

**DISTRICT OF SQUAMISH**

**A G E N D A**

For the Committee of the Whole to be held ELECTRONICALLY on  
Tuesday, September 29, 2020 at 10:00 AM

**HV comments in RED – updated Sep 26, 2020**

**Recess 11:45am - 12:30pm**

(iii) Seniors' Hub

Staff Recommendation:

THAT the District of Squamish enter into a Memorandum of Understanding with Squamish Seniors Home Society to pursue a licence agreement and development of a Seniors Wellness Hub at the Westwinds, located at 38275 Third Avenue.

**TIME: 12:30pm - 1:15pm**

[RTC - Seniors' Hub](#) (see below)

Correspondence from H. Vesely, Squamish Seniors Centre  
Society Re: Seniors Hub at the Westwind

[0921 H. Vesely Re Seniors Hub at the Westwind](#) (see last page)

**REPORT TO:** Council

**FOR:** Committee of the Whole

**REPORT FROM:** Community Services

**PRESENTED:** September 29 2020

**FILE: SUBJECT:** Seniors' Hub

Recommendation: That Council approve the following  
resolution: THAT the District of Squamish enter into a

**Memorandum of Understanding** with Squamish Seniors Home Society to pursue a licence agreement and development of a Seniors Wellness Hub at the Westwinds, located at 38275 Third Avenue.

1. Objective: To obtain Council authorization to pursue the development of a Seniors Wellness Hub at the 232-unit seniors' housing building currently in development and owned by the Squamish Seniors Citizens Home Society, including entering into a non-binding MOU.
2. Background: The District is facing critical recreation facilities capacity pressures and the difficult fiscal reality that not all required new facilities can be funded and built in the short or medium term through taxation or borrowing. The Real Estate and Facilities Master Plan recommended the District investigate and pursue alternative funding models to build or expand infrastructure for sport, recreation, arts, culture programs and neighbourhood gathering spaces, as well

as optimize usage of existing facilities in order to defer or minimize capital investment where possible. With Brennan Park Recreation Centre well over capacity and requiring additional square footage and upgrades to meet demands, the District is pursuing a facility optimization plan, aligned with the Real Estate and Facilities Master Plan, which indicates maximizing capacity for programming at other District facilities where capacity exists. The 55 Activity Centre is the only District facility that operates under capacity. This makes it an opportunity to enhance program offerings to relieve capacity pressure on Brennan Park. Importantly, in a Seniors Engagement process the District undertook in 2017, the community gave extensive feedback that seniors' dedicated space is critical to that community's wellbeing and program participation.

3. Project Information: The Squamish Senior Citizens Home Society (SSCHS) is building a new 232-unit housing development called the Westwinds in Downtown Squamish about 150 metres away from The 55 Activity Centre. The bottom floor of the building will be program and administration space, cannot be used for residency, and SSCHS has indicated that the space is larger than can be realistically used by the residents. There is an opportunity to rent/lease program space in the Westwinds and create a Seniors Hub that would be open to the public and programmed primarily for seniors. This partnership would bring "Programming to the Seniors," therefore increasing accessibility for a concentrated segment of the seniors' community, be near transit, downtown and close to the existing 55 Activity Centre. This would enable the District to enhance program offerings for the downtown community at the 55 Activity Centre, relieving some of the capacity pressure on other recreation facilities such as Brennan Park Recreation Centre, without losing the critical amenity of seniors' dedicated space. Seniors programming, including social events and use of the commercial kitchen, will continue to exist at the 55 and other recreation facilities to encourage accessibility distributed across Squamish as well as the social value of including intergenerational programming.
4. Implications:
  - a. Budget: The licence costs are approximately \$50,000 annually for the first 5 years as the \$100,000 capital improvements are amortized, and \$30,000 annually thereafter. For the 2021 budget year the impact is approximately \$25,000 as the Westwinds is expected to open mid-2021. **Staff have included this as a Service Level Change for Council's consideration.** Program instructor and staffing costs will be included in the

Recreation Services budget, which will reflect conservative programming levels in 2021 due to COVID-19. This will also be available for Council consideration in the 2021 budget process.

b. Organizational Impact: This affects Recreation Services to implement the model and location shift, as well as Real Estate Services to support agreement execution. Communications will be required to support community messaging about the change

5. Policy—Real Estate and Facilities Master Plan (2019)—Parks and Recreation Master Plan (2012)—Brennan Park Fields & Lands Master Plan (forthcoming)
6. Strategic Plan Neighbourhood Connectivity and Public Spaces Both the Seniors' Wellness Hub model has positive impacts on neighbourhood activation, in terms of accessibility to programming for a vulnerable segment of the community, and integration with other community programs and supports.
7. Engagement:  
Significant engagement has taken place to develop the Master Plans on which the plans herein are based. These have been received at previous Council meetings.  
**The Seniors Centre Society board has also been engaged in dialogue preceding this recommendation.** (HV: only Zoom on Sep 9 – no agenda given prior to meeting - and Sep 17, 2020 even though we had asked the CAO for a meeting since Feb. 2020).  
[Seniors Centre Optimization Plan](#) (HV: this is the 2017 Revitalization Plan adopted by Council as policy on Jul 11, 2017 – Maintain a commitment to 55+ programming 9 - 4, 19+ age group at other times)  
[Re-Create Brennan Park Phase 1 Project Page Brennan Park Community Engagement Summary](#)
8. Next Implementation Steps: Following direction from Council, staff will enter into the MOU identified, and proceed to develop the license agreement and engagement towards a programming model.  
Attachments: MOU Seniors Hub
9. Alternatives to Staff Recommendation: THAT Council direct staff to continue pursuit of the following recreation facility solution(s) or opportunities:
  - That staff continue to pursue a shared access model of recreation for seniors and other user groups at the 55 Activity Centre, and therefore not provide seniors dedicated space for recreation programming.

- That staff manage capacity pressures for recreation by pursuing other partnerships and capital investments in new facilities. This would likely require reprioritization of capital investments in the Real Estate and Facilities Master Plan.

Staff Review

Prepared By: Natasha Golbeck, General Manager Community Services

Reviewed By:

Heather Boxrud, Chief Financial Officer

Robin Arthurs, General Manager of Corporate Services

CAO Recommendation: That the recommendation of Community Services be approved

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## *Squamish Seniors Centre Society*

*c/o Squamish Seniors Centre*

*1201 Village Green Way*

*Squamish, BC*

*V8B 0R7*

Sep. 21, 2020

To: Mayor and Council  
District of Squamish

Dear Mayor and Council,

The concept of a **Seniors Hub at the 'Westwind'** building was introduced to us in a Zoom meeting on Sep 9 by Natasha Golbeck.

We were advised that a MOU would come before Council on Sep 29.

We respectfully suggest that this is insufficient time for our Society to gather feedback from our members and present a meaningful response. Therefore, we ask that you delay adoption of the MOU pending completion of a Seniors Strategy policy.

We anticipate that such a policy collaboration with the District would be complete before occupancy of the Westwind Building, anticipated in mid-2021.

Yours truly,

Herbert Vesely, for the Directors