provides a broad overview of global trends. The reports provide more specific, local examples of solutions to pressing issues. To develop the report, I conducted a sweeping review of the extant literature related to global and local trends, innovations and implications for the SAC to consider. Where possible I have offered considerations for the SAC.

## Trends in Population Aging: Who are we talking about?

### *Global Aging and Diversity*

The world is aging with the number of people aged 65 and over projected to nearly triple from 703 million in 2019 to 2 billion in 2050 -- 16 per cent of the global population (1). As the population continues to age, it is important to consider diversity among older individuals who can span up to four decades. Diversity refers to the variety of differences among individuals in a population, including differences in age (cohort), race, ethnicity, gender, mobility status, sexual orientation, health status and other social, cultural and economic characteristics. As populations diversify, so too must our approach to policy and program development for older adults.

For example, there are differences in the life expectancy and health status of different racial and ethnic groups, with some experiencing higher levels of chronic diseases and disability, and others experiencing greater social isolation and financial insecurity. There are also differences in how older individuals from different diverse backgrounds perceive aging, and what they consider to be the most important issues in their later years. These diversities will frame how older adults access and prioritize available resources, programs and services.

Population aging is also leading to increased diversity in the roles and responsibilities of older people in society. For example, many older individuals choose to continue working in their later years, either because they need to support themselves financially or because they are passionate about their careers and wish to remain engaged in the workforce. Others are

becoming caregivers for their spouses or elderly parents or are volunteering and engaging in community activities. At present one in four people over the age of fifteen (7.8 million) provide care to a family member or friend with a long-term health condition, a physical or mental disability, or problems related to aging (2). Almost half (47%) of caregivers provide care to a parent or parent in law while 13% care for a spouse (2). As health systems become further strained, family care is only expected to increase.

The diversity among older individuals has important implications for the development of public policies, health services and support programs that serve this growing population. It is essential that these policies and programs consider the unique needs and perspectives of older individuals from different backgrounds and are designed to be inclusive and accessible to all. For example, community programs must be culturally competent and tailored to meet the needs of diverse older populations and must be designed to address the unique challenges faced by older individuals from different backgrounds (1).

When considering policy and program development, intersectional theory highlights the complex relationships among the influential factors listed just above (3). Together they determine whether and how individuals participate (4). An intersectional approach provides a lens through which researchers and decision makers can see beyond single factors or levels of influence (e.g. age, ethnicity or sex & gender). This approach enables researchers and decision makers to examine the concurrent impact of systems and structures such as racism, classism, sexism, ableism, heterosexism and ageism (5). These factors are important considerations when planning for older adults. In a recent article by Forbes ( [How The Biggest Groups On Aging Are Tackling Diversity, Equity And Inclusion \(forbes.com\)](#) ), most organizations that serve older adults are very early in their efforts with respect to diversity, equity and inclusion (DEI). That said, in order to represent diverse interests' organizations must turn their attention to DEI. The Forbes article showcases four American organizations that serve older adults and their efforts to adopt intersectional approaches. These approaches range from the establishment of DEI committees to ensure diverse representation in decision making, advocacy work to combat ageism, mentorship programs and partnerships with industry with respect to older workers.

## *West Vancouver*

As of 2021, the population of West Vancouver is estimated to be 44,000 residents. West Vancouver has a higher proportion of residents aged 65 years and older compared to the national average (6). West Vancouver is home to a mix of different ethnic and cultural groups, with a high proportion of residents who are of British, European or East Asian ancestry. There is also a growing community of residents from other parts of the world, including South Asian, the Middle East and South American. West Vancouver must consider its own diversities and seek representation in planning for diverse groups of older adults.

## **Biggest Challenges facing Older People: Threats to “successful” aging**

As highlighted above, aging is a continuous process. The following section highlights pervasive “threats” to successful aging (challenges) yet also offers a template for opportunity. The SAC will need to consider and plan for each of these unique challenges/opportunities.

### *Inequity*

High and rising levels of inequality threaten to become a defining feature of present and future generations. Due to a combination of acute crises and unfavourable long-term trends in employment and wages, successive generations are increasingly unequal and economically insecure (1).

Financial and food insecurity are barriers to successful aging. Poverty and food insecurity have been linked to poor health and morbidity, especially in older adults (7). According to Statistics Canada, the proportion of older adults living beneath the Low Income Measure (LIM), a common measure of poverty, has risen dramatically from 4.7% in 2000 to 12.1% in 2017(8), which may be due to these rising costs of living (7). Increased financial and food security have implications for policies and programs that serve the needs of diverse groups of older people.

### *Physical Inactivity*

Maintaining mobility is “the best guarantee of retaining independence and being able to cope”(9). Limited mobility predicts disease, disability and mortality (10, 11, 12, 13, 14, 15, 16)

and is a risk factor for social isolation, cognitive impairment and admission into residential care (12, 17, 18). Importantly, physical activity and mobility are inextricably linked. However, despite the clear benefits of physical for the health of older adults,(19) seniors remain among the least physically active Canadians; 87% fail to meet physical activity guidelines (20). Furthermore, 31% of older Canadians are living with 2 or more chronic diseases, and 11% are living with 3 or more chronic diseases (21). Thus, strategies to enhance physical activity are key to reduce the risk of chronic disease, preserve older adult's independence (19) and to curb escalating health care costs (22). Policies and programs to support and enable physical activity remain essential.

### *Social Isolation/Loneliness*

The 2011 Campaign to End Loneliness in the UK (23) highlights loneliness and social isolation as global health problems and public health priorities. Loneliness is also a Canadian public health crisis (24)—one in five older Canadians report being lonely (25). Loneliness and social isolation are related but not synonymous—social isolation refers to ‘few contacts with a social network’(26) while loneliness is a ‘subjective state that reflects an imbalance between wanting, but not having, social contact (27, 28). Both are associated with mental and physical health problems (29) such as depression, cardiovascular disease, quality of life and mortality (30). Combatting social isolation and loneliness are not straightforward, but common features of successful interventions included their adaptability, community participation and activities involving productive engagement (31).

### *Transportation*

Research suggests that older adults experience tremendous transportation challenges at ages 85 and over. As mobility has been tied to overall health and wellbeing, the implications of lack of transit are dire (32).

Literature on older adults and transportation is often focused on older adults driving cessation which leads to their reliance on other modes of transportation to maintain their lifestyle and social engagement (33). Older adults are often reluctant to give up driving because it is viewed as a loss of independence and autonomy. Older adults also experience numerous barriers to using public transportation such as lack of accessibility, affordability, frequency, and reliability (34). In practice, older adults need to prepare for driving cessation and mobility

transitions. Sound policy and programs are required to tailor transportation initiatives to an aging population (33).

### *Climate Change*

Our climate is changing, and these changes have an impact on health, especially in vulnerable populations such as older adults. Many older adults lack the physical, cognitive, social, and economic resources to avoid and/or mitigate the effects of exposure to extreme weather events (35). In recent years in British Columbia we have experienced unprecedented forest fire seasons, heat domes and atmospheric rivers. We also face greater seismic risk than other parts of Canada. It is known that disasters like these will continue and increase in complexity as climate change persists.

As we contemplate the role of climate change in lives of older people, we need to consider approaches to ameliorate and address the consequences of climate events. For example, policy and programs that support community mobility, especially active or public transportation, are favorable to older adults' health (36). Sustainable modes of transportation simultaneously encourage physical activity and reduce local traffic-related pollution (36). It is imperative that policies and programs to support older adults consider climate impacts.

## Opportunities People: How can we support “successful” aging

### *Age-friendly Design*

It is well established in the literature that most older people desire to age in place. This means that individuals would prefer to remain physically active and socially connected in their communities—as this can “add life to the later years” (37). Aging in place - the desire to remain living in the community, with some level of independence (38), is only possible with provision of a number of factors - adequate housing, transportation, recreational opportunities, health and home services and amenities that facilitate physical activity, social interaction and cultural engagement (39).

One of the most well-known frameworks to support aging in place is through the establishment of age friendly communities. The World Health Organization ( [The WHO Age-](#)

[friendly Cities Framework - Age-Friendly World](#) ) has developed an Age-friendly Cities framework which proposes eight interconnected domains that can help to identify and address barriers to the well-being and participation of older people. The eight domains include: community and health care, transportation, housing, social participation, outdoor spaces and buildings, respect and social inclusion, civic participation and employment and communication and information. In Canada, Gil Penalosa, a well-known urbanist and founder of the Canadian non-profit organization 8 80 Cities ( [8 80 Cities | Creating cities for all](#) ) contends that “if everything we do in our cities is great for an 8 year old and 80 year old, then it will be great for all people.” Both frameworks offer insight into the establishment of equitable and sustainable age-friendly places.

Two areas of research in which I have been involved have sought to identify key environmental factors to support older adult physical activity, connectedness and wellbeing. The first study led by Jessica Finlay examined the influence of blue and green spaces on older adult well-being(40). In this work we found that older adults benefitted from access to green and blue space which included access to fountains. Another study led by Callista Ottoni examined the importance of street landscape such as the presence of benches in promoting older adult health and well-being (41). These two studies demonstrate that outdoor environmental design features can impact older adult health and one’s ability to age in place. Moreover, these studies underscore that strategies to promote health often lie in micro-structural features like fountains and benches. Considerations of any age friendly spaces must include attention to those design features that are big and small.

Extending the concept of 8 to 80, it should also be noted that recent research and policy development on age friendly cities/spaces have centred around the creation of dementia friendly cities/spaces. With growing recognition that role of safe welcoming spaces for persons with dementia is essential, emerging approaches in the area should be considered ([Dementia-Friendly Canada | Alzheimer Society of Canada](#) ).

### *The Third Sector, Government and Private Industry – It Takes A Village*

Through a decline in the welfare state (42) many economically developed countries have seen a decline in comprehensive, publicly funded support services for older adults (43). Due to the hollowing-out of centrally supported services, greater demands have been placed on community-based seniors' service organizations (CBSSs) operated primarily by non-governmental organizations (NGOs), which are increasingly tasked with delivering health promotion programming – a task formally outside the scope, expertise, and capacity of many organizations ([Raising the Profile of the Community-Based Seniors' Services Sector in B.C. - Public Health Association of BC \(phabc.org\)](#)). As Chouinard and Crooks note, “many have looked to the voluntary and non-profit sector as the ‘beacon of hope’ in terms of [program] delivery support and services to citizens in need of assistance”. In British Columbia, many health and social care services for older adults have been downloaded to the non-profit, or ‘third’ sector.

The third sector is the space that resides beyond the market, the state, and the household and includes the work of NGOs, such as not-for-profit societies, charities, community coalitions, neighbourhood houses (44). It is worth noting that while the vast majority of CBSSs are offered by NGOs, in some cases, some services are provided by local governments (i.e. community centres) and/or NGO-local government partnerships. The sector provides services in six core areas: nutritional supports; affordable housing; health and wellness; physical activity; education, recreation and creative arts programs; information, referral and advocacy; and transportation (Raising the Profile Project). The CBSSs tend to be disconnected from one another for a host of reasons: geography; limited time or opportunity to create networks and collaborate; competition for funding can hinder potential collaborations; and a lack of mechanisms for sharing information and best practices with one another.

To build on experiences and best practices, maximize the investments of funding, with the aim of preserving the health and wellbeing of older adults, CBSS organizations must find better ways to work together. Other organizations, including government at all levels, publicly provided health system organizations, and those within the private sector must also find a way to work together to promote the health and wellbeing of older adults.

## *Technology*

There is no debate that technology is part of all our lives – the extent to which we have access and navigate its use can vary with skill, access, economics and desire. In a recent needs assessment of a seniors, conducted in Edmonton ([Final Report - Older Adults Needs Assessment June 17.pdf \(seniorscouncil.net\)](#)), the vast majority of older adults surveyed utilized technology (except for those in the oldest age groups). In 2021 the reputable journal *Gerontology and Geriatric Medicine* published a 12 paper series on technology and aging (45). This series demonstrated the positive impact technology can have on the lives of older people including improving cognitive performance, physical and mental health and people’s daily activities and practices and the promotion of aging in place. While authors also identify that there are still barriers to use, including psychological issues of motivation, attitudes, privacy and trust and social issues involving learning to use the technology, technology has a huge role to play in the lives of older people. The editors contend “this set of articles contributes to knowledge and understanding of how digital technology and practices play a role in improving the lives of older people in contemporary society as well as setting the grounding for future ageing populations”.

Research also demonstrates that older adults have an eagerness to learn, interest in co-design, and a desire to understand and control their data. At the same time, older adults also report a willingness to contribute to the design of technologies that would facilitate aging independently (46). Based on research, there is a clear need (and desire) to increase technological literacy of older adults. This need and desire are an opportunity for organizations to develop policies and programs related to access, use and promotion of technology.

## *Ageism*

Ageism is defined as the stereotypes, prejudice, and discrimination directed towards people based on their age. In March 2021 the World Health Organization released a report, the *Global Report on Ageism* (<https://www.who.int/publications/i/item/global-report-on-ageism>) that highlights that ageism can be institutional, interpersonal or self-directed. The report summarizes the best evidence on the scale, impacts, and determinants of ageism against both

older and younger people and the most effective strategies to address ageism. Ageism is an important social determinant of health that has been largely neglected until now. Senior serving organizations will need to tackle ageism head on as part of core activities and commitments to DEI. In considering and addressing some of the challenges/opportunities laid out in this report, it is a step towards addressing ageism.

## Implications and Considerations for the SAC (Today and In The Future)

### *Key points of consideration from the above literature review*

- The population is aging, and it is diverse. The advancement of diversity, equity and inclusion (DEI) are essential to respond to the needs of older adults now and in the future.
  - Intersectional approaches offer a framework for considering DEI. There are some good examples of forward-thinking seniors' organizations that are embracing DEI through intersectional approaches (see Forbes report).
  - Representation matters. If seniors' centres are to serve the needs of more diverse communities, then those communities must be involved in consultation and decision-making. For example, if intergenerational programming is a priority, then multiple generations must be involved in the consultation and decision making. Scotland offers a roadmap for how it is striving to be an intergenerational nation and the steps taken to work towards this designation. See the following webpage for more information [About Generations Working Together](#)
- There are threats and opportunities for an aging population. These include inequity, physical inactivity, social isolation/loneliness, transportation and climate change.
  - Seniors centres of the future must find ways to prioritize and promote physical activity, connections, transportation and climate solutions. The WHO and 8-80 cities offer some local examples.
- Age friendly design is essential to support aging in place, health and wellbeing.

- There are a number of age friendly frameworks that can help guide considerations for seniors' organizations of the future. Big and small (micro) changes can impact health and wellbeing. See the WHO age friendly report and 8-80 cities report for local examples.
- Increasingly, the third sector supports older adults in community. There is a role for third sector organizations (like seniors' centres) to collaborate with other sectors to advocate for the needs of an aging population and older adults.
  - Government is a key partner but funding from all levels of government to the third sector has been shrinking. This means organizations need to do more with less or find alternatives for funding. There is a clear role for third sector organizations to meet the needs of older adults. Senior centres of the future will need to consider if or what types of services they offer, how they are funded and if the provision of health promotion and primary prevention health services should be part of their mandates.
- Technology will have an important role in the promotion of health and wellbeing for older adults. There is a role for seniors' organizations of the future to play in the implementation and accessibility of technology.
  - Technology can reduce barriers and provide "wall-less" access to programs and support. Seniors' centres of the future may even consider its use of emerging AI technologies (like use of robots). There are guidelines and examples that currently exist, like [Publications — engAGED \(engagingolderadults.org\)](https://engagingolderadults.org/publications) on offering virtual programs.
- Ageism is pervasive in many policies, programs, services and structures. Through promotion of DEI seniors' organizations have a key role to play in education on issues of ageism and advocating for the needs of older adults (now and into the future).
  - Addressing ageism requires a multi-pronged approach. By addressing the challenges/opportunities listed above we can create more inclusive communities.

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## 5.5 Functional Program Area Chart

# West Vancouver Seniors Activity Centre Feasibility Study

Concept options for costing

Version date: November 29, 2023


## Option 1 - Renovation / Addition

			SF	SM	demolition
<b>Existing building program</b>	North Lobby		437	41	
	North Reception		467	43	
	Vest.		74	7	
	South Lobby		818	76	
	Vest.		164	15	
	Storage		258	24	
	Vest.		65	6	
	Corridor		589	55	
	Corridor		269	25	
	Corridor		363	34	
	Activity Room		2,912	271	
	Storage		200	19	
	Servery		59	5	
	Kitchen		502	47	
	Servery		394	37	
	Walk-In Fridge A		72	7	
	Office		63	6	
	Storage		183	17	
	Walk-In Fridge B		87	8	
	Dishwashing		182	17	
	Storage		136	13	
	Cafeteria A		1,874	174	
	Cafeteria B		1,012	94	
	Marine Room (Cafeteria C)		1,163	108	
	Storage		100	9	
	Games		1,215	113	
	Storage		160	15	
	Learning studio		868	81	
	SACs on 21st Gift Shop		588	55	
	Fireside Coffee Bar & Lounge		790	73	
Workshop		1,267	118		
Finishing		188	17		
Woodworking Storage		231	21		



<b>New building program</b>	Large Multipurpose Room /Gym		6,103	567	
	Multipurpose rooms (small/med)-L1		657	61	
	Multipurpose rooms (small/med)-L2		1,292	120	
	Multipurpose rooms (small/med)-L2		1,722	160	
	Office/volunteer space		86	8	
	Office/volunteer space		86	8	
	Office/volunteer space		86	8	
	Office/volunteer space		86	8	
	Informal social space		2,282	212	
	Welcome entry + reception		250	23	
	Centre visibility + expression		500	46	
	Accessibility + inclusion		1,000	93	
	Improved food service (BOH)				
	Storage		646	60	
	REPLACEMENT OF EXISTING*		6,645	617	
	Total New		<b>21,441</b>	<b>1,992</b>	
<b>TOTAL</b>	Net Program Area		<b>38,860</b>	<b>3,610</b>	
	Gross Up Internal circulation	15%			
	Gross Up Walls/Structure	2%			
	Gross Up mechanical	5%			
	Gross-up area		8,549	794	
	<b>GFA</b>		<b>47,409</b>	<b>4,404</b>	
<b>Exterior Improvements</b>	Rooftop patio		1,722	160	
	Landscape allowance				
	Total		<b>1,722</b>	<b>160</b>	
<b>*Note: New addition area is greater than existing retained area. Assume this triggers full upgrade of building to meet current building code.</b>					

Option 2 - New Build

			SF	SM	demolition
Existing building program	North Lobby		437	41	
	North Reception		467	43	
	Vest.		74	7	
	South Lobby		818	76	
	Vest.		164	15	
	Storage		258	24	
	Vest.		65	6	
	Corridor		589	55	
	Corridor		269	25	
	Corridor		363	34	
	Activity Room		2,912	271	
	Storage		200	19	
	Servery		59	5	
	Kitchen		502	47	
	Servery		394	37	
	Walk-In Fridge A		72	7	
	Office		63	6	
	Storage		183	17	
	Walk-In Fridge B		87	8	
	Dishwashing		182	17	
	Storage		136	13	
	Cafeteria A		1,874	174	
	Cafeteria B		1,012	94	
	Marine Room (Cafeteria C)		1,163	108	
	Storage		100	9	
	Games		1,215	113	
	Storage		160	15	
	Learning studio		868	81	
	SACs on 21st Gift Shop		588	55	
	Fireside Coffee Bar & Lounge		790	73	
	Workshop		1,267	118	
	Finishing		188	17	
	Woodworking Storage		231	21	
	Dust Control		39	4	
Fabric Arts		792	74		
Storage		130	12		
Fabric Storage		229	21		
Visual Arts		779	72		
Storage		123	11		
Wintergarden		300	28		
General Offices		495	46		
Office		171	16		
Office		78	7		

Phase 2 demolition. Food Service area of building to remain operational during construction of new.

	Office		61	6	
	Office		127	12	
	Copier/Lunch		188	17	
	Office		160	15	
	Office		136	13	
	Waiting Area		145	13	
	Office		134	12	
	Office		159	15	
	Office		109	10	
	WC Women		290	27	
	WC Men		230	21	Phase 2 demolition. Food Service area of building to remain operational during construction of new.
	WC Women		265	25	
	WC Men		103	10	
	WC Univ.		54	5	
	Social Rec		841	78	
	Audio Visual		1,235	115	
	Storage		110	10	
	Storage		40	4	
	Storage		227	21	
	Darkroom		55	5	
Laundry/Maint.		96	9		
Janitorial		52	5		
Elec.		106	10		
Janitorial		77	7		
Total existing after demolition			3	0	2405 sm

<b>New building program</b>	Large Multipurpose Room /Gym		6,103	567		
	Multipurpose rooms (small/med)-L1		592	55		
	Multipurpose rooms (small/med)-L2		753	70		
	Multipurpose rooms (small/med)-L2		646	60		
	Multipurpose rooms (small/med)-L2		1,561	145		
	Office/volunteer space-L1		205	19		
	Office/volunteer space-L2		258	24		
	Office/volunteer space-L2		172	16		
	Office/volunteer space-L2		205	19		
	Informal social space		3,000	279		
	Welcome entry + reception		500	46		
	Centre visibility + expression		750	70		
	Accessibility + inclusion		1,000	93		
	Improved food service (BOH)		800	74		
	Storage		775	72		
	Indoor walking track		2,659	247		
	REPLACEMENT OF EXISTING*		20,712	1,924		*Includes replacement of all functional program rooms that are demolished in Phase 1
<b>Total New</b>		<b>40,691</b>	<b>3,780</b>			
<b>TOTAL</b>	<b>Net Program Area</b>		<b>40,691</b>	<b>3,780</b>		
	Gross Up Internal circulation	15%				
	Gross Up Walls/Structure	2%				
	Gross Up mechanical	5%				
	Gross-up area		8,952	832		
	<b>GFA</b>		<b>49,642</b>	<b>4,612</b>		
<b>Exterior Improvements</b>	Rooftop patio		7,944	738		
	Greenhouse		400	37		
	Outdoor seating		3,627	337		
	Outdoor gathering		1,668	155		
	Landscape allowance					Assume area surrounding building will be landscaped
	<b>Total</b>		<b>13,640</b>	<b>1,267</b>		

# 5.6 Structural Assessment Report

## Morrison Hershfield



MORRISON HERSHFIELD

REPORT

# West Vancouver Senior's Activity Centre Feasibility Study Structural Condition Assessment

695 21st St, West Vancouver, BC V7V 4A7



Presented to:  
**HCMA Architects**  
400—675 W Hastings St  
Vancouver BC V6B 1N2  
604.732.6620  
a.kenyon@hcma.ca

## PRELIMINARY

MH Project No. 2203707

December 1, 2022

# 1. INTRODUCTION

At the request of HCMA, Morrison Hershfield (MH) was retained to perform a structural condition assessment of the West Vancouver Senior's Activity Centre (WVSAC) as part of a feasibility study. MH visited the site on November 25th, 2022, for the purpose of reviewing the building's existing condition and determining if the proposed future additions would be structurally feasible.

The existing structural elements, details and configurations were compared in the field in conjunction with the existing structural drawings provided by HCMA:

Original Structural Drawings by Jones Kwong Kishi, Dated Feb 1980.

Expansion Structural Drawings by K.R. Kishi Ltd, Dated Sep 1994;

Expansion Structural Drawings by John Bryson and Partners, Dated Dec 2000;

We toured the building, and we were able to visually inspect the original building structure and the new portions of the building in accordance with the existing drawings.

The findings in this report reflect MH's assessment for the structural condition only of the WVSAC building at the time of the review. As the site review is based on visual observations, there is a possibility that hidden or latent defects have not been detected during the site review. Our review is for structural issues only and does not cover membrane issues or hazardous materials including asbestos, lead paint, and mercury.

## 2. BACKGROUND TO THE EXISTING BUILDING

The existing single-storey building was built in 1980, consisting of various activity rooms, a small gymnasium, social area, reception and office, and lounge and social area. The WVSAC structure is a polygonal shaped building with sawtooth skylights and flat roofs. The first building expansion was done in 1994, with the side addition of a new entry way, arts studio, washrooms, storage rooms, and cafeteria and kitchen. Previous exterior spaces were enclosed during this renovation. The last expansion was done in 2001, with the extension of the cafeteria atrium and an additional patio enclosure. The building has an approximate length of 80.52m and width of 51.24m.

See attached SK-01, showing the timeline of building upgrades.

### **Structural System**

The structural system of the building is timber framing with glulam and timber roof purlins/joists, timber beams and trusses, installed on wood and concrete columns, as well as wood framing bearing walls, all installed on concrete foundations.

The roof structure consists of cedar T&G decking installed on glulam roof joist typically spaced at 1200mm on centre. The glulam roof joists are supported by timber trusses, which are supported by wood framing bearing walls and solid wood columns. In the newly expanded areas constructed after 1994, the columns are 400mm diameter reinforced concrete columns and not wood columns as per the 1980 construction. The walls and columns are supported by concrete strip footings. The floor is on top of a slab on grade, with slab thickenings to support the interior bearing walls or in some places the interior columns. Columns are typically installed on isolated reinforced concrete pad footings and concrete pedestals.

## **Design Loading Criteria**

According to the design drawings dated 1980, the initial building was designed for a Snow Load of 2kN/m<sup>2</sup> (40 psf), and an allowable soil bearing pressure of 20 MPa (4000 psf).

According to the design drawings of the building expansion dated 1994, the building was designed for a Snow Load of 41 psf, and an allowable soil bearing pressure of 3000 psf. The 2001 addition was designed for a Snow Load of 36 psf, and an allowable soil bearing pressure of 3000 psf, with seismic design as per NBC 1998.

## **Present Condition of the Structure**

As per our site review, the existing timber roof deck, roof purlin/joist, trusses, beams, and walls, as well as the load-bearing concrete and timber columns appear to be performing as intended for the loads presently imposed. There are no signs of structural distress, sagging roof joists, or sagging trusses. No rot, deterioration, or defects were noted in the roof joists, beams, and trusses. The round timber columns show signs of splitting but appear to be in good condition. There were no signs of cracking noted on the concrete columns or pedestals.

See attache3d photos of the building's existing conditions.

### **3. STRUCTURAL RECOMMENDATIONS**

The structural scope of work was to comment on the existing condition of the structural system and the possibility to expand the existing building vertically, by adding an additional level, or horizontally by expanding the building. As per our review the building structure is in good condition, and it is suitable for a possible expansion.

#### **Vertical Addition**

An additional level can be added above the area between Gridlines Ab-E and 6-1a. The roof structure in this area is supported by bearing walls which generally have the capacity for an additional floor. Foundations under the bearing walls were reviewed and have the capacity for an additional level. The roof purlins/joist are designed for a Snow Load of 40 psf, and this will not satisfy the requirements of a floor live load which is expected to be 4.8 kPa (100 psf) for the new floor design. In this case the roof purlins/joists are required to be doubled. For this new building addition, the seismic lateral system needs to be reviewed and designed according with the latest building code. A new roof, and upper floor walls will need to be designed.

If other areas of the building are required to have an additional floor, the areas where the roof is supported on wood trusses will require reinforcement of the trusses, or the addition of bearing walls between the existing columns.

See attached SK-02 showing the building area that can support a possible vertical addition.

#### **Horizontal Addition**

A horizontal addition will be a new structure installed adjacent to the existing building. We recommend connecting the new addition to the existing structure and providing a seismic upgrade for the entire building. We don't recommend an independent structure designed for the latest code, without upgrading the existing building for the seismic requirement of the latest code.

A new geotechnical study is recommended for the horizontal addition or vertical addition. As another option, a combination of a vertical addition and horizontal addition can be considered, and coordination between the structural engineer and architect will be required.

#### 4. CONCLUSION

We have evaluated two options for a possible upgrade of the WVSAC building: the first option being a new upper-level addition, and the second option being a horizontal expansion, or a combination between the two options. The options were reviewed as long-term solutions, and all works will be required to be completed as per the latest building codes. We are not recommending “a short term” solution with some assumption of “grand-fathering” the old codes, and not upgrading the entire building.

Sincerely,  
Morrison Hershfield Limited



Claudia Chan, E.I.T.  
Structural Designer



Jeremy Hapchina, P.Eng.  
Senior Structural Engineer



SK-01 Building Upgrades Timeline



SK-02 Vertical Addition Option

## Building Structural Condition Photos

Typical Interior Framing – 1980 Construction



Typical Interior Framing – 1980 Construction



Typical Interior Framing – 1994 Construction



Typical Interior Framing – 1994 Construction



Typical Interior Framing – 2001 Construction



Typical Interior Framing – 2001 Construction



Exterior of the Building



Exterior of the Building



## **5.7 Costing Report**

LEC Group/Ross Templeton + Associates



LEC GROUP

Terminal City Club Tower  
609 – 837 West Hastings  
Street  
Vancouver BC, V6C 3N6

T: (604) 568-3711  
W: WWW.LEC.CA

January 11, 2024

**HCMA Architecture + Design**  
400–675 West Hastings Street  
Vancouver, BC V6B 1N2

Attention: **Alexandra (Ali) Kenyon**  
Associate Principal  
Architect AIBC, March, BDes

**WEST VANCOUVER SENIORS ACTIVITY CENTRE FEASIBILITY STUDY  
WEST VANCOUVER, BC  
CLASS D 'FUNCTIONAL PROGRAM' PROJECT & CONSTRUCTION ESTIMATE**

We have reviewed the program design documents, prepared a revised Class 'D' Functional Program 'Order of Magnitude' Project + Construction estimate (based on functional program information) priced in current Q1 2024 West Vancouver, BC local dollars and enclose our estimate report.

The project schedule is unknown at this time and may be up to 10 years away, however escalation must be considered at the time of project realization. Future construction escalation costs have been excluded as instructed by HCMA. At this stage of design future escalation costs should be compound calculated to anticipated mid-point of construction. Escalation contingency is excluded with all dollar values representing current market opinion of Q1 2024 local unit rates with consideration to the site location and project scope known at this time. A separate escalation contingency will be required.

Pricing has been included at Q1 2024 local unit rates noting the current uncertainty and volatility of the market. Supply chain issues currently being experienced may have unknown (short and long term) impacts on pricing levels and anticipated projected construction escalation.

Current market instability is a significant short- and long-term cost and schedule risk item (supply chain fulfilment of orders in a timely manner may create potential for critical path related construction delays).

Please note the conditions on which the costs are based, and the items excluded.

For LEC GROUP

A handwritten signature in blue ink, appearing to read 'Ross Templeton'.

Ross Templeton MRICS, PQS  
Partner  
ross@lec.ca

3110



**PROJECT DESCRIPTION**

The project scope involves the proposed two redevelopment options to create the expanded West Vancouver Senior’s Activity Centre in West Vancouver, BC with feasibility program and concept design scope defined by HCMA Architecture + Design.

- Option 1 - Renovation / Addition
- Option 2 - New Build

**ESTIMATED PROJECT CAPITAL COST SUMMARY (Q1 2024 \$)**

**Option 1 - Renovation / Addition** (including maximum additional 48 new underground parking stalls)

<b>Element</b>	<b>Option 1 - Renovation / Addition Estimated Cost \$</b>
A. Land, Legal Fees, Accounting Fees, Property Taxes (excluded)	Excluded
B. Estimated Net Construction Cost (Net Q1 2024 \$)	46,350,000
C. <u>Contingencies (Design Pricing &amp; Owners Construction Change Order’s)</u>	<u>11,217,000</u>
Future Cost Escalation (excluded – priced in Q1 2024 \$)	Excluded
<b>D. Estimated Escalated Construction Cost (incl. contingencies) (Q1 2024 \$)</b>	<b>\$ 57,567,000</b>
E. Professional Fees (Allowances)	8,635,000
F. Connection Fees & Permits (Allowances)	2,227,000
G. Owners Internal Costs (Allowances)	4,606,000
H. Owners Soft Cost Contingency (10.0% of E to G Allowance)	1,547,000
I. Loose Furnishings, Fittings & Equipment (FF&E, IT) (15.0% Allowance of B)	8,635,000
J. GST, Financing (excluded)	Excluded
	-----
<b>K. Total Project Cost Estimate (Excluding GST &amp; Exclusions) (Q1 2024 \$)</b>	<b>\$ 83,217,000</b>

**Option 2 – New Build** (including maximum additional 75 new underground parking stalls)

<b>Element</b>	<b>Option 2 – New Build Estimated Cost \$</b>
A. Land, Legal Fees, Accounting Fees, Property Taxes (excluded)	Excluded
B. Estimated Net Construction Cost (Net Q1 2024 \$)	60,913,100
C. <u>Contingencies (Design Pricing &amp; Owners Construction Change Order’s)</u>	<u>14,741,000</u>
Future Cost Escalation (excluded – priced in Q1 2024 \$)	Excluded
<b>D. Estimated Escalated Construction Cost (incl. contingencies) (Q1 2024 \$)</b>	<b>\$ 75,654,100</b>
E. Professional Fees (Allowances)	11,348,000
F. Connection Fees & Permits (Allowances)	2,770,000
G. Owners Internal Costs (Allowances)	6,053,000
H. Owners Soft Cost Contingency (10.0% of E to G Allowance)	2,017,000
I. Loose Furnishings, Fittings & Equipment (FF&E, IT) (15.0% Allowance of B)	11,348,000
J. GST, Financing (excluded)	Excluded
	-----
<b>K. Total Project Cost Estimate (Excluding GST &amp; Exclusions) (Q1 2024 \$)</b>	<b>\$ 109,190,100</b>



**ESTIMATED PROJECT CAPITAL COST SUMMARY (Q1 2024 \$) (continued)**

Class D construction cost estimates are typically +/- 25% in accuracy 18 out of 20 times with many variables influencing the final construction price including most importantly the final design scope parameters, final specifications (output specification, performance specifications, proprietary specifications), final drawings, contractors' contractual obligations, extent of supplementary conditions, number of compliant bidders, volatility of the market, supply chain issues and market activity at time of tender.

Please refer to the exclusions section and appended Class D estimate detail and project summary.

Pricing has been included at Q1 2024 local unit rates noting the current uncertainty and volatility of the market. Supply chain issues currently being experienced may have unknown (short and long term) impacts on pricing levels and anticipated projected construction escalation.

Note:

Please note material supply prices have recently spiked with current market supply chain price increases affecting supply price of aluminium, copper, steel, silicone, tile, insulation, ipex, PVC/UPVC products etc. Container freight shipping costs have recently increased by +300-400%. Current market instability is a significant short and long-term cost and schedule risk item (supply chain fulfilment of orders in a timely manner may create potential for critical path related construction delays).

**WHOLE LIFE COSTS**

When comparing capital costs of Option 1 (Renovation / Addition) vs Option 2 (New Build) we note that the Whole Life Costs of each option should be considered as both options will carry very different net present values, energy performances, annual energy costs, life cycle periodic replacements, warranties and annual maintenance and repair costs along with depreciated asset value.

LEC Group recommends the consideration of Whole Life Costs as part of the final decision making process to ensure the District obtains true long term value for money over a typical building lifecycle of ~30-50 years.

**PROJECT CALENDAR**

The project schedule is unknown at this time and may be up to 10 years away, however escalation must be considered at the time of project realization. Please refer to the 'Escalation Contingency' section of this report. Future construction escalation costs have been excluded as instructed by HCMA. At this stage of design future escalation costs should be compound calculated to anticipated mid-point of construction. Escalation contingency is excluded with all dollar values representing current market opinion of Q1 2024 local unit rates with consideration to the site location and project scope known at this time. A separate escalation contingency will be required.



**AREA ANALYSIS**

Gross Floor Area (GFA) as defined in the functional program (BGSM) totals:

Option 1 - Renovation / Addition (maximum additional 48 new underground parking stalls)

Total existing after demolition	1,618 m <sup>2</sup>
Total Net New Building	1,992 m <sup>2</sup>
Gross-up Area	794 m <sup>2</sup>
<b>Gross Floor Area</b>	<b>4,404 m<sup>2</sup></b>
Exterior Improvements Area	160 m <sup>2</sup>
Underground Parking Stalls included in estimate	48 stalls

**AREA ANALYSIS** (continued)

Gross Floor Area (GFA) as defined in the functional program (BGSM) totals:

Option 2 – New Build (maximum additional 75 new underground parking stalls)

Total existing after demolition	0 m <sup>2</sup>
Total Net New Building	3,780 m <sup>2</sup>
Gross-up Area	832 m <sup>2</sup>
<b>Gross Floor Area</b>	<b>4,612 m<sup>2</sup></b>
Exterior Improvements Area	1,267 m <sup>2</sup>
Underground Parking Stalls included in estimate	75 stalls

**CONTRACT CONDITIONS**

The costs are based on the work being executed through a Construction Management or traditional 'lump sum fixed price' General Contractor arrangement with competitive tenders received from suitably qualified bidders, on standard form documents with no onerous supplementary conditions. Tenders will be received from at least five qualified bidders for major sub-trades, or subcontractor packages (demolition, civils, concrete/rebar/formwork, structure, exterior envelope, steel stud, insulation & drywall, doors & hardware, finishes, millwork, specialist fit-out sub-contractors, proprietary products, mechanical and electrical). Consideration of unknown market volatility and supply chain issues at the time of tender have been specifically excluded from this estimate.

**EXCLUSIONS**

- Legal, financing, accounting, property taxes, land costs are all excluded
- Soft costs not listed as included, soft costs exceeding budget allowances included
- Unforeseen existing site or existing ground conditions
- Allowance included for rock excavation or clay (allowance only – no geotechnical/structural report)
- Construction works outside the defined scope
- Out of hours working premium / restricted working hours / restricted noise conditions
- On site works, on site development works beyond % based allowance included



### EXCLUSIONS (continued)

- Off-site works, Off-site utility upgrades
- Utility company charges beyond allowances included
- Net Zero Carbon or PassiveHouse design, consulting fees or certification
- LEED Gold or equivalent energy type requirements assumed required and included for
- Hazmat Abatement (HazMat specialist report & costing required if any)
- Phasing of the works or Accelerated Schedule beyond current Phasing Premium allowances
- CAC's or other Municipal Contributions
- Permit costs beyond allowance carried for budgeting purposes
- Development cost charges beyond allowance carried for budgeting purposes
- Exhibits, Artwork, Public Art
- Decanting costs, or provision of owners temporary facilities
- Cost impacts resulting from a shortage of suitable trade labour, supply of materials etc
- Operating, Maintenance and Facility Management Costs, Staff Training
- Loose Fixtures, Furnishings & Equipment (FF&E) beyond allowance included (Owner budget required)
- Pricing based on BCBC 2018 Step Code and does not include future unknown code change cost implications
- Goods & Services Tax (GST)
- Extraordinary market conditions, market volatility and supply chain issues
- **Cost escalation past Q1 2024 \$**
- Items listed as 'excluded' in the estimate detail

### DESIGN PRICING CONTINGENCY

A design pricing contingency of fifteen percent (15.0%) has been included to cover quantity and pricing variances that may occur with changes to scope, design assumptions, detailing clarifications and specification changes through the remainder of the design process. This contingency will ultimately reduce to zero at tender stage.

### OWNERS CHANGE ORDER CONSTRUCTION CONTINGENCY

Construction projects are rarely completed without some level of change and often additional scopes of work are required. We recommend the owner carry an additional sum of eight percent (8.0%) of the construction cost in their budget to help offset any unforeseen costs that may arise during construction.

We have included this allowance within the project estimate.

This Construction Change Order Contingency is owner owned and will not be included in the tender returns but should be set aside in a separate budget for the owner to manage during the construction period.



## **ESCALATION CONTINGENCY**

Pricing has been included at Q1 2024 local unit rates noting the current uncertainty and volatility of the market. Supply chain issues currently being experienced may have unknown (short and long term) impacts on pricing levels and anticipated projected construction escalation.

Future construction escalation costs have been excluded as instructed by HCMA.

At this stage of design future escalation costs should be compound calculated to anticipated mid-point of construction. Escalation contingency is excluded (as instructed) with all dollar values representing current market opinion of Q1 2024 local unit rates with consideration to the site location and project scope known at this time. A separate escalation contingency will be required.

We recommend carrying an escalation allowance of six percent (6.0%) per annum for future years (compound calculated) based on current industry predictions.

At construction start all key sub-trades should be fully procured and price locked in. An additional escalation contingency should be added in the event of schedule slippage.

Projecting future escalation carries risk given unknown future market conditions, local and world economy status, general cost of living, CPI, prime rates, supply chains, micro/macro economics local, national and world political situation etc.

## **DOCUMENTS AND DATA**

This cost plan estimate has been prepared using the following (file name noted for ease of reference):

- 20231201\_WVSAC Costing Package – 20231201
- 231003 - Areas for Costing – 20231201
- HCMA email of January 10, 2024



PROJECT COST ESTIMATE

Component	Option 1 - Renovation / Addition			Option 2 - New Build		
	U/G Parking (A)	Building (B)	Total (A+B)	U/G Parking (A)	Building (B)	Total (A+B)
<b>A. LAND COST</b>						
1 Land Costs	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
2 Legal, Accounting Fees, Property Taxes	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
<b>B. ESTIMATED NET CONSTRUCTION COST (Net Cost Q1 2024 \$)</b>						
<b>Existing Building Program Components</b>	<b>Sub-total</b>	<b>\$0</b>	<b>\$6,618,400</b>	<b>\$0</b>	<b>\$1,256,700</b>	<b>\$1,256,700</b>
1 Mandatory Code Upgrades Allowances	0	5,562,000	5,562,000	0	0	0
2 Renovation of Existing Allowances	0	857,200	857,200	0	0	0
3 Demolition of Existing Allowances	0	199,200	199,200	0	1,256,700	1,256,700
<b>New Building Program Components</b>	<b>Sub-total</b>	<b>\$0</b>	<b>\$16,761,300</b>	<b>\$0</b>	<b>\$31,316,500</b>	<b>\$31,316,500</b>
4 New Building Program Components	0	16,761,300	16,761,300	0	31,316,500	31,316,500
<b>Building Gross-Up</b>	<b>Sub-total</b>	<b>\$0</b>	<b>\$5,961,300</b>	<b>\$0</b>	<b>\$6,226,500</b>	<b>\$6,226,500</b>
5 Building Gross-Up	0	5,961,300	5,961,300	0	6,226,500	6,226,500
<b>Exterior Improvements</b>	<b>Sub-total</b>	<b>\$0</b>	<b>\$586,000</b>	<b>\$0</b>	<b>\$3,306,400</b>	<b>\$3,306,400</b>
6 Exterior Improvements	0	586,000	586,000	0	3,306,400	3,306,400
<b>Underground Parking</b>	<b>Sub-total</b>	<b>\$4,560,000</b>	<b>\$0</b>	<b>\$7,125,000</b>	<b>\$0</b>	<b>\$7,125,000</b>
7a Underground Parking - New additional <i>Maximum</i> (number of u/g stalls)	New U/G Stalls 48 stalls	0 stalls	48 stalls	75 stalls	0 stalls	75 stalls
7b Underground Parking - New additional <i>Maximum</i> (cost excluding contingencies)	\$95,000/stall 4,560,000	0	4,560,000	7,125,000	0	7,125,000
<b>Phasing Premium</b>	<b>Allow</b>	<b>\$684,000</b>	<b>\$4,489,000</b>	<b>\$5,173,000</b>	<b>\$356,000</b>	<b>\$2,106,000</b>
8a Phasing Premium - Option 1 (% allowance B1-7)	15.0%	684,000	4,489,000	5,173,000	0	0
8b Phasing Premium - Option 2 (% allowance B1-7)	5.0%	0	0	0	356,000	2,106,000
<b>Site/Other:</b>	<b>Site</b>	<b>\$1,160,000</b>	<b>\$5,530,000</b>	<b>\$6,690,000</b>	<b>\$1,850,000</b>	<b>\$9,220,000</b>
9 On site soft/hard landscaping, on site M&E services) % allowance B1-8	15.0%	790,000	5,160,000	5,950,000	1,120,000	7,500,000
10 Allowance for rock/ground conditions soils (allowance only, no site/geotech.) TBD (\$ split 50/50)	\$250/m <sup>2</sup>	370,000	370,000	740,000	730,000	1,470,000
11 HazMat abatement removal (Excluded - specialist assessment required)	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
12 Off Site Works	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
<b>C. CONSTRUCTION CONTINGENCIES</b>		<b>\$1,550,000</b>	<b>\$9,667,000</b>	<b>\$11,217,000</b>	<b>\$2,258,000</b>	<b>\$12,483,000</b>
1 Design Pricing Contingency (Specification & Quality pricing assumptions)	15.0%	961,000	5,992,000	6,953,000	1,400,000	7,737,000
2 Escalation Contingency (Excluded)	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
3 Construction Contingency (Owner Owned - Change Orders)	8.0%	589,000	3,675,000	4,264,000	858,000	4,746,000
<b>D. ESCALATED CONSTRUCTION COST (INCLUDING ALL CONTINGENCIES)</b>	<b>Q1 2024 \$</b>	<b>\$7,954,000</b>	<b>\$49,613,000</b>	<b>\$57,567,000</b>	<b>\$11,589,000</b>	<b>\$64,065,100</b>
<b>E. PROFESSIONAL FEES (Allowances, % of Item D)</b>	<b>15.0%</b>	<b>\$1,193,000</b>	<b>\$7,442,000</b>	<b>\$8,635,000</b>	<b>\$1,738,000</b>	<b>\$9,610,000</b>
<b>F. CONNECTION FEES &amp; PERMITS (Allowances, % of Item D)</b>		<b>\$239,000</b>	<b>\$1,988,000</b>	<b>\$2,227,000</b>	<b>\$348,000</b>	<b>\$2,422,000</b>
1 Development Cost Charges (% Allowance of Item D for budget purposes) (District to confirm)	2.0%	159,000	992,000	1,151,000	232,000	1,513,000
2 Building Permits (% Allowance of Item D for budget purposes) (District to confirm)	1.0%	80,000	496,000	576,000	116,000	641,000
3 Allowance for Utility Connection Fees (Hydro, Fortis, Telus etc.) (scope TBD)	Allow	0	500,000	500,000	0	500,000
<b>G. OWNERS INTERNAL COSTS (Allowances, % of Item D)</b>	<b>8.0%</b>	<b>\$636,000</b>	<b>\$3,970,000</b>	<b>\$4,606,000</b>	<b>\$928,000</b>	<b>\$5,125,000</b>
1 Owners Project Management Fee (% allowance of Item D) (District to confirm)	3.5%	278,000	1,737,000	2,015,000	406,000	2,648,000
2 Owners Planning and Administrative Cost (% allowance of Item D) (District to confirm)	2.0%	159,000	992,000	1,151,000	232,000	1,513,000
3 Project Insurance (% allowance of Item D) (District to confirm)	1.5%	119,000	745,000	864,000	174,000	961,000
4 Project Commissioning, Move-In (% allowance of Item D) (District to confirm)	1.0%	80,000	496,000	576,000	116,000	641,000
<b>H. OWNERS SOFT COST CONTINGENCY (% of Items E + F + G)</b>	<b>10.0%</b>	<b>\$207,000</b>	<b>\$1,340,000</b>	<b>\$1,547,000</b>	<b>\$301,000</b>	<b>\$1,716,000</b>
<b>SUB-TOTAL (Excluding FF&amp;E)</b>	<b>Q1 2024 \$</b>	<b>\$10,229,000</b>	<b>\$64,353,000</b>	<b>\$74,582,000</b>	<b>\$14,904,000</b>	<b>\$82,938,100</b>
<b>I. LOOSE FURNISHINGS, FITTINGS &amp; EQUIPMENT (Allow of Item D)</b>	<b>15.0%</b>	<b>\$1,193,000</b>	<b>\$7,442,000</b>	<b>\$8,635,000</b>	<b>\$1,738,000</b>	<b>\$9,610,000</b>
1 Loose FF&E, IT Allowance (% of Item D) (District to confirm)	15.0%	1,193,000	7,442,000	8,635,000	1,738,000	9,610,000
<b>J. GST, Financing (Excluded)</b>	<b>0.0%</b>	<b>Excluded</b>	<b>Excluded</b>	<b>Excluded</b>	<b>Excluded</b>	<b>Excluded</b>
<b>K. TOTAL PROJECT COST (Excluding Finance Charges &amp; GST) (Excl. Escalation)</b>	<b>Q1 2024 \$</b>	<b>\$11,422,000</b>	<b>\$71,795,000</b>	<b>\$83,217,000</b>	<b>\$16,642,000</b>	<b>\$92,548,100</b>
<b>BUILDING AREAS</b>						
Gross Floor Area (m <sup>2</sup> ) (BGSM) - Code Upgrades		0 m <sup>2</sup>	1,638 m <sup>2</sup>	1,638 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
Gross Floor Area (m <sup>2</sup> ) (BGSM) - Renovation		0 m <sup>2</sup>	150 m <sup>2</sup>	150 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
Gross Floor Area (m <sup>2</sup> ) (BGSM) - New Build		0 m <sup>2</sup>	2,786 m <sup>2</sup>	2,786 m <sup>2</sup>	4,612 m <sup>2</sup>	4,612 m <sup>2</sup>
<b>Total Gross Floor Area (excluding Parking, Exterior Spaces):</b>		<b>0 m<sup>2</sup></b>	<b>4,574 m<sup>2</sup></b>	<b>4,574 m<sup>2</sup></b>	<b>0 m<sup>2</sup></b>	<b>4,612 m<sup>2</sup></b>
<b>Net Construction Cost (excluding contingencies) \$/m<sup>2</sup> (Item B) Q1 2024 \$</b>			<b>\$8,734 /m<sup>2</sup></b>	<b>\$10,134 /m<sup>2</sup></b>		<b>\$11,184 /m<sup>2</sup></b>
<b>Total Escalated Construction Cost \$/m<sup>2</sup> (Item D) including contingencies &amp; site</b>	<b>Q1 2024 \$</b>		<b>\$10,847 /m<sup>2</sup></b>	<b>\$12,586 /m<sup>2</sup></b>		<b>\$13,891 /m<sup>2</sup></b>
<b>Total Project Cost (including all soft costs, contingencies and escalation) \$/m<sup>2</sup> (Item K)</b>	<b>Q1 2024 \$</b>		<b>\$15,697 /m<sup>2</sup></b>	<b>\$18,194 /m<sup>2</sup></b>		<b>\$23,675 /m<sup>2</sup></b>

- General Contractors Fee & Division 1 Costs built into Class D Program Unit Rates. Class D Estimate +/-25% dependent on final scope & design. Refer to report for complete basis, methodology, assumptions and exclusions.  
**Exclusions:** Unforeseen existing ground/building/site conditions; Accelerated schedule, phasing or restricted working hours beyond current assumptions included; Items identified as "Excluded".



NET BUILDING CONSTRUCTION COST ESTIMATE (Q1 2024 \$ Excluding Contingencies)

January 11, 2024

NET BUILDING ESTIMATE (Q1 2024 \$ Excluding all Contingencies)		ESTIMATED NET BUILDING COST (Q1 2024 \$)		
		NSM	Total	
		m <sup>2</sup>	\$/m <sup>2</sup>	\$
LEC #	Functional program as "231003 - Areas for Costing - 20231201":			
	<b>Option 1 - Renovation / Addition</b>			
	<b>Mandatory Code Upgrades Allowances</b>			
1.0	North Lobby	40.6	3,471	140,800
2.0	North Reception	43.4	3,473	150,800
3.0	Vest.	6.9	3,237	22,300
4.0	South Lobby	76.0	3,474	264,000
5.0	Vest.	15.2	3,233	49,200
6.0	Storage	24.0	3,144	75,400
7.0	Vest.	6.0	3,217	19,400
8.0	Corridor	54.7	3,143	172,000
9.0	Corridor	25.0	3,143	78,500
10.0	Corridor	33.7	3,142	106,000
11.0	Activity Room	270.6	3,262	882,700
12.0	Storage	18.6	3,141	58,300
13.0	Servery	5.5	3,315	18,100
14.0	Kitchen	46.6	3,562	166,000
15.0	Servery	36.6	3,323	121,700
16.0	Walk-In Fridge A	6.7	3,323	22,200
17.0	Office	5.9	3,237	19,000
18.0	Storage	17.0	3,139	53,300
19.0	Walk-In Fridge B	8.1	3,329	26,900
20.0	Dishwashing	16.9	3,322	56,200
21.0	Storage	12.6	3,137	39,500
22.0	Cafeteria A	174.1	3,412	594,200
23.0	Cafeteria B	94.0	3,412	320,900
24.0	Marine Room (Cafeteria C)	108.1	3,412	368,800
25.0	Storage	9.3	3,146	29,100
26.0	Storage	14.9	3,139	46,800
27.0	Learning studio	80.7	3,263	263,200
28.0	Fireside Coffee Bar & Lounge	73.4	3,413	250,500
29.0	Visual Arts	72.4	3,263	236,200
30.0	Storage	11.4	3,143	35,800
31.0	Wintergarden	27.9	3,232	90,000
32.0	WC Women	27.0	4,614	124,400
33.0	WC Men	21.3	4,611	98,400
34.0	WC Women	24.6	4,614	113,500
35.0	WC Men	9.6	4,613	44,100
36.0	WC Univ.	5.0	4,612	23,200
37.0	Social Rec	78.1	3,412	266,600
38.0	Darkroom	5.2	3,262	16,800
39.0	Laundry/Maint.	9.0	3,140	28,100
40.0	Janitorial	4.8	3,017	14,600



NET BUILDING CONSTRUCTION COST ESTIMATE (Q1 2024 \$ Excluding Contingencies)

January 11, 2024

NET BUILDING ESTIMATE (Q1 2024 \$ Excluding all Contingencies)		ESTIMATED NET BUILDING COST (Q1 2024 \$)		
		NSM	Total	
		m <sup>2</sup>	\$/m <sup>2</sup>	\$
41.0	Elec.	9.8	3,347	32,900
42.0	Janitorial	7.2	3,021	21,600
<b>B1</b>	<b>Mandatory Code Upgrades Allowances</b>	<b>1,638.1 m<sup>2</sup></b>	<b>\$3,395/m<sup>2</sup></b>	<b>\$5,562,000</b>
	<u>Renovation of Existing Allowances</u>			
43.0	Audio Visual	114.7	5,794	664,700
44.0	Storage	10.2	5,495	56,100
45.0	Storage	3.7	5,508	20,600
46.0	Storage	21.1	5,496	115,800
<b>B2</b>	<b>Renovation of Existing Allowances</b>	<b>149.8 m<sup>2</sup></b>	<b>\$5,724/m<sup>2</sup></b>	<b>\$857,200</b>
	<u>Demolition of Existing Allowances</u>			
47.0	Games	112.9	323	36,500
48.0	SACs on 21st Gift Shop	54.7	324	17,700
49.0	Workshop	117.7	323	38,000
50.0	Finishing	17.4	321	5,600
51.0	Woodworking Storage	21.5	321	6,900
52.0	Dust Control	3.6	331	1,200
53.0	Fabric Arts/Rehab	73.6	323	23,800
54.0	Storage	12.1	322	3,900
55.0	Fabric Storage/Rehab	21.3	324	6,900
56.0	General Offices	46.0	322	14,800
57.0	Office	15.9	320	5,100
58.0	Office	7.3	317	2,300
59.0	Office	5.7	318	1,800
60.0	Office	11.8	322	3,800
61.0	Copier/Lunch	17.5	321	5,600
62.0	Office	14.9	322	4,800
63.0	Office	12.7	324	4,100
64.0	Waiting Area	13.4	320	4,300
65.0	Office	12.5	320	4,000
66.0	Office	14.8	325	4,800
67.0	Office	10.2	324	3,300
<b>B3</b>	<b>Demolition of Existing Allowances</b>	<b>617.4 m<sup>2</sup></b>	<b>\$323/m<sup>2</sup></b>	<b>\$199,200</b>
	<u>New Building Program Components</u>			
68.0	Large Multipurpose Room /Gym	567.0	8,325	4,720,300
69.0	Multipurpose rooms (small/med)-L1	61.0	8,025	489,500
70.0	Multipurpose rooms (small/med)-L2	120.0	8,025	963,000
71.0	Multipurpose rooms (small/med)-L2	160.0	8,025	1,284,000
72.0	Office/volunteer space	8.0	7,625	61,000
73.0	Office/volunteer space	8.0	7,625	61,000
74.0	Office/volunteer space	8.0	7,625	61,000
75.0	Office/volunteer space	8.0	7,625	61,000



NET BUILDING CONSTRUCTION COST ESTIMATE (Q1 2024 \$ Excluding Contingencies)

January 11, 2024

NET BUILDING ESTIMATE (Q1 2024 \$ Excluding all Contingencies)	ESTIMATED NET BUILDING COST (Q1 2024 \$)		
	NSM	Total	
	m <sup>2</sup>	\$/m <sup>2</sup>	\$
76.0 Informal social space	212.0	8,325	1,764,900
77.0 Welcome entry + reception	23.2	8,525	198,000
78.0 Centre visibility + expression	46.5	8,525	396,000
79.0 Accessibility + inclusion	92.9	8,226	764,200
80.0 Improved food service (BOH)		-	-
81.0 Storage	60.0	7,325	439,500
82.0 REPLACEMENT OF EXISTING*	617.4	8,225	5,077,900
83.0 Elevator (2 no x 3-stops each)	0.0	-	420,000
<b>B4 New Building Program Components</b>	<b>1,992.0 m<sup>2</sup></b>	<b>\$8,414/m<sup>2</sup></b>	<b>\$16,761,300</b>
<b><u>Program Gross-Up</u></b>			
84.0 Program Gross-Up	794.0	7,508	5,961,300
<b>B5 Program Gross-Up</b>	<b>794.0 m<sup>2</sup></b>	<b>\$7,508/m<sup>2</sup></b>	<b>\$5,961,300</b>
<b><u>Exterior Improvements</u></b>			
85.0 Rooftop patio	160.0	3,663	586,000
86.0 Landscape allowance - refer to project estimate	0.0	-	-
<b>B6 Exterior Improvements</b>	<b>160.0 m<sup>2</sup></b>	<b>\$3,663/m<sup>2</sup></b>	<b>\$586,000</b>
<b>TOTAL NET BUILDING COST (Q1 2024 \$) Excl. Contingencies</b>	<b>5,351.2 m<sup>2</sup></b>	<b>\$5,593/m<sup>2</sup></b>	<b>\$29,927,000</b>

Exclusions from **Net** Building Cost Estimate (refer to Project Pro-Forma for relevant costs):

The above estimate is for net building construction cost only. Division 1 and GC/CM Fee costs are built into the unit rates.

Design pricing contingency and construction contingency are excluded. Refer to Project Pro-Forma for relevant costs.

The above estimate is current Q1 2024 dollars and no escalation has been included. Refer to Project Pro-Forma for relevant costs. Site development is excluded. Off-site works are excluded. Refer to Project Pro-Forma.

Soft costs such as professional fees, DCCs and building permits, management, FF&E are excluded. Refer to Project Pro-Forma. Goods & Services Tax excluded. PST included.



NET BUILDING CONSTRUCTION COST ESTIMATE (Q1 2024 \$ Excluding Contingencies)

January 11, 2024

NET BUILDING ESTIMATE (Q1 2024 \$ Excluding all Contingencies)		ESTIMATED NET BUILDING COST (Q1 2024 \$)		
		NSM	Total	
		m <sup>2</sup>	\$/m <sup>2</sup>	\$
<b>LEC #</b>	<b>Functional program as "231003 - Areas for Costing - 20231201":</b>			
	<b><u>Option 2 - New Build</u></b>			
	<b><u>Demolition of Existing Allowances</u></b>			
1.0	North Lobby	40.6	323	13,100
2.0	North Reception	43.4	322	14,000
3.0	Vest.	6.9	319	2,200
4.0	South Lobby	76.0	322	24,500
5.0	Vest.	15.2	322	4,900
6.0	Storage	24.0	321	7,700
7.0	Vest.	6.0	315	1,900
8.0	Corridor	54.7	323	17,700
9.0	Corridor	25.0	324	8,100
10.0	Corridor	33.7	323	10,900
11.0	Activity Room	270.6	323	87,400
12.0	Storage	18.6	323	6,000
13.0	Servery - Phase 2 demo / open during new build	5.5	861	4,700
14.0	Kitchen - Phase 2 demo / open during new build	46.6	861	40,100
15.0	Servery - Phase 2 demo / open during new build	36.6	860	31,500
16.0	Walk-In Fridge A - Phase 2 demo / open during new build	6.7	868	5,800
17.0	Office - Phase 2 demo / open during new build	5.9	869	5,100
18.0	Storage - Phase 2 demo / open during new build	17.0	860	14,600
19.0	Walk-In Fridge B - Phase 2 demo / open during new build	8.1	854	6,900
20.0	Dishwashing - Phase 2 demo / open during new build	16.9	863	14,600
21.0	Storage - Phase 2 demo / open during new build	12.6	866	10,900
22.0	Cafeteria A - Phase 2 demo / open during new build	174.1	861	149,900
23.0	Cafeteria B - Phase 2 demo / open during new build	94.0	861	81,000
24.0	Marine Room (Cafeteria C) - Phase 2 demo / open	108.1	861	93,100
25.0	Storage - Phase 2 demo / open during new build	9.3	865	8,000
26.0	Games	112.9	323	36,500
27.0	Storage	14.9	322	4,800
28.0	Learning studio	80.7	322	26,000
29.0	SACs on 21st Gift Shop	54.7	324	17,700
30.0	Fireside Coffee Bar & Lounge	73.4	323	23,700
31.0	Workshop	117.7	323	38,000
32.0	Finishing	17.4	321	5,600
33.0	Woodworking Storage	21.5	321	6,900
34.0	Dust Control	3.6	331	1,200
35.0	Fabric Arts/Rehab	73.6	323	23,800
36.0	Storage	12.1	322	3,900
37.0	Fabric Storage/Rehab	21.3	324	6,900
38.0	Visual Arts	72.4	323	23,400
39.0	Storage	11.4	325	3,700
40.0	Wintergarden	27.9	323	9,000



NET BUILDING CONSTRUCTION COST ESTIMATE (Q1 2024 \$ Excluding Contingencies)

January 11, 2024

NET BUILDING ESTIMATE (Q1 2024 \$ Excluding all Contingencies)		ESTIMATED NET BUILDING COST (Q1 2024 \$)		
		NSM	Total	
		m <sup>2</sup>	\$/m <sup>2</sup>	\$
41.0	General Offices	46.0	322	14,800
42.0	Office	15.9	320	5,100
43.0	Office	7.3	317	2,300
44.0	Office	5.7	318	1,800
45.0	Office	11.8	322	3,800
46.0	Copier/Lunch	17.5	321	5,600
47.0	Office	14.9	322	4,800
48.0	Office	12.7	324	4,100
49.0	Waiting Area	13.4	320	4,300
50.0	Office	12.5	320	4,000
51.0	Office	14.8	325	4,800
52.0	Office	10.2	324	3,300
53.0	WC Women - Phase 2 demo / open during new build	27.0	861	23,200
54.0	WC Men - Phase 2 demo / open during new build	21.3	862	18,400
55.0	WC Women - Phase 2 demo / open during new build	24.6	858	21,100
56.0	WC Men - Phase 2 demo / open during new build	9.6	858	8,200
57.0	WC Univ. - Phase 2 demo / open during new build	5.0	855	4,300
58.0	Social Rec - Phase 2 demo / open during new build	78.1	861	67,300
59.0	Audio Visual - Phase 2 demo / open during new build	114.7	860	98,700
60.0	Storage - Phase 2 demo / open during new build	10.2	862	8,800
61.0	Storage - Phase 2 demo / open during new build	3.7	856	3,200
62.0	Storage - Phase 2 demo / open during new build	21.1	859	18,100
63.0	Darkroom - Phase 2 demo / open during new build	5.2	874	4,500
64.0	Laundry/Maint. - Phase 2 demo / open during new build	9.0	860	7,700
65.0	Janitorial - Phase 2 demo / open during new build	4.8	868	4,200
66.0	Elec. - Phase 2 demo / open during new build	9.8	865	8,500
67.0	Janitorial - Phase 2 demo / open during new build	7.2	853	6,100
<b>B3</b>	<b>Demolition of Existing Allowances</b>	<b>2,405.3 m<sup>2</sup></b>	<b>\$522/m<sup>2</sup></b>	<b>\$1,256,700</b>
<b><u>New Building Program Components</u></b>				
68.0	Large Multipurpose Room /Gym	567.0	8,325	4,720,300
69.0	Multipurpose rooms (small/med)-L1	55.0	8,025	441,400
70.0	Multipurpose rooms (small/med)-L2	70.0	8,026	561,800
71.0	Multipurpose rooms (small/med)-L2	60.0	8,025	481,500
72.0	Multipurpose rooms (small/med)-L2	145.0	8,025	1,163,600
73.0	Office/volunteer space-L1	19.0	7,626	144,900
74.0	Office/volunteer space-L2	24.0	7,625	183,000
75.0	Office/volunteer space-L2	16.0	7,625	122,000
76.0	Office/volunteer space-L2	19.0	7,626	144,900
77.0	Informal social space	278.7	8,325	2,320,300
78.0	Welcome entry + reception	46.5	8,525	396,000
79.0	Centre visibility + expression	69.7	8,525	594,000
80.0	Accessibility + inclusion	92.9	8,226	764,200
81.0	Improved food service (BOH)	74.3	4,725	351,200



NET BUILDING CONSTRUCTION COST ESTIMATE (Q1 2024 \$ Excluding Contingencies)

January 11, 2024

NET BUILDING ESTIMATE (Q1 2024 \$ Excluding all Contingencies)	ESTIMATED NET BUILDING COST (Q1 2024 \$)		
	NSM	Total	
	m <sup>2</sup>	\$/m <sup>2</sup>	\$
82.0 Storage	72.0	7,325	527,400
83.0 Indoor Walking Track	247.0	8,725	2,155,100
84.0 REPLACEMENT OF EXISTING*	1,924.0	8,225	15,824,900
85.0 Elevator (2 no x 3-stops each)	0.0	-	420,000
<b>B4 New Building Program Components</b>	<b>3,780.1 m<sup>2</sup></b>	<b>\$8,285/m<sup>2</sup></b>	<b>\$31,316,500</b>
<b>Program Gross-Up</b>			
86.0 Program Gross-Up	832.0	7,484	6,226,500
<b>B5 Program Gross-Up</b>	<b>832.0 m<sup>2</sup></b>	<b>\$7,484/m<sup>2</sup></b>	<b>\$6,226,500</b>
<b>Exterior Improvements</b>			
87.0 Rooftop patio	738.0	3,662	2,702,900
88.0 Greenhouse	37.0	3,014	111,500
89.0 Outdoor seating	337.0	1,000	337,000
90.0 Outdoor gathering	155.0	1,000	155,000
91.0 Landscape allowance - refer to project estimate	0.0	-	-
<b>B6 Exterior Improvements</b>	<b>1,267.0 m<sup>2</sup></b>	<b>\$2,610/m<sup>2</sup></b>	<b>\$3,306,400</b>
<b>TOTAL NET BUILDING COST (Q1 2024 \$) Excl. Contingencies</b>	<b>5,879.1 m<sup>2</sup></b>	<b>\$7,162/m<sup>2</sup></b>	<b>\$42,106,100</b>

Exclusions from **Net** Building Cost Estimate (refer to Project Pro-Forma for relevant costs):

The above estimate is for net building construction cost only. Division 1 and GC/CM Fee costs are built into the unit rates.

Design pricing contingency and construction contingency are excluded. Refer to Project Pro-Forma for relevant costs.

The above estimate is current Q1 2024 dollars and no escalation has been included. Refer to Project Pro-Forma for relevant costs.

Site development is excluded. Off-site works are excluded. Refer to Project Pro-Forma.

Soft costs such as professional fees, DCCs and building permits, management, FF&E are excluded. Refer to Project Pro-Forma.

Goods & Services Tax excluded. PST included.

We are **hcma**. We believe human connections are the best path to solving the fundamental problems of our time.



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