STRATHCONA COUNTY

# Final Report

## Strathcona County Seniors' Supports and Services Project

Community Services Division 2021

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# Project Background

Strathcona County is making efforts to respond to the needs of seniors in the community. Through a public awareness campaign and public engagement, Strathcona County is working with the community to identify what opportunities and services currently exist for seniors and where the County can provide further supports. The Seniors' Supports and Services Project (Project) focuses on age-friendly approaches to mental health, well-being, recreation, transit, housing, volunteerism, facilities, and gathering spaces.

See Appendix I for a timeline overview of the Project activities and next steps.

# Project Goals

Through this Project, Strathcona County is committed to better understanding the priorities of seniors in the community and identifying opportunities to connect seniors to appropriate supports and services. Therefore, the main goals of the Project are:

### Listening

Listening to residents of Strathcona County, and in particular seniors and senior serving organizations, to understand citizen preferences, values and priorities related to age-friendly supports in our community.

### Informing

Providing residents with easy to access and easy-to-understand information on the existing seniors-focused supports and services offered through Strathcona County.



### Responding

Providing valuable, coordinated, and feasible solutions to the needs of seniors and residents in the community.

# Needs Assessment Overview

To better understand the context and current perspectives, values, and needs for seniors' supports and services in the community, Strathcona County gathered information from multiple sources. Assessment findings include:

## Statistical profile

- Local seniors' population is increasing faster than the provincial average (highest growth of any age group in Strathcona County).
- Roughly one-quarter of seniors live in rural areas, and a sizeable proportion of seniors live independently.
- Local seniors seeking social services supports is increasing (finances and basic needs most frequently requested supports)

## Previous engagement

- Generally, residents agree that recreation and culture are "must have" municipal services.
- Seniors make greater use of cultural facilities than younger residents.
- Public transportation use decreases with age.
- Many residents feel community halls, and seniors' centres have a positive impact on quality of life.
- Seniors listed social, physical and intellectual health as most important types of wellness that a future community wellness hub must address.
- Seniors support rated as most important County social programs and services among residents.
- There is a need for seniors-dedicated spaces and activities in the County.

## Jurisdiction scan

- The majority of seniors' centres across the province are run by non-profit organizations.
- Multiple municipalities in the region have a seniors' coordinator.
- Globally, there is recognition about the importance and role of promoting healthy ageing.

# Inventory of seniors' supports, services and programs

- County recreation centres are designed for participants of all ages and abilities.
- Strathcona County Library offers a large amount of seniors' programming across the County.
- There are four seniors affordable housing complexes in the County, and four formalized seniors' clubs throughout urban and rural areas.

# Project engagement

- Themes of belonging and inclusion, affordability, and accessibility for seniors were the most prominent across stakeholder conversations
- The lower the income, the more likely residents to rely on community halls and seniors' centres as a source of social, recreation, and cultural activities.
- The majority of respondents (56.8%) indicated that a dedicated seniors' facility is very important/somewhat important to meet their social, recreation and well-being needs.
- 41.2% prefer to access the services that were most convenient to them, regardless of age, while 23.3% prefer to access services in a seniors-only facility. The remainder of the respondents prefer to access services and programming, for their specific needs, based on age and/or ability.
- The top reasons for accessing a seniors-only facility were: space/programming specifically geared toward seniors' age and interests (50%), followed closely by opportunity to interact with other people their age (46%) and affordability (43%). The ability to access multiple services and supports in one location (43%) was a very close fourth choice overall.
- Accessibility considerations for seniors include income, transportation, technology, information and physical access.

For further details of the Needs Assessment findings, see Appendix III.

# Discovering a Path Forward

## What we Heard

The needs of older adults in Strathcona County are as diverse as the population itself. With a spread of over 30 years in the category of "seniors" aged 65 and older, this population holds a variety of wants, needs, and interests. In addition to the large age range, there is also an array of income levels, physical abilities, cultural backgrounds, rural and urban differences, and digital literacy skills that impact how, where, and if an older adult accesses services. The diversity of this older adult population means that no single action will benefit the entire population, and selective, high-impact investments can support many older adults in our community.

There is currently a continuum of supports and services available for older adults throughout Strathcona County. With numerous dedicated seniors' activities offered at recreation centres, local seniors clubs, the Strathcona County Library, Family and Community Services, and local community organizations, many supports are available for older adults. Through the Needs Assessment findings, we know that many older adults are satisfied with the services and supports offered throughout the County. Likewise, the Project engagement findings have demonstrated enhancements that can be made to best support the needs of older adults in the community.

There are multiple short-term and long-term approaches for the County to consider, including system coordination, strategy, service delivery, and infrastructure. In addition, there are global best practices and local understanding, which can support Strathcona County to ensure the full engagement and participation of older adults in the community. This includes supporting dedicated senior spaces, establishing non-profit service leadership in the County, and enhancing seniors' supports and services across the County.

## Connecting Rural Residents

Over a quarter of the population (28%) of Strathcona County is dispersed in rural areas, such as hamlets, sub-divisions, and farms. Similarly, roughly one-quarter of the senior population lives in the County's rural areas. Rural Strathcona County enables a unique way of life, and enhancements to seniors

supports and services need to consider how to best serve these residents. Providing access to services and programming for rural residents is an essential component of a successful approach to supporting older adults across Strathcona County.

# A Vision for the Future

Strathcona County strives to build a strong community that supports the diverse needs of all residents in pursuit of the County's 2013- 2030 Strategic Plan to become Canada's most livable community. Based on what we heard from the community, there are two key elements in the vision to support older adults in the County:

- Strathcona County values the significant contributions of older adults to the fabric of the community.
- Strathcona County supports spaces, programs, and services that have intentional considerations for older adults and create opportunities for social connection and inclusion.

# How Do We Get There?

## Goals and Intentions

With the knowledge and awareness gained through the Needs Assessment and the vision to best support older adults, Strathcona County has the opportunity to embark on a renewed commitment to seniors' focus on supports and services in the community.

There are currently many supports and services offered for older adults in the community. At the same time, there is a significant population of older adults with a breadth of interests, resources, desires, and needs. Strathcona County needs to focus on enhancing existing supports and targeting where there are currently gaps and barriers for seniors to access services to strategically support this population now and into the future.

The following priority areas are options to enhance the services in Strathcona County to support a community where seniors feel a sense of safety, inclusion and connection.

# Priority Area I: Supports & Services Enhancements

## Context and Considerations

Through the Needs Assessment, it was identified that there are enhancements of County programming, supports, and services that can take place in the short term to support older adults. This includes enhancements to Family and Community Services supports and Recreation, Parks and Culture programming.

Additionally, the Needs Assessment revealed that having a sense of belonging is important to the senior population in the County. Therefore, Strathcona County will focus on creating welcoming and safe spaces for seniors inside County facilities through such actions as instituting dedicated senior matinee programming times and optimizing the spaces for seniors programming so that they are easily accessible and welcoming.

Throughout the ongoing implementation of these enhancements to services, Strathcona County will conduct interactive engagement and ongoing evaluation with older adult population for long-term planning. The learnings from this intentional engagement with the older adult community is an opportunity to learn how to best serve this population and meet their needs now and into the future. Furthermore, this information can inform and develop strategic direction, best practices, and future projects.

## Next Steps

Strathcona County continues to enhance the provision of seniors' supports and services in the County, including recreation, social, and well-being programming.

# Priority Area II: Coordination & Programming

## Context and Considerations

There are currently multiple outstanding organizations across the County providing supports to older adults, including Strathcona County, local seniors' clubs, and community organizations. However, in addition to the delivery of programs and services, there is a need for a non-profit, community-based organization to provide subject-matter expertise, advocacy, coordination, outreach, and governance for seniors' supports in the County. The professional stewardship of seniors-focused programming and services throughout the County is in the best service of older adults and the community.

This need becomes particularly significant in relation to the operations of dedicated seniors' spaces in the community. With any substantial investment in seniors' spaces, it is vital that there is an organization with a rigorous service delivery model to meet the programming requirements and opportunities of such a space.

The establishment of a non-profit organization, or a partnership of non-profit organizations, in Strathcona County is a mechanism to provide seniors supports and services that meet the needs of all older adults in the community. This model involves an overarching organization or a partnership of organizations that provides programming, coordination, outreach, and governance of seniors' services at numerous locations across the County, including at the current seniors' clubs, rural community halls, and at County facilities. This organization will leverage the expertise from established non-profit operations while incorporating the regional perspective and awareness through collaboration with the local community organizations. This cooperation of organizations will be value-added for all parties involved.

Similar to the hub of services model employed throughout the County, the non-profit seniors' organization can provide those supports to seniors

across the community, regardless of physical location. The coordination of seniors' supports and services can also be facilitated through the existing, strong community partnerships. Strathcona County has a wealth of knowledge, relationships, and experience to draw on to support the coordination of information and services provided to older adults and caregivers in the community. Partnerships enable public funding and expertise to be leveraged with non-profit sector resources to ultimately provide enhanced services.

The following table provides a list of potential partnerships to enhance seniors' supports and services across the County.

| Partners | Role |
|---|---|
| **Social Framework Leadership Table** | Initiate and activate community partnerships with local senior-serving organizations to coordinate and respond to the needs of older adults.<br>This includes Volunteer Strathcona, Linking Generations, Heartland Housing Foundation, Strathcona County Library, bgc Strathcona County, Seniors' Inter-Agency Group, etc. |
| **Seniors' Living Facilities** | Promote education, recreation, awareness of senior's issues in the communities. |
| **Local Seniors Clubs**<br>(Ardrossan 55+ Club<br>Josephburg Area 5 Seniors Centre<br>Sherwood Park 55+ Club<br>South Cooking Lake Seniors Centre) | Collaborate and apply local expertise to provide programming and outreach to meet the needs of the rural and urban older adult community. |
| **Strathcona County** | Initiate, coordinate, and promote County programs and services specifically geared towards seniors' needs. This includes, but is not limited to Transit, Family and Community Services, Recreation, Parks & Culture, and Facility Services. |

## Examples in Other Jurisdictions

Veiner Centre – Medicine Hat

In August 2016, the City of Medicine Hat examined alternative models for providing seniors services, along with associated operating costs, as part of the Seniors Centre Development Project. The City embarked on an extensive community consultation in late 2019 to better understand the services desired by current and future activity of the Seniors Centre. In 2020, a Request for Proposal was issued to determine if there were alternate service providers capable of delivering the same services more efficiently and effectively. Council voted to award the contract to operate the Veiner Centre to Kerby Assembly – a not-for-profit organization from Calgary, with 45 years of experience in service and supporting seniors through educational and recreational programming.

# Next Steps

Strathcona County conducts an Expression of Interest process to engage with a non-profit organization to provide coordination and programming for older adults in support of a seniors' hub in Strathcona County.

# Priority Area III: Infrastructure

## Context and Considerations

Through the Needs Assessment, a dedicated seniors' hub was identified as the type of space required in the community to best meet the needs of older adults. A dedicated, centralized point of access for senior-specific programming and services was identified as a priority need in the community.

## Options

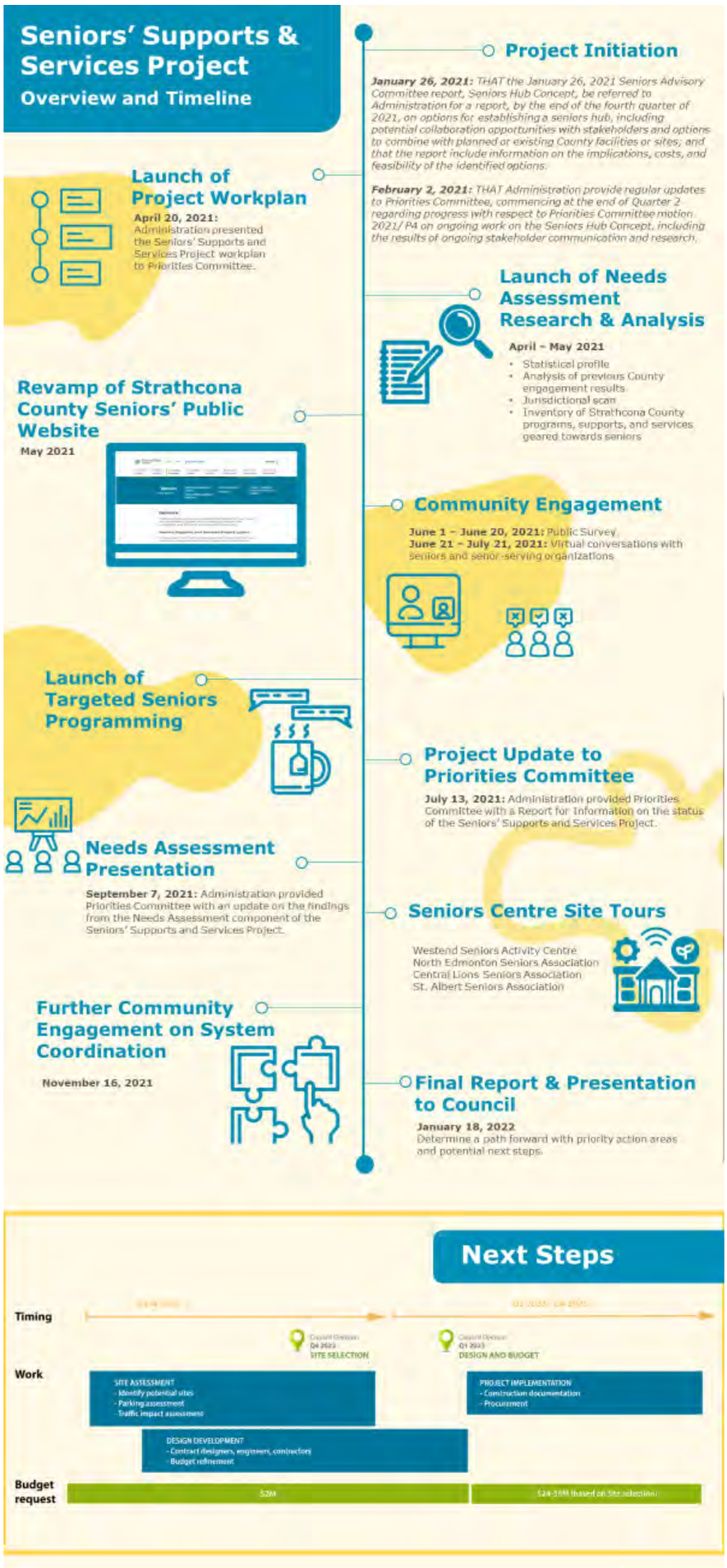
| | |
|---|---|
| Working within existing infrastructure | • Utilize existing spaces in the community to support older adults programming, and continue with regular maintenance and renewal of the community halls and seniors centres throughout the County. |
| New build or renovation of a facility | • Engage in a capital build of a new facility, or the renovation of an existing facility, to provide social, recreation, and wellness programming for seniors. |

Based on the engagement with seniors' groups in the community, Administration has worked with Group2 Architects to develop a program to meet the social, recreation, and well-being needs of seniors in the County. The Seniors Hub building concept is in Appendix VII.

## Next Steps

Strathcona County invests preliminary funding in 2022 to begin the site assessment and design process for a seniors' hub.

# Appendix I: Project Timeline



# Appendix II: Definitions

## Older Adult

For the purposes of this report, the term "older adult" is used synonymously with "senior."

## Senior

For the purpose of the Project, we have considered a senior as an individual aged 65+ to align with the existing Strathcona County terms and to align with the Statistics Canada definition.

While this definition has been established for the Project, data and information from residents who are under 65 is not excluded from consideration. This Project is taking a broad look at Strathcona County residents' needs around seniors' supports and services. This includes the different age groups within the senior population, such as those aged 65 to 74 and 85 and over, individuals in the 55 to 64 age range, and the next generation of seniors under 55. This also includes caregivers of seniors accessing information and supports for the older adults in their lives.

## Seniors' Hub

A seniors' hub is a multi-purpose facility that includes spaces for older adults to conduct recreation, wellness, and social activities in one location. A seniors' hub can be comprised of a gymnasium, a café, wellness rooms, arts and craft rooms, social gathering spaces, and more.

# Appendix III: Council History

The Seniors' Supports and Services Project responds to the following motions from Strathcona County Council

- *February 2, 2021 – THAT Administration provide regular updates to Priorities Committee, commencing at the end of Quarter 2 regarding progress with respect to Priorities Committee motion 2021/ P4 on ongoing work on the Seniors Hub Concept, including the results of ongoing stakeholder communication and research.*
- *January 26, 2021 – THAT the January 26, 2021 Seniors Advisory Committee report, Seniors Hub Concept, be referred to Administration for a report, by the end of the fourth quarter of 2021, on options for establishing a seniors hub, including potential collaboration opportunities with stakeholders and options to combine with planned or existing County facilities or sites; and that the report include information on the implications, costs, and feasibility of the identified options.*

Updates on the progression of the Seniors Supports and Services Project has been provided to Council quarterly in 2021.

- *September 7, 2021: Administration provided Priorities Committee with an update on the findings from the Needs Assessment component of the Seniors' Supports and Services Project.*
- *July 13, 2021: Administration provided Priorities Committee with a Report for Information on the status of the Seniors' Supports and Services Project.*
- *April 20, 2021: Administration presented the Seniors' Supports and Services Project workplan to Priorities Committee.*

# Appendix IV: Strategic Alignment

This project aligns strategically with a number of existing Strathcona County's existing policies and initiatives, including:

| Policy/Initiative | Objectives Alignment |
|---|---|
| **Strathcona County Strategic Plan (2013-2030)** | **Goal 1:** Build strong communities to support the diverse needs of residents.<br>**Goal 6:** Provide facilities and services that are available and accessible to residents.<br>**Goal 7:** Provide opportunities for public engagement and communication. |
| **Social Framework (2017)** | **Connectedness and Inclusion:** citizens are connected to one another and their individual differences are valued and respected.<br>**Access to Programs and Services**: citizens have straightforward access to program and services that are easy to find. |
| **Diversity and Inclusion Policy (2020)** | **Policy:** effectively serving a diverse community of residents and working towards ensuring they have the opportunity to participate in all aspects of community life. |
| **Recreation, Parks and Culture Strategy (2019)** | **Goal 1:** Recreation and culture opportunities contribute to the well-being of all individuals.<br>**Goal 2:** Recreation and culture opportunities contribute to the cohesion, vibrancy and overall well-being of our community. |
| **Transit Master Plan (2018)** | **Goal 2:** Ensure that transit services are available, accessible and affordable for all residents regardless of age, ability, or means.<br>**Goal 3:** Provide services that can meet the needs of residents and customers. |
| **Municipal Development Plan (2020)** | **Strathcona County's Arts, Culture and Heritage Goal** Strathcona County will provide opportunities and support to residents to celebrate the arts, culture, heritage and creativity of Strathcona County.<br><br>*Objectives are to ensure:* |

| | |
|---|---|
| | 1. Continued development of a vibrant and creative County; and<br>2. Recognition of the unique history of the area |
| **Municipal Land Framework (2019)** | **Community:** The County shall manage land to provide benefits and improvements to the County as a whole and its residents. |

# Appendix V: Needs Assessment Findings

To better understand the context and current perspectives, values, and needs for seniors' supports and services in the community, Strathcona County gathered information from multiple sources. The following tasks were conducted to inform the project:

- Statistical profile of seniors in Strathcona County
- Analysis of previous Strathcona County engagement results
- Jurisdictional scan of seniors' supports, services, and facilities
- Inventory of Strathcona County programs, supports and services geared towards seniors
- Seniors' Supports and Services Project community engagement

## Statistical Profile Highlights

- Strathcona County is the fourth-largest municipality in Alberta, with 98,044 residents. Strathcona County is a specialized municipality with the distinctive dynamic of having a large rural and urban population. Over a quarter (28%) of Strathcona County's population is dispersed in rural areas, such as hamlets, sub-divisions, and farms.
- The seniors' population in Strathcona County is increasing faster than the provincial average and seniors will continue to be a large population in the County for the coming decades.
- Roughly one-quarter of seniors live in rural areas of the County, and a sizeable proportion of seniors live independently, in alignment with a trend across Canada of seniors desiring to age in their own homes and their communities.
- The number of seniors seeking social service supports in Strathcona County is increasing, as indicated by the numbers of seniors seeking support from Family and Community Services.
- Support for finances and basic needs have been the most frequently sought support from Strathcona County Family and Community Services Solutions Navigation Services in 2021, followed by emotional health and relationship breakdown.

# Previous County Engagements Highlights

- Generally, residents agree that recreation and culture are "must have" municipal services (83% strongly agree). Almost all Strathcona households believe recreation and culture opportunities are very important, or somewhat important to their quality of life which contributes to personal health and wellness.
- Seniors make greater use of the cultural facilities than younger residents.
- Public transportation use decreases consistently with age.
- Many residents feel that community halls and seniors' centres have a positive impact on their quality of life and the community.
- Seniors listed social (83%), physical (81%) and intellectual health (69%) as being the three most important types of wellness that a future community wellness hub must address.
- Senior support is rated as the most important County social programs and services, accounting for 35% among Strathcona residents.
- There is a need for seniors-dedicated spaces and activities in Strathcona County.

# Jurisdictional Scan Highlights

- Most large and medium-sized municipalities in Alberta have a seniors' centre. The levels of service, programming, and funding models vary significantly.
- The majority of seniors' centres across the province are run by non-profit organizations and are supported with a form of funding from the municipality.
- Multiple municipalities in the region have a senior's services coordinator responsible for liaising and providing information to seniors and seniors' organizations in the community.
- Globally, there is recognition of the importance of incorporating older adults into the culture of a community to promote healthy ageing.

# Strathcona County Seniors' Supports and Services Highlights

- Strathcona County currently provides a significant amount of supports and services geared towards seniors. These services are provided through numerous departments at multiple facilities across the County.

Additionally, there are four formalized seniors' clubs, established in rural and urban locations in the community, which provide dedicated programming and services for older adults.

Strathcona County Recreation and Culture Facilities

| Facility Type | Facilities |
|---|---|
| **Multi-purpose recreation facilities** | Ardrossan Recreation Complex<br>Emerald Hills Leisure Centre<br>Glen Allan Recreation Complex<br>Kinsmen Leisure Centre<br>Millennium Place<br>Moyer Recreation Centre |
| **Cultural facilities** | Festival Place<br>Gallery@501<br>Smeltzer House |
| **Arenas** | Broadmoor Arena<br>Sherwood Park Arena Sports Centre<br>Strathcona Olympiette Centre |
| **Other** | Broadmoor Golf Course<br>Strathcona Wilderness Centre |

# Seniors Supports and Services Project Engagement Highlights

- The highest levels of satisfaction were *feeling safe in the community* (80.7% combined very satisfied/satisfied), followed by *recreation opportunities* (78.1% very satisfied/satisfied), *volunteer opportunities* (64.3% very satisfied/satisfied) and *cultural opportunities* (58.9% very satisfied/satisfied).
- The lowest level of satisfaction occurred with *seniors-only facilities*.
- In general, satisfaction with seniors' services and supports was lower in the rural portions of the County compared to Sherwood Park.
- Affordability is a major consideration – the lower the income, the more likely for residents to rely on community halls and seniors centres as a source of social, recreation, and cultural activities.

- The most prominent barriers to accessibility were that people either didn't know about the services offered or that there wasn't enough programming specially geared toward their age and interests.
- The majority of respondents (56.8%) indicated that a dedicated seniors' facility is very important/somewhat important to meet their social, recreation and well-being needs. However, 41.2% prefer to access the services that were most convenient to them, regardless of age.
- In the opened ended responses, the top three themes for comments supported for a new seniors' facility, senior-specific programming needs, and support for using existing County facilities for seniors.

- Themes of belonging and inclusion, affordability, and accessibility for seniors were the most prominent among all the comments throughout the survey and at stakeholder conversations.

  - Within the theme of belonging and inclusion, there were comments about recognizing of seniors' contributions to the community, feeling welcome and included, and connection points in the community.
  - Affordability is a significant consideration for seniors. Seniors with higher reported income levels experienced less barriers to accessing supports and services than those with higher income. The response of "nothing stops me from accessing supports and services" increases dramatically with household income; with 10.0% of respondents with an income under $20,000 reporting that nothing stops them, to 42.7% for an income of $140,000 and over.
  - Accessibility for seniors includes many considerations, such as income, transportation, technology, information, and physical access. The most prominent barriers to accessibility were that

people either didn't know about the services offered (33.3%) or that there wasn't enough programming specially geared toward their age and interests (25.5%). Similarly, the top reason for accessing a seniors-only facility was space/programming specifically geared toward seniors' age and interests (49.3%).

# Appendix VI: Dedicated Seniors Infrastructure Needs Overview

Through the Needs Assessment findings, there are specific types of activities and program offerings which best support the enhanced quality of life for older adults. This includes a requirement for dedicated seniors' spaces in the community.

Below are the types of spaces identified by the community, to facilitate recreation, social, and wellness activities for older adults.

| Space | Description | Types of Activities |
|---|---|---|
| **Arts & crafts dedicated program rooms** | Pottery/art space | Pottery, painting, stained glass, photos, etc. |
| | Sewing center with fixed sewing machines | Sewing and quilting |
| | Wood shop | Wood work |
| **Fitness centre** | Area to conduct physical fitness exercise | Weights, treadmills, etc. |
| **Technology and education lab** | Classroom space for education sessions, and technology use and demonstration | Courses, lecture series, presentations, computer and internet access, technology lessons, etc. |
| **Indoor physical recreation space** | Gymnasium for various indoor recreation activities | Carpet bowling, floor curling, ping-pong, dances, fitness classes, pickleball, bocce, potlucks, Christmas events, teas, tournaments, yoga, etc. |
| | Walking track | Walking |
| **Health and wellness program space** | Private office space that can be used for health and wellness activities | Health assessments, counselling, navigation, foot clinics, flu shots, etc. |

| | | |
|---|---|---|
| **Café/ lounge** | Recreation space to accommodate social activities | Programmed or unprogrammed social activities such as cards, board games, coffee, book clubs, billiards, etc. |
| **Offices** | Dedicated office spaces for seniors' hub administration and programmers | Program administration, filing storage, bookkeeping, etc. |
| | Small boardroom | Administrative meetings |
| **Community kitchen** | Commercial kitchen space to prepare for large banquets and meal programs | Food preparation, meal packaging, cooking, teaching, frozen meal storage, etc. |
| **Support and storage** | Washrooms, mechanical, hallways, storage space | Storage of tables, chairs, recreation equipment, etc. |

Further to these programming space requirements, the building would need to have accessibility considerations for physical mobility. This includes:

- Wheelchair accessible
- Location on first floor

Ample parking next to building, including disabled stalls

# Appendix VII: Infrastructure Options

Through the Needs Assessment, a dedicated seniors' hub was identified as the type of space required in the community to best meet the needs of older adults. A dedicated, centralized point of access for senior-specific programming and services was identified as a priority need in the community. Each of the following options provides facility space for committed, seniors' programming.

## Infrastructure Options Overview

| | ***Option A*** | ***Option B*** |
|---|---|---|
| ***Name*** | Working within existing infrastructure | New build or renovation of existing facility for a seniors' hub |
| ***Infrastructure Description*** | Identify current spaces in the community that can support older adults programming.<br><br>Continue with regular maintanence and renewal of the community halls and seniors centres throughout the County. | Engage in a capital build of a new facility, or the renovation of an existing facility, to provide social, recreation, and wellness programming for seniors.<br><br>See concept plan below. |
| ***Estimated Facility Cost*** | Regular lifecycle maintanence: $78,040/year | $24M – $38M* |

*See the following Table for a breakdown of the estimated capital costs of a new build.

# Infrastructure Option A: Working Within Existing Infrastructure

Maintaining the status quo for dedicated seniors' infrastructure involves continuing with regular maintenance and renewal of the community halls and seniors' centres throughout the County. There are four seniors' organizations that operate out of halls and centres in rural and urban Strathcona County. These halls are owned by the County and are leased to the seniors' groups for a nominal amount. The maintenance and renewal of these community spaces represent an annual cost to the County, which is built into Facility Services budget requests.

**Cost Estimate:** $78,070 per year (based on average historical maintenance costs)

## Historical Renewal and Maintanence Costs of Seniors Centres

| Location | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|
| Ardrossan Senior Drop-In | $51,850.44 | $57,430.79 | $9,599.00 | $5,710.46 |
| Josephburg Community Hall | $25,391.31 | $10,422.19 | $101,598.45 | $9,235.11 |
| Sherwood Oak Senior Center | $7,998.36 | $19,283.40 | $9,937.96 | $7,024.58 |
| South Cooking Lake Senior Center | $6,580.75 | $4,088.25 | $8,074.70 | $3,397.54 |
| **TOTAL** | **$91,820.86** | **$91,224.63** | **$129,210.11** | **$25,367.69** |

## Opportunities and Risks Analysis: Option A

Opportunities:

- The County will not incur the additional capital costs associated with building dedicated seniors' space in the community.
- The County will fully utilize existing facility space within the community.

Risks:

- If the County were to defer further conversations about a seniors' hub by maintaining the status quo, the need for dedicated seniors' space in the County will likely continue to be raised by residents with Council.

# Infrastructure Option B: New Build or Renovation of a Facility

Through the Needs Assessment, a dedicated seniors' hub was identified as the type of space required in the community to best meet the needs of older adults. A dedicated, centralized point of access for senior-specific programming and services was identified as a priority need in the community.

## Capital Costs Overview

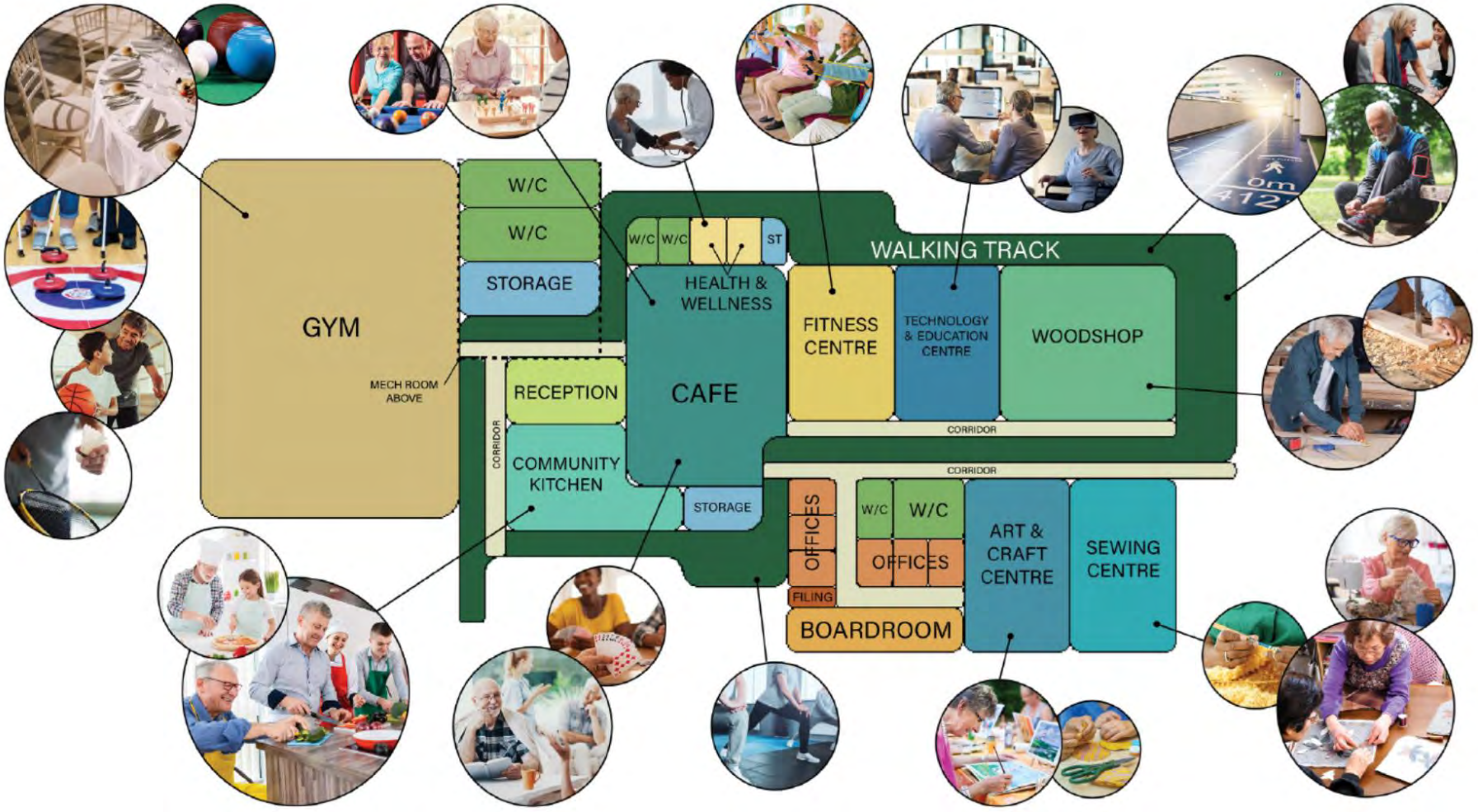
| | **Seniors Hub Costs** |
|---|---|
| Construction cost and design | $14.3M – $18.6M |
| Site allowance and servicing | $2.5M – $9.6M |
| Construction contingency (50%) | $7.2M – $9.3M |
| **Capital Budget*** | **$24M – $38M** |

*capital budget estimates are based on 2021 construction market unit costs

*does not include site acquisition

*does not include operation and maintanence of the facility

## Infrastructure Option B: Concept




Seniors Hub
New Build

Group2
Architecture
Interior Design

## Opportunities and Risks Analysis: Infrastructure Option B

Opportunities:

- A dedicated senior facility would meet the expressed needs of a large and growing portion of the Strathcona County population.
- The facility provides an opportunity to enhance the supports and services to seniors in the County.
- A dedicated facility is aligned with the County's strategic direction and promotes the safety, well-being, and inclusion of seniors in the community.

Risks:

- The capital costs of this facility represent a significant budget investment for the County.
- The County may have to allocate land for this specific purpose, in accordance with the Municipal Land Framework (2019).
- The facility would incur annual maintenance and operational cost.
- A certain level of operational support may be required from the County to manage this facility.

## Examples in Other Jurisdictions

Mill Woods Seniors Centre

The City of Edmonton built the Mill Woods Seniors Centre in 2007. The City owns, operates, and maintains the facility. The Centre is located in the same building as the Mill Woods Public Library, on the 2nd Floor. The Mill Woods Seniors Association, a non-profit organization, provides the seniors programming, supports, and services offered at the Centre.