

1.7 Kiwanis Focus Groups

In August of 2010, interviews, surveys, and focus groups were conducted with residents of Kiwanis Garden Village (living in both independent and assisted living units), with InSite (the Manor's assisted living service provider), and with Kiwanis Garden Village's property management and maintenance staff. Feedback was sought pertaining to the following items:

- the accessibility and adaptability of Kiwanis Manor's units and common areas;
- the functionality of Kiwanis Garden Village's existing dining/social/recreational facilities;
- the effectiveness of the programs provided for independent and assisted living residents.

The consultation sought to determine how these facilities and services could be improved, and how the needs of both existing and future residents could best be met.

Unit Design

Residents of Kiwanis Manor reported being very pleased with the existing unit design. All units in the Manor are one-bedroom. The proposed new buildings will incorporate the same typical unit design, but will also provide a modest number of Bachelor units.

Common Facilities

The resident focus groups and surveys identified the need for common areas that can be used by all residents of the Kiwanis Garden Village. At present, the independent residents of Kiwanis Manor, for various reasons, feel that they are not welcome to use the common areas in Kiwanis Manor freely. The general opinion of Kiwanis Garden Village's independent residents was that the Manor dining room and the activity room are for assisted living residents only. The dining room serves meals twice a day to the assisted living residents, and the activity room is too small for larger fitness groups.

On special occasions, the Manor dining room does host events to which all Kiwanis Garden Village residents are invited. Given that the dining room has a maximum occupancy of 50 people per the fire code, however, not all residents can attend at the same time.

There has also been some negative reaction to the use of the Kiwanis Court's common lounge space by other residents of Kiwanis Garden Village. The Kiwanis residents' Social Committee has planned events in this common area attended by family members and the general public; due to the entrance design, some residents of the Court believe that these events have compromised the security of the building.

The new buildings offer the opportunity to resolve some of these problems. Additional common areas located in the new buildings would free up the Court lounge for Court residents only. For security reasons, the optimum solution is to provide a common area with a separate entrance for Kiwanis Garden Village residents, not connected to the lobby of the new building. The new buildings will provide common areas for all of the site's independent residents, answering the great demand expressed in the resident surveys for more social and recreational common areas. Greater on-site recreational opportunities also offer options for those Kiwanis Garden Village residents too frail to visit the nearby Seniors' Activity Centre.

Additionally, a multipurpose room in one of the new buildings would enable the Kiwanis Manor's nearby commercial kitchen, which has the capacity to serve up to 300 meals a day, to provide meals for independent residents.

Building Program for Common Areas

The following is a list of recreational/social areas and their intended uses, developed in consultation with current Kiwanis Garden Village residents. These items have been incorporated into the proposed design of the new buildings:

- Multipurpose Room
- Multipurpose room, centrally located and @ 2500 sq. ft.
 - Dining area to seat minimum of 50 people.
 - Country kitchen/serving kitchen with refrigerator, stove and commercial dishwasher.
 - TV/ lounge with fireplace/movie nights.
 - Coffee lounge for informal gatherings.
 - Library and puzzle corners.
 - Hard surface floor area for dancing.

Activity Room/Fitness Room/Craft Room

- Separate from the multipurpose room.
- For fitness classes, yoga, and crafts.
- Larger than the Kiwanis Manor activity room.
- Storage area for supplies, craft tables and chairs.

Maintenance Staff Workshop

- Located on the bottom floor, near the parking garage, with vehicular access.
- Larger shop area to allow maintenance staff to do more repairs in-house.

Visitor Accommodation

- Guest suites are very popular; the new buildings will require at least two such suites.

Exterior Spaces and Landscape

The ability to participate in gardening activities on the site is very important to many residents. Landscape design to provide:

- Raised beds and garden plots for residents.
- Weather-protected and sunny seating areas.
- Outdoor patio adjacent to the multipurpose room.
- Walking loop.
- Wheelchair-accessible pathways.

Kiwanis Club Common Areas

- New facilities for activities of the Kiwanis Club.
- Separate, centrally located administrative offices.
- Club and Housing Society board room, office, and storage.

