

BUSINESS PLAN FOR SENIORS CENTRE

**CITY OF GRAND FORKS BC
AND SURROUNDING CRD
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SUMMARY

- ✕
- ✕ Senior citizens are the heart of a community. Seniors' centres offer a vital service with diverse recreation and social services ranging from physical activity, cultural programs, and outreach to lifelong learning and social support.
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- ✕ They are community hubs providing resource information, services and critical support to older adults.
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- ✕ For these reasons, dedicated senior centres are **important to the community**.
- ✕
- ✕ The seniors' centre is a public facility that is operated by a non-profit organization and is targeted to people 55 and older. It offers a diverse range of activities from a facility designed to meet the needs of seniors with regular hours of operation it is accessible to all seniors in the community.



ROLE AND IMPORTANCE OF GRAND FORKS SENIORS' SOCIETY

- ✕
- ✕ The Grand Forks Seniors Society is a non profit organization. Registered with the Seniors Association of BC, they have been in operation since 1974. We operate with an elected Executive (5) and Board of Directors (5).
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- ✕ Our source of income is from hall rentals. We occasionally obtain grants from New Horizons for major expenses and upgrades to our existing hall and Grant in Aid from the City if required.
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- ✕ Our members currently enjoy Cribbage Card games, Carpet Bowling, Crafts and Quilting. With an expanded space we could explore new activities such as ballroom dancing, bingo, movies, choir and senior exercises, such as chair yoga.
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- ✕ As the population of seniors grows, so does the need for support to seniors. Seniors' centres are the primary place for that support. Along with providing opportunities for socialization, ongoing personal development, and recreation, seniors' centres perform a very significant role in keeping seniors healthy and connected to the community. If given a permanent home, the service the centre provides will grow to support the needs of seniors through other community services.
- ✕
- ✕ Seniors involved in creative pursuits live longer, have decreased depression, use less medication and have fewer hospital admissions. Seniors' centres reduce isolation.

BOARD GRAND FORKS SENIORS SOCIETY



SOCIAL IMPACT AND SUSTAINABILITY

- ✕
- ✕ Centres should be fully accessible, located in relative proximity and easily accessed by transit.
- ✕
- ✕ We need a great hall for community use to lease for meetings, seminars, weddings, funerals (Celebration of Life), family reunions, birthday parties (adult and children) and dances. We would have a reasonable rental rate so all members of the community could afford the facility.
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- ✕ Size of the facility, access to the facility and atmosphere within the facility are very important to seniors. A centre must have enough space to offer programs and activities, but not be so large to be overwhelming. In this case the 6000 square feet offered is too large and the Grand Forks Seniors Society will only require about 3000 square feet of the space allowing the City to choose to renovate only ½ the space now or the full space and allow other user groups to lease the other ½ of the space. In either case it is a win/win for the City. Have a community facility in the heart of the downtown core servicing the community and their user groups.
- ✕
- ✕ As well, the management of the leasing of the extra space can be run by the senior's society. Booking space and maintaining same with custodial service. The monies brought in by such a venture would be revenue for the seniors.
- ✕
- ✕ It can be fun and refreshing to take advantage of social opportunities that let you share and connect with others who are in similar situations. Along with helping you navigate all of the changes that come with growing older, taking care of your social well-being provides mental and physical health benefits. A senior's centre will do all this.



PROJECT ORGANIZATION MANAGEMENT

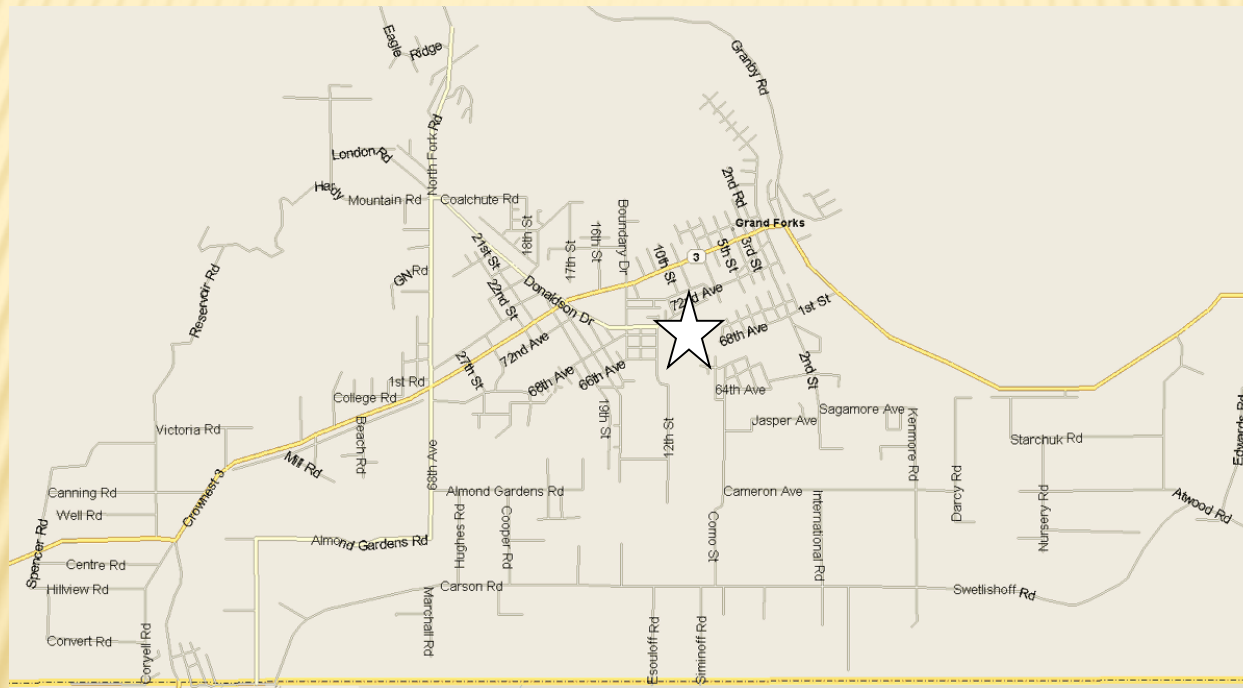
- ✕
- ✕ A facility is required in order to meet the needs of seniors, but in order to maximize use of facility space, the City should explore:
 - ✕
 - ✕ a. actively seek partners for development/redevelopment;
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 - ✕ b. the seniors would manage the extra space in the building;
 - ✕
 - ✕ c. a dedicated seniors' space in multi-purpose facilities and,
 - ✕
 - ✕ d. partnering with existing facilities to provide services to seniors (e.g., community leagues)
 - ✕
- ✕ Building lease strategies would include that the seniors centre will retain a long term lease and first right of renewal when the lease is up. The amount of lease will be up to the City but given that we have no source of income unless we are leasing our current space, this amount must be reasonable.
- ✕
- ✕ We may not see as many wedding receptions but conferences, seminars, workshops requiring bigger space – advertising of this would ensure we get large numbers of people attending and using the facility and other services in town.

CONTEXT FOR BUSINESS PLAN

- ✕ The purpose of the Grand Forks Seniors' Society is to provide a forum for seniors who are residents of Grand Forks, and the Regional District of Kootenay Boundary in British Columbia, Canada to meet and engage in various activities.
- ✕
- ✕ The Grand Forks Seniors Society has put on a Thanksgiving dinner for seniors in the City of Grand Forks. This event has been put on by the Seniors Society for a number of years. It enabled seniors in the community to enjoy a Thanksgiving dinner with their friends and neighbours at no cost. It sees nearly 200 attend each year. It had to be cancelled this year due to the absence of a venue. With this venue we could possibly host even more events for seniors.
- ✕
- ✕ As well, the senior centre in the past has been set up as a flu clinic for the community.
- ✕
- ✕ The hall that was occupied was also a venue for many rental situations, such as receptions and memorials for the community. Providing much needed revenue for the Seniors Society and their functions.

MAP OF DOWNTOWN GRAND FORKS

✖ Library/Seniors Centre Central Location



PROJECT REQUIREMENTS/FUNDING

- ✖ Although the City of Grand Forks would ultimately be in charge of the contractors for the renovation and the cost of such renovations, there are numerous grants within the Province to assist. As well, the City would have received/or will be receiving monies from the insurance company for the building in City Park and the flooding of the basement of the library. Some, if not all, of this could go towards a renovation. We expect that assistance will come from the Caribou Regional District since many of their residents are members of our society and welcomed to all events.
- ✖
- ✖ As well completing only ½ of the space would also save some money in the short term. However, it is the long term needs of the community for rental space that the City should consider.
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- ✖ A further consideration would be to run the basement on its own electrical. This way anyone leasing space downstairs would be responsible for the utilities and this may be beneficial to the City.
- ✖
- ✖ Any space will need handicap access. The form of this access, whether ramp or lift, is at the discretion of the City and current building requirements.
- ✖
- ✖ Existing preliminary drawings already exist for the space - January 10, 2011 Fairbank Architects Ltd. And reside at City Hall; the seniors do have a copy. This may free sometime in the development process and financial costs.
- ✖
- ✖ In addition to detailing demographic trends the summary in this report also provides an assessment of the need for a seniors centre. Collectively, this information provides a profile of current needs for seniors and provides the foundation for the development of this business case.
- ✖
- ✖ As well, the seniors did secure monies from Red Cross to help replace items lost in the flood. These included appliances which could be purchased for the kitchen by the seniors with the money for which it was intended.
- ✖
- ✖ There are grants available from Phoenix; Veterans grant; and United Way available to municipal organizations.

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- ✖ We have examined in this plan -
 - ✖ ☐ An overview of the development considerations that would influence the project
 - ✖ ☐ A review of financial feasibility
 - ✖ ☐ Options for project governance and management
 - ✖ ☐ Considerations for moving forward with the project
 - ✖
 - ✖ Other considerations:
 - ✖ Parking issues
 - ✖ Repairing failing drainage , this causes “seepage” during flood events
 - ✖ Grants available- veteran grants; phoenix; United way

TABLE FROM CANADA CENSUS SHOWING THAT THE POPULATION OF GRAND FORKS IS ALMOST 1/2 SENIOR CITIZENS

- ✕ Canada census – Grand Forks, British Columbia community profile
- ✕ 2016

- ✕ **Population:**
- ✕ 4,049 (1.6% from 2011)
- ✕ **Land area:**
- ✕ 10.43 km² (4.03 sq mi)
- ✕ **Population density:**
- ✕ 388.1/km² (1,005/sq mi)
- ✕ **Median age:**
- ✕ 55.1 (M: 53.6, F: 56.4) 2016
- ✕ 52.3 (M: 50.6, F: 53.8) 2011
- ✕ 47.7 (M: 46.2, F: 49.0) 2005
- ✕ **Total private dwellings:**
- ✕ 1,944
- ✕ **Median household income:**
- ✕ \$26,395