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# SENIORS HOUSING IN GREATER VERNON

## A REPORT TO THE CITY OF VERNON'S AFFORDABLE HOUSING COMMITTEE

November 2006

**FUNDED BY:**

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City of Vernon

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Social Planning Council for the North Okanagan  
Affordable Housing Committee, City of Vernon

**COORDINATED BY:**

Social Planning Council for the North Okanagan  
Seniors Information Resource Bureau

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## **INTRODUCTION**

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### ***Funding Source***

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In July 2006, the City of Vernon applied to the Union of Municipalities for funding to conduct research and a community consultation regarding seniors housing in Greater Vernon. The project was accepted as part of the 2006 Seniors in Communities Dialogue Grant, under the category of Seniors Housing and Support Initiative. The City of Vernon's Affordable Housing Committee felt this was a good opportunity to collect data on existing seniors housing stock and to engage seniors and other stakeholders in the issue of affordable housing for seniors. As a result, the City of Vernon provided additional funding and in-kind support.

The project was contracted to the Social Planning Council for the North Okanagan. As a member of the City of Vernon's Affordable Housing Committee and the contracting agency for the Seniors Information and Resource Bureau, this was a logical choice. The project timeline was August 2006 until November 2006.

### ***Purpose of Project***

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Across British Columbia, communities are recognizing that the lack of affordable housing stock is impacting the economic and social well being of residents. In February 2006, the City of Vernon's Affordable Housing Committee was formed to advise council on strategies to address this issue. The Committee recognizes that affordable housing is an issue facing a variety of demographic groups including singles, youth, families and seniors. With seniors as an identified target group for affordable housing in our community, the Committee initiated the application for the UBCM funding.

Situated in the North Okanagan, Greater Vernon is rated in the top six most popular locations in which to retire in North America. With a general population of just over 56,000 people, seniors make up 17.9% of the community compared to 13.8% for the rest of the Province. By 2015, our 65+ population is projected to increase to 19.5% of the general population as compared to the rest of BC with a projected increase to 16.6% (BC Stats).

The purpose of the project is to provide baseline information on existing seniors housing stock, identify gaps and provide a forum for discussion amongst stakeholders. Recommendations will be presented to the Affordable Housing Committee based on the results of the research and forum.

## **PROJECT OBJECTIVES, ACTIVITIES AND OUTCOMES**

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### **PROJECT OBJECTIVES:**

- To provide baseline information and an inventory of existing seniors housing stock
- To identify gaps in this housing stock based on project research and community input from stakeholders
- To provide the Affordable Housing Committee of the City of Vernon with recommendations on how to address the issue of lack of affordable housing for seniors

### **PROJECT ACTIVITIES:**

- Update the current listing of seniors housing available through the Seniors Information and Resource Bureau
- Collect information on number of units, price range and plans for closure/expansion
- Create definitions/terminology of the range of housing available to seniors
- Conduct a gap analysis of senior affordable housing
- Obtain relevant demographic information for seniors
- Provide a map of existing facilities
- Facilitate a public forum with stakeholders for community input

### **OUTCOMES:**

Recommendations for the Affordable Housing Committee, based on the research and community input

Inventory and map of existing seniors housing stock to be used as a resource by seniors, service providers and city planners

## **STAKEHOLDERS/PARTNERS**

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- Seniors and their Families
- Service Providers and Care Givers
- Interior Health Authority
- Managers and Owners of seniors Care Facilities
- Owners and Landlords of Seniors Apartments and rental Units
- Affordable Housing Committee, City of Vernon
- Social Planning Council for the North Okanagan, Seniors Information and Resource Bureau
- City of Vernon, MLA and MP

## **DEFINITION OF TYPES OF SENIORS HOUSING**

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There are a wide variety of terminologies used to describe senior's housing and various interpretations of this terminology. We have used the following five categories to describe the general types of seniors' housing in this community.

### ***Residential Care Homes***

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Reserved for those seniors with the most complex health needs who require full-time professional nursing care 24 hours/day, 7 days/week. Public Residential Care Homes are also known as Complex Care Homes, Long-term Care Residences or Extended Care Homes and may be private or public facilities. Residential Care Facilities provide three or more prescribed services and must be licensed as Community Care Facilities.

### ***Assisted Living Residences***

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Assisted living residences are defined as premises in which housing, hospitality housekeeping, laundry, social/ recreational opportunities and a 24-hour emergency response system are provided. Seniors need to be able to control, direct, and manage their own affairs within the assisted living residence in which they live. All assisted living residences must be registered with the Assisted Living Registrar.

### ***Seniors Independent Supportive Housing***

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This housing provides many of the services offered by Assisted Living, but is not registered with the Assisted Living Registrar. These residences may or may not provide meals, housekeeping and emergency response services and other services.

### ***Seniors Independent Housing***

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Seniors Independent Housing includes all other housing specifically designated for seniors' use and **not** classified as Residential Care, Assisted Housing or Independent Supportive Housing. This housing includes BC Affordable Housing, seniors' apartments, individual rooms for rent or rental suites and sharing of residential homes or retirement homes specifically for seniors.

### ***Multi- Level Housing/Campus of Care***

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Multi-Level Housing or Campus of Care may include Residential Housing and Assisted Living spaces plus some forms of Independent Housing, all in the same facility.

## **DEMOGRAPHICS**

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### ***Population Trends***

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According to BC Stats, Vernon's senior population in 2005 was 11, 220 people or 17.9% of the population compared to the BC average of 13.8%. By 2015, the percentage of people age 65 + is projected to increase to 19.5% of Vernon's population. (BC Stats, Statistical Profile, Local Health Area 22 – Vernon, 2005)

A population projections study of Vernon confirms this trend and puts the seniors population at 20.6% (15, 108 seniors) by 2017. (Interior Health Authority, PEOPLE 31 Population Projections, 2006)

### ***Income***

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The majority of seniors in B.C. have an annual personal income of less than \$40,000. The breakdown includes: 46 % of seniors less than \$20,000 and 34% of seniors have incomes of less than \$15,000. Only 11% have incomes higher than \$40,000 (A Profile of Seniors in BC, Ministry of Health Services, 2004).

Canadian Seniors receive the largest share of their income from federal government programs. These include Old Age Security (OAS), the Spouses Allowance, and the Guaranteed Income Supplement. Although generally income poor, almost half of the seniors population own a residence (A Profile of Seniors in BC, Ministry of Health Services, 2004). Seniors with low income can also apply for a rental subsidy known as the SAFER grant. However, seniors who are just over the required income level for SAFER face a real challenge in covering costs for shelter (whether rent or upkeep of owned residence), food and necessities.

### ***Housing***

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According to the Ministry of Health, 94% percent of BC seniors live in the community (do not require 24 hour care but may access supported or assisted living). In B.C. most seniors live in private households and in single detached houses. Sixty one percent maintain a household and pay expenses in the dwelling where they live. The vast majority of seniors (84 percent), age 65-74 who maintain a household own their dwellings; with 76 percent of seniors age 75 and over owning their dwellings. (A Profile of Seniors in BC, Ministry of Health Services, 2004)

## **RESEARCH AND COMPILATION OF DATA**

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### ***Objective***

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The main focus of the research was to provide an up to date list of seniors housing including: the number of units; cost of each unit; whether there was a waiting list; and if there were any plans to close or expand the facility.

### ***Methodology***

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More than 50 seniors care facilities and rental accommodations were contacted to take part in the inventory of services. Project staff and volunteers conducted one-on-one interviews with owners and managers. Each participant was asked to provide: information on the number of units in the building; if waiting lists existed and if so how many people; the cost for renting the unit; and if there were any plans for closure or expansion of the housing complex. Most participants were helpful in providing information on the number of units and plans for expansion. Data on number of seniors on waiting lists was more difficult to obtain. As a result, we were unable to quantify the present demand verses availability.

### ***Availability, Affordability and Gaps***

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#### Residential Care Homes

According to our research, there are approximately 300 units in Greater Vernon. Heron Grove, has plans for 76 residential/complex care beds to be completed in 2007. Placement will be through Interior Health; however, some of these beds may be used to move seniors from already crowded or unsuitable residential locations. A new residential location of 66 beds is also in the planning stages with Interior Health for Okanagan Landing to be built in 2008. Again some of these beds may not be "new" but used for seniors already occupying unsuitable residential beds.

Interior Health does not compile wait lists, as the placement is based on an assessment of need and urgency. However, it is estimated that six percent of BC's seniors will require this service (A Profile of Seniors in BC, Ministry of Health Services, 2004). Projected population stats for seniors in 2007 are 11,591 equaling a minimum target of 695 units. For 2017, the projected population for seniors is 15,108 creating a target of 906 units.

Rates in Public Residential Care Homes are based on income. Private Residential Facilities must be licensed and applicants can apply directly to the facility. Rates vary from \$3500 - \$6000 per month. Considering that only 11% of seniors will have an income over \$40,000, the majority of these units need to be subsidized to meet the needs of our senior's community.

### Assisted Living Residences

According to the Office of the Assisted Living Registrar, there are only 4 Registered Assisted Living residences in Vernon providing 73 units. Heron Grove, sponsored by The Good Samaritan Society, plans for 40 assisted living beds, scheduled to open in December 2006. Placement will be through Interior Health. Information given in our recent survey revealed that Coldstream Living, Comfort Living and Carrington Place, are planning to expand in the future. Coldstream Living and Comfort living are planning for an additional 100 units each.

Public Assisted Living spaces require referrals through local health units and rates are based on income. The Independent Living BC (ILBC) program is a subsidized assisted living residence program for seniors with low or moderate incomes, accessed through Interior Health Authority. ILBC residents pay 70% of after-tax income for rent and services. Applicants for Private Assisted Living contact the building directly and rates vary from \$1100 –2000 per month.

### Seniors Independent Supportive Housing

Our inventory includes over 200 units of seniors independent supportive housing. Homes may range from 2 beds to 22 or more and costs may include basic services or additional services for additional pay. Additional medical or personal care help for seniors may also be available through the Home Support and Community Care Programs if applicable.

Determining the need for supportive housing based on population data is difficult to do, particularly as new forms of supportive housing are emerging. According to the report *Supportive Housing in Supportive Communities*, published by the provincial government in 1999, the need for supportive housing can be estimated at between 3% and 5% of the population over age 65. They have included assisted living in this category. The estimate is based on the number of seniors with moderate or severe functional impairment and reflects the fact that users of supportive housing are predominately aged + 75. This percentage is based on "need" rather than "demand" for services. Using this fairly conservative estimate, the targets for Vernon are 579 units for 2007 and 755 units by 2017.

Affordability remains a critical factor. For seniors who own their own home and are mortgage free, one solution is to liquidate their assets to finance the supportive living environment. Subsidies may be available through SAFER or subsidized housing. But again, for seniors who do not meet the SAFER income target and do not have any assets, supportive living without subsidies would not be an option.

### Seniors Independent Housing

This housing includes BC Affordable Housing, seniors' apartments, individual rooms for rent or rental suites and sharing of residential homes or retirement homes specifically for seniors. In our research, we came across over 1600 units that fit this definition. MuCulloch Court, Ukrainian Village, Morris Manor and Valleyview, also report plans to expand in the future. Apartment owners could not provide numbers for wait lists so it is

difficult for us to quantify the demand versus availability. Although, apartment owners report low vacancy rates and numerous calls regarding suites for rent.

Due to the tight rental market, rent has increased in our region. Very few apartments are available for under \$500. The average seniors apartment building charges anywhere between \$500 - \$1200 per month. In Vernon, BC Affordable Housing for seniors consists of 203 bachelor and 172 one-bedroom suites that are subsidized. These residences maintain their own applicant lists and fill vacancies and seniors apply directly to the society for accommodation. Subsidized housing is generally administered on "rent-geared-to-income" for low-to-moderate income households. Tenants pay rent based on the gross income of the household rather than paying the market rate.

Residents may also be eligible for subsidy through SAFER or other subsidy programs. The SAFER program is a rent supplement available for seniors who rent and do not live in subsidized housing or residential care.

#### Multi-Level Housing/Campus of Care

Multi-Level Housing or Campus of Care for seniors is becoming more available, with several new sites being opened and more planned for and around Vernon. These units have already been accounted for in the previous categories. Fifteen life lease suites are also scheduled to open at this time for independent seniors with a variety of floor plans and space. Placement will be through Good Samaritan Canada.

Multi-Level Housing may be privately owned or include both public and private and it may or may not be subsidized. Many of these large facilities also provide a "life lease" type of accommodation where seniors can invest a set sum of money that will guarantee them a comfortable suite of rooms and all amenities. There is also a monthly fee for service in addition to the initial investment. Considering only 11% of seniors have an annual income higher than \$40,000 per year, this limits this market. The price of private-market assisted living accommodation in a non-subsidized "Campus of Care" facility may begin at \$42,000 per year.

Subsidized units are needed to keep the facilities affordable. Another option would be to mandate affordable units in any new developments.

## **SENIORS HOUSING IN VERNON - COMMUNITY CONSULTATION**

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As part of this project a Seniors Housing Forum was organized and held on October 4, 2006 at the Schubert Seniors Centre. As many stakeholders as possible were contacted and invited to join in the consultation. Stakeholders came from various disciplines and organizations with approximately 25% of the 46 participants were seniors.

### **Objectives**

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- To provide stakeholders with relevant research and data regarding availability of existing housing
- To bring together community stakeholders to identify gaps, brainstorm solutions and discuss future needs for senior' housing
- To provide the Affordable Housing Committee with recommendations from community stakeholders regarding seniors housing

### **List of Participants**

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Andrushko, Steven  
Beckner, Mary Ellen - Abbeyfield Houses  
Bob, Debra - North Okanagan Employment Enhancement Society  
Borden, Rob - Coldstream Meadows  
Brady, Cara - Morning Star  
Carlisle, Shirley - SIRB Volunteer  
Cochrane, Naomi - Interior Health  
Coutu, Michelle - Assistant, Tom Christensen MLA  
Crawford, JoAnne - Kindale Developmental Association  
Cunningham, Juliette – Vernon City Council, Affordable Housing Committee  
Egan, Andrea - North Okanagan Falls Prevention  
Frecker, Anne  
French, Elaine – Interior Health – Mental Health  
Gerdes, Elsie - Premiers Council on Aging, President BCOAPO  
Guiltenane, Rose-Mary - Vice President, OAPO #6 Vernon Seniors  
Herringer, Sharon  
Howard, Ed - Safe Communities Unit  
Klassen, Norm  
Kowalski, Phillip - Community Living  
Langille, Ruth - Schubert Centre  
Leroux, Margaret  
Levesque, Barbara - John Howard Society  
Livingstone, Blanche  
Lund, Wilf - Lunde Architect Ltd.  
Mardiros, Marilyn – Okanagan College  
Molendyk, Gordon - Safe Communities Unit  
Munk, Jo-Anne - Family Resource Centre  
Munro, Sharon - SIRB Volunteer  
Naylor, Margaret - Abbeyfield House

Nehaus, Rachel – RCMP Community Policing  
Norman,Eve - SIRB Volunteer  
Pakenham,Terry - Safe Communities Unit  
Periton, Allison – Interior Health  
Powell, Bev – Interior Health  
Pruss, Joyce - SIRB Volunteer  
Robinson, Ranie - Mental Health Services  
Tanaka, Ed - Vernon Seniors OAPO Br#6  
Taylor, Bonnie – Interior Health  
Taylor, Karon -Vernon Restholm Association  
Taylor, May  
Third, Helen - Advocates for Seniors Care –ASC  
Thompson, Larry – Interior Health  
Treleaven, Jane  
Van Dyke, Leigh – Interior Health  
Wadsworth , Jason - Coldstream Meadows  
Wiebe, Brian - Hope Home Health Care

### ***Summary of Discussion***

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#### **Given the list of housing you have received in this category, are you aware of any listings we have missed?**

This first question gave participants a chance to correct any discrepancies in our list of housing. Based on feedback at the forum, changes have been made to our category descriptions.

#### **Do you think there are an adequate number of units for each category in our community? What are the gaps in these housing categories?**

All 8 groups reported a “lack of every kind of housing” with long waitlists and confirmed the research from our survey of facilities and rental accommodations.

There was much discussion regarding how to support low-income seniors who can live independently. It was noted that there is not enough subsidized housing for this group and that a bridge is needed for those seniors that are not subsidized by SAFER, and make just above the subsidized income levels. With more help with housecleaning, grocery shopping, other household chores, these seniors can stay longer in their own homes saving money for taxpayers. Subsidies or renovation grants are needed so those seniors can renovate their homes to provide suites for their family members or vice versa.

Most groups discussed the advantages of multi level housing for the following reasons:

- Moving people from one facility to another based on levels of care create confusion and a hardship on the senior. All facilities should strive to provide multiple levels of care.
- We know that many of the people who live in “independent” housing actually require & receive some daily support, some may need significant support and may or may not receive the support they need. People’s needs change as they age, so the place where they live may not have the services they need – not enough help or three meals a day.
- A need for more multi-level housing now and in the future because of the need that will arise given the baby boomers maturing.

**When planning new locations for seniors’ housing, what criteria needs to be considered? Ex: transportation, community integration, mixed housing, etc.**

#### Transportation

Good transportation is needed for seniors and visitors to isolated housing. Handi-dart is great but there are no evening transportation options. Ensure that seniors housing is built near public transportation, in a suitable geographic area and accessible to seniors services. City planners should take sidewalks into consideration & adequate lighting -a place for scooter to be plugged in, etc. Also traffic lights – walking signals do not give enough time to cross intersection. Better sidewalks/crosswalks/ramps.

#### Community Integration

It was determined that seniors need choices around seniors housing. Some seniors like to live in an all senior’s buildings and some do not enjoy multi-aged communities. Other seniors would welcome facilities which integrate all generations with gardens and playgrounds so that seniors not to be isolated from the rest of the community. Have recreation and arts facilities nearby.

#### Mixed Housing

Encourage zoning that provides commercial facilities (barber, pharmacy, medical clinic, retail coffee) below a multilevel seniors complex. Multi level or campus of care facilities are also badly needed.

#### Safety

Current independent living units and complexes catering to seniors should be more effectively monitored (elevators don’t work, quality of meals, condition of apartments, quality of basic services.) Lighting must be adequate, much better to have lighting addressed at the planning level, often not given enough weight. Better lighting for safety including illuminated steps, curbing & ramping. Sidewalks wide enough to accommodate scooter & other assisted devices. Social problems need to be addressed to find solutions for homeless. Emergency phones or system available in every 400 metres along pathways. This could be an Emergency response system not an open phone. Ensure that seniors’ buildings have some sort of security to protect residents from break-ins, illegal entries, and scam artists.

### **What recommendations would you make to City Planners regarding zoning for seniors' housing facilities?**

- Social housing should be part of the city mandate.
- Encourage Campus of Care Concept with mixed housing. Allowing larger parcels of land to provide for this.
- Allowing houses to have suites and properly regulate the process of acquiring a permit for a suite.
- Use schools that are closing and already zoned for institution for seniors housing, this would give land to create affordable seniors housing.
- Provide choice for seniors housing. Look at building more facilities away from the downtown core, however need to provide supportive services in these areas such as medical, retail, social, shopping so that seniors are part of mosaic of community.
- More housing options such as in-law cottages/mobile homes on properties and that it should be regulated/inspected giving them some control so that seniors aren't at risk

### **What do you see as the highest priority for seniors' housing in this community? (Each group chose Priorities and posted so that all participants could mark the priorities they thought most important)**

#### ***Affordability and choice was the most important priority with 17 votes.***

- City needs to partner with other levels of government to build more affordable housing (BC Housing, CMHC, etc.)
- Overall increase in supply of affordable housing options (subsidized housing, co-ops, etc.)
- Provide choices for seniors in regards to location and type of housing

#### ***Multi-level/Campus of Care housing was the next most important with 15 votes***

- More Campuses of Care so that people do not need to move when their needs change and so that couples can stay near each other.
- Expand care and services given at multi-level facility (commercial private space at home)

#### ***Next highest priority was Services with 11 votes***

- Develop more services to avoid the need for residential care.
- Location needs to be close to amenities, senior centres, transportation.
- Transportation needs to be flexible, need a lot more of it, on demand and needs to be timely.

#### ***Gaps in Care Facilities was a priority with 11 votes***

- Increase number of complex and intermediate care beds.
- Biggest need is to bridge gap between independent and assisted living.
- Need for staff for maintaining these facilities.
- Facilities for younger adults
- More beds for people with dementia.

### **Planning, Zoning and Regulations - priorities – 8 votes**

- Zoning land banks for future use and good sized units.
- City Council - regulation/permits for suites and other alternatives within private properties/homes.
- Plans for housing to accommodate physical and mental disabilities of any age (some percentage of units for disabled).
- Change “FAB” government policy for multi-level facility.
- Accessibility to variety of amenities (retail, medical, social) when building seniors facilities.

### **Evaluation Process/Method**

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Evaluation forms were completed by 29 participants (43% of the group). The results were as follows:

- 96% of participants felt the goals of the forum clear and on target. 1 participant marked maybe.
- 100% of participants indicated that the forum was well organized
- 93% of participants said that the information/research provided at the forum was helpful to them
- 96% responded yes when asked if they felt the recommendations from today's session were useful and on target.

Additional comments for the Affordable Housing Committee that were not covered in the Forum included:

- ✓ Don't delay. Decision-makers need to “make decisions” as they will be seniors soon.
- ✓ Thanks, happy to be a part and hope some good comes from this.
- ✓ One of the greatest challenges will be to find staffing for the services these housing facilities will provide.
- ✓ Perhaps another session could be held addressing care-giving, supervision of caregivers, availability of home support, etc. Thank you, enjoyed it.
- ✓ I really think everything was well covered but need more assisted living for people who are under the poverty level.
- ✓ Although this was to focus on seniors, there is a desperate lack of affordable housing for adults 19 – 64 years that have brain injuries, mental health, paraplegics, etc.
- ✓ A few details will need further study and debate, maybe a 2<sup>nd</sup> meeting to discuss details from this meeting. Define affordable housing, who needs it, age, gender, income, needs, wants.
- ✓ Lots of good discussion.

## RECOMMENDATIONS

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### ***Affordability***

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- ✚ Incorporate social housing as part of the City's mandate; ensure affordable housing for seniors is included in the Official Community Plan
- ✚ Partner with non-profits and other levels of government to build more affordable subsidized housing (BC Housing, CMHC, etc.).
- ✚ Encourage secondary suites and/or carriage houses by changing zoning and streamlining the process for homeowners.
- ✚ Provide incentives for developers to build affordable housing; for example, reduced Development Cost Charges and/or land at a reduced cost.
- ✚ Mandate a certain number of affordable units in new seniors housing complexes
- ✚ Use schools that are closing and already zoned for institution for seniors housing, this would give land to create affordable seniors housing.

### ***Location, Transportation and Safety***

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- ✚ Provide choices for seniors in regards to location and type of housing. Not all facilities need to be in the downtown core, however supportive services such as medical, retail, social, and shopping need to be accessible.
- ✚ Encourage zoning that provides commercial facilities (barber, pharmacy, medical clinic, retail coffee) below a multilevel seniors complex.
- ✚ Some seniors like to live in an all senior's buildings and do not enjoy multi-aged communities. Other seniors would welcome facilities which integrate all generations and includes gardens and playgrounds.
- ✚ Have recreation and arts facilities nearby.
- ✚ Ensure that seniors housing is built near public transportation, in a suitable geographic area and accessible to seniors' services. Transportation needs to be flexible and timely. There is a gap in transportation options in the evening.
- ✚ Increase length of walking signals as they do not give enough time to cross intersections.
- ✚ Although we want to encourage more secondary suites, in-law cottages/mobile homes, these need to be regulated/inspected for health and safety so that seniors aren't at risk
- ✚ Lighting must be adequate and addressed at the planning level. For example, illuminated steps.
- ✚ Sidewalks need to be wide enough to accommodate scooter & other assisted devices.
- ✚ Emergency phones or system available in every 400 metres along pathways. This could be an Emergency response system not an open phone.
- ✚ Ensure that seniors' buildings are designed with security in mind to protect residents from break-ins, illegal entries, etc.

## Availability

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- ✚ Gaps in housing stock were identified in all seniors housing categories. To arrive at specific targets for housing, we used the data collected in our inventory of housing, population projections and generally accepted ratios developed at different levels of government. The exact methodology is explained further in the report. Unfortunately, we were not able to measure the demand verses availability in the different housing categories as not all facilities/apartments were tracking or quantifying wait lists. It should be kept in mind, this variable is not included in the targets:

### Housing Targets based on Increased Population Projections

Type of Housing	Number of current/ planned units	Target for 2007	Current Gap in Units	Target for 2017	Projected Gap in Units in Ten Years
Residential Care	440	695	<b>255</b>	906	<b>466</b>
Assisted Living/ Supported Living	315	579	<b>264</b>	755	<b>440</b>
Independent Housing	1600	Unable to quantify	<b>Unable to Quantify</b>	2015 (to maintain present ratio)	<b>415</b>

### Focus on Multi-Level Housing/Campus of Care

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- ✚ Across the board, there was a call for more multi level /campus of care facilities. The advantage to this type of housing is that seniors are able to age in place. That is, they are not required to move to a different facility if their needs change, instead the services are adapted. It is also easier to keep couples together in multi-level facilities as the services can be tailored to meet both their needs. Encourage Campus of Care Concept with mixed housing and allowing larger parcels of land to provide for this type of facility.

## LIST/MAP OF SENIORS HOUSING IN GREATER VERNON

REGISTERED ASSISTED LIVING					
Names:	Addresses:	Telephone:	Names:	Addresses:	Telephone:
Carrington Place	4751-23 <sup>rd</sup> St, Vernon, B.C.	545-5704	Heron Grove	4900 – 20 <sup>th</sup> St, Vernon, B.C.	862-3440
Comfort Living For Srs.	2800-40 <sup>th</sup> St, Vernon, B.C.	545-6636	Patience Place	3037 Sandon Dr, Vernon, B.C.	549-2595
Heritage Square	3904-27 <sup>th</sup> St, Vernon, B.C.	545-2060			
<b>SENIORS INDEPENDENT SUPPORTIVE HOUSING</b>					
Aloha Care Home	6280 Scott Rd, Vernon, BC	542-3880	D.J.'s Place 2	3408-35 <sup>th</sup> St, Vernon, B.C.	307-3140
Angel Heights	154 Sarsons Rd, Vernon, B.C.	542-2183	Dot's Spot	5958 Hwy. 6, Vernon, B.C.	549-2735
Anjou Place	12505 Anjou Rd, Vernon, B.C.	545-5375	Heritage Square	3904-27 <sup>th</sup> St, Vernon, B.C.	545-2060
Coldstream Meadows	9104 Mackie Dr, Coldstream, BC	542-5661	Marcie's Xata	2705-16 <sup>th</sup> St, Vernon, B.C.	545-6179
Columbus Court 2	3003 Gateby Plc, Vernon, B.C.	545-5388	Mary's Manor	6090 Tronson Rd, Vernon, B.C.	542-6324
Country Charm	643 Mntview Rd, Vernon, B.C.	545-3816	Sharon's Place	6125-Silver Star Rd., Vernon, B.C.	545-3367
Crescent Place	3929-15 <sup>th</sup> Cresc, Vernon, B.C.	545-0854			
<b>SENIORS INDEPENDENT HOUSING</b>					
Abbyfield House	3511-27 <sup>th</sup> Ave, Vernon, B.C.	542-3711	Imperial Court	2801-34 <sup>th</sup> St, Vernon, B.C.	558-0073
Alexis Park Manor	4100 Alexis Park Dr, Vernon	549-2770	Kiwanis Village	1507-35 <sup>th</sup> Ave, Vernon, B.C.	542-0619
Arlington Apts.	3605-30 <sup>th</sup> Ave, Vernon, B.C.	545-7014	McCulloch Court	3400 Coldstream Ave, Vernon	-----
Bel Aire Villa	-----	-----	Morris Manor	3502-30 <sup>th</sup> Avenue, Vernon, B.C.	545-6475
Belmonte Apts.	3802-27 <sup>th</sup> Ave, Vernon, B.C.	545-8985	Northland Apts.	4201-32 <sup>nd</sup> Street, Vernon, B.C.	545-0455
Brentwood Apts.	3700-30 <sup>th</sup> Ave, Vernon, B.C.	545-6187	Orchard Vally Ret. Res.	2829-34 <sup>th</sup> Street, Vernon, B.C.	503-7315
Canterbury Court	3011 Gateby Plc, Vernon, B.C.	503-2054	Price Apts.	1810-31 <sup>st</sup> Street, Vernon, B.C.	542-7637
Century	3614-30 <sup>th</sup> Ave, Vernon, B.C.	545-7014	Royal Anne	3600-30 <sup>th</sup> Ave, Vernon, B.C.	503-7315
Coldstream Meadows	9104 Mackie Dr, Coldstream, BC	542-5661	Rochester Manor	3900-30 <sup>th</sup> Ave, Vernon, B.C.	260-1630
Columbia Apts.	3005-37 <sup>th</sup> St, Vernon, B.C.	545-1519	Sunnyvale Rest	4304-25 <sup>th</sup> St, Vernon, B.C.	542-0619/545-4739
Columbus Court 1 & 2	3003 Gateby Plc, Vernon, B.C.	545-5183	Ukrainian Village	3502-27 <sup>th</sup> Ave, Vernon, B.C.	545-6475
D.J.'s Place	3408-35 <sup>th</sup> St, Vernon, B.C.	545-1258	Valleyview	1604-31 <sup>st</sup> Ave, Vernon, BC	503-7315
Embers	3618-30 <sup>th</sup> Ave, Vernon, B.C.	545-7014	Vernon Restholm	2808-35 <sup>th</sup> St, Vernon, BC	542-7637
Evergreen Gardens	3800-28A St, Vernon, B.C.	549-0440	The Victorian	3306-22 <sup>nd</sup> St, Vernon, BC	545-0470
Heritage Square	3904-27 <sup>th</sup> St, Vernon, B.C.	545-2060	Westmont Apts.	3611-27h St, Vernon, B.C.	503-7315
Hillside Terrace	39 <sup>th</sup> Ave, Vernon, B.C.	545-5773	Willow Manor	2800-35 <sup>th</sup> St, Vernon, B.C.	260-1630
Horizon Manor	1604-31 <sup>st</sup> St, Vernon, B.C.	503-7315	Windsor Terrace	---	
<b>MULTI-LEVEL HOUSING/CAMPUS OF CARE</b>					
Names:	Addresses:	Telephone:	Names:	Addresses:	Telephone:
Heritage Square	3904-27 <sup>th</sup> Ave, Vernon, B.C.	545-2060			
Heron Grove	4900-20 <sup>th</sup> St, Vernon, B.C.	862-3440			
Vernon Cornerstone Village	<i>Future</i>	503-1925			
<b>RESIDENTIAL CARE HOMES</b>					
Names:	Addresses:	Telephone:	Names:	Addresses:	Telephone:
Benn's House	3704-16 <sup>th</sup> St, Vernon, B.C.	542-0758	Noric House	1400 Mission Rd, Vernon, BC	545-9167
Edgehill Manor	871 BX, Vernon, B.C.	542-0165	Polson Ext. Care	2101-32 <sup>nd</sup> St, Vernon, B.C.	558-1324
Heritage Square	3904-27 <sup>th</sup> Ave, Vernon, B.C.	545-2060			

