

# *Pemberton and Mount Currie Age-friendly Community Project*

## *Project Report*



Submitted to the Pemberton Mount Currie Winds of Change Committee

December, 2007

Consultant: Gerotech Research Associates

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# Executive Summary

This report summarizes the outcomes of a consultation designed to identify issues and actions that will lead to a more age-friendly community in the Pemberton - Mount Currie region of BC. It was commissioned by the Winds of Change Committee, a joint task force struck between the Town of Pemberton and the Mount Currie Band.

Following an initial meeting with the Winds of Change Committee, two focus groups were held with seniors and service providers in each of the communities. The results were analyzed and presented to the Committee for input and discussion. An environmental scan was also done to identify projected needs and potential gaps in services. This report summarizes the results and presents a draft business case using housing an example. It concludes with an inventory of potential funding sources for community initiatives concerning seniors.

The key findings of this inquiry are that the needs identified in each community were very similar. They include:

- ▲ Lack of suitable sidewalks and walking trails
- ▲ Lack of senior-sensitive snow-removal practices
- ▲ Lack of suitable seniors housing, assisted living and complex care spaces
- ▲ Lack of palliative care or hospice services, adult day care or bathing programs
- ▲ Lack of mental health workers trained to work with seniors.
- ▲ Lack of handicap accessible transportation and transit or volunteer assistance getting to medical appointments in Squamish and Vancouver.
- ▲ Lack of public washrooms and benches to sit on when out in public.
- ▲ Lack of respect for seniors and lack of sensitivity to their issues when they do voice concerns.
- ▲ Lack of training for older drivers
- ▲ Difficulty obtaining and maintaining aides to independent living such as scooters and wheelchairs.

Individual issues were also identified.

- ▲ The Mount Currie seniors were adamant in their concern about the poor condition of their homes, many not equipped for a frail older population and many unsafe due to mould and lack of repair.
- ▲ Interestingly, the Pemberton seniors also complained about the lack of upkeep of the Lion's Villa, their only senior's housing complex to date.

A range of activities are already underway to address these concerns in both communities. It is hoped that this report will provide needed ammunition and direction in continuing those efforts and in selecting additional programs and initiatives that will ensure seniors in this region can live their lives as fully and independently as possible.

## 1. Introduction

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The World Health Organization (WHO) defines an age-friendly community as one which:

- ▲ promotes 'active ageing'
- ▲ recognizes the great diversity among older persons
- ▲ respects their decisions and lifestyle choices
- ▲ helps prevent and correct the barriers that people encounter as they grow older; and
- ▲ ensures policies, services and structures related to the physical and social environment are designed to support and enable older people to age actively – to live in security, enjoy good health and participate fully in their communities.

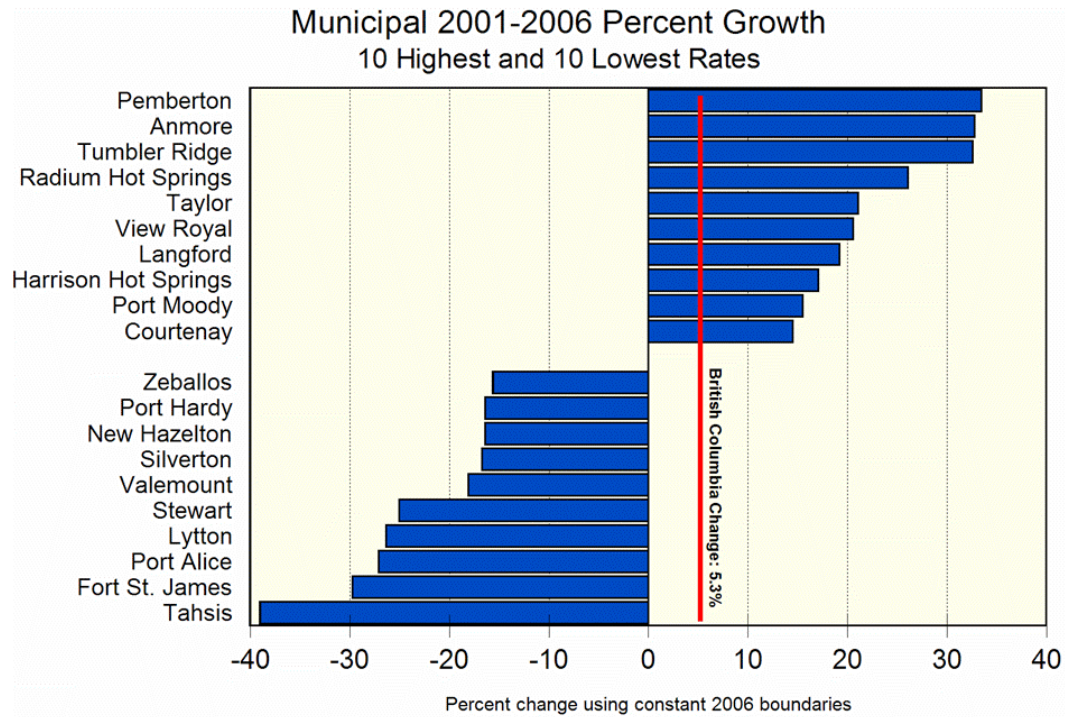
The communities of Pemberton and Mt. Currie joined forces to create a joint planning committee called the Winds of Change. One of their goals is to assess how age-friendly their community is and to make recommendations for how this can be improved. Nestled in the mountains just 30 miles north of Whistler, this is a tourist destination as well as a bedroom community for employees at the world famous Whistler Blackcomb Resort, home of the 2010 Winter Olympics.



# Pemberton and Mount Currie Age-friendly Community Project

It is timely that the communities of Pemberton and Mount Currie combined forces to initiate this age-friendly project. The population of this region is growing significantly, as shown in the chart below. In the past 5 years, this was the fastest growing region of the province.

**Figure 1**



Prepared by: BC Stats, Victoria

Source: Statistics Canada, Ottawa

## 2. Background

In 2006-07, the World Health Organization conducted the Age-friendly City Project. Saanich BC was one of 4 Canadian - and over 33 international - participating cities. The goal of the research was to identify critical factors that make a city friendly for seniors, across 8 domains including: housing, transportation, communication, and social, health and recreational services. Focus groups were held with seniors, caregivers, service providers, merchants and volunteers. The data was transcribed, analyzed and forwarded to the WHO. On October 1, WHO released a guide to assessing age-friendly aspects of any city in the world.

In 2006-07, the Canadian Government conducted the Canadian Age-friendly Remote and Rural Community Project. Focus groups were held in each of 10 remote and rural communities, and transcribed, coded, interpreted and reported. This Guide will be released shortly pending approval by the FPT Ministers of Health and Ministers responsible for seniors. The Pemberton Mount Currie project follows closely on the heels of these two initiatives, using the methods developed by the WHO.



### 3. Purpose and Goals

The goals of this initiative were to:

- ▲ Identify short and long term goals with regards to the development of seniors' and elders' housing that are sensitive to the needs of both cultures.
- ▲ Identify short and long term goals with regards to transportation for seniors/elders in the community.
- ▲ Identify short and long term goals regarding communication, social, recreational and health needs of seniors and elders.
- ▲ Identify potential sources of funding and community partners for the future development of seniors/elder housing, transportation and other initiatives.
- ▲ Identify steps that local businesses and new developments can take to make their businesses and properties more senior/elder friendly.
- ▲ Identify and make recommendations as to ways in which municipal and band policy, planning, programs and services can better promote a senior and elder friendly community.
- ▲ Identify partners and processes that could address the aforementioned needs.



The Mount Currie Gym

## 4. Methods

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Gerotech Research Associates undertook the following activities to achieve these goals:

- a. Hosted an initial on-site consultation session with key organizational stakeholders from Pemberton and Mount Currie.
- b. Gathered statistics about current and future population patterns in both communities.
- c. Conducted 2 focus groups with seniors and 2 with service providers to determine community needs concerning:
  - ▲ Outdoor Spaces and Buildings
  - ▲ Transportation
  - ▲ Housing
  - ▲ Respect and Social Inclusion
  - ▲ Social Participation
  - ▲ Communication and Information
  - ▲ Civic Participation and Employment
  - ▲ Community Support and Health Services
- d. Analyzed and evaluated current services and facilities available within and to seniors/elders of the Pemberton Valley by compiling an inventory of existing services and facilities and identifying potential gaps.
- e. Analyzed and evaluated the need for additional services, activities and facilities by:
  - ▲ Conducting a Winds of Change meeting to review the focus group results, prioritize needs and seek suggestions for addressing needs.
  - ▲ Preparing this report outlining current assets and gaps in above 8 categories.
- f. Prepared a business case for funding, in consultation with the Joint Winds of Change Committee. This is included in this report as Appendix A.
- g. Prepare content for Senior and Elder Friendly Community Information Brochure: Provide copy for an 8 1/2 by 11 inch three fold information brochure. (To follow approval of this report)

## 5. Community Profiles<sup>1</sup>

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### 5.1 Pemberton Profile

“The Pemberton Valley is situated 159 kilometres north-east of Vancouver, British Columbia. The Village of Pemberton is a picturesque village surrounded by mountains, lakes and fertile land. The Pemberton Valley, the seed potato capital of North America, is 25 minutes north of Whistler. Pemberton is designated as a “Superhost Community”. Pemberton is a small and vibrant community of 2,500 people and covering 320 hectares of land. The Village is the service centre for 6,000 people which includes the communities of Pemberton, Mt. Currie, Birken and D’Arcy. The main industries are logging, farming, tourism and support services.

### Getting to Pemberton

Pemberton is accessible via Highway 99 . B.C. Greyhound Bus Lines provides daily bus service 3 times daily from Vancouver. There also are a number of daily scheduled trips on BC Transit bus

<sup>1</sup> from <http://www.pembertonchamber.com/pemberton-community.htm>



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service from Pemberton & Mount Currie to Whistler daily that accommodate the Whistler work force. The Village of Pemberton owns and operates the Pemberton Airport. Currently Pemberton Helicopters, Pemberton Soaring Centre and Coastal Mountain Airways are based at the airport.

### **Pemberton Community Facilities, Amenities and Recreational Opportunities**

- ▲ Elementary and Secondary Schools
- ▲ A new Community Centre and library under construction and opening in 2007
- ▲ Licensed Daycare
- ▲ Lions Seniors Villa, Pemberton Museum, Chamber Visitor Centre ( May - Sept.)
- ▲ One Mile Lake Park & neighbourhood parks.

### **The Village of Pemberton is serviced by:**

- ▲ untreated pure well water and a sewage system
- ▲ a volunteer fire department
- ▲ cable TV
- ▲ high speed internet
- ▲ AM & FM radio Stations
- ▲ regular BC telephone service & cellular service
- ▲ BC Hydro

### **Newspapers**

The area is serviced by two weekly newspapers:

- ▲ [The Pique Newsmagazine](#)
- ▲ [The Question Newspaper](#)
- ▲ One monthly paper featuring corridor community events”

### **5.2 Mount Currie Profile<sup>2</sup>**

“In the Pemberton Valley north of Vancouver is the First Nations community of Mount Currie, the heart of the Mount Currie Reserve of the Lil’wat group of the Stl’atl’Imx Nation.

Salish First Nations people were the first to call this area their home when they settled at the foot of majestic Mount Currie and the head of Lillooet Lake. This is the traditional territory of the Lil’wat Nation, who today are headquartered in Mount Currie and D’Arcy, with smaller communities sprinkled along Lillooet Lake. The Coast Salish First Nations people inhabited the land around Whistler for many thousands of years, hunting and gathering and living a nomadic lifestyle on the land.

The Whistler Valley was an isolated wilderness frequented only by the Lil’wat Nation from the Mount Currie area and the Squamish Nation who lived in an area stretching from present day North Vancouver to the Squamish River watershed and the northern area of Howe Sound (Gibson’s Landing).

On some of the mountains that rise sharply from the valley bottom, there are petroglyphs –

2 From <http://www.britishcolumbia.com/regions/towns/?townID=4117>

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drawings on rocks – that carbon dating indicates were put there about 2,500 years ago by the ancestors of the Lil'wat people.

Although Whistler is located within the boundaries of the Lil'wat Nation's traditional territory, Mount Currie is a world away from the multi-million-dollar homes, exclusive restaurants and the star appeal of the renowned ski resort. While that is not likely to change any time soon, what will change is the role the Lil'wat Nation, and other First Nations in the region, play in the 2010 Olympic Games to be hosted by Vancouver and Whistler. They were involved from the early days of the bid process in recognition of hosting the games in their traditional territory.

The Mount Currie settlement and mountain were named after Scottish settler John Currie, who located to Quebec in 1851. After failure as a gold seeker in California and the Cariboo, Currie turned to ranching and finally settled near Pemberton with his Lillooet Indian wife in 1885. From the time of their first contact with Europeans, the Lil'wat have always been characterized by their friendliness towards visitors.

**Population:** 1,400

**Location:** Mount Currie is located on Highway 99, the [Sea to Sky Highway](#), 40 minutes north of [Whistler](#) and 5 minutes east of [Pemberton](#) village.

A few of the homes on **Main Street** were built around 1817 of dovetailed logs with the cracks between sealed with wattle. So solid is the construction that they've outlasted many of the modern homes in the community."



**Mount Currie homes built of dovetailed logs**

According to the 2001 Census, the population of Mount Currie consisted of 615 males and only 525 females. (See Table 1) As shown in Table 2 below, of the 335 dwellings, 130 were assessed in need of minor repairs and 115 in need of major repairs. This issue will be revisited in the sections which follow.

**Table 1**  
**Age Distribution Mount Currie 2001**

		<b>2001</b>	
	<b>Total</b>	<b>Male</b>	<b>Female</b>
Total All persons	1140	615	525
Registered Indian	1095	590	505
Non-registered Indian	45	30	15
<b>Age characteristics</b>			
Total All persons	1140	615	525
Age 0-19	485	260	225
Age 20-64	625	350	275
Age 65 and over	30	10	20
Median Age	25.3	25.4	25.1

**Table 2**  
**Household and Dwelling Characteristics Mount Currie 2001**

<b>Household and dwelling characteristics</b>	<b>2001</b>
<b>Household type</b>	
Total - All private households	340
One family households	245
Couple family households	175
Female lone parent households	55
Male lone parent households	20
Multi-family households	20
Non-family households	70
Median household income (\$)	27776
<b>Selected Occupied Private Dwelling Characteristics</b>	
Total number of Dwellings	335
Dwellings constructed before 1991	230
Dwellings constructed 1991-2001	105
Dwellings requiring minor repairs only	130
Dwellings requiring major repairs	115

## Pemberton and Mount Currie Age-friendly Community Project

### 5.3 Inventory of Health and Emergency Services in Pemberton and Mt. Currie

A list of potential services for seniors was compiled and a brief survey conducted to determine their availability in Pemberton and in Mount Currie.

<b>Table 3</b>			
<b>Health and Emergency Services</b>			
Service	Service Definition	Available in Pemberton	Available in Mount Currie
<b>ADULT DAY CARE</b>		No	No
<b>BATHING PROGRAMS</b>	<i>Assist seniors who cannot safely use their facilities at home.</i>	No	No
<b>COUNSELLING</b>	<i>Assistance for dealing with:</i>		
Abuse		No	No
Addiction		No	Yes
Bereavement		No	No
Consumer Protection		No	No
Crisis/Family		No	Squamish Crisis line
Financial/Legal		No	No Financial Legal Aide off reserve
Mental health		Yes	Counselor 4 X month
<b>EMERGENCY ASSISTANCE</b>			
Ambulance		Yes	Yes
Response Systems		Yes	Yes
<b>END OF LIFE</b>			
Hospice Care	<i>Comfort and care centre. for terminally ill</i>	No	No
Palliative Care	<i>In home pain and comfort for terminally ill</i>	No	No
<b>HOME CARE</b>			
Delivery Services	<i>local grocery store</i>	No	No
Homemakers	<i>Through Vancouver Coastal Community Services</i>	Yes	Yes
Laundry		No	Home support assists
Maintenance Assistance		No	No
Meals		No	No
Moving Assistance		No	No
Respite Care		No	No
Shopping Assistance		No	No
<b>INFORMATION and REFERRAL SERVICES</b>			
Community Services		Yes	Pemberton line
Federal/Provincial Services	<i>Vancouver Coastal community services office</i>	Yes	Yes
Local Health Services	<i>health care clinic, seniors help line ↻ brochure rack</i>	Yes	Yes



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Service	Service Definition	Available in Pemberton	Available in Mount Currie
<b>HOUSING</b>			
<b>Independent Living</b>	<i>Safe and affordable housing for seniors who need a customized, safe and accessible environment to remain independent</i>	Yes. Very limited for those needing financial assistance.	Lion's Villa Eight new units of seniors housing.
<b>Assisted Living</b>	<i>Hybrid between independent living and complex care. House keeping, meals and on call support available. Allows seniors as much independence as they can manage</i>	No	No
<b>Complex Care</b>	<i>Commonly known as "nursing home" with 24 hour on call medical, bathing and hygiene assistance, all meals, dressing assistance and mobility assistance</i>	No	No
<b>MEDICAL EQUIPMENT</b>			
Loans	<i>Short/medium term loans of equipment to assist temporary mobility issues.</i>	Yes-through clinic & pharmacy for some items	Yes through health centre
Rental	<i>Long term rent (usually subsidized) of needed medical equipment</i>	Yes-through clinic & pharmacy for some items	No
Sale/Financing	<i>Available and affordable medical equipment and supplies</i>	limited	No
<b>MEDICAL SERVICES</b>			
Chiropractors		Yes	Pemberton
Chiropodists		No	Nurse on site
Massage Therapists		Yes	Physiotherapist
Occupational Therapists		From Squamish	Squamish
Optometrists		No	No
Ophthalmologists		No	2 X year
Physiotherapists		Local Motion	Yes
<b>RECREATION</b>			
Fitness Centres	<i>dedicated seniors fitness centre</i>	Yes	Yes
Dance, games and activities		Yes	Teas, lunches and socials
<b>SOCIAL ACTIVITIES</b>			
Cards, crafts, drama and games		Yes	
No			
Continuing Education	<i>weekly games meetings/monthly luncheon</i>	No	No
Dances		Not exclusively for seniors	No
Holidays	<i>dinners for special holidays e.g. Xmas</i>	Yes	Yes

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Service	Service Definition	Available in Pemberton	Available in Mount Currie
<b>TRANSPORTATION</b>			
Bus	<i>minimal service</i>	Yes minimal service on public transportation	Minimal service weekdays only
Dedicated Parking		Only handicapped	No
Driver Education		No	No
Handi-dart		No	One van
Wheel chair capable taxis		One van	No
<b>TRAVEL ASSISTANCE</b>			
Specialist Referrals (Vancouver etc.)		Yes - through Dr's office	First Nations and Inuit Health Program
Drivers for medical		No	No
Travel Companions		No	No



Trees and power poles obstruct views on the road into Pemberton.

## 6. Results of Focus Groups and Strategic Planning Meeting .....

*“The snow removal near frail senior’s homes is poor. They can’t get out to shovel. It’s really isolating. They can’t get out to do grocery shopping. Even home support workers can’t get in to home easily sometimes.”*

Focus Group Participant

In each of Pemberton and Mount Currie, two focus groups were conducted – one with seniors and one with local merchants and service providers. The issues and concerns that they identified were compiled and presented to a meeting of the Winds of Change Committee. Current initiatives already underway were identified and potential new initiatives suggested.

### 6.1 Pemberton: Results of Seniors and Service Providers Focus Groups

Issue/Concern	Current Initiatives	Suggested New Initiatives
<b>Outdoor Spaces and buildings</b>		
<ul style="list-style-type: none"> <li>• Town Hall difficult to get into.</li> <li>• Speed bumps are not safe for drivers or pedestrians and there is a lack of proper signage regarding speed bumps</li> <li>• Lack of sidewalks. In particular, the walkway along Mountain-view Manor not accessible to seniors in a wheelchair. Made of gravel. Need a sidewalk past Signal Hill Elementary. Need a controlled crosswalk at Flint and Portage. Bushes near Pioneer Park should be cut down.</li> </ul>	<ul style="list-style-type: none"> <li>• Replacement of front stairs is included in next year’s budget.</li> <li>• Speed bumps are on the public works agenda. Some new warning signs have just been erected.</li> <li>• Developers are required to build sidewalks for all new construction. As funds are available, town will consider retrofitting existing walkways.</li> </ul>	<ul style="list-style-type: none"> <li>• Rebuild front entrance to building to make it accessible</li> <li>• Speed bumps could be raised crosswalks and widened like the ones at Whistler</li> <li>• Have seniors conduct walk-ability study to identify unsafe walking routes. Report to city hall.</li> <li>• Redo trouble spots using smooth surface material.</li> </ul>

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- Snow removal near frail senior's homes poor.
- Lots of trails for active people. No safe nature trails for people who are less able. The trails are uneven and narrow.
- No easy access to public washrooms. There are three but they are not well-marked (e.g. the one in Pioneer Park)
- Need more benches to sit. Need benches at bus stop, grocery store, medical clinic, and connector.
- The Mounties drive too fast, when its not an emergency.
- Too many trees blocking the view across from the clinic... there is a blind corner there.
- The Bank of Nova Scotia has a counter but nowhere to sit at.
- Outside the supermarket there is a drop that is dangerous.
- Hungry dogs are running wild. Some dogs are tied outside but you don't know if they are friendly or not. Some clearly aren't.
- Trails Association is developing a trail plan. Need an accessible trail to One Mile Lake. Need to find financing.
- Signs on order
- Two new benches on order. Consider additional ones as needed.
- Letter will be sent to detachment chief requesting adherence to rules of the road.
- Public works will be removing these trees, replacing them with lower shrubs.
- Review snow removal policy. Explore idea of volunteer sidewalk clearing for frail seniors. Offer "snow angel" pin to a neighbor or friend who shovels a senior's walkway.
- Need an overpass or bridge to access One Mile Lake.
- Install signs indicating public washrooms. Look for additional locations for public washrooms.
- Install more public benches. Could be high school project.
- Letter from committee to request a chair.
- Mark edge with yellow paint. Install rail or rope between posts.
- Public are encouraged to report dog-related concerns.



## Housing

- Lack of affordable housing suitable for seniors. Lion's Villa space is limited and is not in optimum repair.
  - Many elders living at great risk due to older homes, stairs. 70% of home care families are at high risk.
  - People with chronic health problems can't stay here. Have to access first available bed in Metro Vancouver.
  - We also need respite beds.
  - Need 2 bedrooms. Low rental housing. Need self-sufficient apartments, supportive housing.
- Lions have the land for new initiative  
A committee has been formed and funds obtained to explore multi-purpose housing tower that could provide market housing, assisted living, complex care and respite care. Public private partnership being explored with multiple funding sources. Partners include Lions, Rotary, Chamber of Commerce and Town of Pemberton
- Create a community of seniors – they can support each other.
  - Timing may be good for a resubmission of a proposal for new housing complex.

## Transportation

- No or poor transportation outside the village. It's a whole day trip to get someone to an appointment in Vancouver
  - No handi-dart service.
  - Seniors do not have support to continue driving.
- Some people have successfully applied for travel assistance for medical appointments. Forms are available from the health office.
  - Use of a handicapped equipped bus owned by School Board is on the agenda for next joint meeting of School Board and Village.
  - A New Horizons grant has been submitted to employ a driver to drive seniors in the handicapped equipped bus
- Could be done with Whistler. They have the same issues.
  - A registry of volunteer drivers could be developed. Lindsay May expressed an interest in coordinating this.
  - Could buy a new bus to use for medical appointments, shopping events. Van could also be used for an outreach library service.
  - Could have subsidized cost arrangements with local taxi company.
  - Ambulance service can pick up people who need assistance to get to medical appointments.
  - Training for older drivers is available. Could be brought in. Marnie Simon will explore doing this through the Rotary.

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## Social Participation & Respect

- Have tried to search out isolated seniors without success. Transportation at night an issue.
- Seniors fair, lunch, bingo...held once...it was well- attended. Opened the door to Mt. Currie and Pemberton relations.
- Make joint seniors fair an annual event.
- Some verbal and physical abuse of seniors reported. Many clerks and others don't appear sensitive to seniors. They might be the only person the senior talks to all week.
- Could use a course for people on seniors' issues.
- Seniors group well-organized. Need to attract younger seniors and new members. No appeal for people 55-
- Could form walking clubs, more use of trailer with gym equipment. Could make it more available to younger people

## Volunteering

- Need a list of volunteer opportunities.
- Lindsay offered to set up an inventory of volunteer opportunities. Include expected duties, hours. Get info in seniors newsletter, museum newsletter & post on Village web site.
- Need to be sure people have transportation to and from activities.

## Communications

- Village of Pemberton published a resource guide...
- Could republish resource guide.
- Brochure rack of seniors health-related and social resources displayed in the Pemberton Clinic.

## Health Services

- Hard to attract and keep doctors. Down from 5 GP's to 3. At least 2 specialists will no longer be coming. Fees tripled for rent.
- No support for families caring
- Grocery store could make up

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for seniors. Too few home support and public health nurses.

- Seniors line – “I called and got a recorded message. It wasn’t too helpful.”
- Several people had used Nurse Line and found it helpful.

prepared meals for seniors. If they would offer to do the shopping, volunteers could be found to deliver the groceries for shut-ins.

### 6.2 Mount Currie: Results of Seniors and Service Providers Focus Groups

Issue/Concern	Current Initiatives	Suggested New Initiatives
<b>Outdoor Spaces and Buildings</b>		
<ul style="list-style-type: none"> <li>• Gas station/post office unsafe. Slippery ramp that is too steep, ramp does not connect with the porch, potholes in ground.</li> <li>• Hard to walk around during the day. Roads too narrow, not paved, no sidewalks. No benches to sit and rest.</li> <li>• At gym there is no dedicated parking for wheel chair users.</li> <li>• No public washrooms. None at the church.</li> <li>• Street lighting poor. Can’t go out at night.</li> <li>• Highway cars have no respect for us. Ignore speed signs.</li> <li>• No snow removal to homes.</li> <li>• Most doors hard to open.</li> <li>• Gravel around the rec centre makes it hard for seniors and people in wheelchairs to access building. Accessibility to</li> </ul>		<ul style="list-style-type: none"> <li>• This report needs to be circulated to Band Council for discussion and proposed actions.</li> <li>• Install handicap elders parking stall in front of gym.</li> <li>• Explore volunteer snow removal program like “snow angel” idea.</li> </ul>

# Pemberton and Mount Currie Age-friendly Community Project

neighborhood house very poor. In winter, both doors covered in snow.

- Old Hall – no drop-off spot or parking or elders parking. There is a lip on the wheel chair ramp and it is not covered.

## Housing

- Many elders need to relocate when they cannot stay in their homes.
- No money for home adaptations. Homes not adapted to seniors needs. Lots of mould in many of the homes unhealthy. Wood stoves harmful to health. Band office does not appear to be able to respond to seniors' requests for help.
- Only 2 homes have fire extinguishers and many homes do not have smoke detectors.
- 2 new six-plexes are planned.
- Review RRAP grant program
- Seniors receiving compensation for residential school abuse (and others interested) could consider replacing some homes with prefabricated homes. May be able to cost save if bulk purchased.
- Committee to approach a foundation such as the Legion or Lions or the fire chiefs for free smoke detector program.

## Transportation

- There is a van owned by the Council but it is:
  - Hard to book van even if its available.
  - Only room for one wheelchair.
  - No transportation in evenings or on weekends for wheelchair users. Can't get to church or special events.
- There is a transit system but seniors don't find it friendly. No schedule posted anywhere. Not handicapped friendly. Bus into Pemberton too small – 9 passengers. Kids may make you sit at the back.
- Consideration being given for purchase of a new van.
- Explore ways of making transit system more senior-friendly.



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- Big blue bus goes in the morning ... always full of workers going to Whistler. Later bus packed when its baby clinic. When done shopping one must stand beside AG and wait 2 to 3 hours sometimes for a bus. Nowhere to sit.
- Would like to provide more social activities but transportation limited.
- No wheelchair accessible taxi – a quote of \$600 was given for taxi service to a medical appointment in Vancouver.

### **Social Participation**

- Bingo always at night and hard to get to
- Meetings held at night so hard to get to. No provision for transportation at night.
- Deaths are the main social gatherings we have.
- Elders lunch once a month at the community hall. Elders tea social once a week.
- Teresa Zurowski organizes elders gathering, Elders Newsletter & exercise group every Tuesday and Thursday.

### **Volunteering**

- Once people get elderly people stop asking them to help out.
- Elders may experience fatigue doing some kinds of activities.
- Many of the elders are volunteering
- Could publish an inventory of volunteer opportunities.

### **Communications**

- Communications very poor. No one taking responsibility for coordinating information for seniors.
- Not everyone has phones.
- Some don't get their mail.
- Mail may be slow.
- Band is working on starting a radio station.
- Also working on a satellite connection.
- Idea of using a telephone tree to pass on information about upcoming events.

## *Pemberton and Mount Currie Age-friendly Community Project*

- Hitch-hiking spot in front of white church could have a weather-proof information board.
- Financial counseling needed for seniors receiving financial settlements, in order to support good management of these funds.
- Elders feel their concerns are not treated as important
- Some seniors are feeling isolated - don't feel like they belong.
- Need a large print bus schedule posted in the AG window.

### Health Services

- Could not get long term care on the weekend.
- Equipment very difficult to get due to red tape and once obtained, unclear who should do repairs of equipment.
- No dedicated OT.
- Need a hospital closer by.
- Not enough nurses. Don't know who they are or what they do.
- Have to go to Pemberton to pick up prescriptions. No delivery. Van cannot pick up any longer.
- Ambulance could take quite a while to get up to the new site.
- In winter the lake road not plowed early.
- Staffing is an issue. If one or two people quit, then staff find it difficult to provide comprehensive service.
- No on-site palliative care. No physician who can come here & help with pain management.
- Need mental health workers. Seniors are dealing with depression, dementia, suicide, elder abuse issues.
- Need a crisis line.
- This report needs to be circulated widely.
- Need a health bingo to pay for unusual health costs of individuals

## 7. Conclusions

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In summary, a process has been undertaken to identify key areas of concern related to making the Pemberton Mount Currie area more age-friendly. The needs were first established in terms of projected demographic changes and limitations of current services and amenities. Focus groups were held in each community and a number of common issues were identified. In both communities, needs were expressed concerning

- ▲ Lack of suitable sidewalks and walking trails
- ▲ Lack of senior-sensitive snow-removal practices
- ▲ Lack of suitable seniors housing, assisted living and complex care spaces
- ▲ Lack of palliative care or hospice services, adult day care or bathing programs
- ▲ Lack of mental health workers trained to work with seniors.
- ▲ Lack of handicap accessible transportation and transit or volunteer assistance getting to medical appointments in Squamish and Vancouver.
- ▲ Lack of public washrooms and benches to sit on when out in public.
- ▲ Lack of respect for seniors and lack of sensitivity to their issues when they do voice concerns.
- ▲ Lack of training for older drivers
- ▲ Difficulty obtaining and maintaining aides to independent living such as scooters and wheel-chairs.

Individual issues were also identified.

- ▲ The Mount Currie seniors were adamant in their concern about the poor condition of their homes, many not equipped for a frail older population and many unsafe due to mould and lack of repair.
- ▲ Interestingly, the Pemberton seniors also complained about the lack of upkeep of the Lion's Villa, their only senior's housing complex to date.

A number of recommendations for improvement were also put forward. As the mayor of Pemberton was able to attend the final planning session of the Winds of Change Committee, he was able to update the group on plans which are in place to deal with some of the identified issues.

There was limited representation of the members of the Mount Currie community at this meeting. Therefore, it is recommended that the Committee provide for an opportunity to share this report with the Mount Currie Band Council so that local action plans can be developed to address some of the identified concerns, again building on work that is already in place and ongoing.

*Appendix 1*

*Sample Business Case Model Business Case*

*Pemberton Mount Currie  
Proposed Housing Initiative*

*December, 2007*



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# *Pemberton and Mount Currie Age-friendly Community Project*

## **1. Introduction**

The “business case” which follows is not a full business case but rather a partially completed business case using data available at this time. Once the planning committee has selected which areas need funding and what programs to sponsor, a more detailed business case can be written for each selected program. When dealing with government funding agencies, it is customary to submit a preliminary business case, and if approved, fully detailed business case can be written with full costing, detailed specifications, operating cost analysis and a life cycle cost benefit analysis. The level of detail needed in a business case is proportional to the magnitude of the funding required.

The following “prototype business case” will be useful for structuring preliminary funding applications. We have used “seniors’ housing and complex care” as the main example since the most data on the need is available and it is a critical component of becoming an “Age Friendly Community”. The table of contents presented is in effect an outline for a full business case. The supporting documents and data used for its creation should be attached as appendices.

## **2. Background Information**

The Winds of Change, the joint planning group formed by the communities of Pemberton and Mount Currie to help make the communities “Age-friendly”, has commissioned this business case.

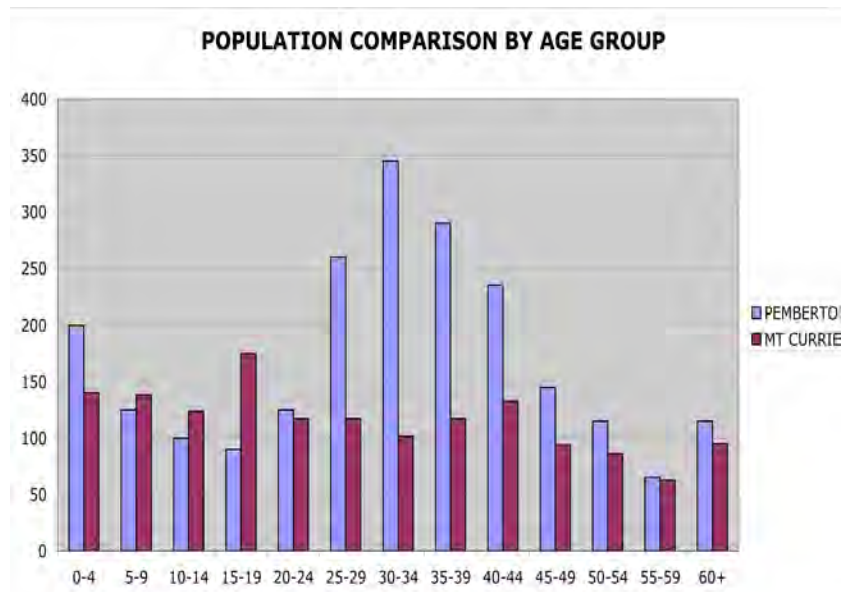
The Village of Pemberton (population 2,195) and the Mount Currie Reserve (population 1,501) are located in the scenic Pemberton Valley some 30 miles north of Whistler. The main industries are tourism, agriculture (mostly seed potatoes), light industry and retail. Many residents commute to Whistler Blackcomb Resort for employment.

Pemberton is the retail centre for the two communities. There are also two very small communities, Birken and D’Arcy, which are satellite communities to Pemberton. Counting these and the rural/farm residents in the valley near Pemberton adds over 1,000 additional residents to the area.

The latest data available (Census 2006) shows Pemberton as having a population of 2,195. This is an increase of 33.5% from the 2001 census population of 1,642 and makes Pemberton British Columbia’s fastest growing community. The census shows 105 seniors (60+) living in Pemberton in 2006.

Mount Currie, on the basis of the 2006 census and Band Council records (Mount Currie reserves 1, 2, 6, 8 and 10) had 1,501 residents in 2006. At least 96 of the 1,501 (Mount Currie band, other status natives and non-status reserve residents), were 60 years or older. The age breakdown in 2006 for both the Village of Pemberton and the Mount Currie Reserves was as follows:

Figure 1



According to *The Whistler/Pemberton Seniors Health Survey (2004)* there is an out migration of older seniors (70+) to Squamish, Vancouver and other parts of British Columbia when their support needs exceed the resources available in Pemberton. In 1991, a health survey identified 27 seniors that had to leave Pemberton to find the housing and care they required. Mount Currie faces a similar out migration of seniors in this predicament.

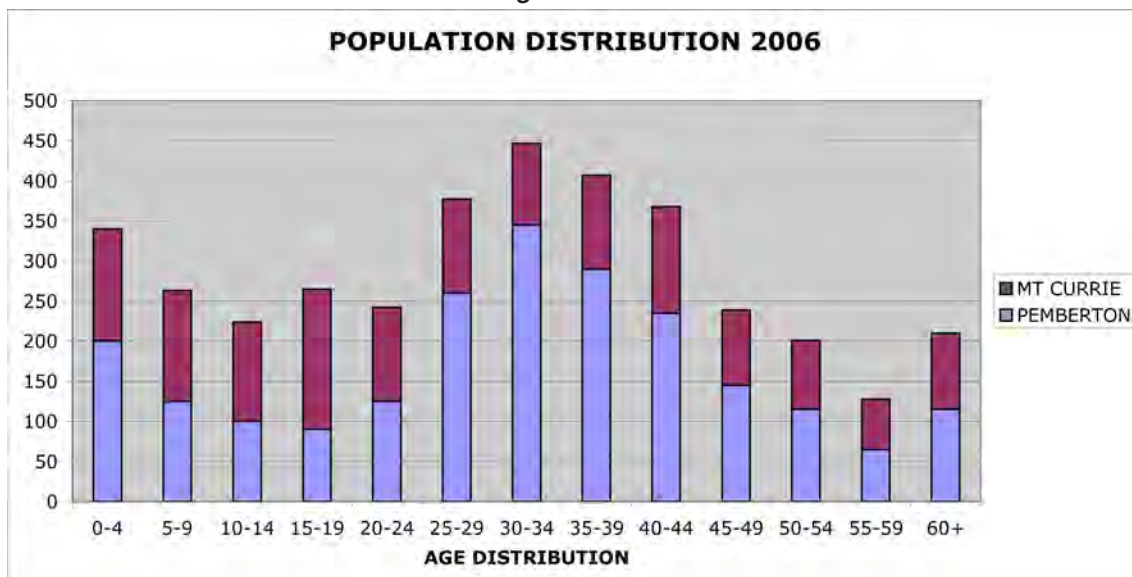
The Pemberton total seniors' population is growing, driven by parents moving to join their children's families that have moved to Pemberton for employment, by retirees selecting Pemberton as an affordable option and the aging in place of the existing population.

To estimate the number of seniors expected to reside in Pemberton in twenty years, we have used only the aging in place of the existing population since we have not found reliable senior in-migration numbers for retirees or family reunification. The aging in place numbers have been adjusted on the basis of mortality rates to produce an estimate of a seniors' population for Pemberton in the year 2026 of 440. *The Pemberton & Area Sub-Regional Land Use Planning Study* (using its mid range 5% growth rate) projects 7,688 new residents for 2036 or a total population of 11,767. This represents a 536.6% increase from the current population of 2,195. The estimate of the 60+ year olds calculates a senior's population of 440 which is a 419% overall increase from the current 105 seniors in the 2006 census.

The data for Mount Currie is not as detailed. A similar projection using a 2006 base of 96 seniors, produces at least 375 seniors in Mount Currie by 2036.

The current combined seniors population, in excess of 210 seniors in Pemberton and Mount Currie, can be expected to grow to at least 835 by the year 2036.

Figure 2



The above chart of the total combined population/age distribution shows the number of 40+ residents for both Mount Currie and Pemberton. Most of the over 1,150 current residents over 40 expect to age in place.

### 3. Housing Needs

In order to remain in their home communities as they age, seniors require the availability of the following housing options:

- Independent living units. Housing, usually apartments which are set up and equipped for the frail elderly and the mobility impaired so that they can safely live by themselves;
- Assisted living units. These are apartments that have central support services for cleaning, laundry, meals and on-call medical assistance as well as being designed and equipped for senior safety. Even the very frail senior can live safely and comfortably in these units;
- Complex care. These are equivalent to what used to be called a long-term care hospital. Its residents need nearly constant supervision and care; and
- Palliative care. This is the end of life facility so that the patient can die near friends and family in comfort and dignity.

According to the Vancouver Coastal Health Authority’s (VCHA) Seniors’ Housing Information Program, a healthy 65 year old senior can expect to live another 10.1 years without a major disability. The major disabilities and their incidence rates for those aged 65 and older include:

- Mobility..... 44%
- Agility..... 43%
- Sight problems
- Hearing issues
- Speaking.... 5%
- Other..... 16%



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It is these disabilities that make especially equipped and supported housing necessary for seniors. When independent living facilities are available, seniors need fewer assisted living units because they can cope with their environment and stay independent longer. Likewise, the availability of assisted living units reduces the need for complex care facilities although certain conditions such as dementia require complex care at onset.

Based on 80% of residents of Pemberton and Mount Currie aging in place requires:

FACILITY	NEEDED NOW	NEEDED BY 2017	NEEDED BY 2027
Independent Living	50	80	120
Assisted Living	30	60	90
Complex Care	10	20	30
Palliative Care	2	3	4
TOTAL	92	163	244

#### 4. Current Status

##### *Independent Living*

- Pemberton - there are currently only eight units in Lion's Villa which are over 30 years old and badly in need of repair.
- Mount Currie - has only six units but they are new.

##### *Assisted Living*

There currently are no facilities available within 100km.

##### *Complex and Palliative Care*

The nearest complex care facility is at Hilltop House, a 61 bed facility run by the Vancouver Coastal Health Authority (VCHA) in Squamish.

#### 5. Proposed Solution

A 117 bed complex with three separate wings (driven by funding issues):

- 15 Complex care and 2 palliative beds – owned and run by Vancouver Coastal Health Authority;
- 40 Assisted living units – a mix of market and subsidized units – owned by service clubs or a private sector partner;
- 60 Independent units – also a mix of market and subsidized units – owned by service clubs or a private sector partner.

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## 6. Potential Additional Features of Proposed Solution

In addition to the features outlined in 5 above, several added features would contribute to the value of the initiative. These include:

- Seniors’ Day Care Facility;
- Pool and Community Facility; and,
- Respite beds – 4.

## 7. Alternative Solutions Considered and Compared to Proposed Solution

Several options were considered in terms of housing alternatives. These are outlined below along with an analysis of their ability to meet present and future demands.

CRITERIA	PROPOSED A 60 Independent Living 40 Assisted Living 17 Complex Care	Option B 30 Independent Living 15 Assisted Living 2 Complex Care	Option C 70 Independent Living 45 Assisted Living 25 Complex Care
Meets Current Needs	YES	NO	YES
Meets Expansion Needs	YES	NO	YES
Economies Of Scale	YES	NO	YES
Fit On Lions Land	YES	YES	NO
Can be financed	YES	YES	??
Can be staffed	YES	YES	??
VCHA Support	YES	NO	NO

## 8. Expansion/ Potential for the Future

By using a “separate wing for each function” structural design with central physical services, any bed type (independent, assisted, complex or palliative) may be expanded by its operator e.g. VCHA may expand the complex care section without impacting on the viability of up to two other operators (independent and assisted).

The proposed Option A remains viable into the future on the existing site.

## 9. Conforms and Aligns With Governmental Priorities

i) Provincial Goals :

- The Proposed Seniors’ Facility supports two of the British Columbia Government’s “Five Great Goals”: #2-Lead the way in North America in healthy living and physical fitness and #3-Build the best system of support in Canada for persons with disabilities, those with special needs, children at risk and seniors.

## *Pemberton and Mount Currie Age-friendly Community Project*

- The proposed facility supports the Vision Statement of The Office of Housing and Construction Standards (Part of the Ministry of Forests): “All British Columbians [will] enjoy secure and affordable housing and safe buildings in which to live, work and play”. Also the Minister, Rich Coleman, is aware and has expressed support for the Pemberton initiative.
- The proposed facility aligns with the Ministry of Health’s Vision Statement: “To guide and enhance the province’s health service to ensure that British Columbians are supported in their efforts to maintain and improve their health”.

ii) Local – Both the Pemberton and the Mount Currie communities are committed to becoming Age-friendly Communities. Both have regional goals and plans which speak to the need to provide for physical, emotional and spiritual well-being of the residents.

### **10. Cost Estimates**

To generate an initial “rough capital cost estimate” we have used average per bed construction costs faced by the Vancouver Coastal Health Region for seniors’ facilities in Vancouver:

TYPE	# BEDS	COST/BED	ESTIMATED COST
Independent	60	\$250,000	\$15,000,000
Assisted	40	\$275,000	\$11,000,000
Complex	15	\$360,000	\$5,400,000
Palliative	2	\$360,000	\$720,000
<b>TOTAL</b>	<b>117</b>		<b>\$32,120,000</b>

The estimate, \$32,120,000 for the capital cost of the proposed facility is for only the residential components. This estimate should be used to apply for a feasibility study that would produce working drawings that could be fully costed in detail by a Quantity Surveyor and the resulting data used for the full scale Project Business Case.

### **11. Cost Benefit of Proposal**

The proposed 100 independent living and assisted living beds help keep seniors from entering the far more expensive acute care hospital beds or complex care beds.

Every day spent in the proposed seniors’ facility rather than in an acute care hospital saves the province at least \$1,000.

Every day spent in assisted or independent living saves at least \$300 of the cost of a complex care bed.

## *Pemberton and Mount Currie Age-friendly Community Project*

Assuming a 10% reduction in acute care admissions because of safety and injury prevention in the independent and assisted housing, the direct savings are at least \$4 million per year. Keeping the other seniors out of complex care facilities translates into a yearly savings of at least \$5 million per year for the taxpayers. Since many of the residents would be paying part or even all of their costs, compared to hospital care or complex care, the savings to the taxpayers are even larger.

The improved quality of life and proximity to family and friends is an un-quantifiable benefit that has high value for the seniors, their families and their communities.

The benefit and cost estimates, which are conservative though rough, still yield an internal rate of return (IRR) greater than 20%. There is not enough data to calculate the net present value of the proposal without far more detail.

The detailed business case, because it will demonstrate a high rate of return, should give the project a high priority with the province, the Vancouver Coastal Health Authority and any potential Public Private Partners (P3).

### **12. Risks and Proposed Mitigation**

This section is used to qualify the risks (failure to finance, cost over runs, contractor problems, etc.) specific to the detailed proposal and how any perceived risk can be dealt with and keep the project going. It would need to be fully developed for a full proposal.

### **13. Resources/ Staffing Available**

The viability of the facility as proposed depends on the ability to find and hire the required medical and support staff to effectively run the facility. The ongoing and medical staffing shortages have to be specifically dealt with to insure project viability.

This section also deals with the availability of land and support infrastructure specific to the proposed facility, demonstrating the thoroughness of the analysis used in the business case. The Lions currently hold a 14 acre site ideally suited to this initiative. It is conveniently located close to the downtown core of Pemberton, adjacent to the health centre and near the new community centre and library. A map showing the site would accompany this proposal. Other considerations which would be included are the capacity for sewers, the impact on the environment, parking capacity, and all other building code and zoning requirements.

### **14. Procurement Options/Funding**

This section is very project specific and details the specifics of proposed project financing -- Public Private Partnership (P3), loans from Central Mortgage and Housing Corporation (CMHC), provincial borrowing, federal project funding sources or a mixture of any of these. The chosen financing approach and why it was chosen need to be detailed and explained. (Appendix 2 provides a list of potential housing funding sources.)



**15. Local Public Support**

The structure and composition of The Winds of Change Committee, the number of the community's focus groups and the support of the services clubs should be detailed here to show the depth and breath of the community's support. Excerpts from the preceding report should be cited here.

**16. Appendices – Related Documents and Details**

*Appendix 2*

*Inventory of Funding Sources*

## Pemberton and Mount Currie Age-friendly Community Project

SOURCE	TARGET	TYPE	A D D E D VALUE	FUNDING AGENCY	CONTACTS for INFORMATION	INFORMATION WEB-SITE	*** EXPRESSIONS of INTEREST	TIMELINES FINAL	OTHER
Human Resources and Social Development Canada	ACCESSIBILITY	GRANTS	Capital & operating	Grants and contributions are used by the SDPPP-D to support activities that respond to the evolving needs of people with disabilities. Whether it is improving services, promoting accessibility or increasing understanding of the situation of people with disabilities, the funding allows the Department to support not-for-profit organizations' efforts that identify and test best practices and innovative tools	<a href="http://www.hrsdc.gc.ca/en/community_partnerships/sdpp/call/disability_component/2008_2009/index.shtml">http://www.hrsdc.gc.ca/en/community_partnerships/sdpp/call/disability_component/2008_2009/index.shtml</a> <a href="http://www.hrsdc.gc.ca/en/community_partnerships/sdpp/call/disability_component/2008_2009/index.shtml">http://www.hrsdc.gc.ca/en/community_partnerships/sdpp/call/disability_component/2008_2009/index.shtml</a>	<a href="http://www.hrsdc.gc.ca">www.hrsdc.gc.ca</a>	N/A	28-Nov-07	Increase the effectiveness of the not-for-profit sector in meeting the social development needs and aspirations of persons with disabilities
UBCM	COMMUNITY HEALTH	GRANTS	COMBINE WITH HOUSING OR HEALTH PROMOTION	Seniors in Communities Dialogue	application Guide: <a href="http://www.civinet.bc.ca">www.civinet.bc.ca</a> under "Programs and Services" / "Local Government Program Services" / "Local Government" contact: Danyta Welch Policy & Program Officer (250) 356-5134 or <a href="mailto:dwelch@civinet.bc.ca">dwelch@civinet.bc.ca</a>	<a href="http://www.civinet.bc.ca">www.civinet.bc.ca</a>	28-Nov-07	28-Nov-07	For events held no later than December 31, 2008
BC MINISTRY HEALTH	COMMUNITY HEALTH	GRANTS		Community Health Promotion Fund	application Guide: <a href="http://www.civinet.bc.ca">www.civinet.bc.ca</a> under "Programs and Services" / "Local Government Program Services" / "Local Government" / "Health Promotion" contact: Danyta Welch Policy & Program Officer (250) 356-5134 or <a href="mailto:dwelch@civinet.bc.ca">dwelch@civinet.bc.ca</a>	<a href="http://www.civinet.bc.ca">www.civinet.bc.ca</a>	10-Nov-07	7-Dec-07	Must be completed by Dec 31, 2008

# Pemberton and Mount Currie Age-friendly Community Project

BC MINISTRY OF COMMUNITY SERVICES and the BC MINISTRY HEALTH	COMMUNITY HEALTH	GRANTS		Seniors' Housing and Support Initiative Innovative responses for seniors to age in place - addressing challenges in provision of housing, transportation and social services	application Guide: <a href="http://www.civinet.bc.ca">www.civinet.bc.ca</a> under "Programs and Services" / "Local Government Program Services" / "Local Government" contact: Danyta Welch Policy & Program Officer (250) 356-5134 or <a href="mailto:dwelch@civinet.bc.ca">dwelch@civinet.bc.ca</a>	<a href="http://www.civinet.bc.ca">www.civinet.bc.ca</a>	2-Nov-08	21-Dec-08	Must be completed by Dec 31, 2008
PETROCANADA	COMMUNITY IMPROVEMENT	GRANTS	MATCHING FUNDS	PETROCANADA COMMUNITY PARTNERSHIPS invests in community infrastructure, United Way, youth initiatives, cancer, and grassroots live arts and culture.	<a href="http://www.petro-canada.ca/en/socialresp/968.aspx">www.petro-canada.ca/en/socialresp/968.aspx</a>	<a href="http://www.petro-canada.ca/en/socialresp/984.aspx">www.petro-canada.ca/en/socialresp/984.aspx</a>	AS COMPLETED	N/A	Over \$10,000 has longer term. Five year maximum funding. Small list of excluded project types.
WESTERN DIVERSIFICATION PROGRAM	COMMUNITY IMPROVEMENT	GRANTS		The Western Diversification Program (WDP) is a tool for working with western Canadians to make strategic investments designed to enhance and strengthen the economy in Western Canada and for Community innovation & capacity building	call us at 1 888 338 -WEST (9378)	<a href="http://www.wd.gc.ca/programs/pgms_e.asp">www.wd.gc.ca/programs/pgms_e.asp</a>			Before submitting a proposal, or for additional information on the Western Diversification Program, please contact the WD office nearest you, or call us at 1 888 338 -WEST (9378)
LOCALMOTION	COMMUNITY IMPROVEMENT	GRANTS		LOCALMOTION maximizes the options for healthy, active living in communities throughout British Columbia. This program gives local governments extra resources to improve traffic, safety, reduce energy consumption, and encourage all British Columbians to get out and be more active in their communities.	Ministry of Community Services Infrastructure and Finance Division, PO Box 9838 stn prov gov, Victoria BC V8W 9T1, Tel: (250) 387-4060, EMAIL: <a href="mailto:infra@gov.bc.ca">infra@gov.bc.ca</a>	<a href="http://www.localmotion.gov.bc.ca/">http://www.localmotion.gov.bc.ca/</a>			capital projects including bike paths, walkways, greenways, and improved accessibility for people with disabilities. LocalMotion funds are also available for projects that support community playgrounds and children's parks activities.



## Pemberton and Mount Currie Age-friendly Community Project

The Northern Trust	COMMUNITY IMPROVEMENT	GRANTS	grants and/or loans	The Northern Trust currently offers three funding programs in both grant and loan forms - the Regional Development Program, the Cross Regional Program, and the Pine Beetle Recovery Program. These programs are available to local governments, First Nations, and not-for-profit agencies for projects that are implemented within the Trust area.	Katherine Voight, Project Manager, (250) 561-2525 EMAIL: Katherine.voigt@nditrust.ca	www.nditrust.ca			
Canadian Rural Partnership Network working initiative	COMMUNITY IMPROVEMENT	GRANTS		Canadian Rural Partnership Network initiative: funds the development of action plans for community development and community capacity building, and carrying out socio-economic research on the issues faced by rural communities. Applicants are eligible to receive funding of up to one-third of total project costs, to a maximum of \$40,000.	Janine Gyug, Program Officer, Canadian Rural Secretariat 604-666-7903; Toll Free 1-877-295-7160	gyugj@agr.gc.ca	<a href="http://www.rural.gc.ca/programs/networking_e_p.html?content=guidelines#guidelines">http://www.rural.gc.ca/programs/networking_e_p.html?content=guidelines#guidelines</a>	30-Nov-07	
BC HYDRO	COMMUNITY IMPROVEMENT	GRANTS	One time or multi (up to 3) year funding	BC HYDRO Through donations and sponsorships, BC Hydro makes monetary and in-kind contributions to support cultural, social and economic well-being in British Columbia. It funds projects for Energy Conservation, Environmental Protection and Management, Recreation, Parks and Culture, Social Planning and Development.	Information on donations or sponsorships: <a href="http://www.bc-hydro.com/community/outreach/outreach2335.html">http://www.bc-hydro.com/community/outreach/outreach2335.html</a>			none	BC Hydro provides grants and in-kind support to registered charities and not-for-profit organizations who meet outlined criteria. Applicants may request one-time funding or multi-year agreements up to a maximum of three years.
Ministry of Community Services	COMMUNITY IMPROVEMENT	GRANTS		Smart Development Partnership Program Funding is shared between partners with the Ministry typically providing up to 50% of the local government's costs, up to a maximum of \$50,000. Projects are usually managed by a local government partner.	Lois-Leah Goodwin	LoisLeah.Goodwin@gov.bc.ca	<a href="http://www.cserv.gov.bc.ca/lgd/intergov_relations/smart_development/index.htm">http://www.cserv.gov.bc.ca/lgd/intergov_relations/smart_development/index.htm</a>	none	<ul style="list-style-type: none"> <li>encouraging innovation and capacity building in local government planning and decision-making;</li> <li>improving housing affordability; and</li> <li>promoting efficient and cost-effective infrastructure.</li> </ul>

# Pemberton and Mount Currie Age-friendly Community Project

Environment Canada	GREEN INITIATIVES	GRANTS	wide range of projects acceptable if has climate change impact.	Environment Canada makes funding, incentive, rebate and other financial programs available to individuals and organizations to support activities that foster environmental sustainability in Canada.	<a href="http://www.ec.gc.ca/eoaction/what_is_e.html">http://www.ec.gc.ca/eoaction/what_is_e.html</a>	Submission deadlines are February 1st and October 1st annually.		The maximum available per project is \$100,000. Applicants must ensure that at least 50 percent of the total value of the project comes from sources other than the federal government.
CMHC	HOUSING	LOANS	SUBSIDIES	CMHC - MUNICIPAL APPROACHES TO AFFORDABLE HOUSING: connects you to examples of projects that responded to local needs and opportunities. Learn how these developments were brought to life through straightforward approaches, positively contributing to the quality of life in the communities.	Programs and Financial Assistance A gateway to information on CMHC's financial assistance programs targeting specific groups, as well as grants and awards promoting housing research and innovation. <a href="http://cmhc-schl.gc.ca/en/inpr/prfias/index.cfm">http://cmhc-schl.gc.ca/en/inpr/prfias/index.cfm</a>	N/A	N/A	Reference Source with ideas and information on funding strategies.
BC HOUSING	HOUSING	GRANTS	retro-fitting senior's housing	BC Housing has the following B.C. wide call for proposals open. This call is intended for non-profit societies interested in partnering with BC Housing to provide housing with support services. To register for email updates when new calls for proposals are posted on BC Housing's website, go to the email notification page and select new housing initiatives.	Please e-mail any questions on the SSH RFP to <a href="mailto:sshcallinquiries@bc-housing.org">sshcallinquiries@bc-housing.org</a> SSH Program Coordinator Development Services BC Housing 601 - 4555 Kingsway Burnaby, BC V5H 4V8		10-Jan-08	



## Pemberton and Mount Currie Age-friendly Community Project

BC HOUSING	HOUSING	grants	variety of supports for affordable housing	<p>BC Housing will consider financial assistance for affordable housing projects that demonstrate:</p> <ul style="list-style-type: none"> <li>• An unmet need for affordable housing for the most vulnerable people in the local community.</li> <li>• A solution that will effectively alleviate that need and increase housing options.</li> <li>• Substantial financial contributions from others, such as the sponsoring group, other levels of government, other non-profit societies and community organizations.</li> </ul>	<p>For more information about BC Housing's Community Partnership Initiatives please contact: Ron Hansen, Manager Real Estate Services            Phone: 604-439-4710            Email: rhansen@bchousing.org</p>	<p><a href="http://www.bchousing.org/partnership/apply#Types">www.bchousing.org/partnership/apply#Types</a></p>		<ul style="list-style-type: none"> <li>• Providing capital assistance (grants and forgivable loans)</li> <li>• Providing interim construction financing</li> <li>• Facilitating mortgage financing</li> <li>• Providing rental assistance</li> <li>• Providing development advice</li> <li>• Leasing surplus PRHC-owned land</li> </ul>
CMHC	HOUSING	FORGIVABLE LOANS	finances secondary accessible housing.	<p>Residential Rehabilitation Assistance Program (RRAP) — Secondary/Garden Suite Program is to assist in the creation of affordable housing for low-income seniors and adults with a disability by providing financial assistance to convert/develop existing residential properties that can reasonably accommodate a secondary self-contained unit.</p>	<p>Canada Mortgage and Housing Corporation</p>	<p><a href="http://www.cmhc-schl.gc.ca/en/co/prfnas/prfnas_002.cfm">http://www.cmhc-schl.gc.ca/en/co/prfnas/prfnas_002.cfm</a></p>	on-going	<p>Eligible clients are homeowners, private entrepreneurs, and First Nations owning residential properties that could create a bonafide affordable self-contained rental accommodation. Eligibility is limited to existing family housing residential properties where self-contained secondary or garden suite is being created.</p>

# Pemberton and Mount Currie Age-friendly Community Project

Human Resources and Social Development Canada	Non-profits & Equipment	GRANTS	Repairs & equip to \$25,000	New Horizons for Seniors Capital Assistance Funding helps non-profit organizations that need to upgrade their facilities or equipment used for existing seniors' programs and activities. This enables seniors to continue to participate and lead active lives through programs in their communities.	phone : 1 (800) 277-9914 "o" <a href="http://www.hrsdc.gc.ca/en/community_partnerships/seniors/funding/capital_assistance/index.shtml">http://www.hrsdc.gc.ca/en/community_partnerships/seniors/funding/capital_assistance/index.shtml</a>	N/A	14-Dec-07	Canada's Largest Site for non-profits and municipalities.
CHARITY VILLAGE	RESOURCE DATABASE	INFO	W I D E RANGE OF INFO	Charity Village®, Canada's supporter for the nonprofit sector --- 3,000 pages of news, training, jobs, information and resources for executives, staffers, donors, and volunteers.	<a href="http://www.charityvillage.com/CV/main.asp">http://www.charityvillage.com/CV/main.asp</a>	varied		By category ie. 0-\$10,000 to over \$100,000
Environment Canada	RESOURCE DATABASE	INFO	W I D E RANGE OF INFO	Environment Canada GREENSOURCE is a searchable database of funding sources for your "green" projects.	<a href="http://www.ec.gc.ca/ecoaction/grnsrc/index_e.cfm">www.ec.gc.ca/ecoaction/grnsrc/index_e.cfm</a>	N/A		Useful, up to date database.
Civicro	RESOURCE DATABASE	INFO		Civicro BC is an award-winning, co-operative information service for those who work, or have an interest in British Columbia's local government sector. The main goal of Civicro BC is to facilitate the free and open exchange of local government information, which is done primarily through this web site.	If you cannot find what you are looking for on the Civicro BC website, please call our office at 250-383-4898, or e-mail us at <a href="mailto:info@civicro.bc.ca">info@civicro.bc.ca</a> , for personal assistance in finding what they need.	N/A		
Human Resources and Social Development CANADA	SENIORS IN THE COMMUNITY	GRANTS		New Horizons for Seniors This program supports local projects across Canada that encourage seniors to contribute to their communities through social participation and active living.	1 800 277-9914 phone, New Horizons for Seniors Program, c/o North Shore Service Canada Centre, Suite 100, 221 West Esplanade, North Vancouver BC V7M 3N7	To Be Announced for 2008	N/A	Non-profit sector organizations, community-based coalitions, networks and ad hoc committees; and municipal governments; band/tribal councils and other Aboriginal organizations. UP to \$25,000 Maximum. 12 Month Project Length



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GAS TAX AGREEMENT	T R A N S - P O R T A - T I O N	GRANTS		The Gas Tax Agreement New Deal - Community Works Fund is focused on achieving three environmental sustainability outcomes: reduced greenhouse gas emissions, cleaner water and cleaner air.	Brenda Gibson (250) 356-0862 bgibson@gov.bc.ca	<a href="http://www.civicnet.bc.ca/siteengine/ActivePage.asp?PageID=294">www.civicnet.bc.ca/siteengine/ActivePage.asp?PageID=294</a>		none	Has a Public Transportation component but can fund infrastructure such as elder friendly trails.
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