

Memo



To: Committee of the Whole
From: **Building Inspection and Bylaw Enforcement**
Date: 2020-06-15
Subject: Update on Seniors Centre

Background

During Council's April 20, 2020 Regular Meeting, after presentation of a staff report regarding options for a possible senior's society facility, Council passed the following resolution:

THAT Council receives this report and further, that Council directs staff to explore in greater detail the costs and benefits of these options:

- Explore options which might exist with the Regional District.
- Explore options which might exist with the School District.
- Airport options.
- Interior Health maybe, such as unused clinic at 3rd. and 75th.
- Possibility of relocating flood-damaged structures.

Staff have reviewed these options and offer the following:

Regional District and School District:

Following a brief outline of the current location issue with the Grand Forks Senior Society, a request was sent by email on May 19, 2020 to both Districts with the following questions:

- 1) Does the (respective) District have a facility, locally, which could be used for this purpose?
- 2) Does the (respective) District have vacant property which could be used to accommodate this facility?

To date, no response has been received leaving us to conclude the answers would not be in the affirmative.

Airport Options:

There are no facilities currently owned by the municipality on the airport lands which are suitable for this function. The only possible benefit the airport location provides is available land but, given the impending airport master plan study and current servicing constraints, any airport option would be difficult to consider at this time.

Interior Health:

Considering the current pandemic situation and understanding that Interior Health may require all available resources at hand, including current facility assets, Interior Health

was not approached regarding this situation and is not considered to be an option at this time.

Flood-damaged Structures:

Although it is possible to repurpose many of the recently acquired residential structures for other civic uses elsewhere, maintaining their current use as homes would be most appropriate. A community use facility, such as a senior's facility, would require considerable Building Code upgrades for a once private residence to achieve the necessary 'assembly use' standards, and as such should be considered to require complete reconstruction. While it can be done, except for very altruistic reasons would it be reasonable to convert vacant flood-damaged homes into a repurposed senior's facility.

The other flood-damaged structure which can be considered is the previous City owned senior's facility in City Park. It is possible to flood-proof the building; raise the roof, exterior doors, washrooms, and floor, and reconstruct the kitchen area, construct new accessible entrances, and make it flood-proof. However, particularly after the last few weeks of flooding concerns, this does not appear to be an option at any cost.

Conclusion

Considering the options listed, it is difficult to see how a renewed senior's facility will materialize anytime soon.

We have, however, reached out to a prefabricated building company with experience in Grand Forks (Horizon North, BC Housing project) who suggest that it may be possible to secure used modular units which could be reassembled for a relatively open and flexible space, at a cost approaching \$200,000. This cost would not include engineering, site set-up (foundation, servicing etc.), refinishing, entrance, and other necessary improvements. It would be reasonable to suggest that a repurposed +/-2,400 square foot modular facility for an all-purpose community use could be established for approximately \$350,000 at a site yet to be determined, but quotes would need to be sought for certainty. And while the insurance proceeds for the previously flood-damaged facility should be considered for this purpose (+/- \$260,000), it is also reasonable to assume a cost of approximately \$50,000 for the removal of the old damaged structure. A modular facility like this, though, could have lasting benefits for municipal uses elsewhere over time, where the need requires, when this proposed use is permanently accommodated elsewhere.

The only other suggestion staff can offer at this time to immediately assist the society relates to the previous location they used for a few months last year, that being Veronica Lodge. Requests have been made by the property owner for municipal financial assistance for the senior's group (approximately \$2,400/month) so, barring any change to the current tenancy status, Council may wish to consider this. As reported previously, staff recommends certain conditions be in place regarding this facility's

reconstruction plans before any funding is contributed towards this potentially municipally sponsored purpose.

In conclusion the options appear to be limited to a city-owned pre-fabricated facility on a site yet to be determined, a 'Fee for Service' contribution at a site of the senior's choosing (with staff having no objections to the location regardless of which is space chosen), possibly a different financial contribution arrangement as determined by Council or to consider other options from the Grand Forks Senior's Society as they are placed before Council over time.

In summary, the options Council must consider at this time are as follows:

- 1) Request staff to secure the services of a professional consultant, the cost of which is to be afforded through the insurance proceeds from the flood-damaged civic facility in City Park, to produce a design and tender documents, and to invite quotations for the complete installation of a prefabricated modular 2,400 square feet (approximately) all-purpose civic facility, complete with engineering and all site set-up components to suit Building Code requirements, the location of which is to be determined by Council at a later date,**
 - 2) Invite the Senior's Society representative(s) to a future Council meeting to request an amount required to accommodate a 'Fee for Service' arrangement to be used to assist for leasing purposes within a location of their choice, the location of which to be subject to the approval of city staff ,**
 - 3) Consider an interim funding arrangement with the Grand Forks Senior's Society as determined by Council,**
 - 4) Consider other options which the Society may propose as they are presented to Council from time to time.**
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