

# Services to Seniors Coalition – North Shore

## Co-Chairs

- Trish Alsop, *North Shore Neighbourhood House, and John Braithwaite Community Centre*
- Margaret Coates, *Lionsview Seniors' Planning Society*

## About the Coalition

The *Lionsview Seniors' Planning Society* is the host agency for the Services to Seniors Coalition – North Shore. The Coalition has been operating since 1992 and is the planning table for issues facing seniors and services to seniors on the North Shore. The 50+ participating organizations and individuals represent a wide spectrum of service providers. We come together as the Coalition to network, plan services and supports strategically, and set priorities and target resources for collaborative action.

## Contact the Coalition

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**Tuesday, June 21, 2022**

**12:00 pm to 1:30 pm**

## **Notes**

- 1. Welcome: by Trish and Margaret (2 minutes)**
- 2. Acknowledgement Trish (1 minute)**
- 3. Introductions Trish (5 minutes)**
- 4. Presentations – introductions Joni**

## **Kiwanis Portfolio of housing for Seniors on the North Shore**, Stefan Baune, Executive Director, Kiwanis North Shore Housing Society

Kiwanis Housing North Shore has been operating for 70 years. Their first project in 1921 when the club bought the 1<sup>st</sup> ambulance vehicle in North Vancouver. The clubs have staff and administrative boards.

Kiwanis North Shore Housing aims to provide housing for older adults that is affordable, secure and inclusive. The goal for the Society is to be able to offer 1000 units on the North Shore. The primary target group for Kiwanis Housing is low-income seniors.

Most of the available suites offered are independent living units for seniors over 60 years of age. The Lynn Valley units are offered to seniors 65plus.

Approximately 62% of North Shore seniors 65 yrs + are living below the threshold of affordability.

Qualification to applicants wishing a unit is:

Annual Income below \$60,000. Typically, candidates annual income is between \$20,000-\$25,000.

This does not include Retirement Savings.

Preference goes to North Shore Seniors.

No pets allowed.

No Smoking

Kiwanis Housing Units boast they are more than a landlord.

Buildings provide space for residents to participate and be active.

Most of the buildings have outdoor spaces, patios, and gardens.

The buildings are managed by a team of staff that are compassionate, dedicated and proud to serve Seniors.

### **Portfolio of Housing Stock-**

#### **City of North Vancouver –**

**Kiwanis Tower** – 2<sup>nd</sup> and Chesterfield- Built in 1970. Building offers Bachelor and 1 Bedroom Suites. Recreation Room and Library

**St. Andrews** –15<sup>th</sup> and St. Andrews Built in 2007 27 1-Bedroom Suites. TV Room

#### **District of North Vancouver-**

**Lynn Manor** – 27<sup>th</sup> Near Lynn Valley Mall Built in 1975 206 – 1-Bedroom Suites.

Large recreation room, library, community kitchen and rooftop deck. The facility has recently, 2020-2022, undergone renovations.

#### **District of West Vancouver –**

**Garden Village** – Independent community for 65+. Comprised of 4 Buildings.

**Kiwanis Court** – The oldest of the 4 buildings. Built in 1992. The suites are very large one-bedroom units. There is currently a Medical Adult Day Centre operated by VCH. Ground floor units have large garden plots.

**Kiwanis Manor** - Built in 2007 78 Units (39 independent living units and 27 assisted living). The Assisted living homes are supported by VCH. There is a large commercial kitchen and dining room that provides meal services to all residents of the Village.

There has been a recent upgrade of solar panel installation

**Terrace** - Built in 2014 Provides 70 1-Bedroom units and studios. A large multi-purpose room for activities and events and a library are available for residents of the village The Kiwanis North Shore Housing office is also located in the Terrace.

**Cypress** - Built in 2014 Offers 58 1-Bedroom units and 5 studio apartments.

There is a shared underground parking lot for residents of the Village.

**Newest Development - Kiwanis Lynn Wood** – this is an extension of the Kiwanis Lynn Manor. This housing unit is currently preparing to open. Final Inspection is happening June 2022. This is a 6-story wood building that offers 106 – 1 Bedroom units. There is a Great Hall and a Community Kitchen. Rooms are designed for seniors with mobility issues. There are adaptable design elements to support residents: wide, clear areas, large patios and decks, grab bars in bathrooms, and automatic door openers. This facility will be offering 50% of the units with rental support, 20% income assistance (\$320) and 30% below market value. Apply to BC Housing Corp. If low-income seniors would like to live in this facility, they must go back to BCH to make sure they tick off this new opportunity on their application.

#### **Future Development - 22<sup>nd</sup> and Fulton in West Vancouver**

This building is in the planning stages and will be located across the street from the new senior's activity centre location. There will be 2 towers with a total of 156 units. The complex is geared for families that will be working for the District of West Vancouver. The building hosts 1-, 2- and 3-bedroom apartments. Affordable housing for families. Rents will be 1 Bedroom units \$1100-\$1300/month. Below market value. An Adult Day Centre will be located on the ground floor.

**Housing Update for Housing for Seniors, North Shore: Joy Hayden,**  
Director of Innovation and Engagement Hollyburn Community Services

Joy acknowledged and thanked the NSEM and Annwen/Sue for their work to relocated displaced 30 Silverlynn Fire Seniors.

Hollyburn Community Services aims to house youth and seniors with chronic tenant issues, and chronic health concerns. The agency staff support seniors with navigational assistance these individuals are high barriered, low income. Hollyburn works hard to get “in front” of these seniors before they experience more losses. Hollyburn supports approximately 240 seniors annually. Many of these people are chronically homeless, with severe and complex issues and trauma.

Where we are at now! Most of these seniors make less than \$24,000/annually. The average North Vancouver rental unit is \$2,200/month. With rent subsidies and disability benefits, these individuals cannot afford to live here.

**Hollyburn Safe House** - 5 Bedroom temporary stay, transitional housing. No drugs/alcohol on the premises.

**Phibbs Stanford Housing.** Will be offering housing in 2024 through BC Housing model: 20% income assistance, 50% subsidized and 30% below market value.

**Delbrook Site** - West Queens and Delbrook Ave. Will offer 86 units. Looking at a 2025 occupancy with the same formulas as the Stanford Housing Complex. There will be 1,2- and 3-Bedroom units.

**Phase 2, NSNH** – This building will provide 6 units for low-cost housing. There will also be an Adult Day Centre on site.

**Future Development** - Working with Developers and Property Owners can take a long time. They will often be offering a few suites at a reduced rate as a part of the community amenity program. This is very generous but unfortunately these units will be out of reach for mid to low-income seniors. It would be good if they would give less units that can be truly affordable.

There is currently a crisis in our community. There is not enough inventory that is affordable.

**Brief Overview of Senior Living on the North Shore, Erica Martin - Community Relations Director Amica**

People are living longer with more complex care needs.

When seniors make their plan to move into a private retirement residence, they are working with their budget (perhaps from the sale of a home) and they do not factor in the increased cost of care for seniors as they age. They do not plan for their changing health needs.

The difficult conversation is happening with many of their aging residents that they are not able to continue to live independently anymore. There are minimal long term care beds available, leaving these seniors to have to hire their own private care worker or move into the Public Health facilities when a spot becomes available.

Along with a shortage of spaces available in long term public care, there is also a shortage of care providers that are willing to travel to the residence to support the seniors. The cost of gas and the high cost and shortage of housing on the North Shore is adding to this challenge.

## **Update on Housing for Displaced NS Seniors from Silverlynn Apartment Fire:**

Annwen Loverin and Sue Carabetta

The situation for the 30 seniors that have been permanently displaced from their residence due to fire is very challenging. Many of these seniors have temporarily been placed in the UBC residences. This will be ending very soon.

SilverLynn is a BC Housing complex and many of these seniors were paying below \$500/month. Contact Annwen and Sue for an update on the current needs for these seniors. They will be needing inexpensive housing, furniture, clothing, and household items.

**Home Share Program** - Kim Hockey, Associate Director, Alumni and Community Engagement Faculty of Communications, Art and Technology, Simon Fraser University  
Kim was unable to get on to our zoom call until very late in the meeting. She had an opportunity to quickly talk about their student/senior home share program. She is interested in coming back to speak to the group in September.

## **Next meeting: September 20, 2022**

5. **Lionsview Seniors' Planning Society acknowledges and honours that we live and work on the unceded territories of the Coastal Salish people, including the St'at'imc, S?wxwú7mesh (Squamish), x?m??k??y??m (Musqueam) and s?!?ilw?ta?? (Tseil-Waututh) Nations.**