

Sunrise Ridge Senior Housing Society: Seniors Housing Needs Assessment



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University of Northern British Columbia
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Availability

Copies of this project report have been provided to Sunrise Ridge Senior Housing Society and deposited in the Community Development Institute offices at UNBC. They may also be accessed through the UNBC Community Development Institute's website at:
<http://unbc.ca/community-development-institute/research-projects>

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1. Executive Summary

1.1 Introduction

In the spring of 2013, Sunrise Ridge Senior Housing Society (SRSHS) approached the Community Development Institute (CDI) with an inquiry into the seniors housing needs for Fraser-Fort George Electoral Districts D and E, and especially the communities of Blackburn, Hixon, and Pineview. SRSHS felt that there are many seniors in the region who would like to retire in the community, but the options for seniors housing are limited. Previous CDI research has shown that many older adults want to remain in their home communities because they enjoy the quality of life and have developed the strong social networks that are common in rural areas. Their concern is that they will have to leave because of failing health and mobility, a lack of support and services, or both.

The purpose of this project is to gain an understanding of the housing needs of seniors in Blackburn, Hixon, and Pineview. The CDI worked with SRSHS during the winter of 2013-2014 to survey seniors housing needs. The findings from this survey are contained in this report, and will be used by SRSHS to inform the future development of seniors' housing in their region.

The project objectives were to:

- Collect information on the current needs for seniors housing and support services;
- Collect information on the expected needs for seniors housing and support services;
- Develop a report which demonstrates the seniors' housing and support needs in Blackburn, Hixon, and Pineview to inform SRSHS's plans for a seniors housing development.

1.2 Methods

In order to meet the above objectives, presentations were given in three seniors' housing information sessions, followed by the administration of a seniors' housing needs survey. The questionnaires were distributed and completed on:

- January 12, 2014 in Blackburn,
- January 15, 2014 in Hixon, and
- January 26, 2014 in Pineview.

The survey data were manually recorded into an excel spreadsheet on a password-protected computer in a locked research room. The data were collated and analyzed using descriptive statistics, graphs, and nonparametric inferential statistics (i.e. statistics that do not assume an underlying model or distribution) under the supervision of Marleen Morris. Each question was compiled and categorized into different sections for the final report.

1.3 Results

1.3.1 Blackburn: A Summary

A level entry, single storey building with at least two bedrooms per unit and covered parking would be most appropriate for the long term needs of the population in Blackburn. For market housing, a price range on the upper end of \$625 to \$1225 would be affordable for the majority of respondents, and a mix of both rental and ownership tenures would accommodate this population. The units should be a combination of subsidized and market independent or supportive living suites, but additional assisted living services should be available, such as nursing and home care. The housing complex should be made up of townhouses or apartments, and it is not important to make this housing pet-friendly. The complex should contain a common room for activities, and should be expandable to accommodate the growing need for seniors housing.

1.3.2 Hixon: A Summary

A level entry, single storey building with at least two bedrooms per unit and covered parking would be most appropriate for the long term needs of the population in Hixon. For market housing, a price range on the lower end of \$625 to \$1225 would be affordable for the majority of respondents, and a mix of both rental and ownership tenures would accommodate this population. The units should be a combination of both subsidized and market independent or supportive living suites, but many additional assisted living services should be available, such as nursing , home care, respite, visiting, meal preparation/clean up, and shopping. A higher number of subsidized units should be created to fill the housing gap in Hixon. The housing complex should be in townhouse form, and be pet-friendly. The complex should contain a common room for events and a library, and should be expandable to accommodate the growing need for seniors housing.

1.3.3 Pineview: A Summary

A level entry, single storey building with at least two bedrooms per unit and covered parking would be most appropriate for the long term needs of the population in Pineview. For market housing, a wide range of housing prices in the \$625 to \$1225 per month range would be affordable for the majority of respondents, and a mix of both rental and ownership tenures would accommodate this population. The units should be a combination of subsidized and market independent and supportive living suites. Some assisted living services should also be available, such as nursing , home care, respite, visiting, meal preparation/clean up, and shopping. The housing complex should be in townhouse form, and be pet-friendly. The complex should contain a common room for activities and fitness, and should be expandable to accommodate the growing need for seniors housing. Space for a community garden should be available.

2. Introduction

In the spring of 2013, Sunrise Ridge Senior Housing Society (SRSHS) approached the Community Development Institute (CDI) with an inquiry into the seniors housing needs for Fraser-Fort George Electoral Districts D and E, and especially the neighbourhoods Blackburn, Hixon, and Pineview. SRSHS felt that there are many seniors in the region who would like to retire in the community, but the options for seniors housing are limited. Previous CDI research has shown that many older adults want to remain in their home communities because they enjoy the quality of life and have developed the strong social networks that are common in rural areas. Their concern is that diminishing health and mobility and a lack of support and services will force them to leave.

2.1 Purpose

The purpose of this project was to gain an understanding of the housing needs of seniors in Blackburn, Hixon, and Pineview, BC. The CDI's role in this project was to provide the SRSHS with research, survey, and housing expertise to inform their future seniors housing decisions.

2.2 Objectives and Goals

The project objectives were to:

- Collect information on the current needs for seniors housing and supports;
- Collect information on the expected needs for seniors housing and supports;
- Develop a report which demonstrates the seniors' housing and support needs in Blackburn, Hixon, and Pineview to inform SRSHS's plans for a seniors housing development.

This project is intended to positively impact Blackburn, Hixon, and Pineview. By providing information on the present and expected seniors housing needs in these communities, this project may have a profound impact on the area's future stock of seniors housing. This may benefit future community members who could utilize these housing options. In the short term this research benefited those individuals who attended the information session; these participants likely left the sessions with a greater knowledge of seniors housing options in British Columbia, and will be better equipped to make seniors housing decisions in the near future.

3. Project Methodology

Each participant attended a seniors' housing community information session and completed a seniors' housing questionnaire (see Appendix B). These information sessions were held on:

- January 12, 2014 in Blackburn,
- January 15, 2014 in Hixon, and
- January 26, 2014 in Pineview.

3.1 Participant Recruitment

The community information sessions were publicized in local newspapers, in newsletters, and on posters and flyers throughout the three communities. Sessions were also announced at community events throughout the holiday season, such as craft sales, special dinners, and community gatherings. All promotion of the information sessions was carried out by members of the Sunrise Ridge Senior Housing Society. The information sessions were open to all seniors and older adults residing in and around Electoral Areas D and E. In total approximately 115 people attended the information sessions.

3.2 Information Session Format

At the beginning of each information session, the purpose of the research was described. Sunrise Ridge Senior Housing Society provided opening comments about the project and discussed their goals. Subsequently, the CDI gave a PowerPoint presentation to attendees covering the content and terminology used in the survey. Included in the presentation was a description of the different types of seniors housing services and the different kinds of seniors housing structures available in BC. At the end of the presentation, respondents were given time to ask questions, discuss the concepts from the presentation, and fill out the questionnaires.

The purpose of the information session was to give local older adults and seniors the opportunity to have a dialogue about seniors housing. It functioned to get older adults and seniors thinking about their future housing choices, and gave them the opportunity to get comfortable with the housing options available. The sessions also provided respondents with an opportunity to ask questions about the concepts in the questionnaire and the survey process, and created an environment where respondents could receive assistance with filling out the questionnaire. These factors ensured that participants could complete the questionnaires from an informed perspective.

3.3 Seniors Housing Survey

Once the presentation was complete, meeting attendees were invited stay to fill out a questionnaire on seniors housing. The questionnaire was developed with feedback from SRSHS, and consisted of six main sections:

- current housing situation,
- current housing needs,
- seniors housing needs,
- housing supports,
- health and social networks, and
- socio-demographic information.

Participants were asked to fill out one questionnaire per household in order to encourage couples to consider their future seniors housing decisions together, and to avoid duplicity of information that would skew the findings of this study.

Survey answers are completely confidential. Although the questionnaire asked for respondent information, it did not ask for any information which could directly identify participants, such as names or addresses. The information shared in this questionnaire is held in strict confidence by CDI researchers and all records are kept in a locked filing cabinet in the CDI offices at UNBC. None of the questions were mandatory and participants were under no obligation to fill out a questionnaire. Participants were also allowed to omit any questions that they preferred not to answer. The information sessions and questionnaire completion took about three hours in each location and were facilitated by Marleen Morris in Blackburn and Hixon, and Jessica Blewett in Pineview.

A standard requirement for research conducted by UNBC is that the survey and methodology be reviewed by the university's Research Ethics Board. The survey and methodology was reviewed and approved by the Ethics Board in the winter of 2013. Upon agreeing to fill out a survey, each participant was provided with a copy of the cover letter (Appendix A) that outlined: the purpose of the study, that participants' responses are anonymous and confidential, and that participation in the survey is completely voluntary.

3.4 Analysis

The survey data were manually recorded into an excel spreadsheet on a password-protected computer in a locked research room by a research assistant. The data were collated and analyzed using descriptive statistics, graphs, and nonparametric inferential statistics (i.e. statistics that do not assume an underlying model or distribution) under the supervision of Marleen Morris. Each question was compiled and categorized into different sections for the final report.

4. Background Information

Blackburn, Hixon, and Pineview, BC are three different communities within the Regional District of Fraser-Fort George. Blackburn is located in the central eastern part of the City of Prince George, and has a population of 1791 (City of Prince George, 2014). Located in Electoral Area E, Hixon is 62.2 kilometers south of Prince George on highway 97, and its population is estimated at 220 people (Regional District of Fraser-Fort George, 2014). Pineview is located in Electoral Area D, just south of Prince George off highway 97. The population of Electoral Area D is 4175. Hixon and Pineview have only loosely defined boundaries within the regional electoral districts, and therefore the population data for these communities is not exact. The specific age demographic data for Hixon and Pineview is unavailable due to the lack of distinct census boundaries. Since Hixon and Pineview are within the Regional District of Fraser-Fort George Electoral Areas D and E, the electoral area population data can instead be used to explain the specific population trends shown in the individual places (e.g. population ageing). In the following pages the population pyramids for Electoral Districts D, and E, and Prince George Census tract 7 (Blackburn) will be used to explain the population characteristics of Blackburn, Hixon, and Pineview.

As shown in Figures 4-1 to 4-3, the population in Electoral Area D (Pineview) has decreased from 4530 in 2001 to 4170 in 2011, a change of 360 people, or -8 percent. The greatest population cohorts were those aged: 40-44 in 2001, 45-49 in 2006, and 45-49 in 2011. The size of each age group has stayed relatively steady over these years, but the population is showing signs of ageing. The cohorts of older adults and seniors are growing. Despite a population loss of 360 in the last 10 years, the number of people who are 50 and older has increased from 1180 in 2001 to 1610 in 2011, (changing from 26 percent of the population to 39 percent of the population). Moreover, the cohort of individuals 19 years of age and under has decreased from 1365 people in 2001 to 1020 in 2011. Therefore, there is currently a trend of out migration of youth and an increased population of older adults and seniors in Electoral Area D.

A similar trend is present in Electoral Area E (Hixon). As shown in Figures 4-4 to 4-6, the largest groups of people were those aged: 50-54 in 2001, 55-59 in 2006, and 60-64 in 2011. Although the number of residents aged 50+ in Electoral Area E has actually decreased by 15 over the ten year Census period, the proportion of the population aged 50+ has increased from 43 percent in 2001, to 51 percent of the population in 2011. This is because the overall population of Electoral Area E decreased at a much faster rate than the cohort of residents aged 50 and older. The number of individuals aged 19 and younger in Area E also decreased over the 10 year Census period, from 130 in 2001 to 95 in 2011. Overall, Electoral Area E is also experiencing a trend of out migration of youth and an increased population of older adults and seniors.

An ageing population is also emerging in Blackburn; though the trend is not as dramatic as in Electoral areas D and E (see Figures 4-7 to 4-9). The largest groups of people were those aged: 40-44 in 2001, 45-49 in 2006, and 45-49 in 2011. The number of individuals aged 50 and above in Blackburn increased by 270 between 2001 and 2011, despite a population decrease of over 265 people. The number of individuals aged 19 and under also decreased over the 10 year Census period in Blackburn, from 530 in 2001 to 540 in 2011. Like Electoral Areas D and E, Blackburn is also experiencing a trend of out migration of youth and an increased population of older adults and seniors.

It is clear from these data that there is a trend of population ageing in all three areas in various magnitudes. Some areas already have high populations of seniors, while others have high populations of people who are nearing retirement age. Although disability rates among older adults and seniors are falling, it is well understood that many older adults and seniors suffer from chronic health conditions, and the prevalence of these conditions generally increases with age (Lubben and Rodriguez 2011, 468). Therefore, some older adults require assistance with their daily activities, such as bathing, dressing, cooking, walking, and cleaning. As a result, many older adults and seniors choose to move out of their current homes into ones that better suit their needs. For many people this means moving into one of the seniors housing options mentioned in this report (e.g. independent living, supportive housing, assisted living, or residential care). These data, in combination with research on changes in health status as people age, suggests that the need for seniors housing in Blackburn, Hixon and Pineview in the coming decade will not only be very present, it will increase as time goes on.

Figure 4-1: Electoral Area D Population Pyramid, 2001

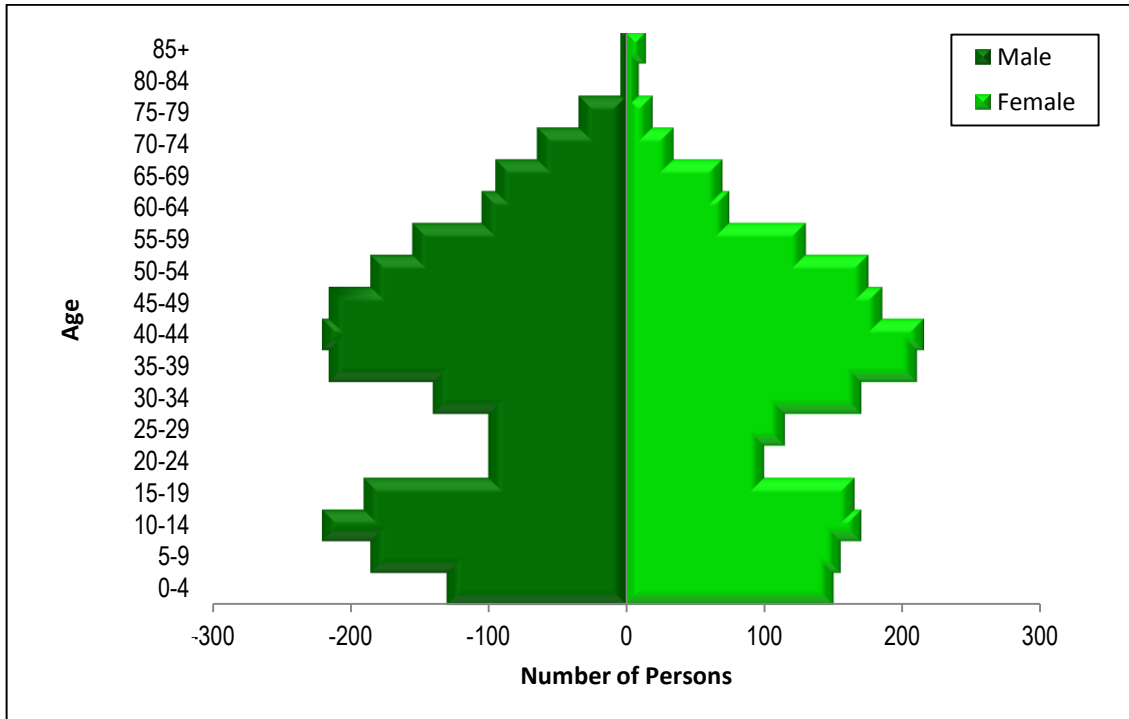


Figure 4-2: Electoral Area D Population Pyramid, 2006

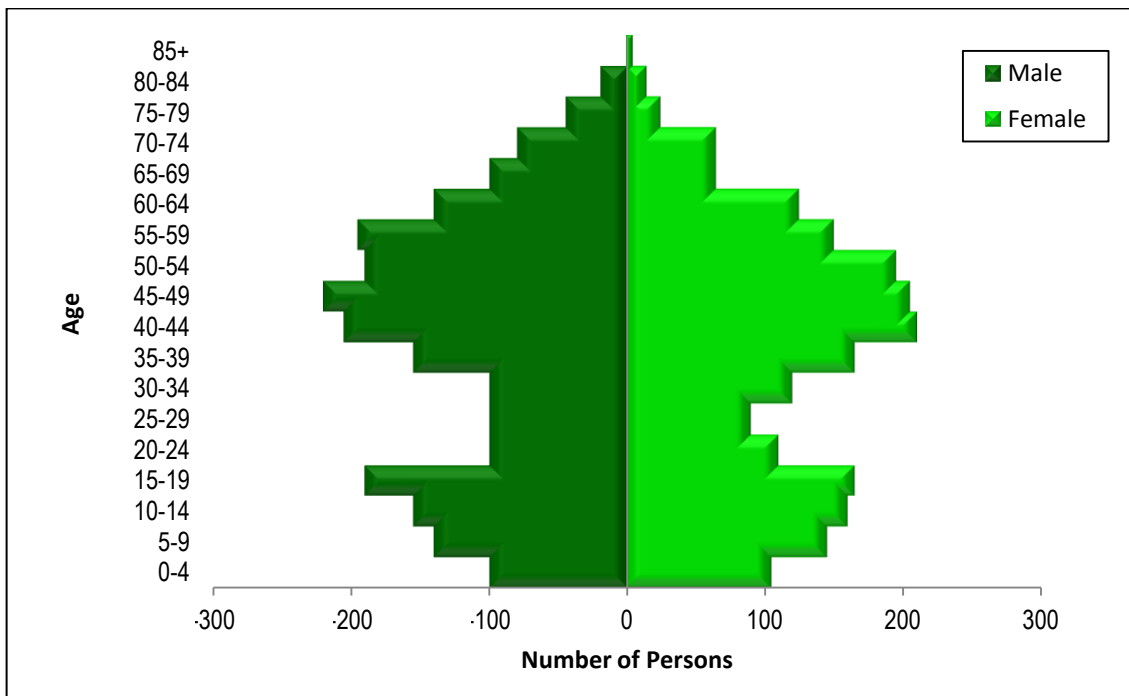


Figure 4-3: Electoral Area D Population Pyramid, 2011

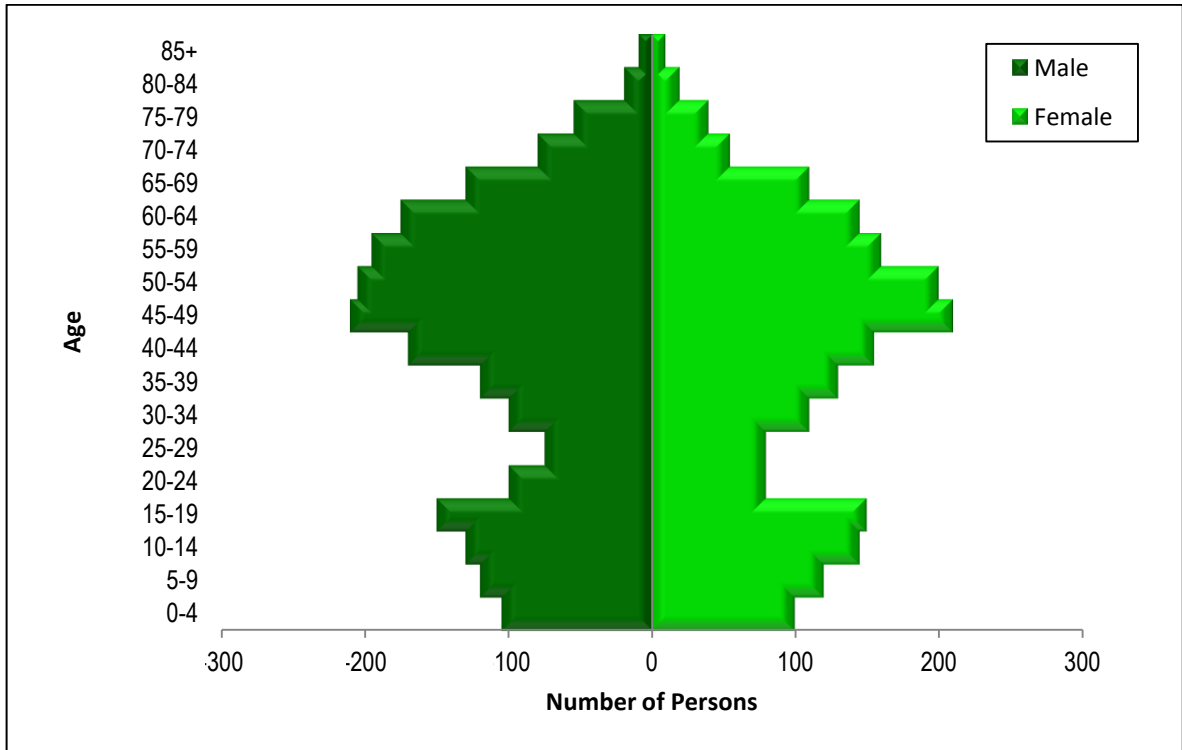


Figure 4-4: Electoral Area E Population Pyramid, 2001

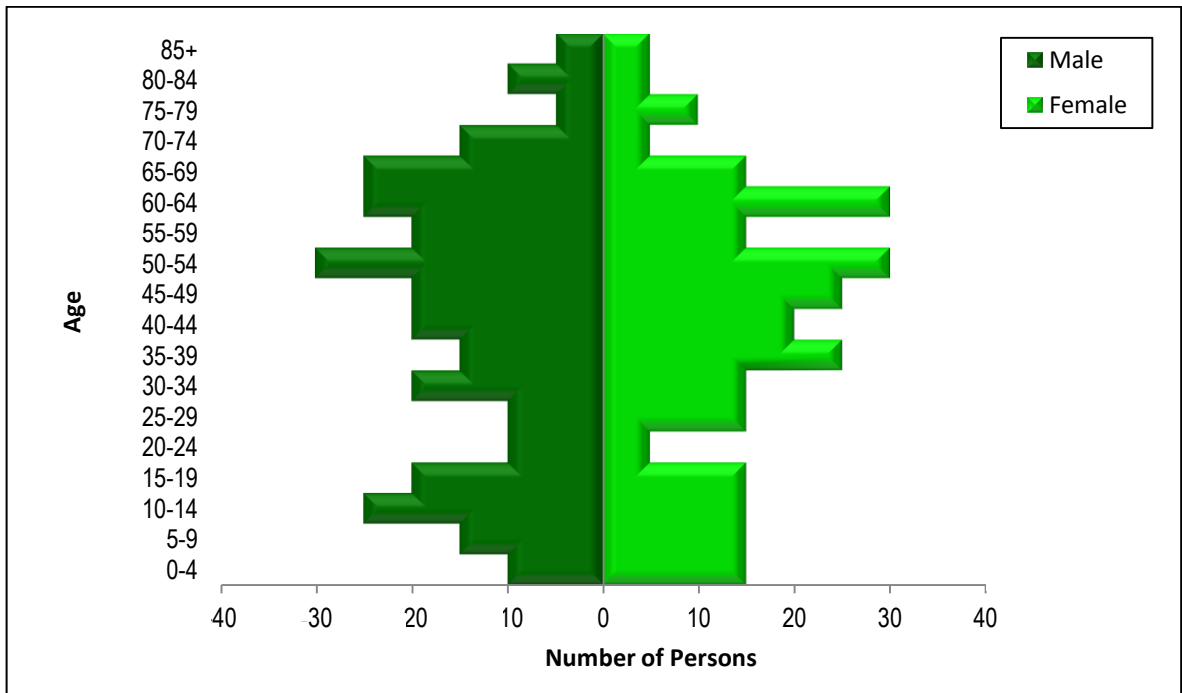


Figure 4-5: Electoral Area E Population Pyramid, 2006

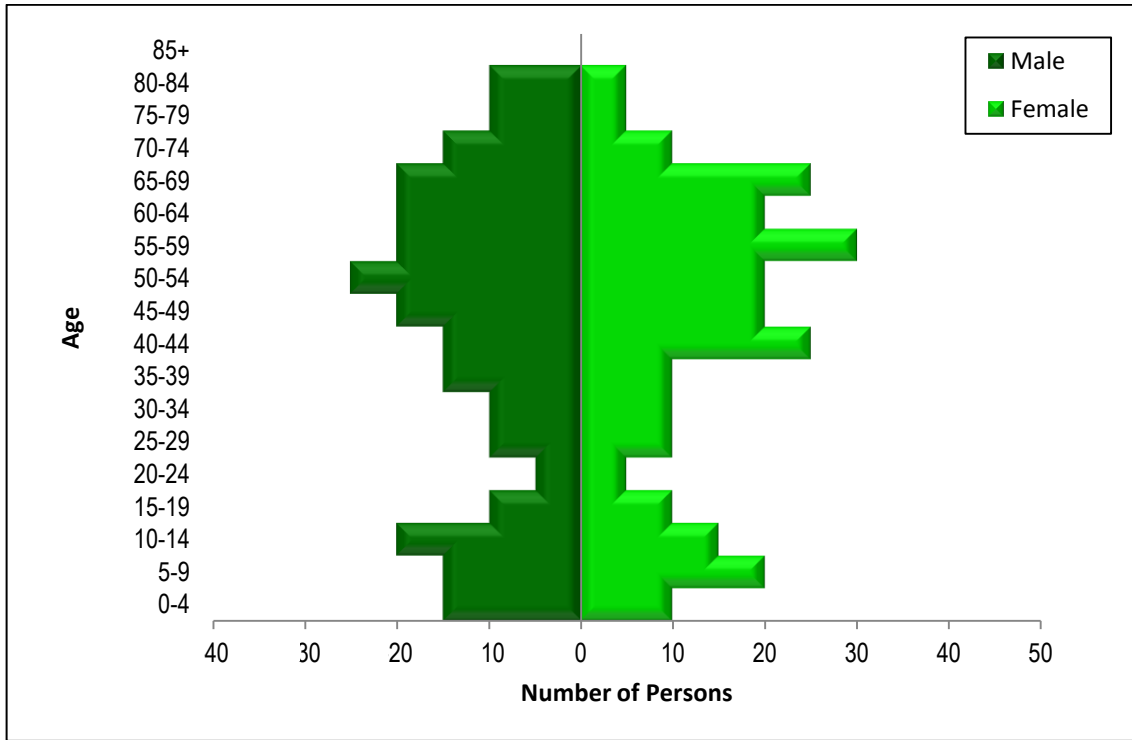


Figure 4-6: Electoral Area E Population Pyramid, 2011

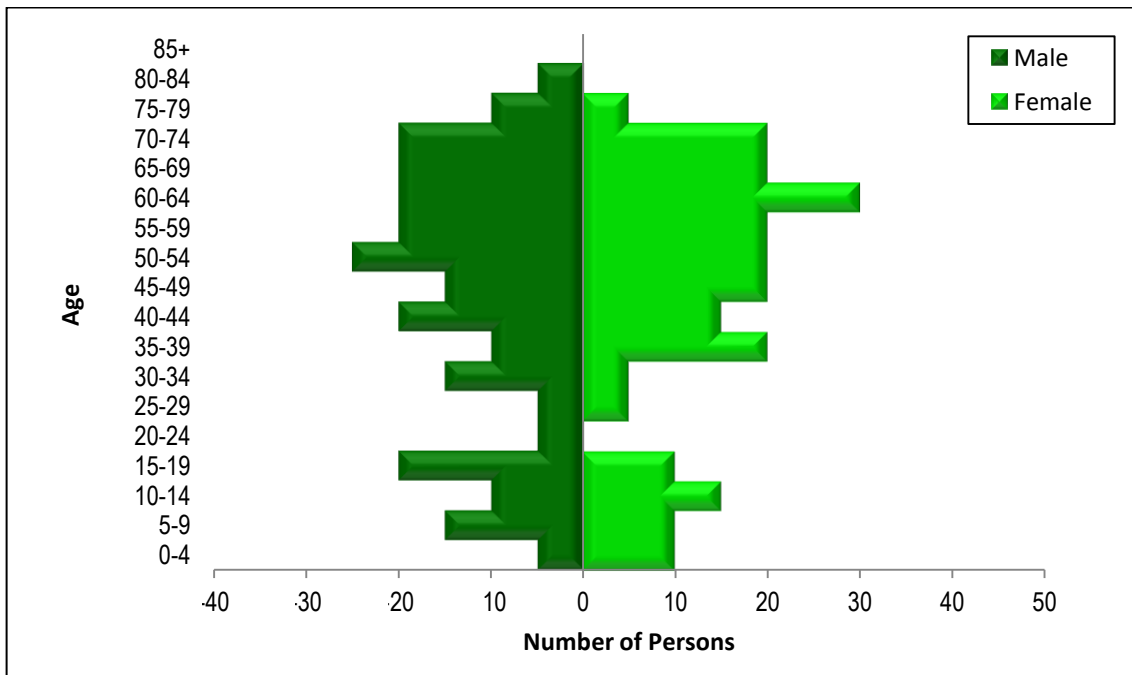


Figure 4-7: Blackburn Population Pyramid, 2001

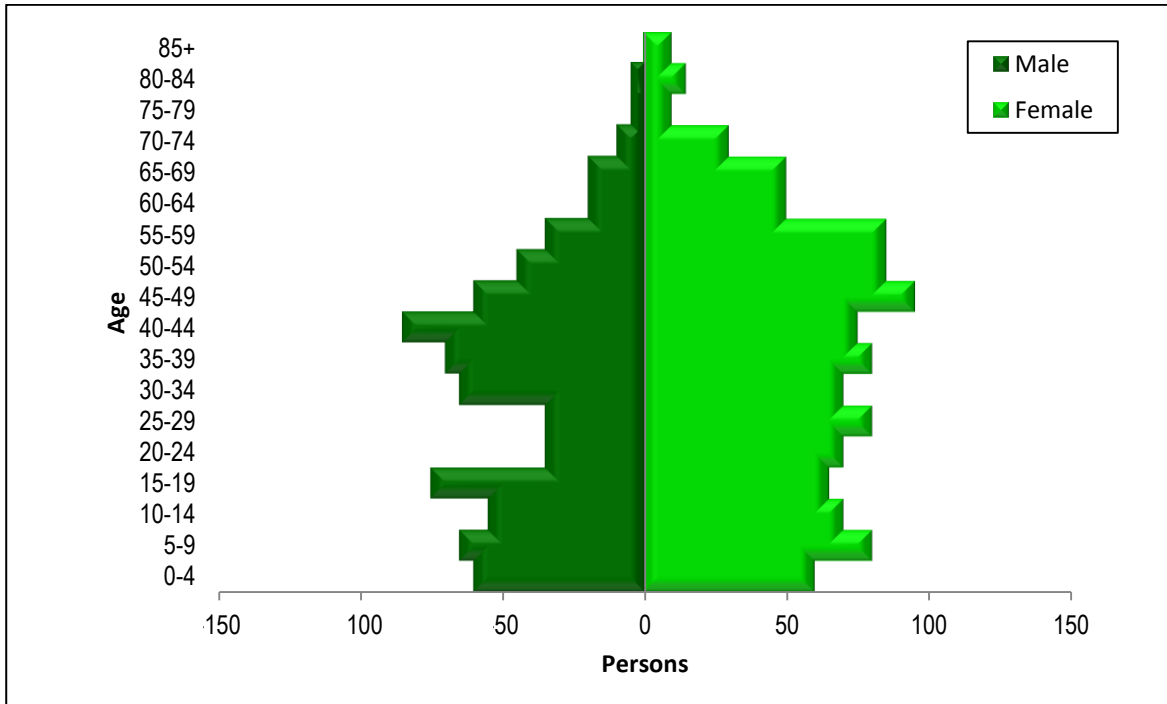


Figure 4-8: Blackburn Population Pyramid, 2006

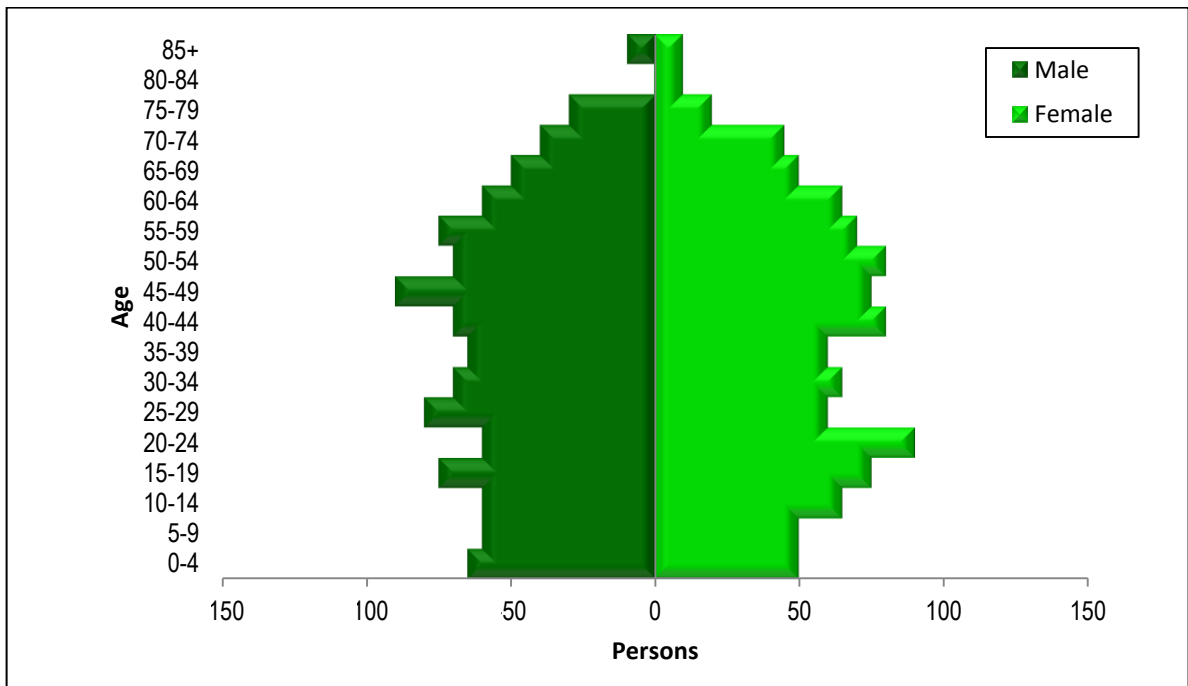
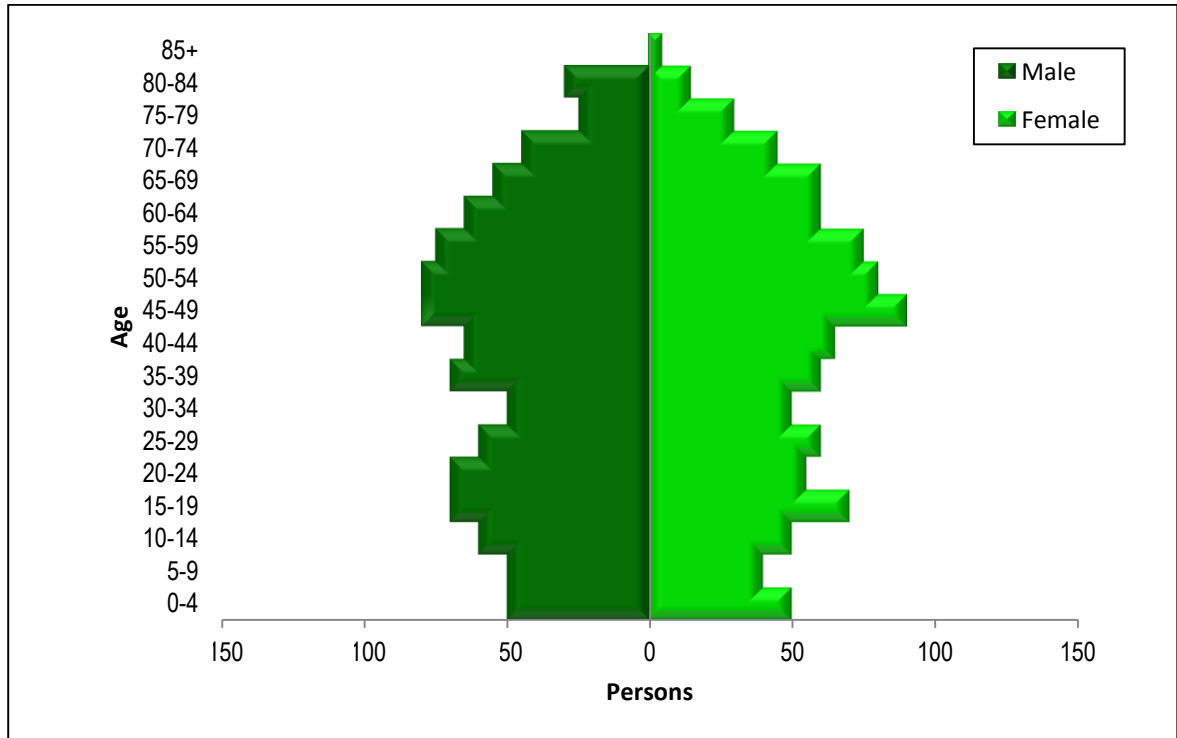


Figure 4-9: Blackburn Population Pyramid, 2011



5. Results

This section outlines the results of the Sunrise Ridge Seniors Housing Survey conducted by the Community Development Institute. A total of 64 surveys were completed in the three information sessions; however, because the survey completion was voluntary not all of the questions have full response rates. Several graphs are used to display information throughout this report. Most graphs are separated into four sections representing answers from respondents in Blackburn, Hixon, Pineview, and 'Other' (those residing outside of these three areas).

To demonstrate each community's level of need, the y-axes on these graphs show the actual number of answers to each question, rather than the percentage of participants who responded a certain way. Since some areas had more participants than others, showing the information as a percentage would over represent the need in the smaller groups and under represent the need in the larger groups. Showing actual numbers provides a more accurate indication of where the focus should be for creating seniors housing, and what features are most important to provide in this housing. However, to provide a general sense of overall group trends, group data are provided in percentages where appropriate.

5.1 Socio-Demographic Information

This section of the survey asked general questions about respondents and the people living in their households. These questions were used to create a profile of the respondents, and to provide data on the most-desired characteristics for seniors housing, such as size, monthly cost per unit, and whether pets should be allowed.

Sixty-two individuals aged 47 and older completed the Sunrise Ridge Senior Housing Survey. These surveys represent the housing needs of 120 people distributed among the 62 households.

Respondents were split among areas of the Regional District of Fraser-Fort George:

- 15 percent of respondents (n=9) live in Blackburn;
- 29 percent of respondents (n=18) live in Hixon;
- 40 percent of respondents (n=25) live in Pineview; and
- 16 percent of respondents (n=10) live in other areas.

Like other ageing rural places, survey respondents have lived in their communities for many years. This trend is also present in the regional statistics. Most of the population moved to these areas during the time of resource and industry booms around the 1970s, and have remained in these areas despite market fluctuations. The reasons for this likely include the well-developed 'sense of place', the strong social ties, and the high quality of life available in many rural places.

- More than half of respondents (71%) have lived in their communities for over 20 years.
- Pineview has the highest percentage of people who have lived in their communities for over 20 years at 81 percent of participants.
- Overall, the length of time respondents have lived in their communities varied widely; however, the largest cohort of people (23%) lived in their communities for 45 years or more, and the second largest cohort of people (21%) have been in their community for 36 to 40 years.

Figure 5-1: Respondents' Location

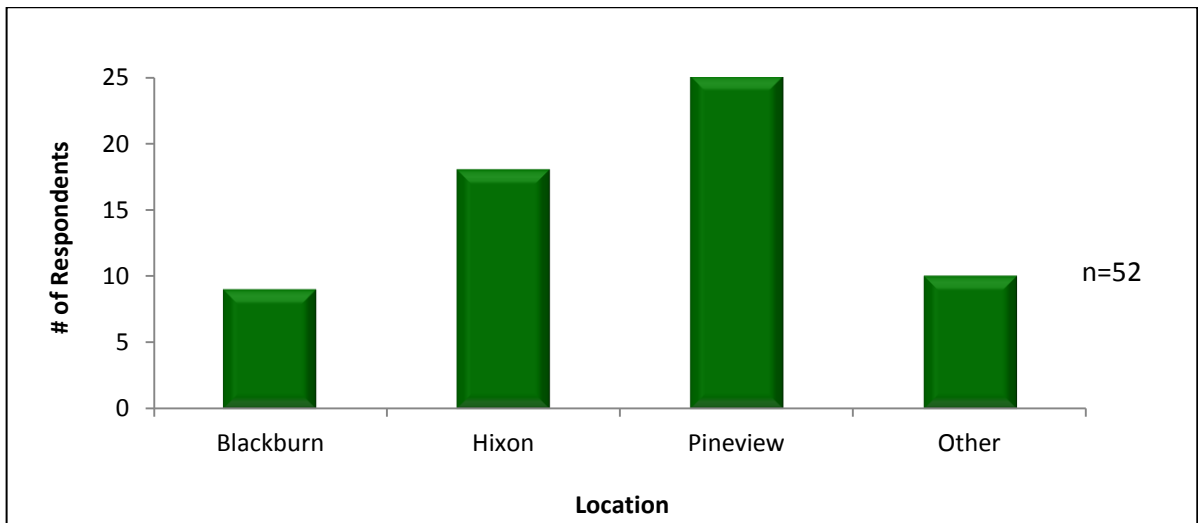
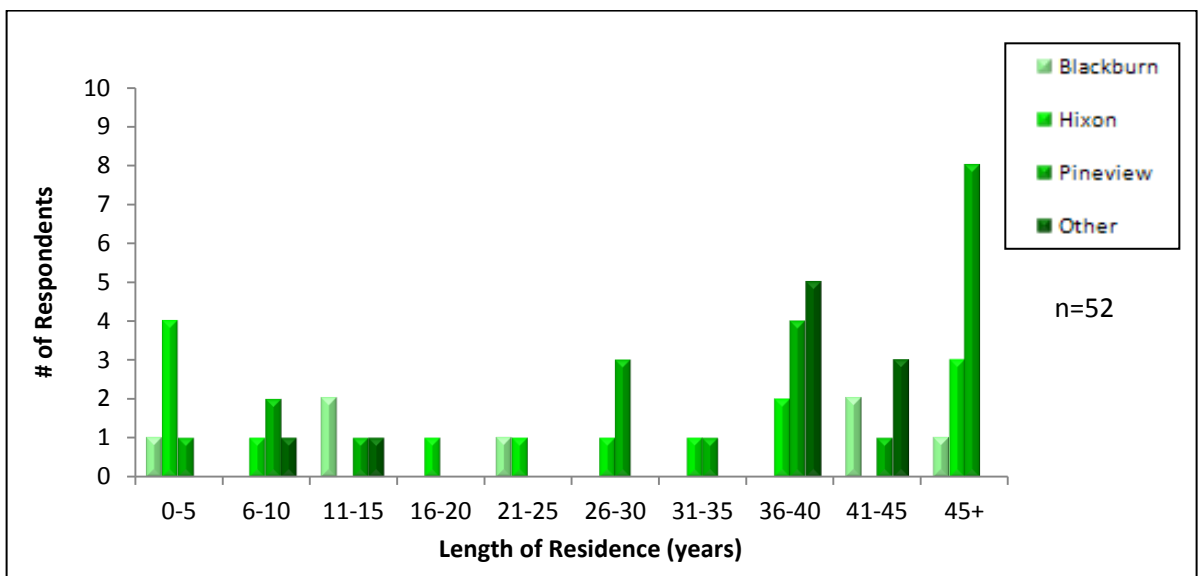


Figure 5-2: Length of Residence in Years



Respondents were asked to indicate the age and gender of themselves and those living in their household.

- Respondent characteristics:
 - The average age of respondents is 69.4 years.
 - The largest group of respondents is between the ages of 70 and 74.
 - Seventy-five percent of respondents are over the age of 65.
 - Of all respondents, 35 are female, 19 are male, and six did not specify a gender.
 - There are more female than male respondents in both Hixon and Pineview; in Blackburn, there were two more male respondents than female.
- Respondent’s Household Characteristics:
 - The average age within respondents’ households is 65.1.
 - The largest age group within respondents’ households is 65 to 69.
 - Sixty-nine percent of people in respondents’ households are over the age of 65. This was the case for the entire sample and for each individual community.
 - The total household gender is 65 females, 45 males, and 10 who did not specify their gender; therefore, this survey has a greater representation of women than what is present in the current population in these areas. This is inconsistent with the most recent population data for the Fraser-Fort George region which suggest a slightly higher percentage of men than women in these areas (Statistics Canada 2011). However, a higher response rate of women is common among most surveys.
- The average number of people per household is two (61%), followed by 1 (25%), 3 (11%), and 5 (3%). Most senior households appear to consist of one couple. This was the case when the communities were considered separately and all together.

Figure 5-3: Age of Respondents, All Categories

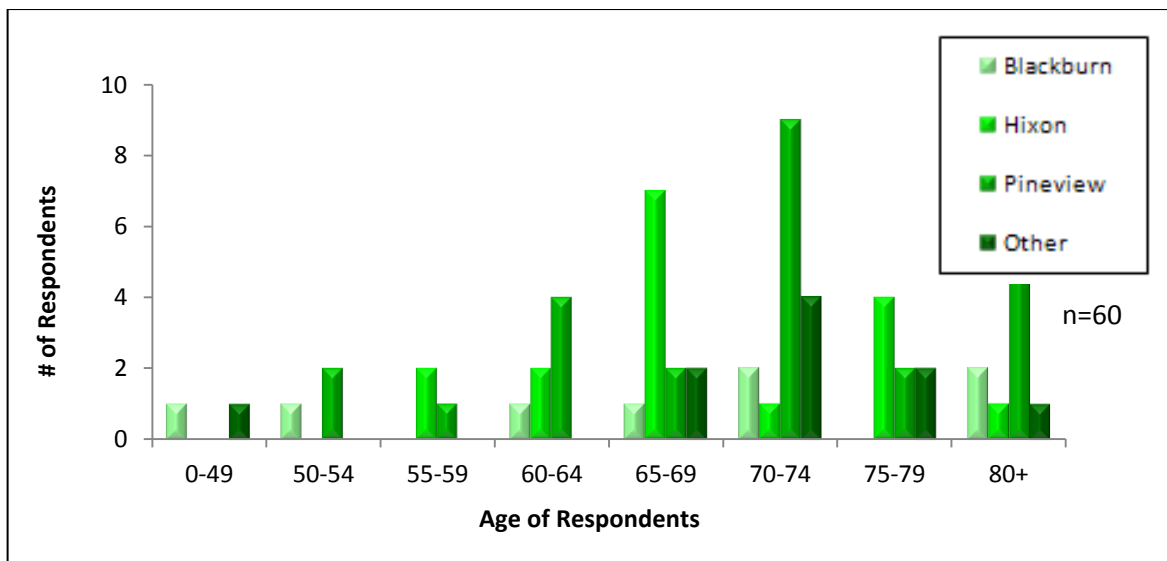


Figure 5-4: Age of Respondents, Three Categories

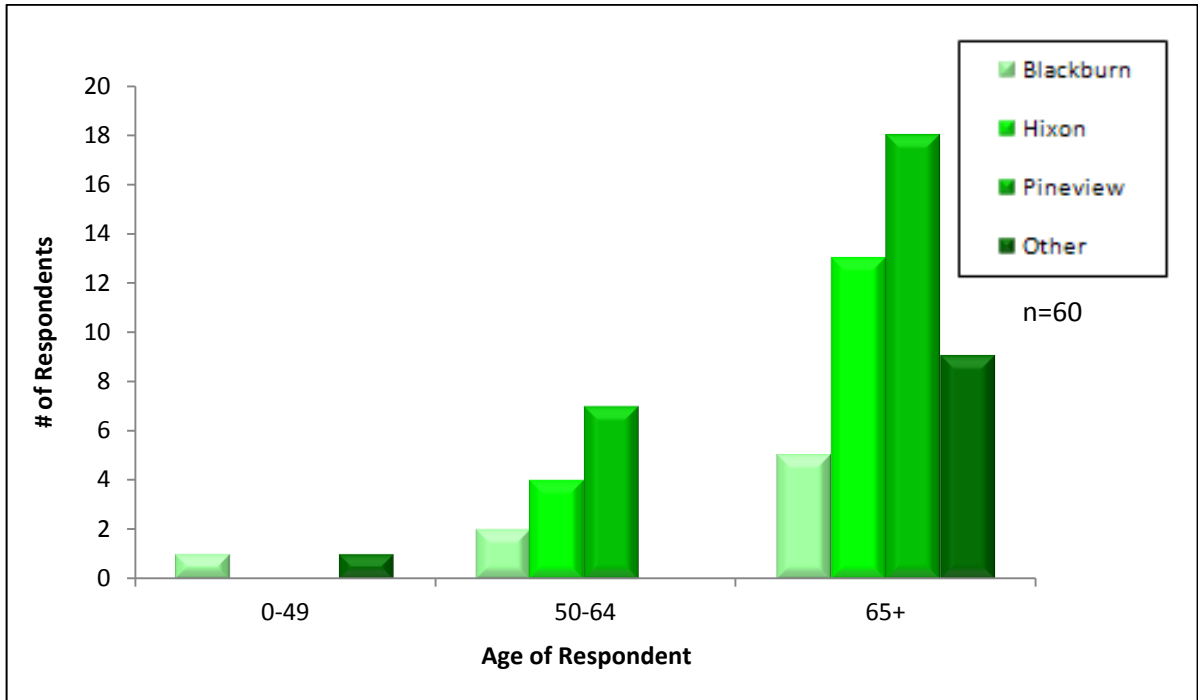


Figure 5-5: Ages of Household Population, All Categories

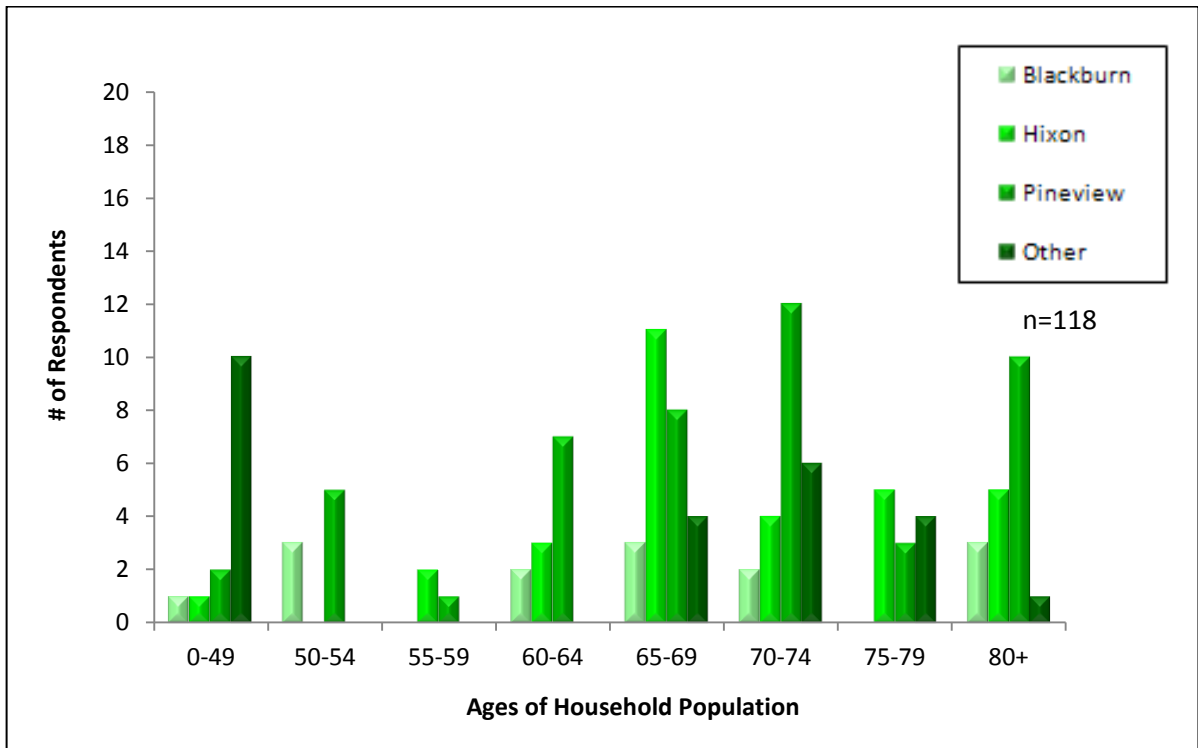


Figure 5-6: Ages of Household Population, Three Categories

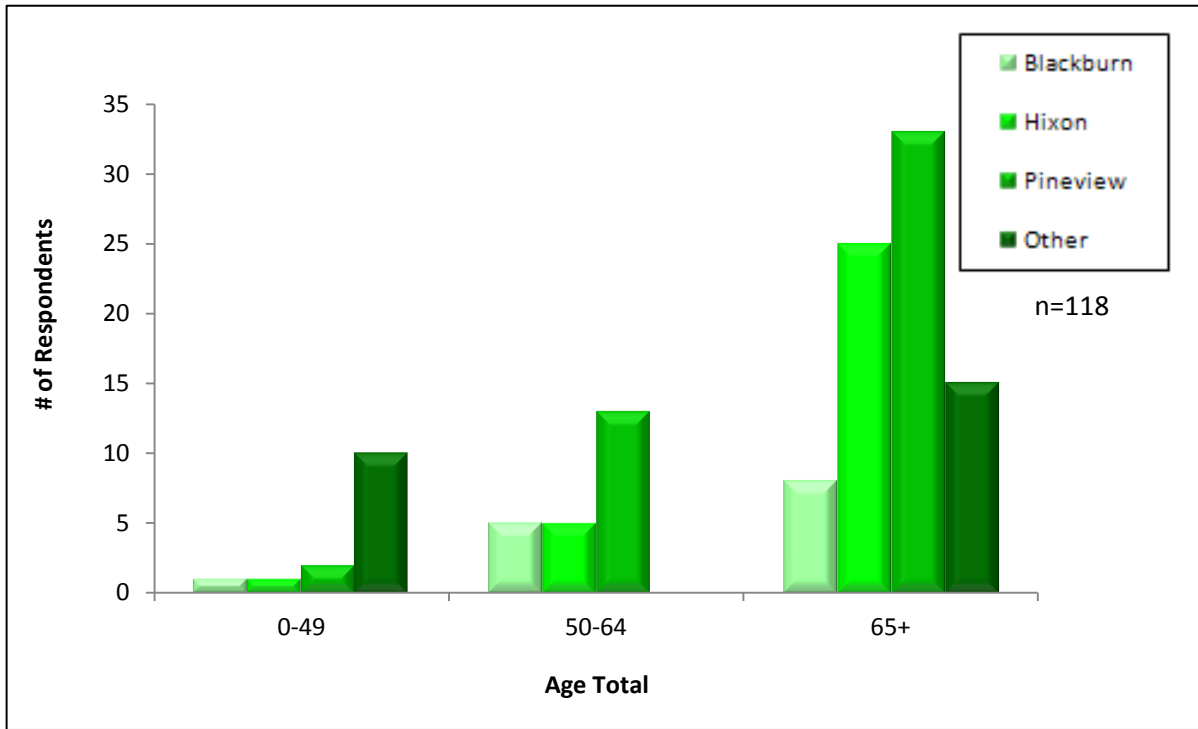


Figure 5-7: Respondent Gender

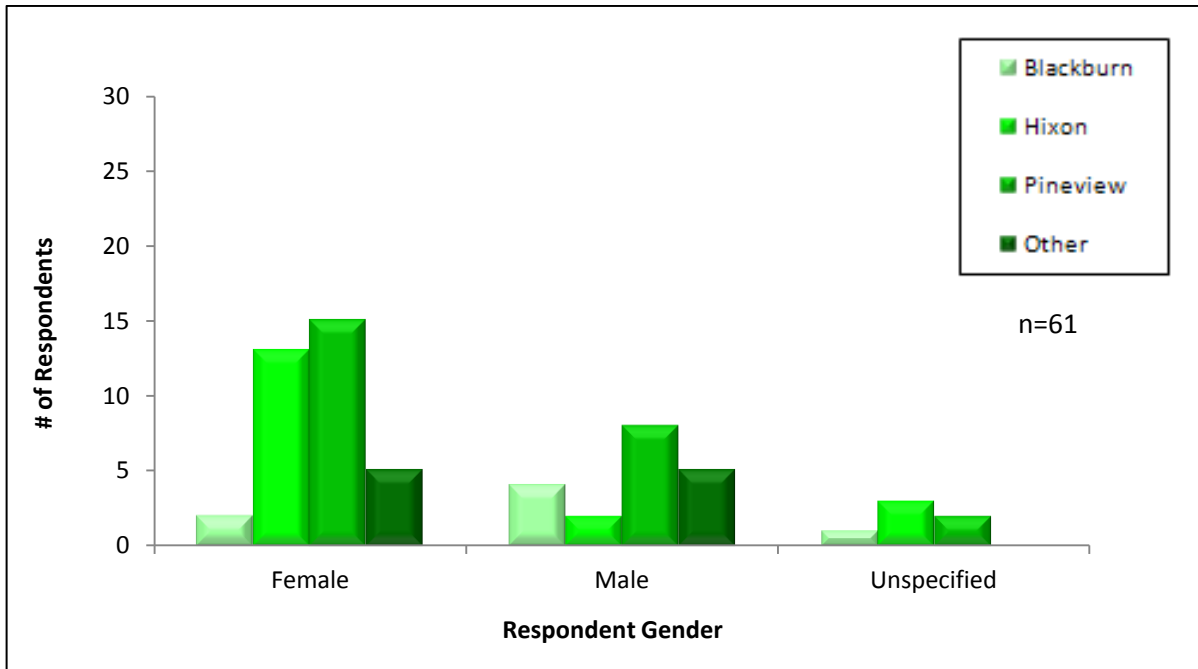


Figure 5-8: Total Household Gender

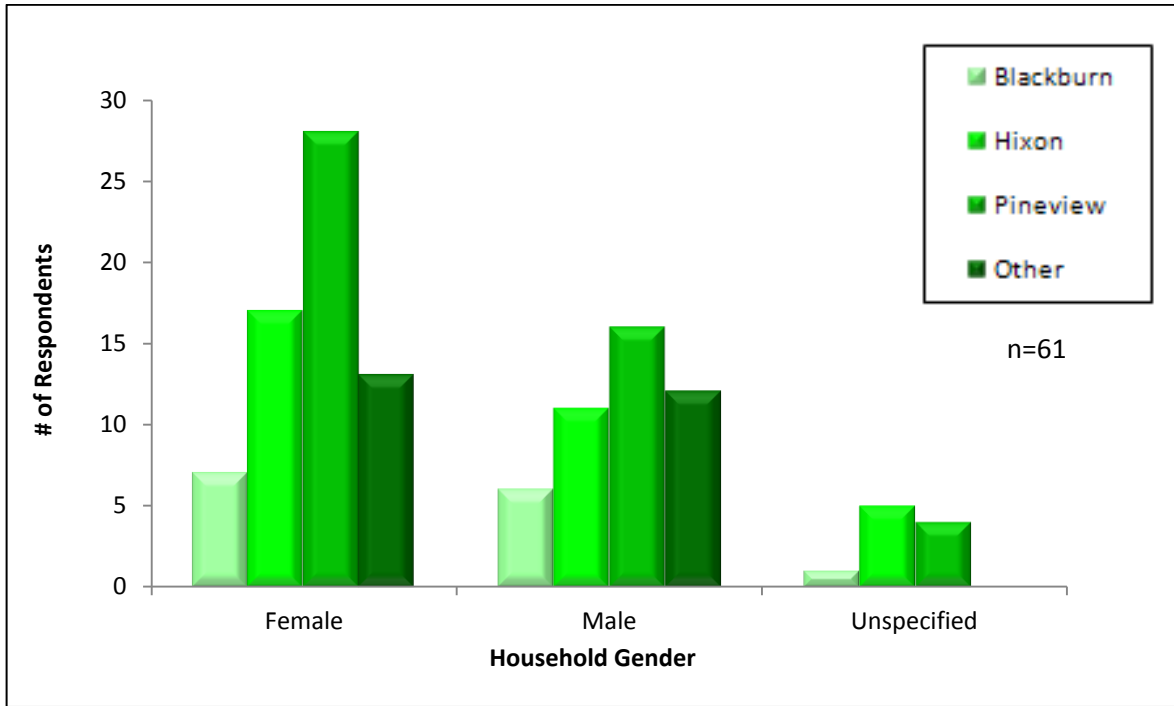
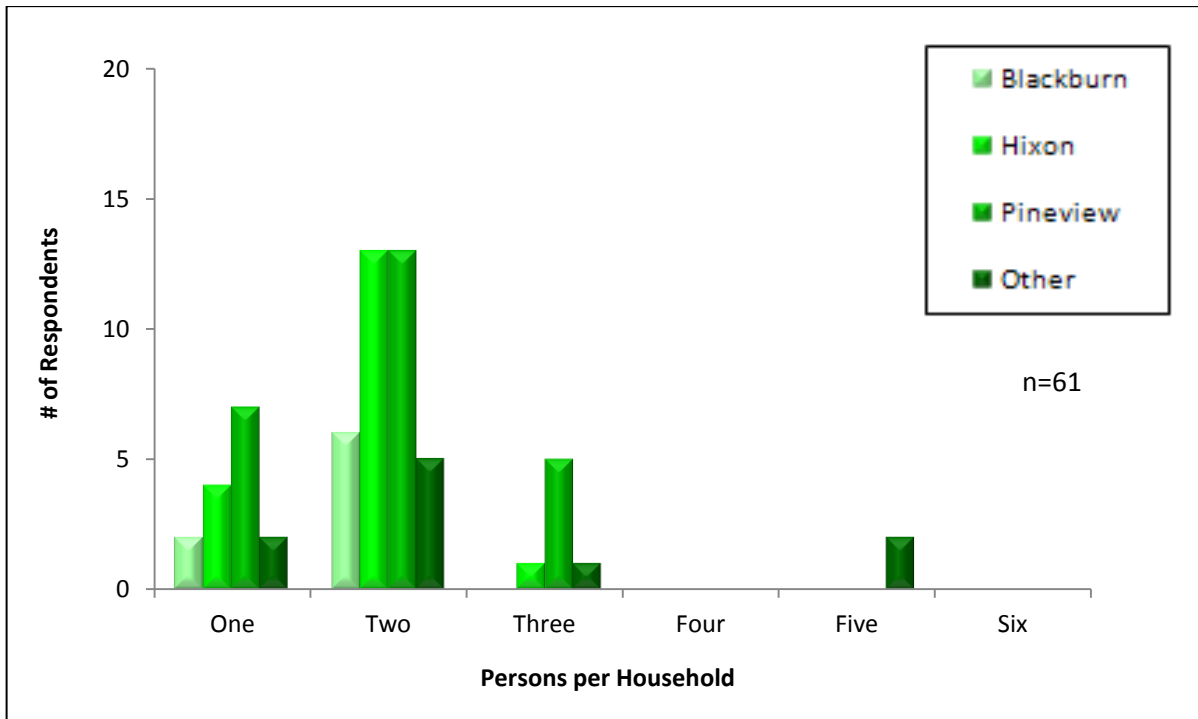


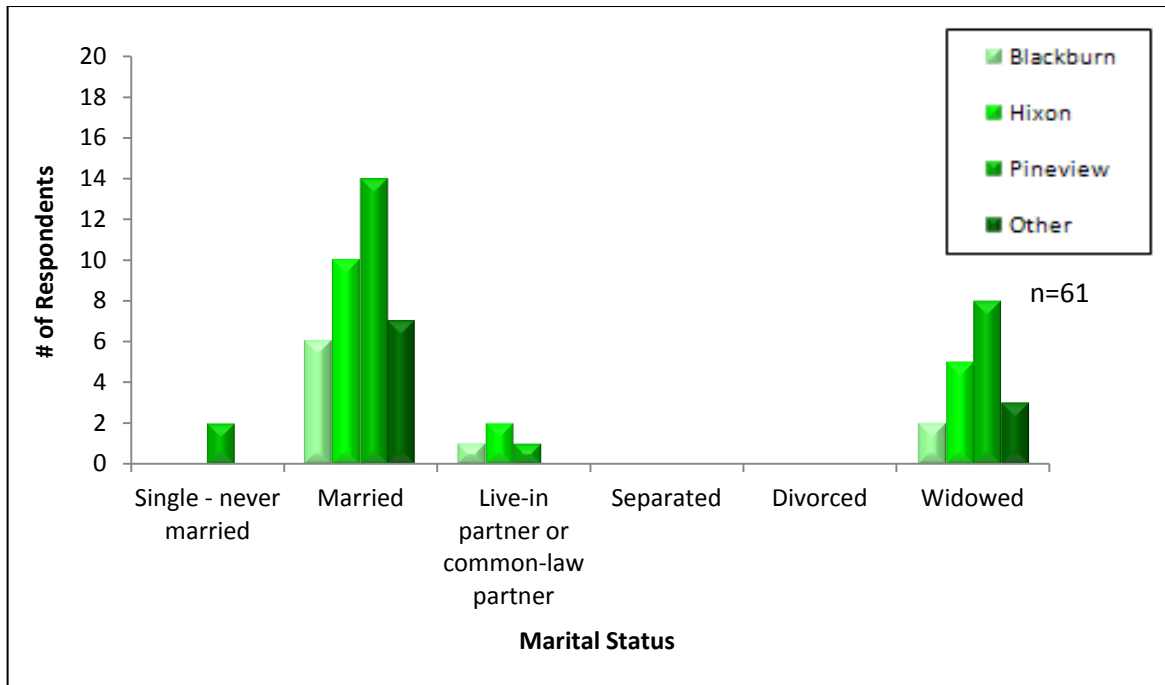
Figure 5-9: Persons per Household



Respondents were asked to comment on their marital status. This question provides information on the desired size of future seniors housing units (e.g. one bedroom, two bedroom, etc.).

- The majority of respondents (67%) stated that they are married or living with a partner.
- Forty-one percent of respondents are widowed, and a very small portion of respondents are single and never married (3%).
- These two trends also apply to the communities when analyzed individually.

Figure 5-10: Marital Status



Respondents also reported their total pre-tax household income for the past year, and their employment status. These questions create an understanding of how much community members can afford to spend on housing, and what stage of life they are in.

- Of the 64 respondents, 51 chose to provide their income bracket, with most (51%) falling between \$25,000 and \$49,000 per year.
- Twenty-five percent of respondents have an income between the ranges of \$0 and \$24,999, and the remaining 24 percent have an income of \$50,000 or higher.
- In Hixon no respondents have an income over \$50,000, and in Blackburn the majority of respondents (n=5) have an income over \$50,000.
- The majority of respondents are retired (74%), although a small number of people in each community are still employed either full or part-time.

Figure 5-11: Total Household Income before Taxes and Deductions

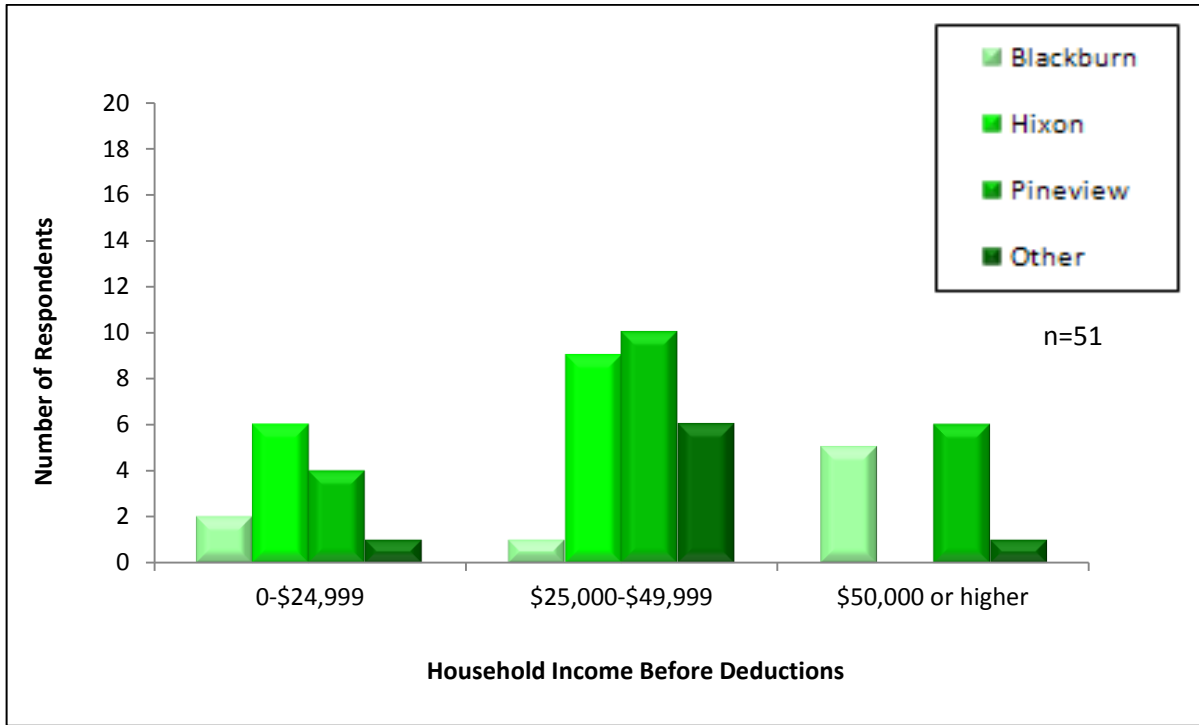
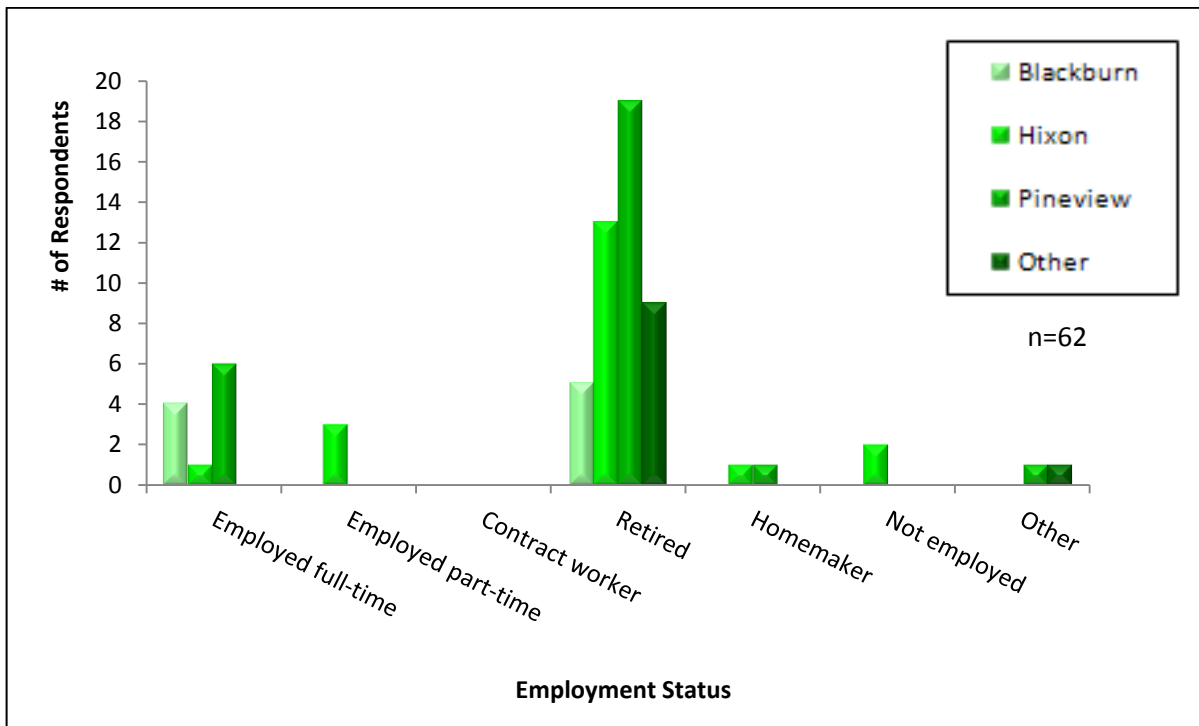


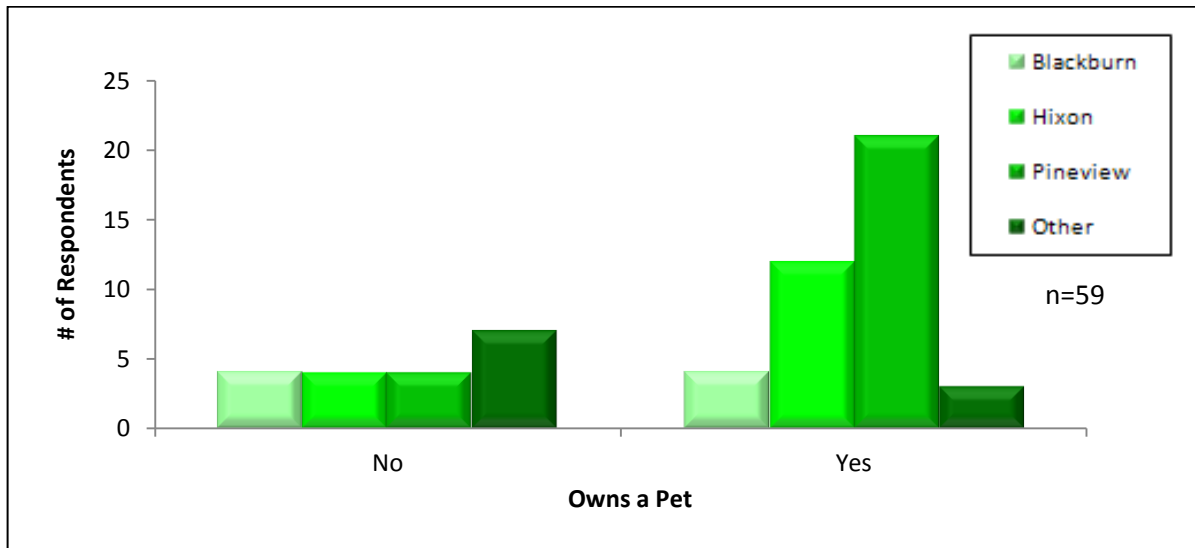
Figure 5-12: Employment Status



Participants were also asked if they have a pet.

- Most respondents (68%) have pets; however, in Blackburn only half the participants (n=4) have pets, and in 'Other' areas only two residents have pets.

Figure 5-13: Pet Guardianship



5.2 Current Housing Situation

This section of the survey asked respondents about their current housing situation. The purpose of this section was to develop an understanding of their current housing, including its physical characteristics and condition.

The survey asked respondents to identify their current housing type. This information describes seniors and older adults' current housing stock in each community.

- As shown in Figure 5-14, the majority (72%) of respondents live in single detached houses.
- A small portion of respondents (28%) live in mobile homes on property or in a mobile home park.
- Most respondents (93%) own their home (see Figure 5-15); however, Hixon has more rental tenures than any other community (n=4).
- The majority of respondents (87%) have stairs at the main entrance of their home (see Figure 5-16), and over 50 percent of those respondents reported having five or more stairs (see Figure 5-17). This means that there are approximately 32 homes in the areas that have a great number of stairs and therefore may not be appropriate for residents as they age.

- The minority of respondents (20%) have stairs between the main living section of their home and the bedrooms (see Figure 5-18), but of those who do, 20 percent listed five or more stairs in these areas.

Figure 5-14: Housing Type

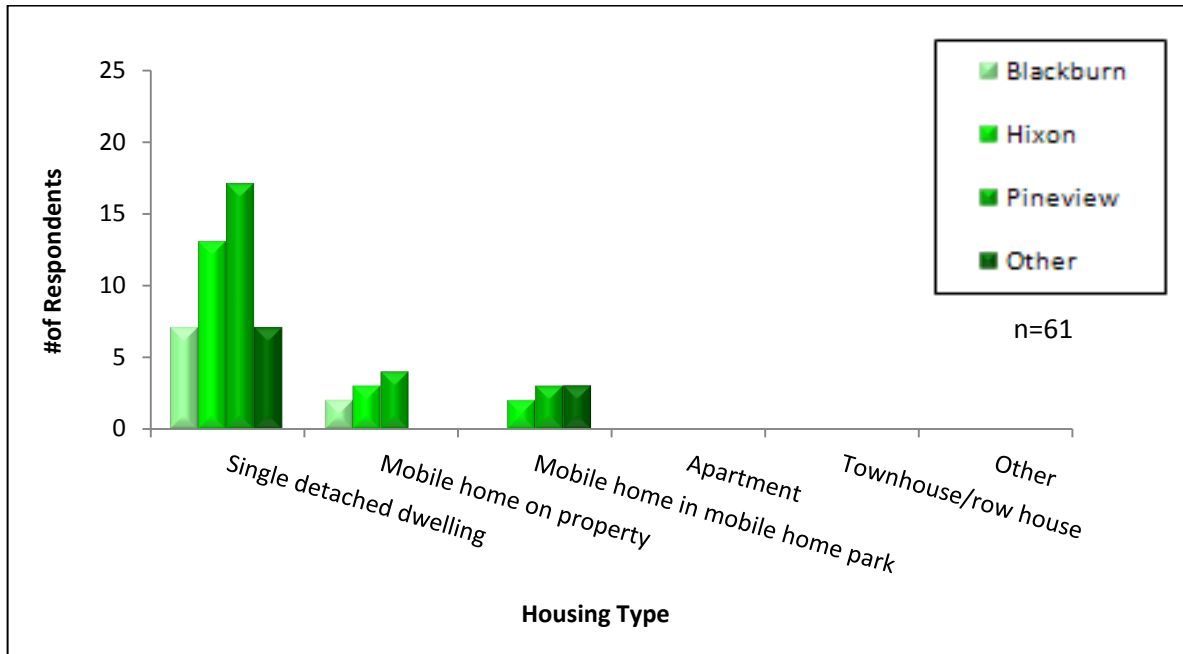


Figure 5-15: Housing Tenure

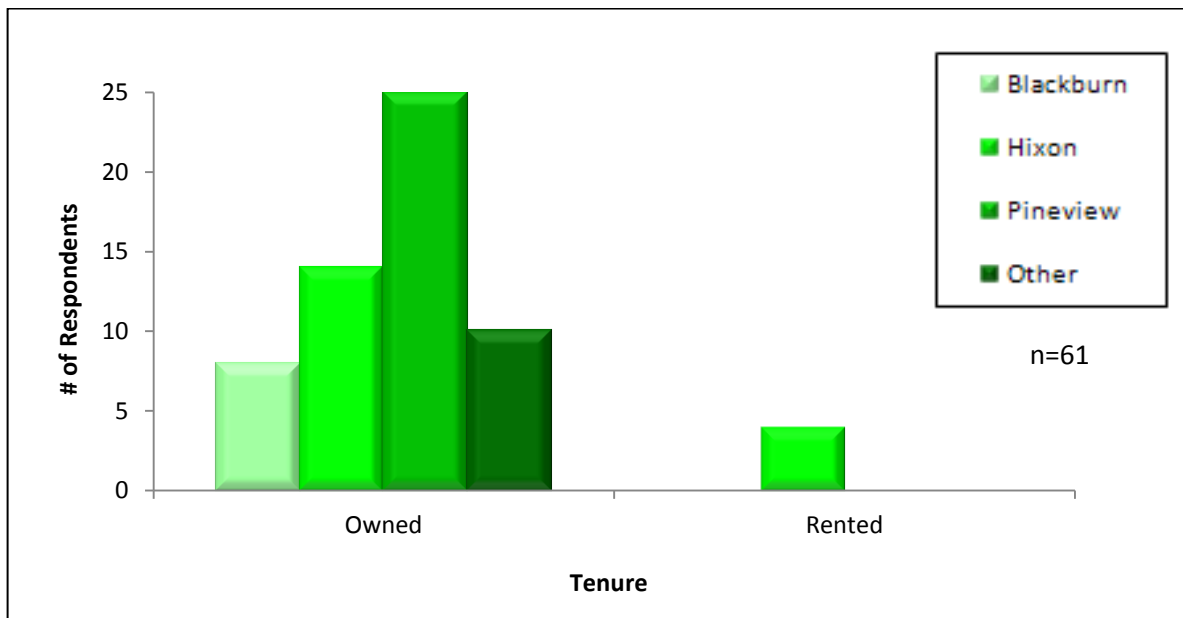


Figure 5-16: Stairs near the Main Entrance

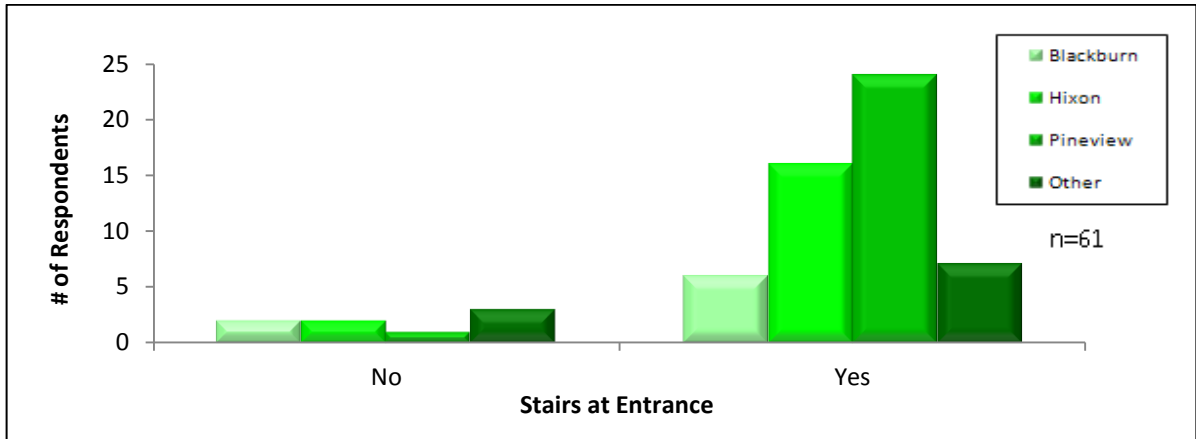


Figure 5-17: Number of Stairs near the Main Entrance

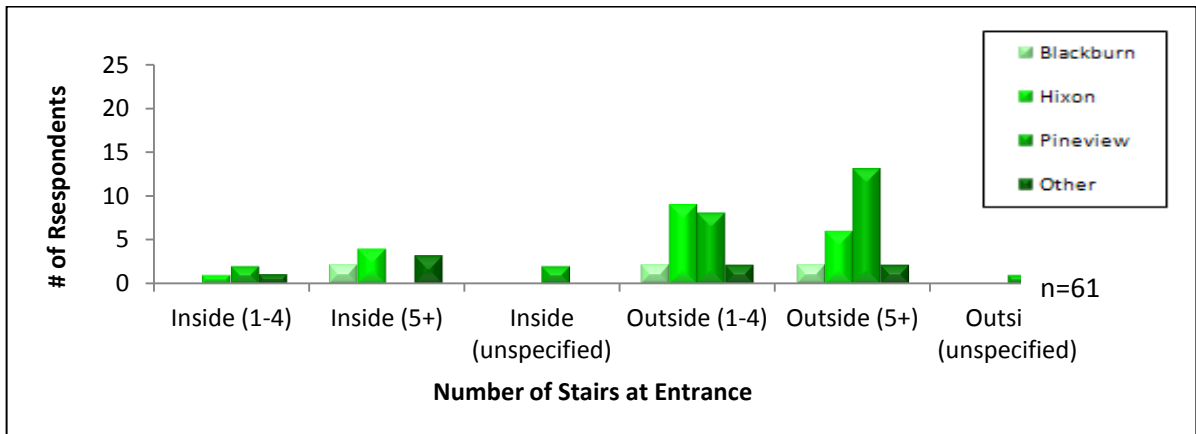
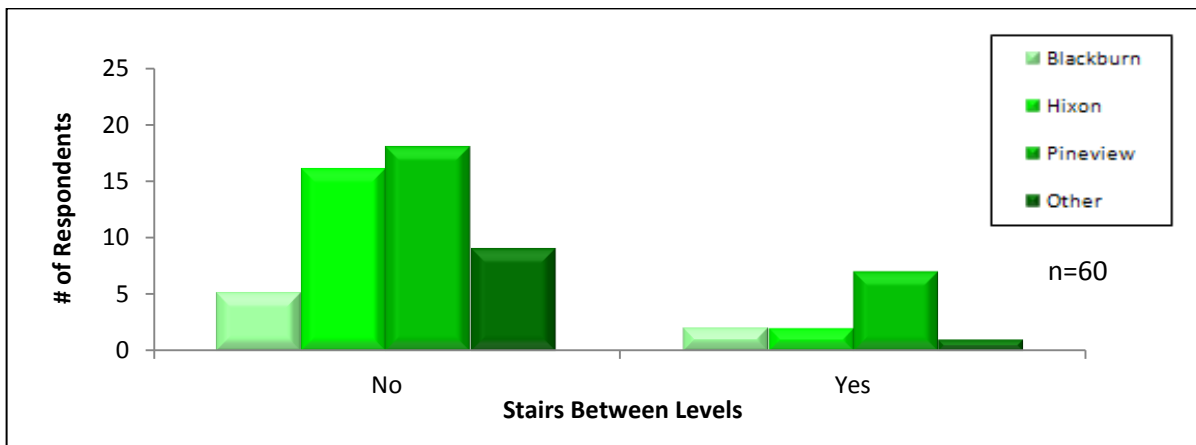


Figure 5-18: Stairs between the Main Living Section and the Bedrooms

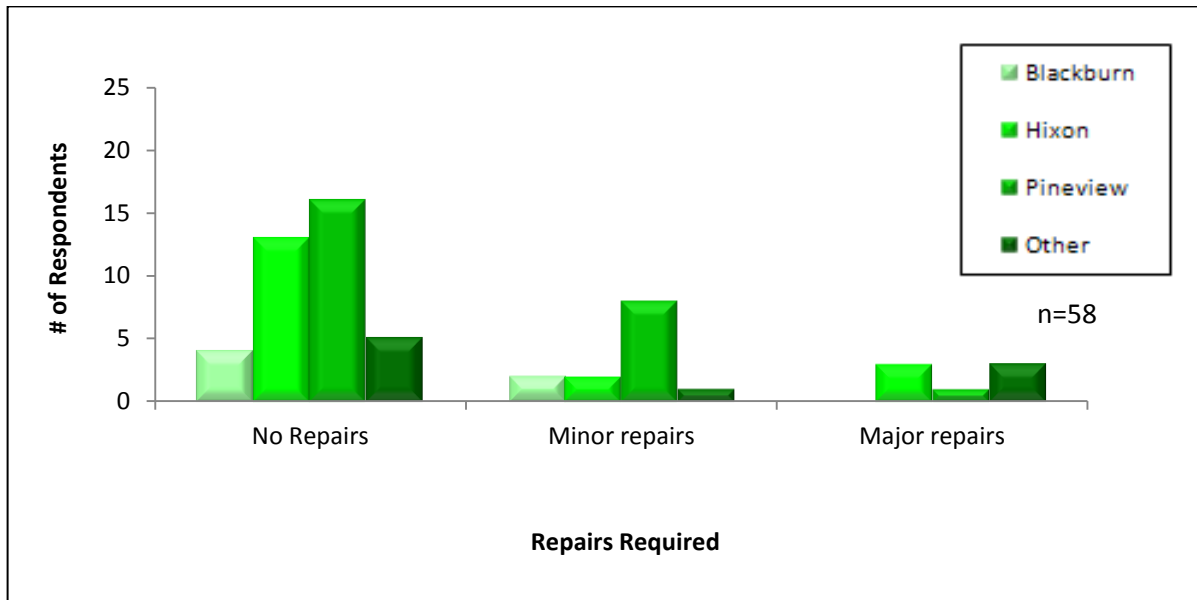


Climbing any number of stairs can become challenging later in life, but climbing five or more stairs is often a great barrier for older seniors with mobility challenges. Although most respondents describe their current housing as meeting their needs now, stairs could pose challenges for residents in the future, making much of the housing in this area inappropriate for older seniors.

At the end of this section, respondents were asked whether their homes need repairs. The three possible responses were: regular maintenance (e.g. painting, furnace filter, cleaning, etc.), minor repairs (e.g. missing/loose floor tiles, bricks or shingles, defective steps, railings, or siding), or major repairs (e.g. defective plumbing or electrical wiring, or structural repairs to walls, floors, or ceilings). Repairs can become a substantial burden as people age, particularly when individuals are either unable to perform or manage their own repairs, or are on fixed incomes and cannot afford substantial home repairs. This question was asked to determine whether homes in the area will need maintenance in the future to remain livable.

- The majority of respondents (65%) said that only regular maintenance was needed on their homes.
- The remaining 34 percent of individuals indicated that their homes need either minor (22%) or major (12%) repairs.
- More major repairs were needed in Hixon than in any other community.
- No homes in Blackburn were identified as needing repairs.

Figure 5-19: Home Repairs Required



5.3 Housing Needs

In this section of the survey, respondents were asked to explain their current housing needs. Questions probed at the appropriateness of their housing, and the appropriateness of other homes in their neighbourhoods.

- Most respondents (75%) felt that their current home was appropriate for the physical needs of its residents:
 - Pineview respondents expressed total satisfaction with the appropriateness of their housing to meet their physical needs.
 - Housing appropriateness may be a significant challenge in Hixon; a large number of residents (n=15) indicated that their homes do not meet their physical needs. Stairs were listed as one reason why housing in Hixon is not ideal.
- Most respondents also indicated that the size of their home is appropriate for their needs:
 - Sixty-five percent said their homes were **not** too large, and 73 percent said their homes were **not** too small (see Figures 5-21 and 5-22).
- Blackburn residents, however, expressed a high level of dissatisfaction with the size of their homes:
 - Half of Blackburn respondents (n=4) stated that their housing was too large (n= 4), and half stated that their housing was too small (n=4).
- Although the minority, nine residents of Pineview felt their homes were too large; this suggests that at least nine residents may be prepared to downsize into seniors housing in the future. A total of 20 people in the entire sample reported a similar feeling.

Figure 5-20: Housing Appropriateness for Physical Needs

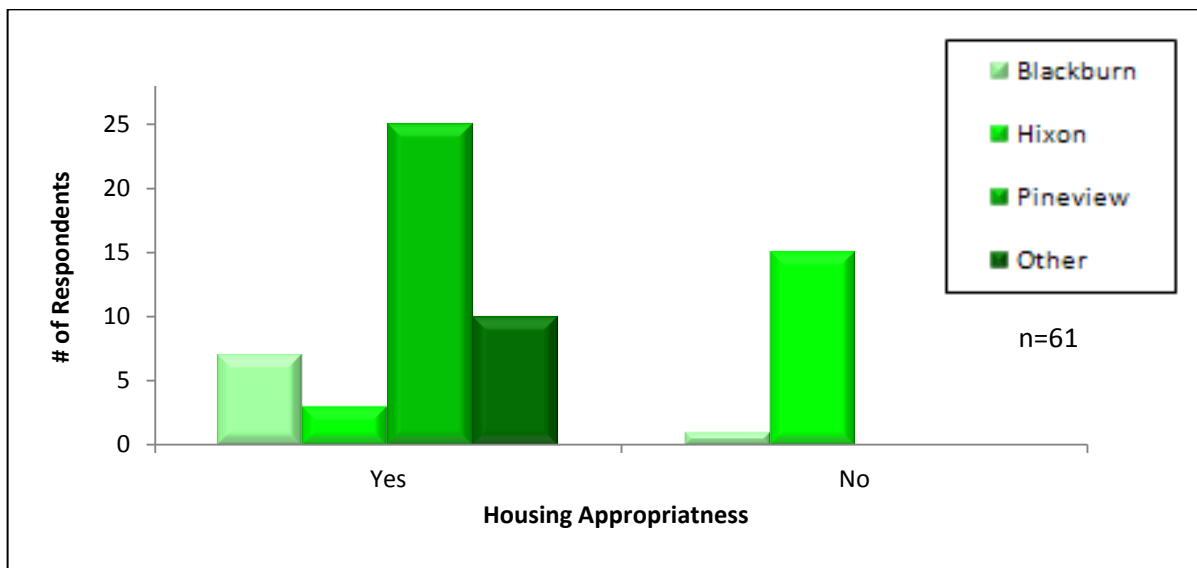


Figure 5-21: Housing Too Large for the Household’s Needs

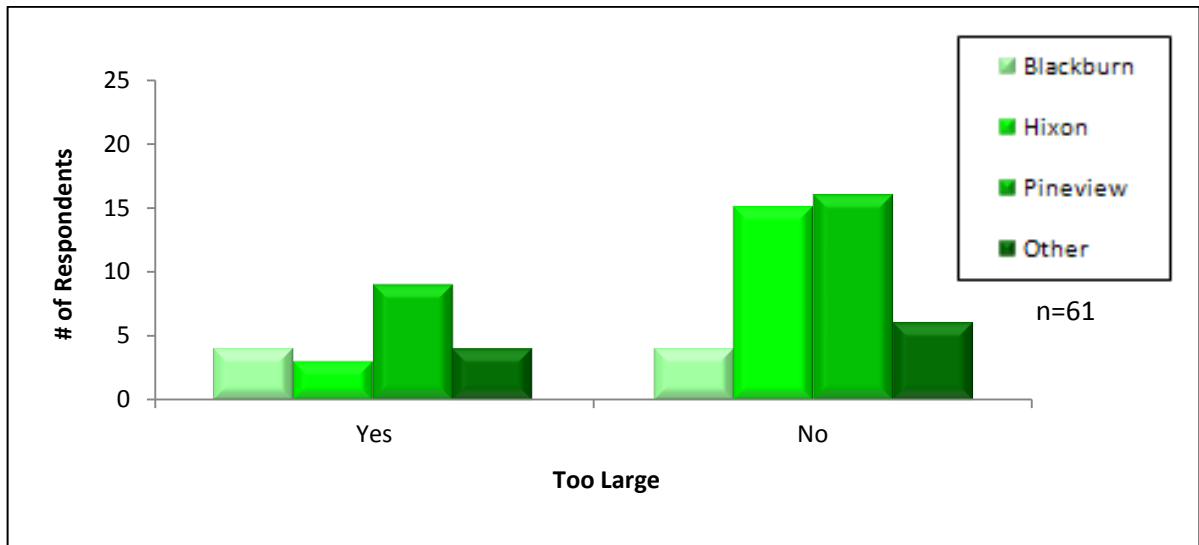
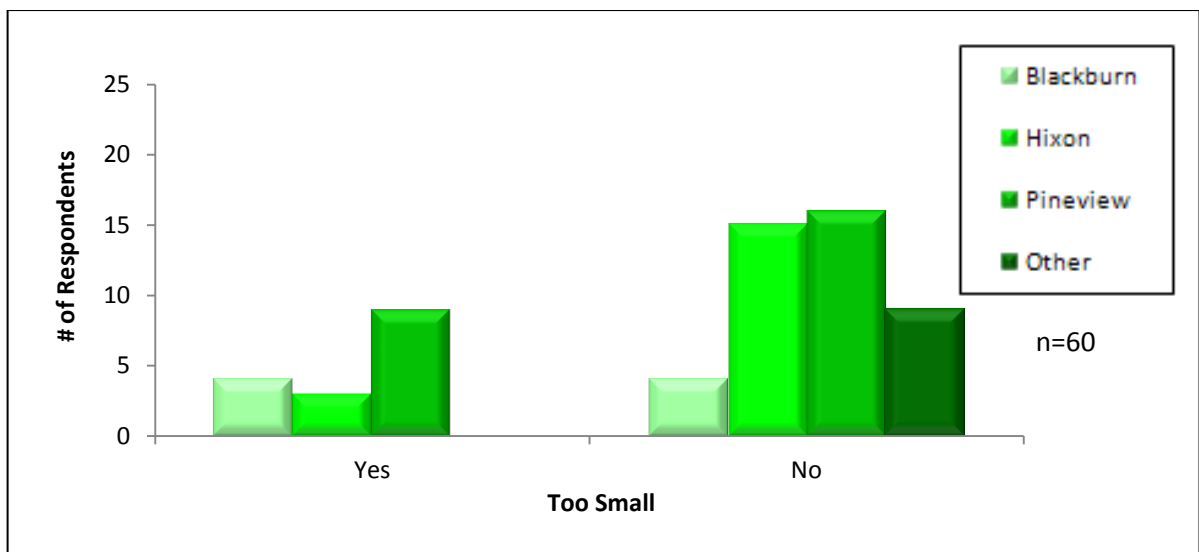


Figure 5-22: Housing Too Small for Household’s Needs



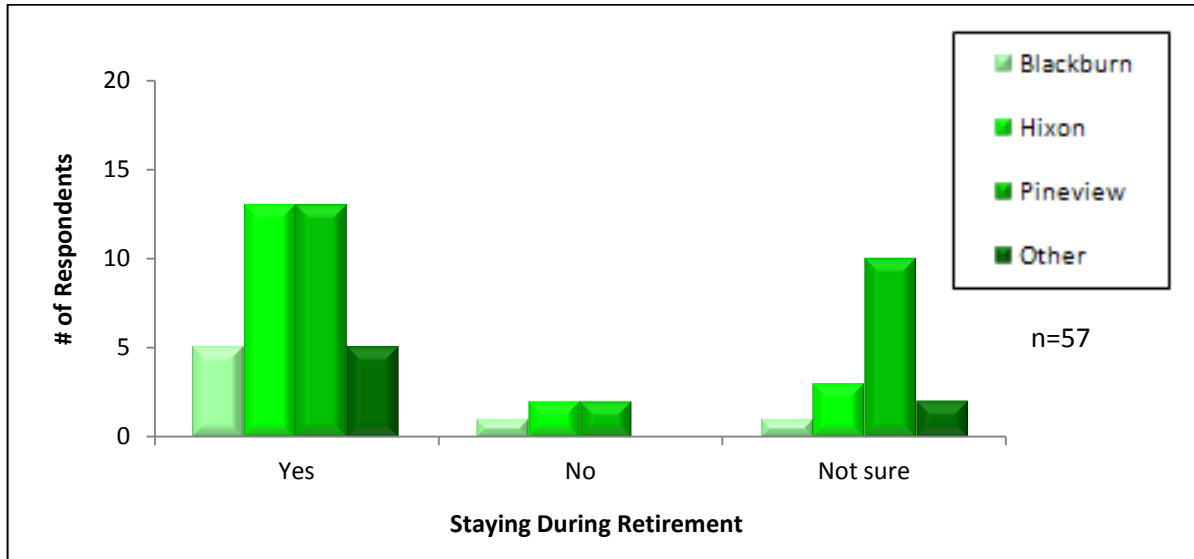
The survey also asked *Do you plan on staying in your home during retirement?* This question was asked to determine if people are planning to move to a new home later in life. This provides an idea of whether there will be a need to provide seniors housing for this cohort in the future. In reality, those who plan to stay in their home during retirement are often forced to leave as a result of an illness or accident, so the need may be even higher than expressed here.

- Most respondents (63%) plan to stay in their home during retirement; however, nine percent of people stated plans to move to a new home, and 28 percent have not yet

decided (see Figure 5-23). This translates to 21 households that may need seniors housing in the future.

- Pineview had the largest group of people who either plan to leave their homes or are not sure (n=12).

Figure 5-23: Retiring at Home



In order to develop an understanding of the need for new housing in each area, respondents were asked if there are any other houses that could meet their needs, lifestyles, and budgets if they were to leave their current home.

- Few other homes exist that could meet respondents' needs and lifestyles in most areas:
 - Thirty-six percent of respondents said there was not enough housing to meet their needs and lifestyles, 33 percent said they were not sure, and 17 percent felt there are were very few options.
 - Respondents listed reasons why other housing in their area did not meet their needs and lifestyles, including: yards or housing are too large, prices are too high, too much maintenance is required, and more space for hobbies is needed than what is available.
- More residents in Hixon (n=13) and 'other' communities (n=9) felt that there are either no houses or very few houses that would meet their needs, compared to Blackburn and Pineview.
- The majority of respondents in Pineview (n=14) were unsure of whether other houses could meet their needs.
- Only 14 percent of respondents said that there were either many or an adequate amount of houses that could meet their needs.

- When asked about affordability, most respondents (55%) said there are no other affordable housing options in their community. Only 15 percent of respondents said there were 'many' or 'an adequate amount' of affordable housing in their neighborhoods. Most of these respondents (n=7) reside in Pineview where, it should be noted that the mean income is between \$25,000 and \$49,999.
- No respondents from Hixon said that there were any other affordable housing options in their area. The average income in Hixon is between \$25,000 and \$49,999.
- Only one respondent from Blackburn said that there were any other affordable housing options in their area, despite the average income being \$50,000 or higher.

Figure 5-24: Other Houses that Could Meet Your Needs and Lifestyle in Your Community

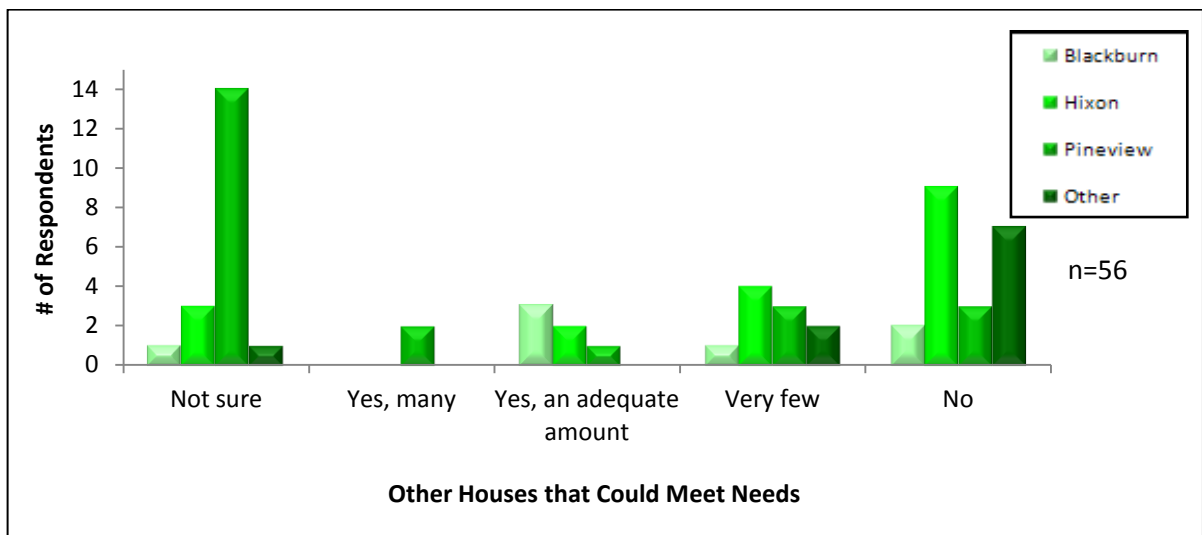
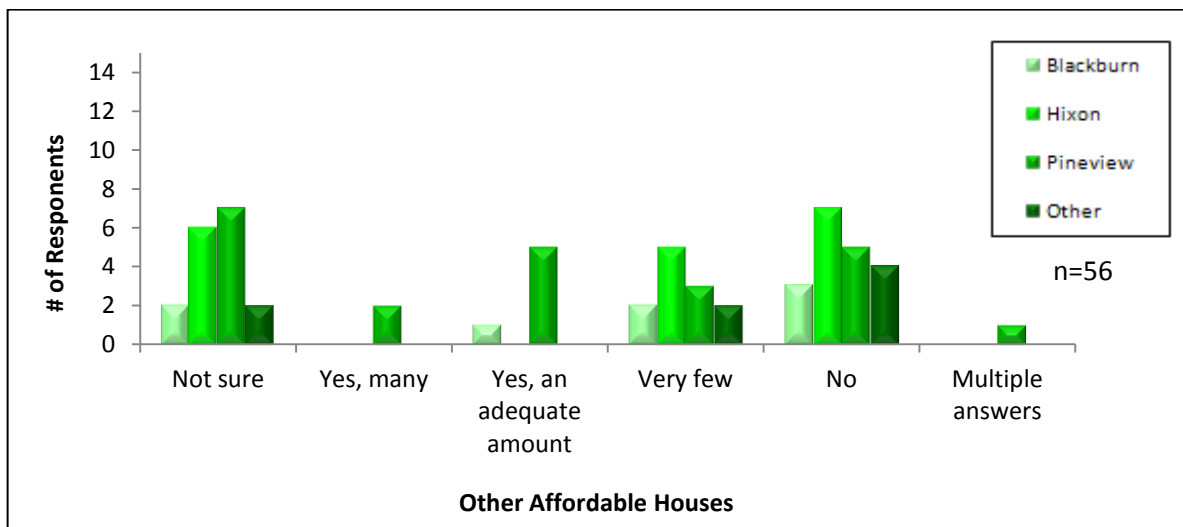


Figure 5-25: Other Affordable Housing Options



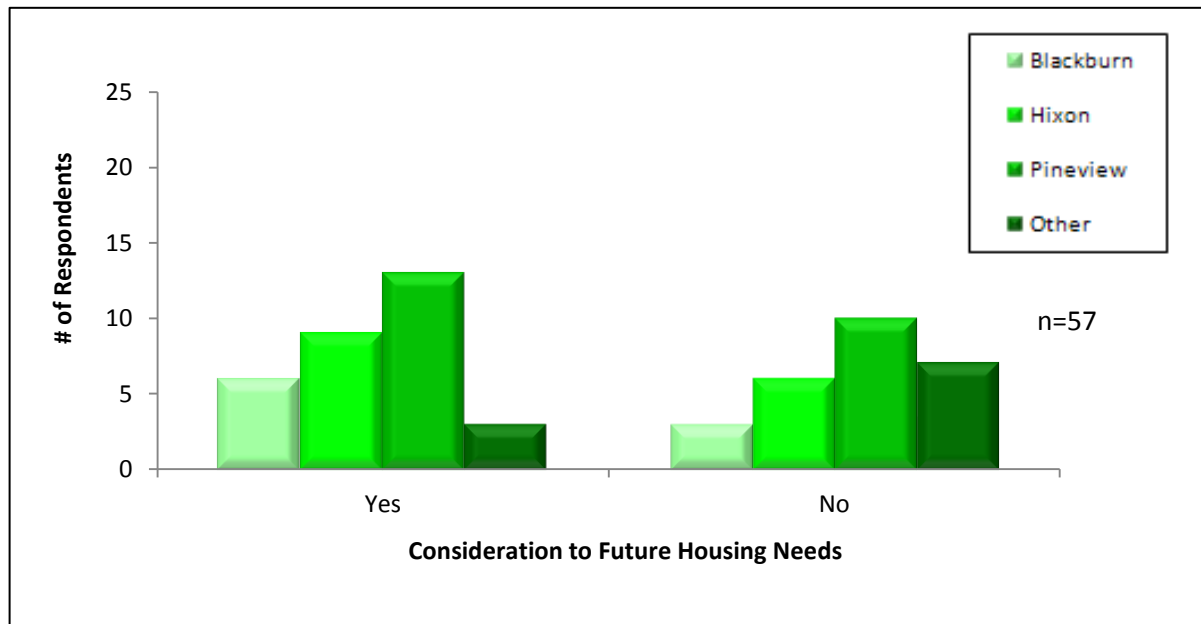
5.4 Seniors Housing Options

This section of the survey looks at the current and future need for seniors housing services and structures, including the services available in the housing, and the type of building respondents would like to see those services in. This section of the survey also examines other factors involved in respondents' decisions about seniors housing, such as ownership, cost, pet friendliness, and assistance required. Questions were asked to determine what type of housing and services individuals are looking for right now, in the next five years, and in the next ten years.

The first question in this section asks *Have you thought about or planned for your future housing needs?*

- Just over half of respondents had already planned for their future housing needs.
- Forty-six percent of respondents, however, had not given any consideration to their future housing needs. It is likely that the housing information presented at the information session caused some individuals to think about seniors housing for the first time.

Figure 5-26: Consideration to Future Housing Needs

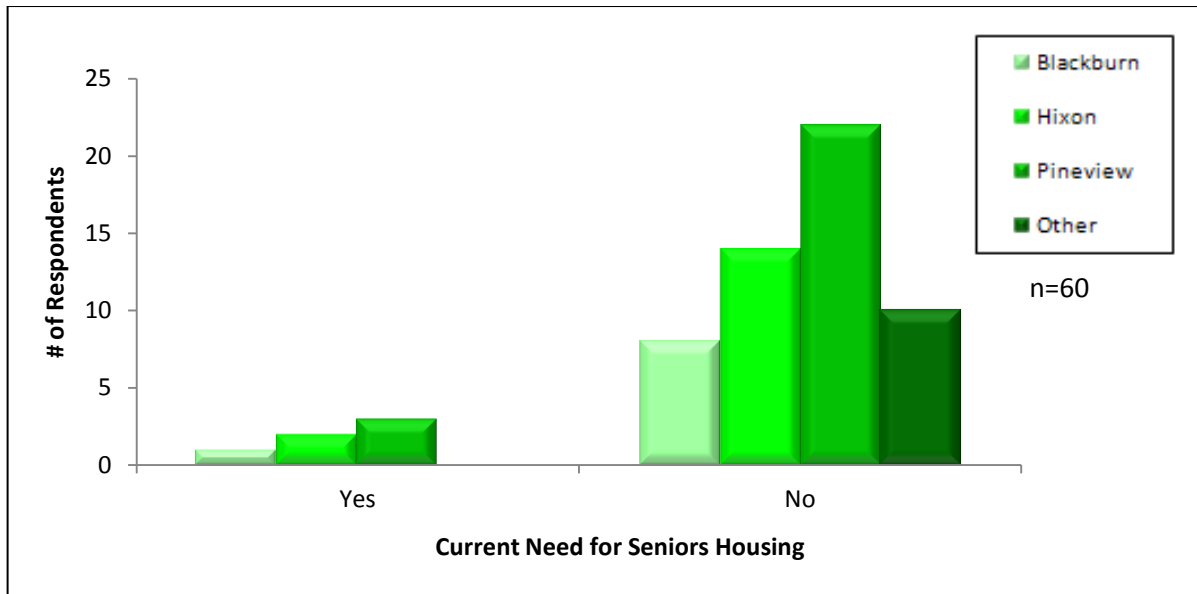


One of the most significant questions asked in the survey was *Do you need seniors' accommodation at this time?* This question was asked to determine how many people could move into seniors housing immediately if it was constructed. These findings depict the most urgent need for seniors housing.

- Six people said they need seniors housing at this time. The majority of respondents (90%) said that they did not need seniors' housing right now.

- The highest need is currently in Pineview (n=3), followed by Hixon (n=2), and Blackburn (n=1).
- Of those people needing seniors housing right now there was a broad range of prices that people were willing to pay, from rents below \$500 per month to rents above \$1000 per month, and purchase prices both above and below \$200,000. Therefore there is a diverse need for seniors accommodations at this time.

Figure 5-27: Current Need for Seniors Housing



Respondents were asked what type of seniors housing supports they were looking for now, in five years, and in 10 years. They were provided with an 'other' category, a 'I am not looking for housing' category, and six specific options, including:

1. Seniors market independent living units (no services provided),
 2. Seniors subsidized independent living units (no services provided, subsidized cost of housing),
 3. Seniors market supportive housing (24-hour response, light housekeeping, meals, and activities),
 4. Seniors subsidized supportive housing (24-hour response, light housekeeping, meals, and activities at a subsidized cost),
 5. Seniors registered assisted living units (24-hour response, housekeeping, meals, activities, and personal care such as grooming and medication assistance), and
 6. Seniors residential/complex care (nursing home with all care services and 24 hour medical attention).
- The number of respondents looking for any type of seniors housing supports increases drastically over the next five to ten years, going from 10 households now, to 32 households

in the next five years, and to 49 in the next ten years (with respondents listing more than one type of housing support to meet the needs of their household).

- Currently, seniors market and subsidized independent living units are the most sought after type of housing.
 - More respondents from Hixon (n=3) than any other community are looking for market independent living units now (see Figure 5-28).
- In five years:
 - The foreseen need for seniors market and subsidized independent living units jumps to 27 units. The need is spread evenly among all areas included in the survey.
 - There is a need for subsidized supportive housing that is greater in Pineview (n=5) than in any other area.
- In ten years:
 - The highest level of need is for market independent living units (n=20), and there is a slightly lower even need for all other types of housing.
 - The highest need for seniors market independent living units is in Pineview (n=8), followed by seniors subsidized independent living units in Hixon (n=7).
 - Subsidized supportive housing for seniors will also be needed in Pineview (n=5).

Figure 5-28: Current Need for Seniors Housing Supports

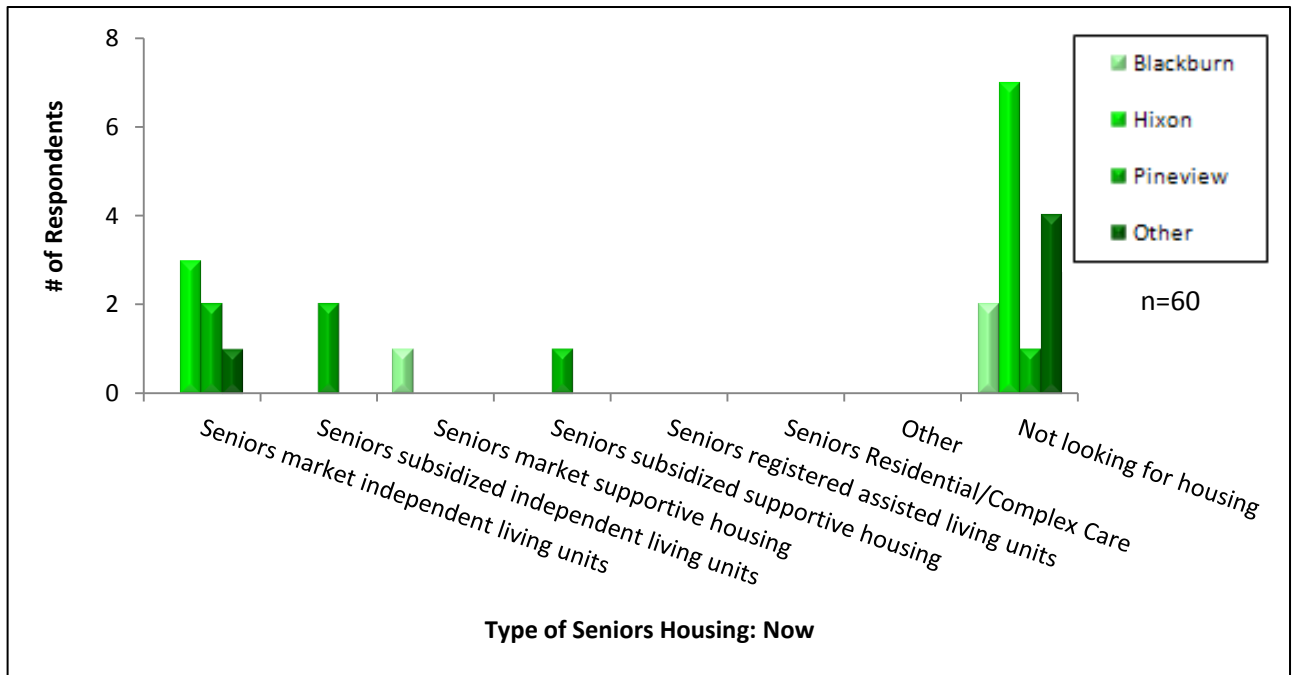


Figure 5-29: Need for Types of Seniors Housing Supports in the Next Five Years

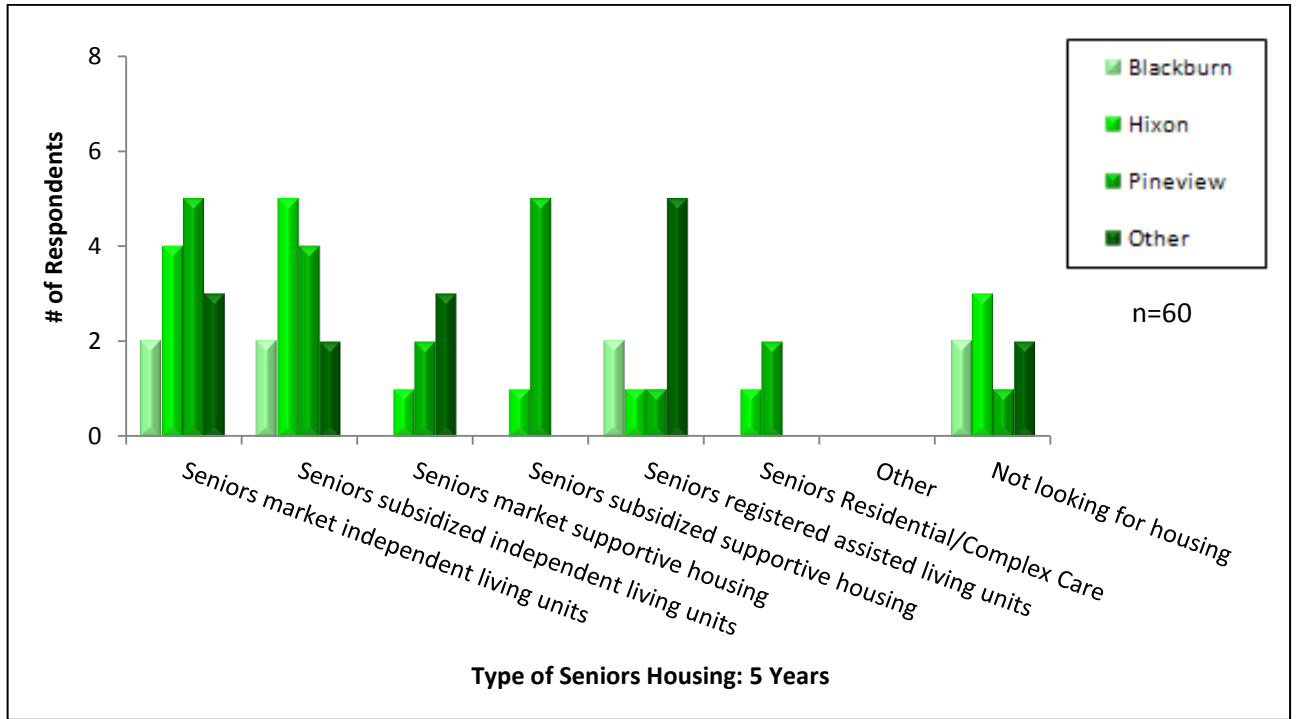
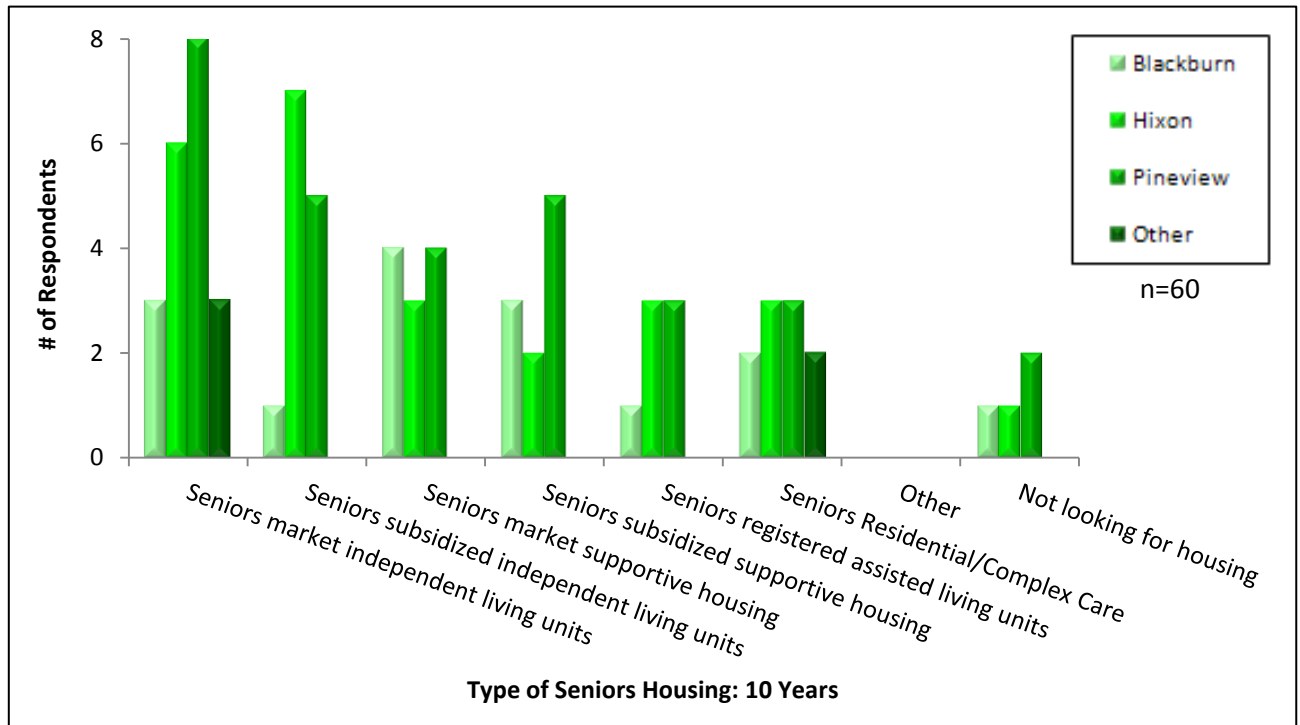


Figure 5-30: Need for Types of Seniors Housing Supports in the Next Ten Years



Respondents were asked to explain what type of housing they would like to live in now, in the next five years, and in the next 10 years. It was explained that each kind of seniors housing support arrangement could be provided in a different type of building or structure.

- Now:
 - The majority of respondents (61%) would prefer to live in a single detached dwelling, although 18 percent of respondents who answered this question listed a mobile home in a mobile home park as their preferred option.
- In five years:
 - The majority of respondents would prefer to live in a single detached dwelling; eight individuals could also see themselves living in a townhouse/rowhouse.
 - The most preferred housing type in Pineview is a single detached dwelling, followed by a townhouse/rowhouse. Both Blackburn and Hixon show a similar pattern.
- In 10 years:
 - The highest overall preferred housing type is a townhouse/rowhouse (n=15) followed by single detached dwellings (n=11).
 - The most preferred housing type in both Pineview and Hixon is a townhouse, with a total of 14 units needed overall.
- Participants were spread evenly on whether or not they would like to rent or own their future home, and the majority of people had no preference (see Figure 5-34).

Figure 5-31: Current Housing Type Preference

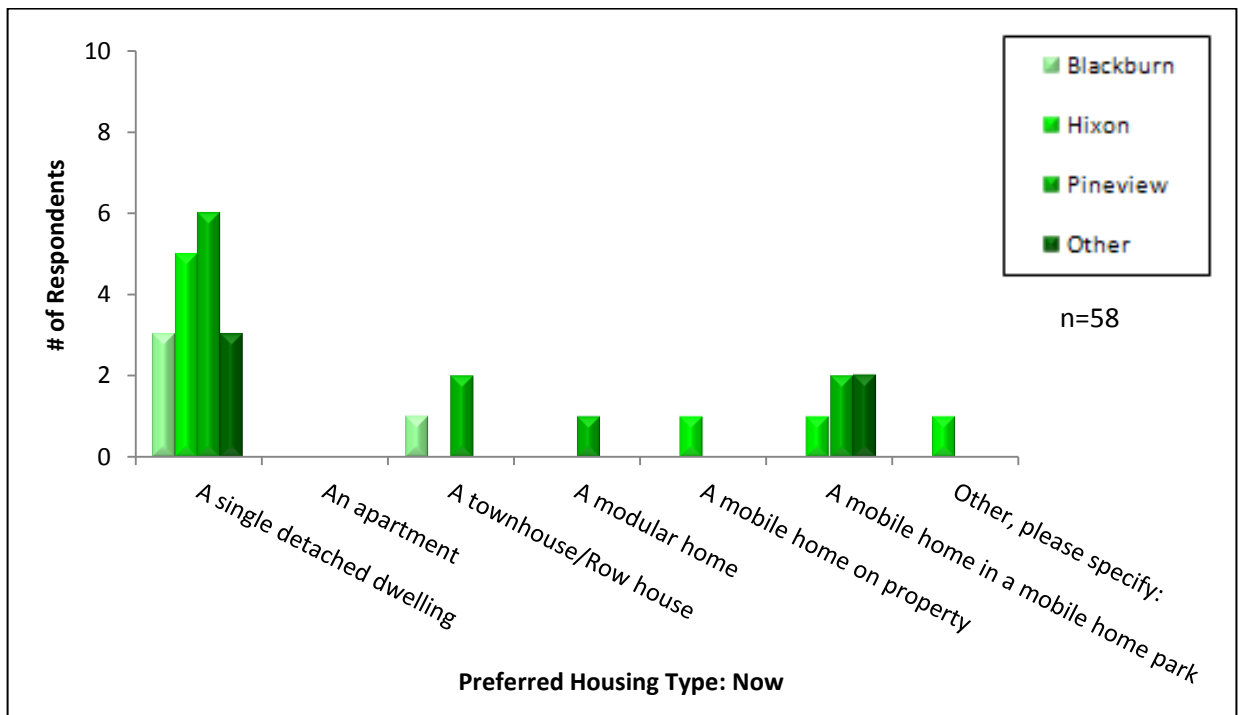


Figure 5-32: Housing Type Preference in Five Years

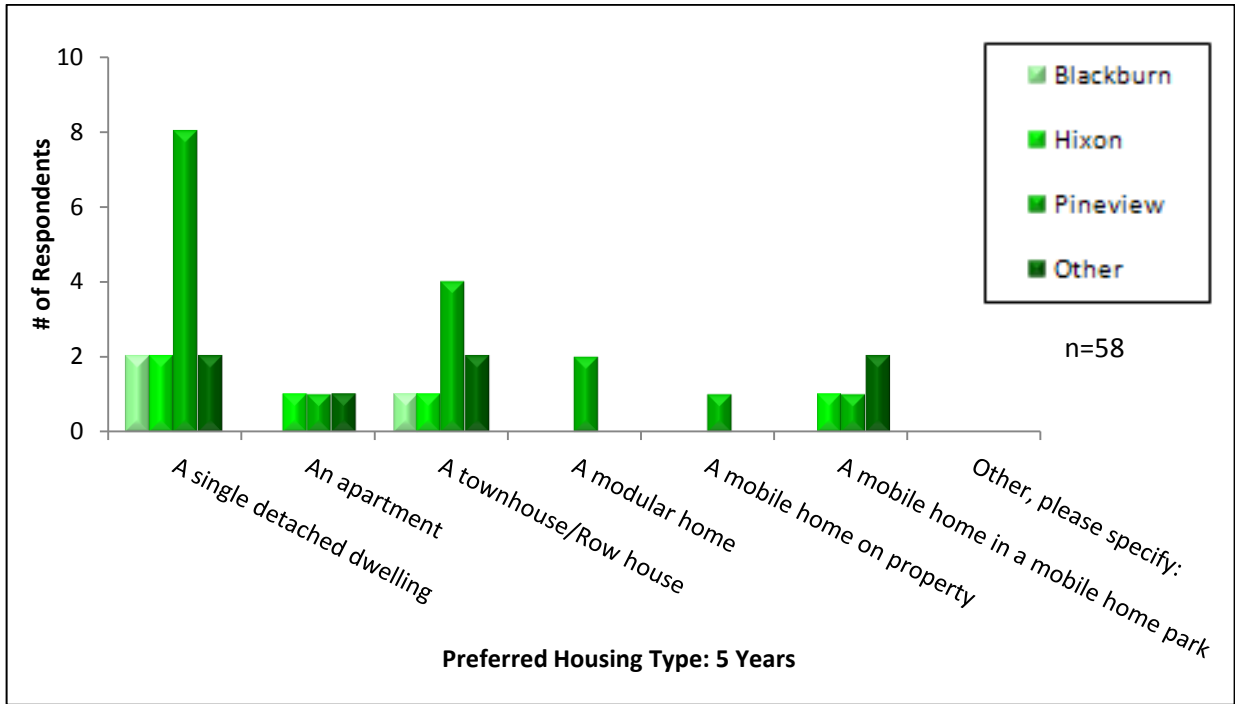


Figure 5-33: Housing Preference in 10 Years

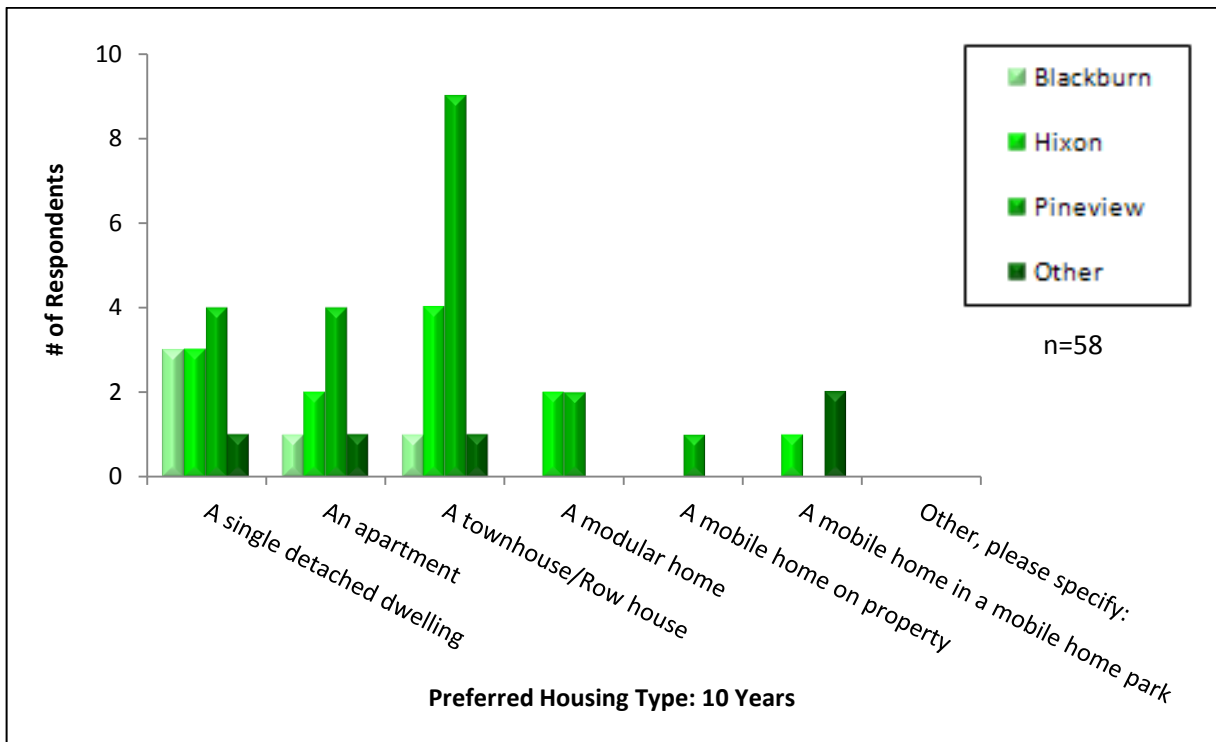
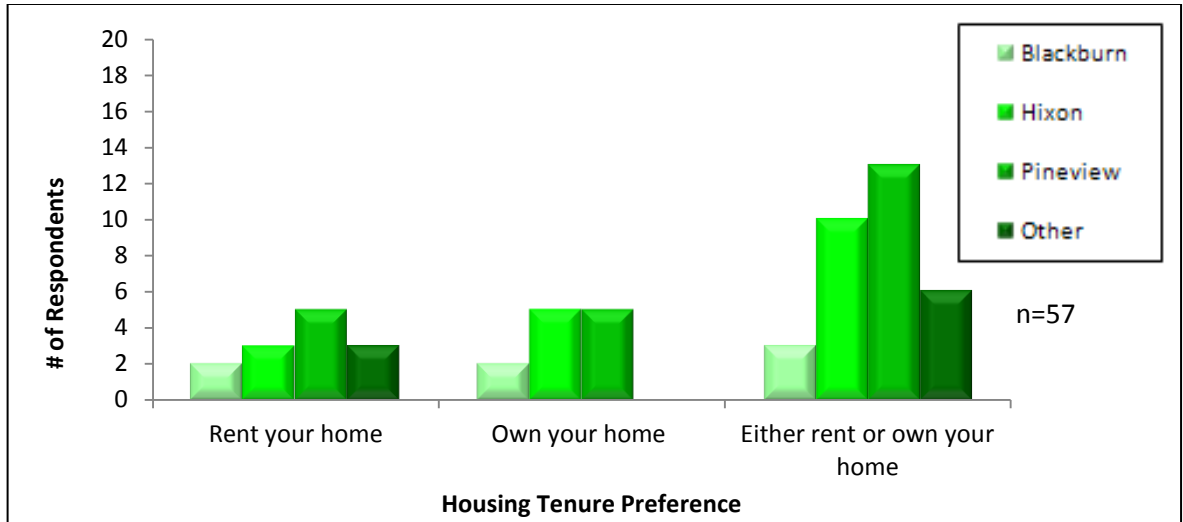


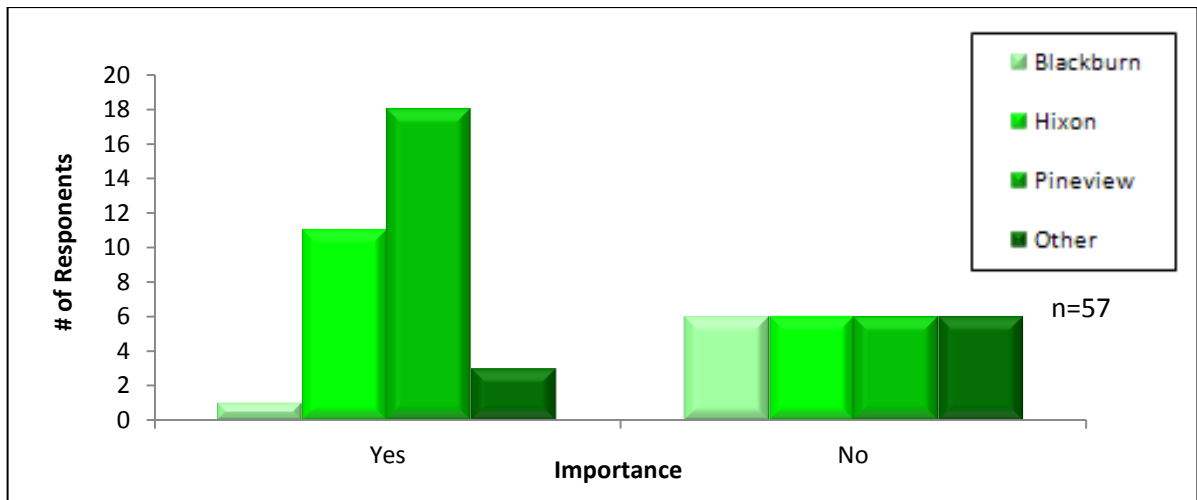
Figure 5-34: Future Preferences for Housing Tenure



To determine the desired arrangement of future housing, participants were also asked if it was important to them to live in housing where pets are permitted.

- The majority of respondents (58%) indicated that it was important to live in pet-friendly housing.
- The largest group of respondents to state that pet-friendly housing is important live in Pineview (n=18). Any seniors housing built in Pineview should allow pets in the units if possible.
- Most Blackburn respondents (n=6) did not feel that it was important to live in pet-friendly housing.

Figure 5-35: The Importance of Living in Pet-Friendly Housing in the Future



Respondents were asked how they expect their housing needs to change in the next five to 10 years. This question is used to develop an understanding of which housing characteristics should be present inside and outside of future seniors housing in each community.

- In five years, the top four highest number of responses are:
 - Will need a yard requiring less maintenance (22%),
 - Will need a home requiring less maintenance (20%),
 - Will require less space (16%), and
 - Will require a home designed for mobility (8%).
- In 10 years, the top four highest responses are the same as those above, but are spread out more evenly:
 - Will need a yard requiring less maintenance (22%),
 - Will need a home requiring less maintenance (18%),
 - Will require less space (14%), and
 - Will require a home designed for mobility (12%).
- Both *will be unable to live alone due to age* (9%) and *will have housing affordability issues* (9%) also emerge as issues in the next 10 years.

Figure 5-36: Housing Needs in Five Years

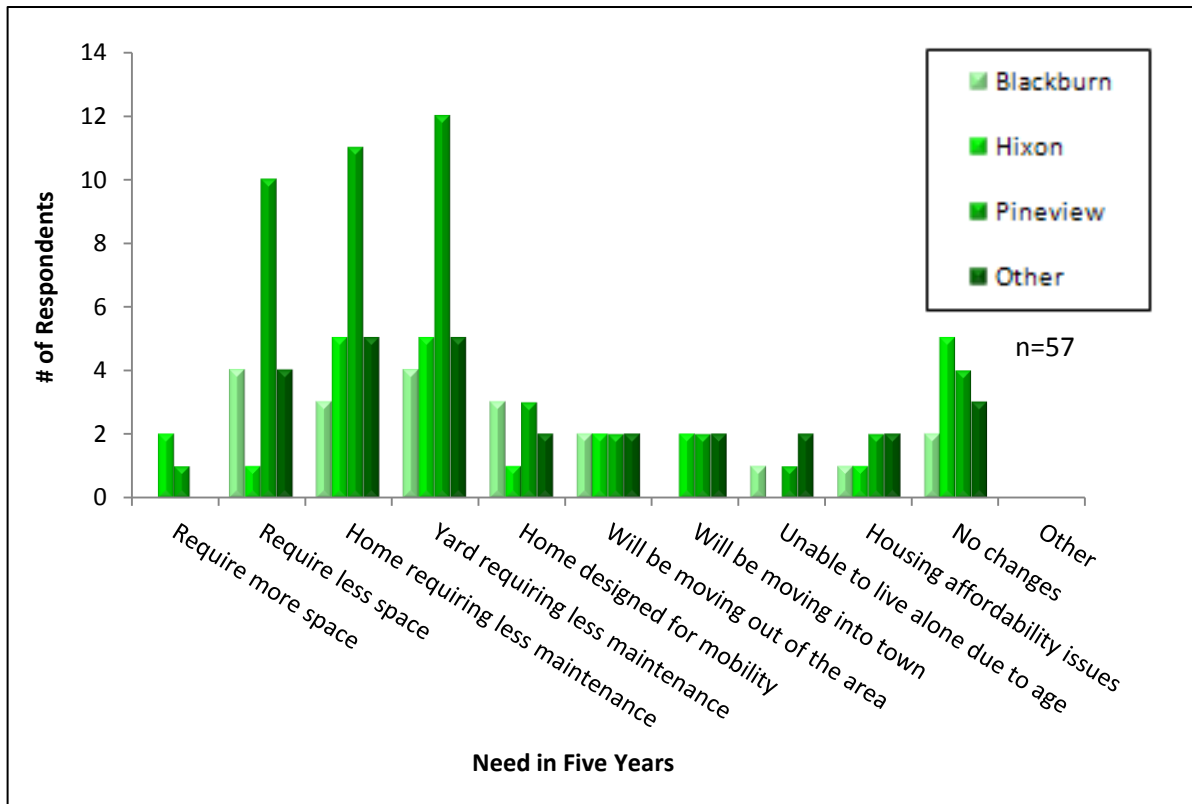
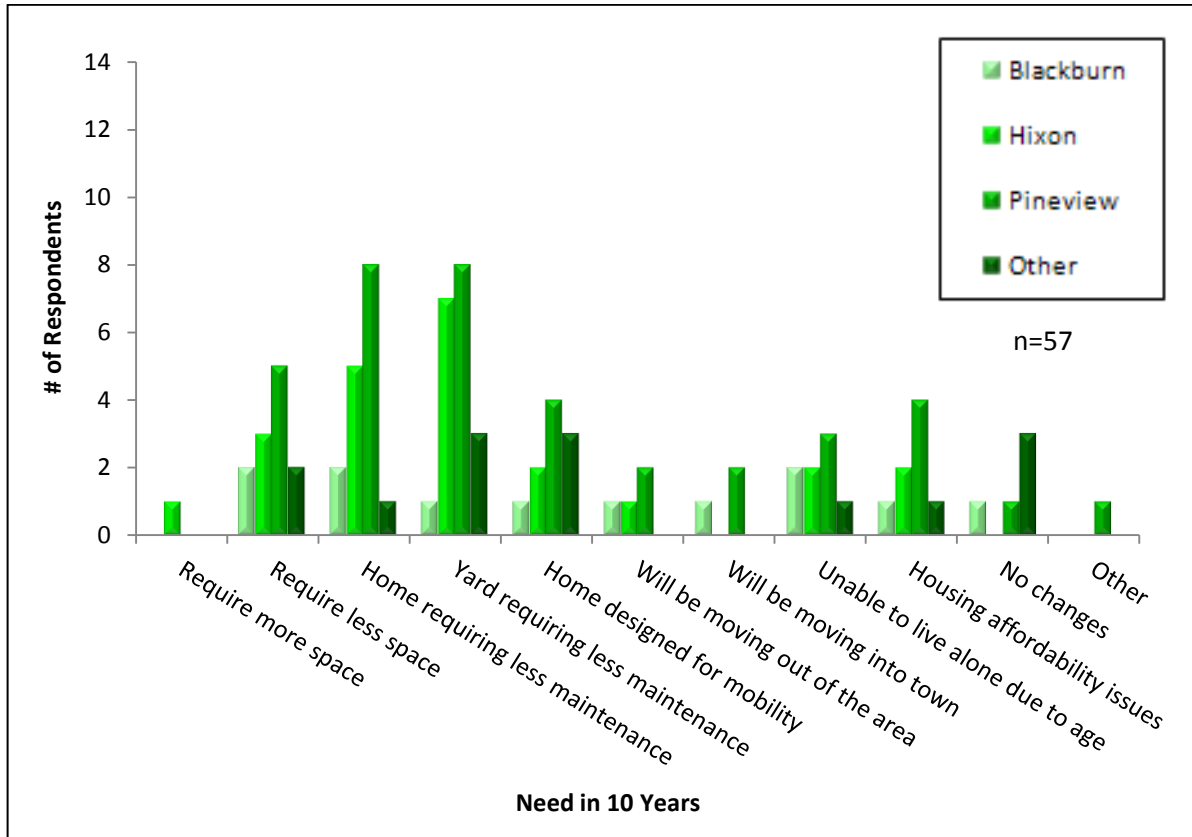


Figure 5-37: Housing Needs in 10 Years



5.5 Housing Supports

This section probes into the current and future support service needs of respondents. Included in this category are questions about the need for personal services, community amenities, and transportation. The purpose of this section is to gauge what services are needed by individuals in order to thrive in their current or future homes.

The first question asks respondents to check from a list any of the services or assistance that they need now, in the next five years, and in the next 10 years. Respondents were also asked to identify the three services which they feel are most important.

- Most respondents did not currently need any of the services listed; however, some respondents said they would like help with winter yard work (n=13), help with home repair and maintenance (n=8), and help with summer yard work (n=7).
- In the next five years, the aforementioned three services remain at the top of the list, and the number of people who need these services increases:
 - Help with winter yard work (n=16),

- Help with home repair and maintenance (n=15), and
- Help with summer yard work (n=9).
- Over the next five years, participants also expect to need delivery of goods and services (n=6) and assistance with housework (n=5).
- In the next ten years, the need for most services increases substantially. The top services needed are:
 - Home repair and maintenance (n=21); winter yard work (n=19); housework (n=16), homecare, and meal preparation/cleanup (n=14), summer yard work (n=10), and visiting (n=10).
- Of the 13 services listed, 25 percent of respondents felt that help with winter yard work was most important, followed by help with home repair and maintenance (15%), and help with summer yard work (12%).
- It should be noted that contrary to the general trend, residents in Hixon felt that help with shopping was the most important service (n= 8).

Figure 5-38: Services Needed Currently

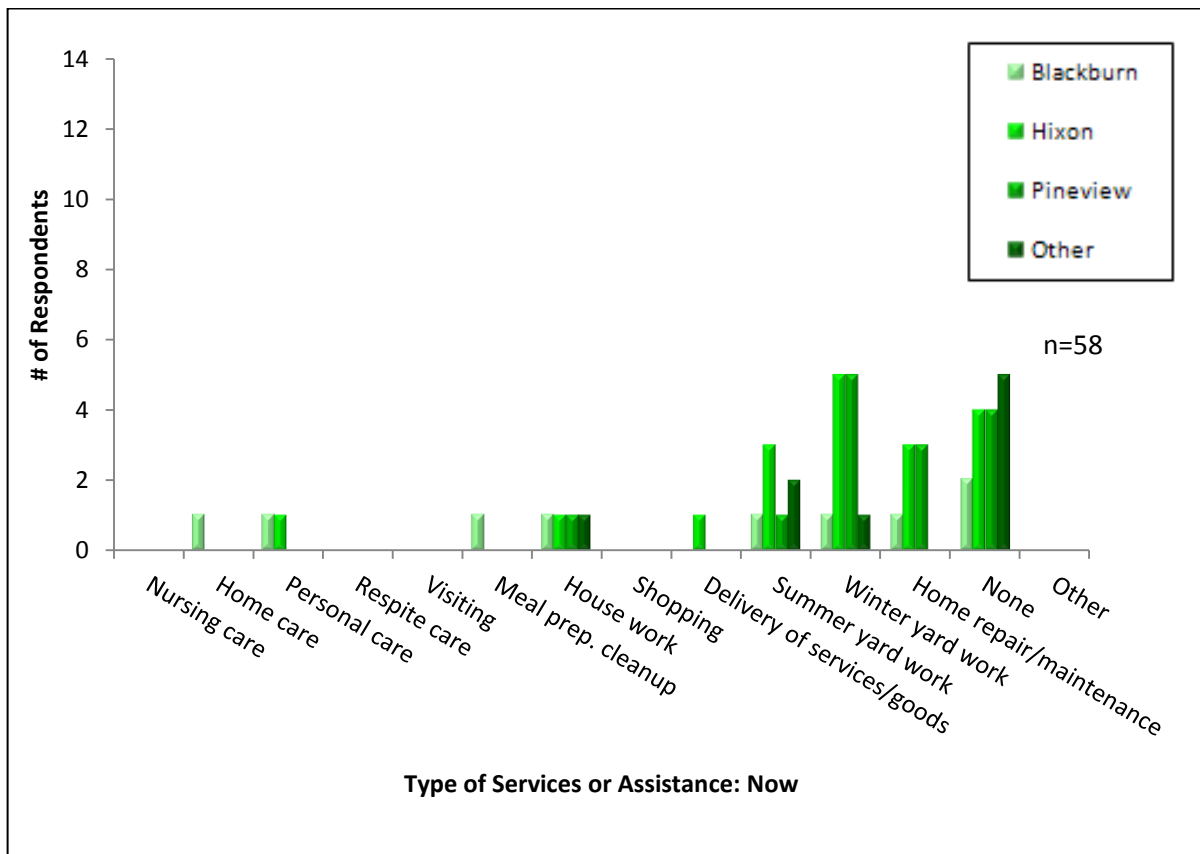


Figure 5-39: Services Needed in the Next Five Years

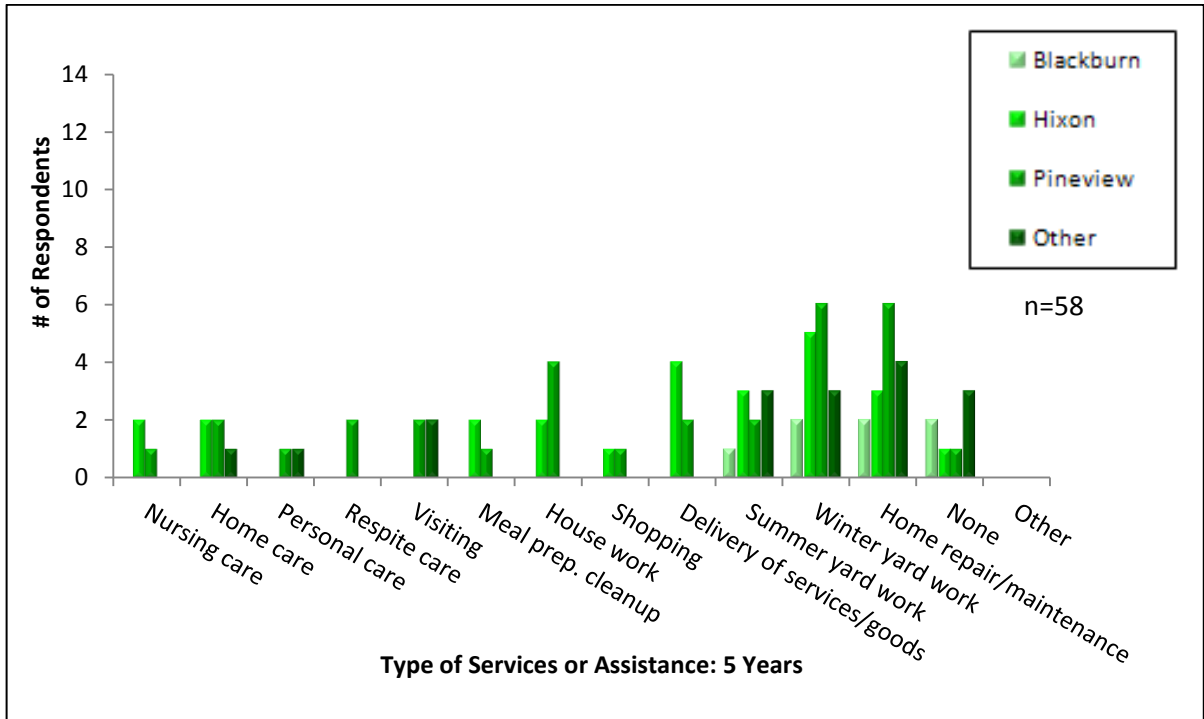


Figure 5-40: Services Needed in the Next 10 Years

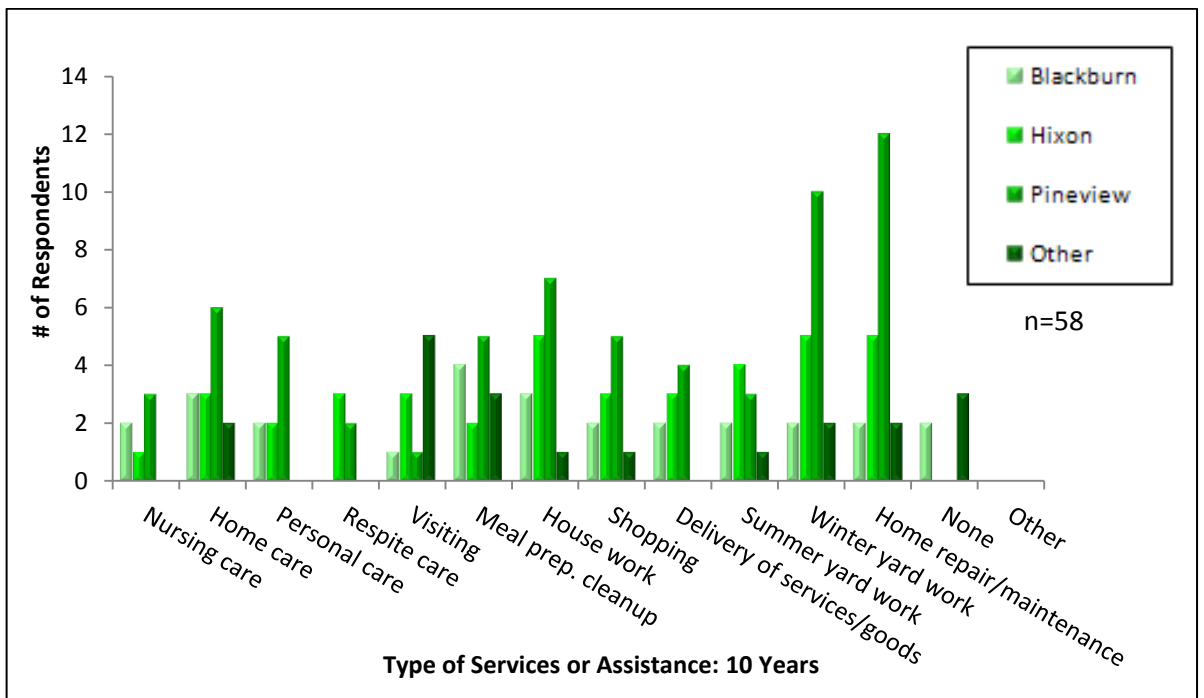
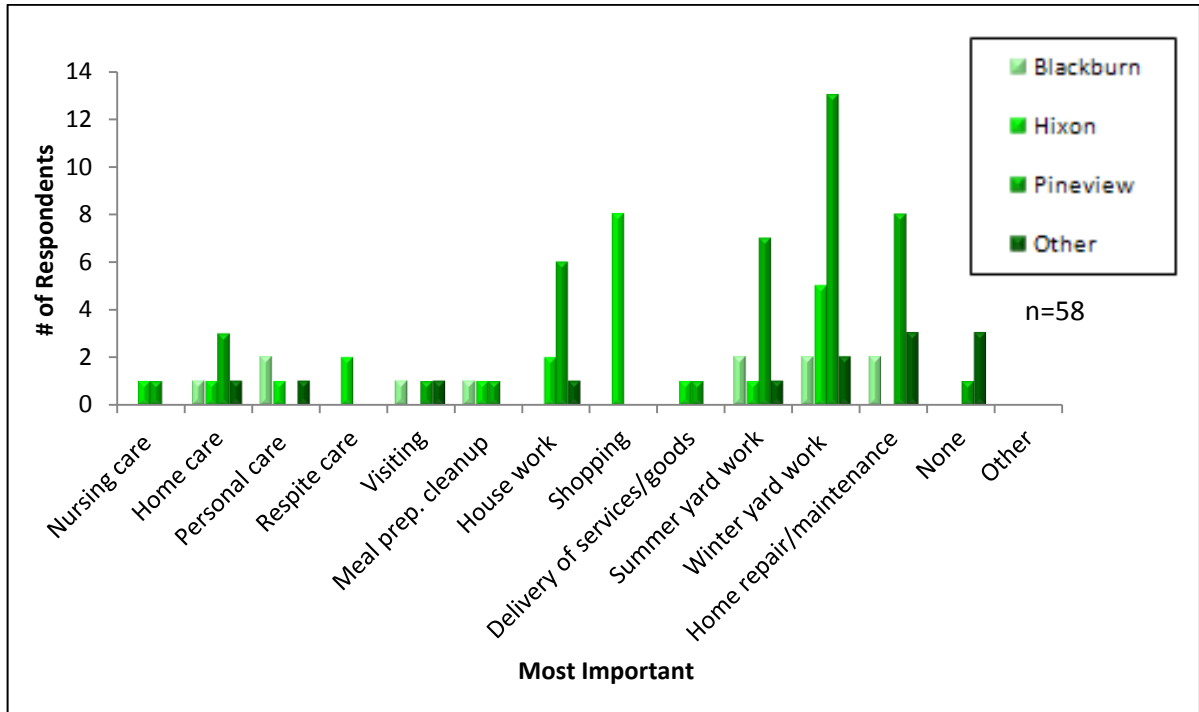


Figure 5-41: The Overall Importance of Support Services



Next, respondents were asked whether they have needed help from another person or an organization to do any activities in the past 12 months. The purpose of this question is to determine the number of people who may not necessarily need a service now, but could have benefited from the availability of this service in or near their home.

- Although the majority of respondents cited not needing help with any of the listed activities now, a few people (n=13) said that they needed help with house maintenance and outside work in the past 12 months.
- Individuals in Blackburn, Hixon, and Pineview said they have needed assistance with driving.

Transportation choices were also explored in this survey. Respondents were asked *how do you see yourself getting around in the next five years, and in the next 10 years?* This information can be used to decide where to locate future housing based on how mobile respondents plan to be. This information can also be used to highlight the demand for a service that is not already available.

- In the next five years most participants see themselves getting around by driving a vehicle.
- Walking and catching rides with friends or family are the second and third most commonly listed transportation options in the next five years.
- In the next ten years, most participants still see themselves driving vehicles; however, this number is slightly lower at this stage, and a greater number of people also see themselves using the handyDART and public transit if available.

- Over the ten year period, the number of respondents listing walking as a transportation option decreases in the majority of areas. This decrease in walking may have serious implications for the provision of services near housing in the future.

Figure 5-42: Assistance with an Activity in the Last 12 Months

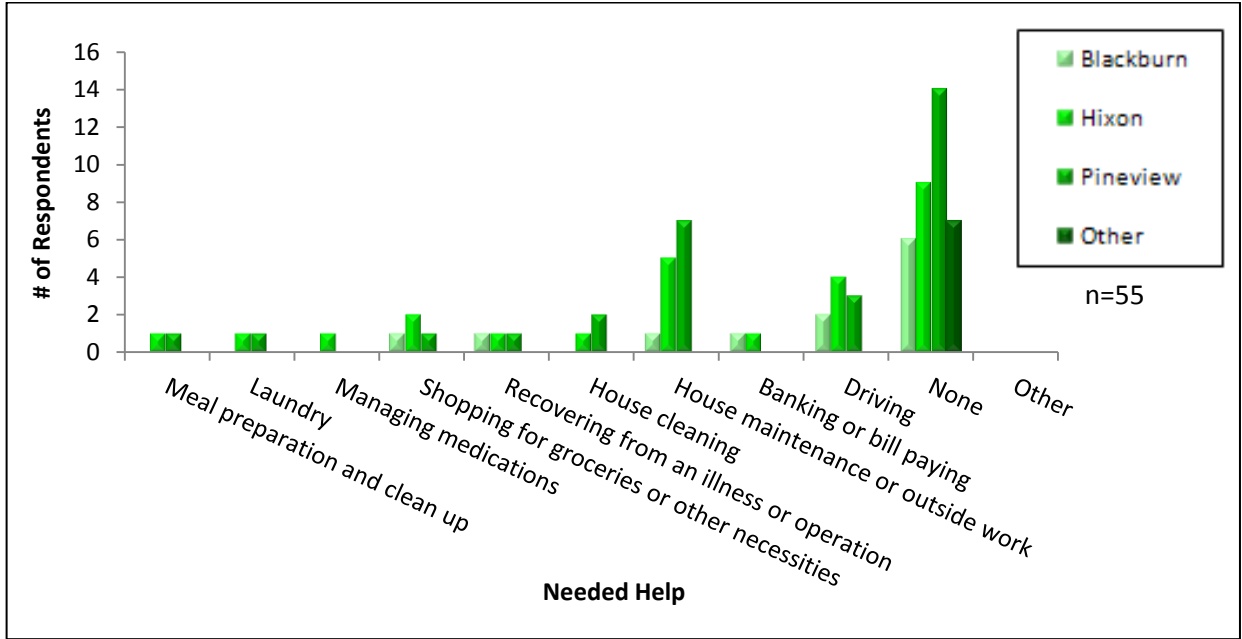


Figure 5-43: Transportation Choices in the Next Five Years

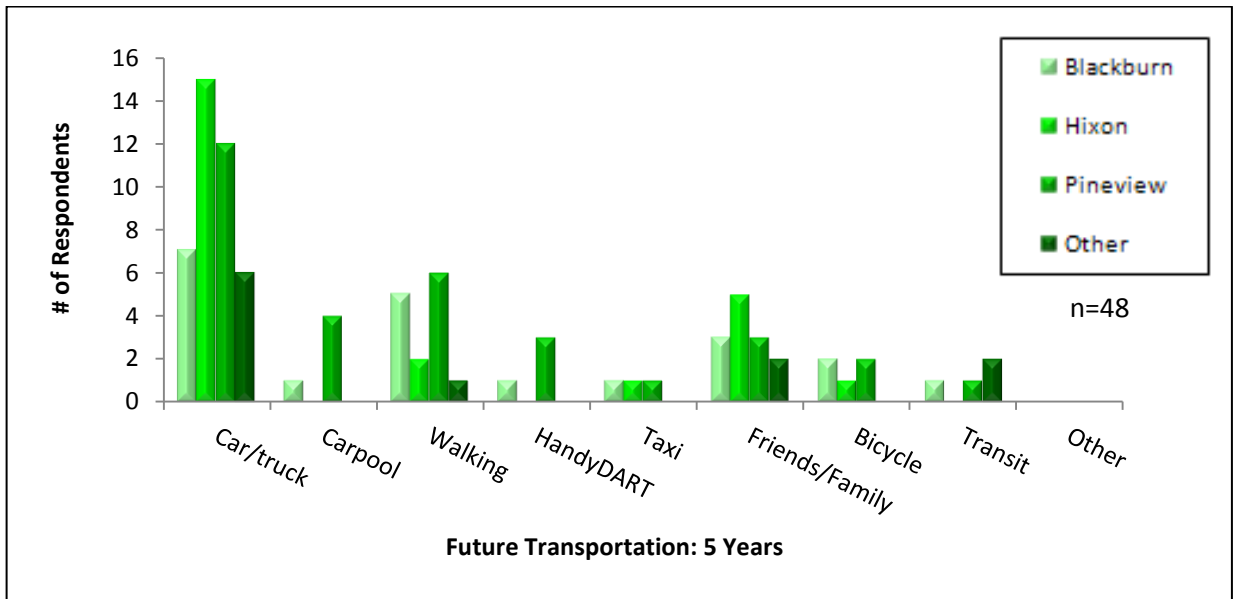
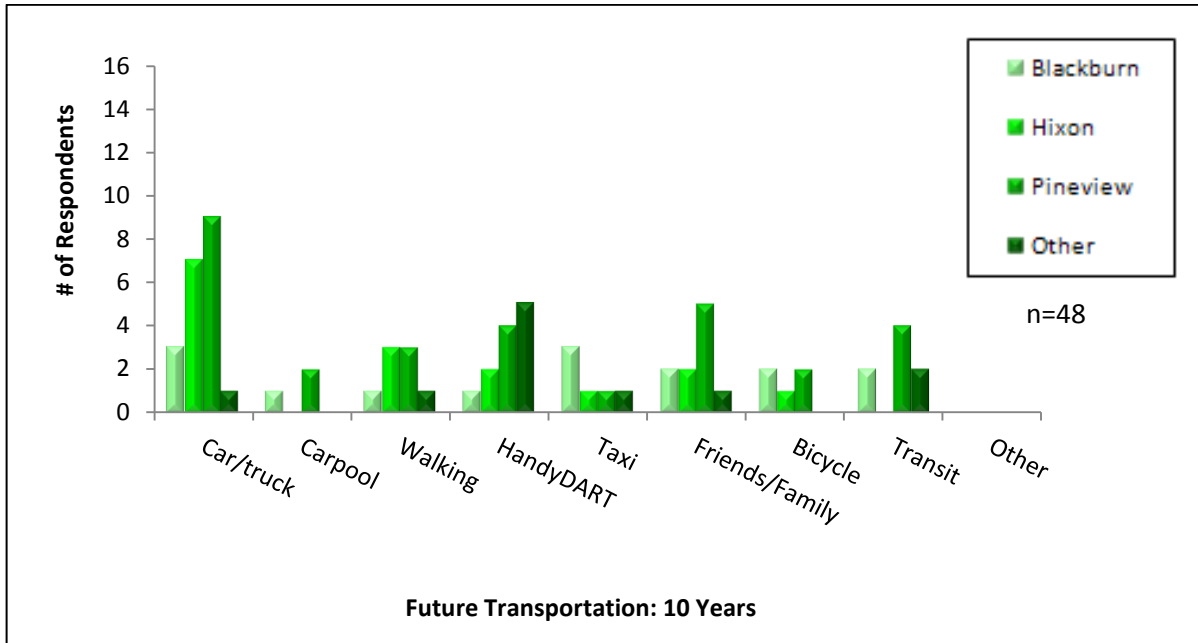


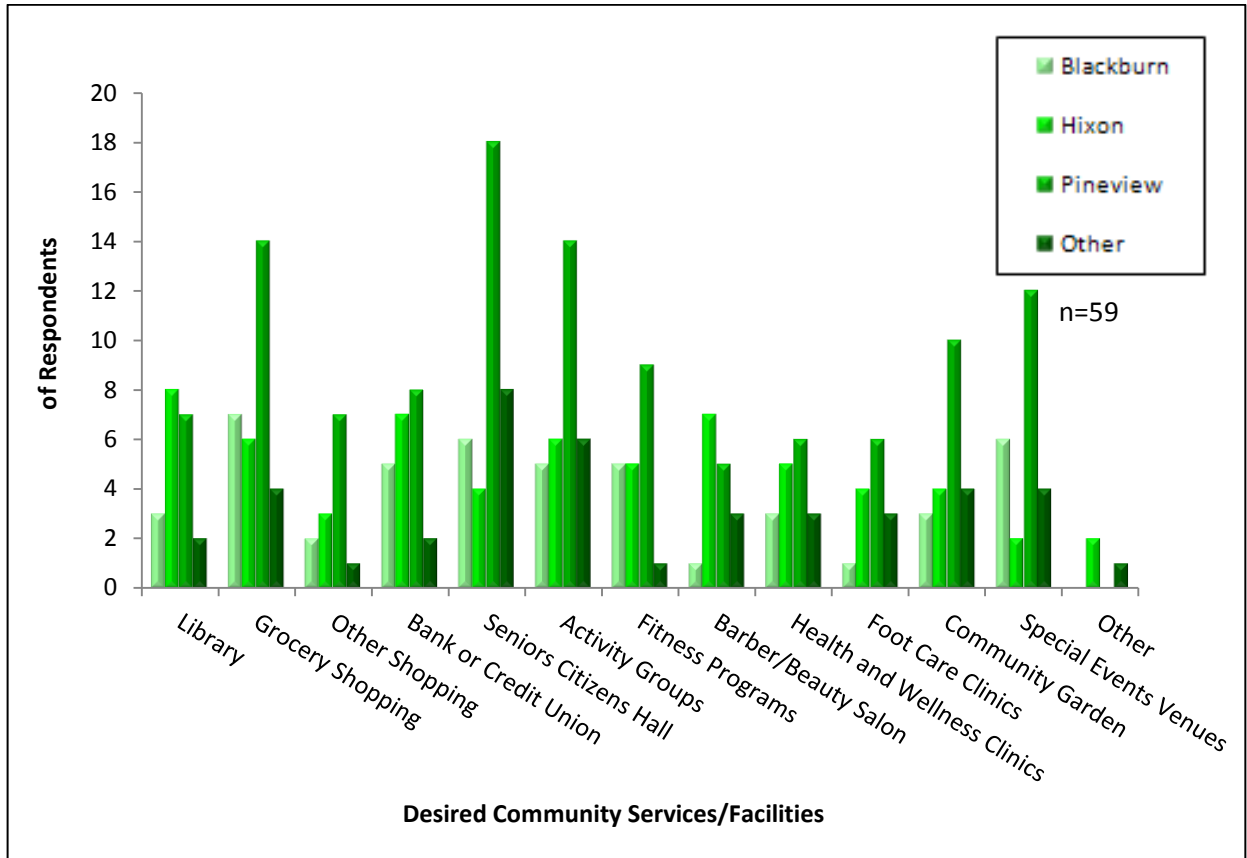
Figure 5-44: Transportation Choices in the Next Ten Years



The survey asked participants what services and facilities they would like to have nearby. This question is helpful for determining where to locate future seniors housing, and in attracting services or facilities to a given area.

- The top most desired service/facility is a seniors citizen hall (n=36), followed by a grocery store (n=31), and activity groups (n=31).
- In Blackburn the most desired service is a grocery store (n=7).
- In Hixon the most desired service is a library (n=8).
- In Pineview the most desired service is a seniors citizens hall (n=18).
- Other notable service/facility desires are a bank/credit union and a barber/beauty salon in Hixon (n=7), and a special events venue (n=12) and community garden (n=10) in Pineview.
- When asked to indicate which of these services was most important, the highest number of respondents answered grocery store (n=16), followed by seniors citizen hall (n=9), and bank/credit union (n=7).

Figure 5-45: Desired Services/Facilities to Have Nearby



5.6 Health and Social Networks

This section of the survey asks questions about respondents' health, mobility, and networks of care. The purpose of this section is to gain insights into personal factors that may impact respondents' housing decisions in the future.

The first question asks respondents about their general physical health. This question is asked in order to highlight any health reasons that may influence respondents need for seniors housing in the future. Health status, however, is a relative notion and what may be considered good for one person may be poor for another. As a result, we also asked questions on requirements for special medical attention, and use of assistive/mobility devices.

- Currently, almost all respondents (90%) consider their health to be either very good or good (see Figure 5-46), and most respondents (93%) did not have requirements for special medical attention (n= 56).
- Only nine percent of respondents use an assistive device at this time, and most of these respondents use either a cane or a walker.

Figure 5-46: Physical Health Status

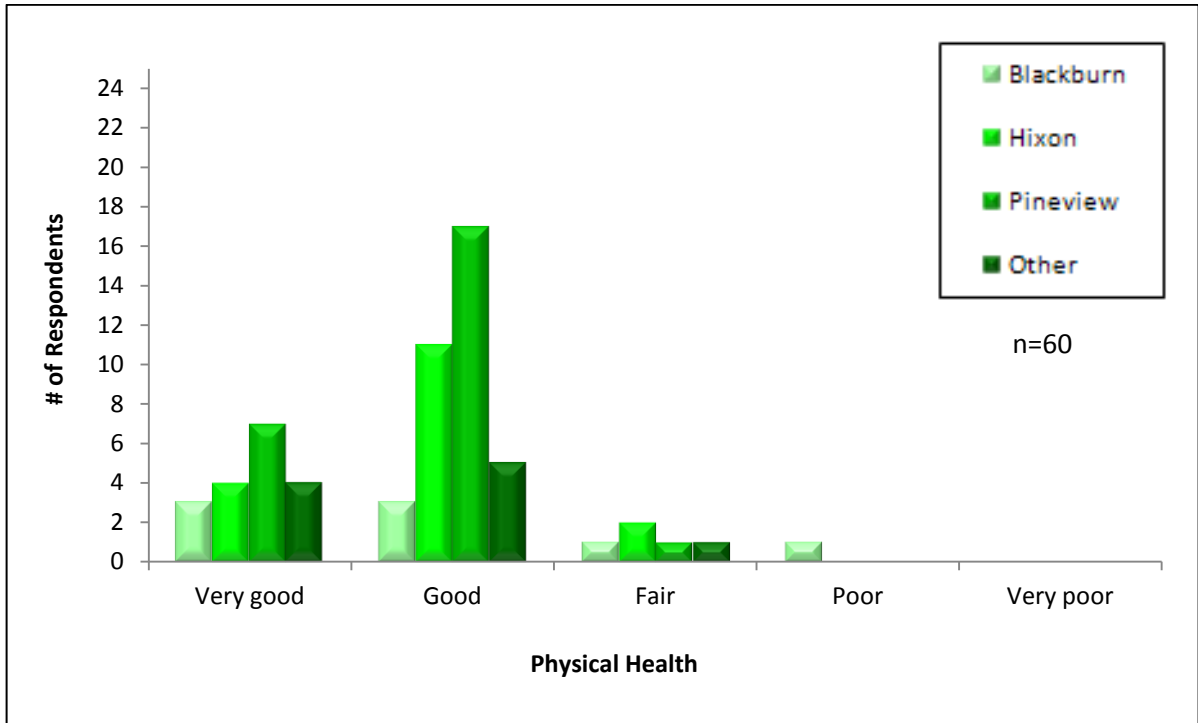


Figure 5-47: Requirements for Special Medical Attention?

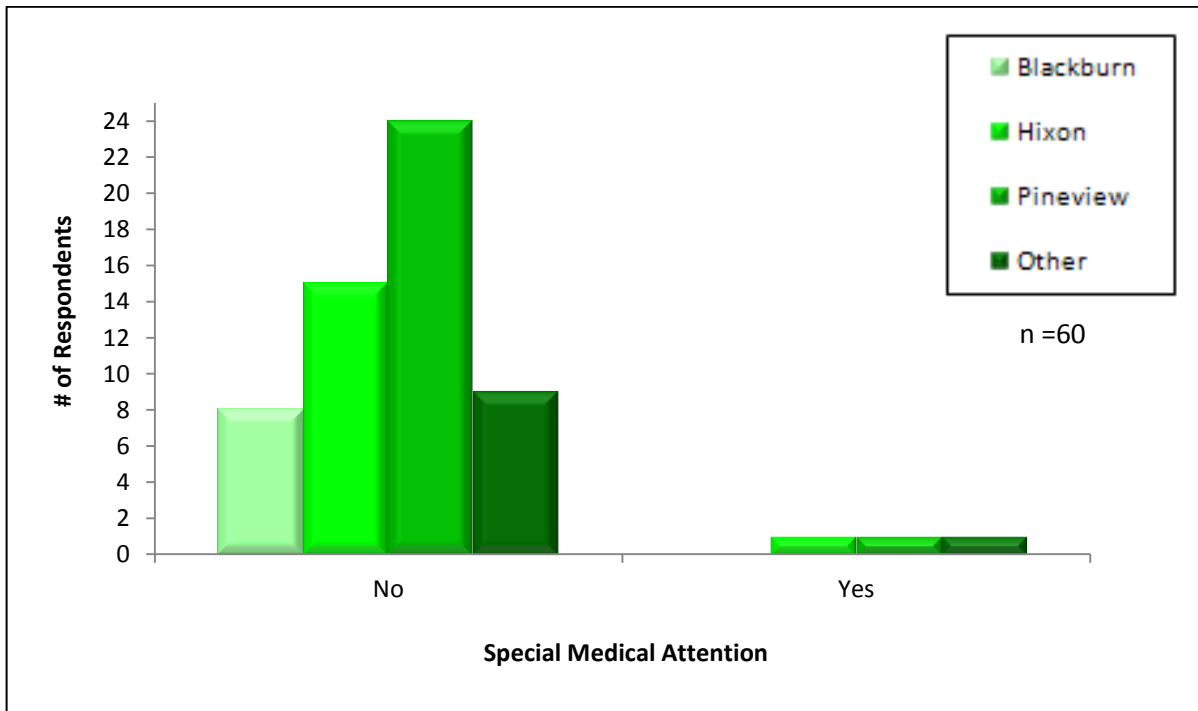
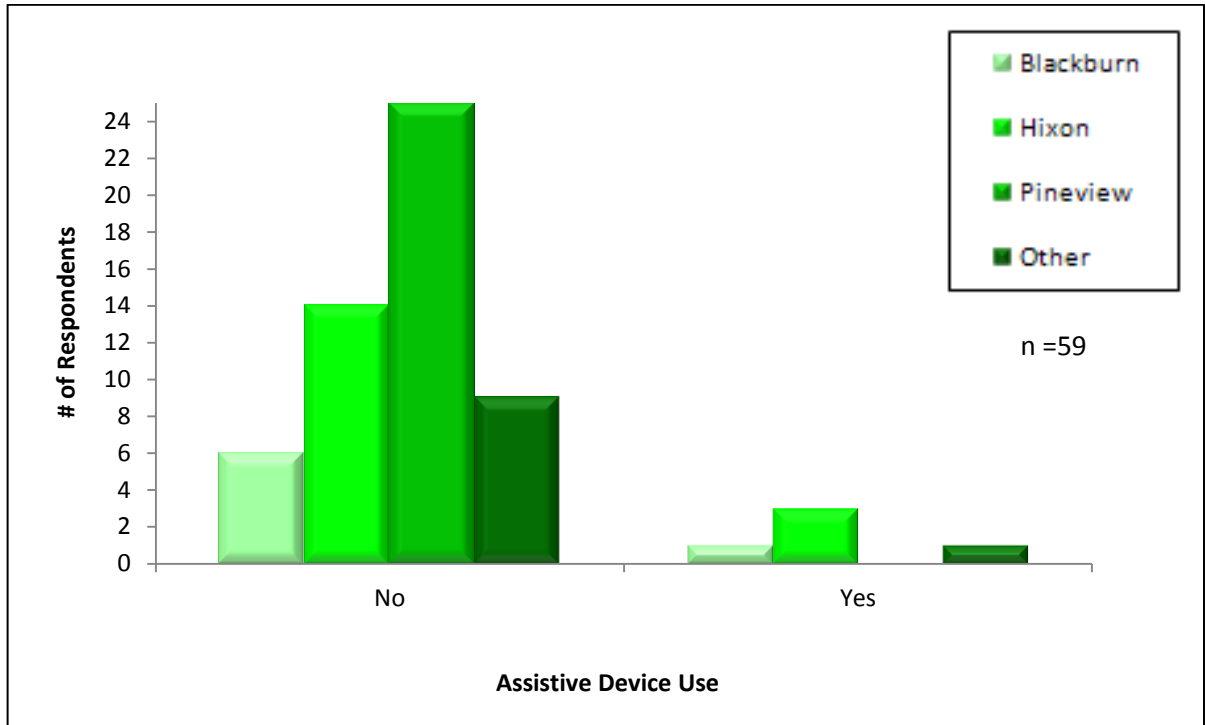


Figure 5-48: Use of an Assistive Device



Respondents were also asked to indicate if they have family or friends in the area and whether or not these connections make them want to stay in the area. This creates an understanding of whether or not respondents would want to stay in their area for seniors housing.

- Eighty-two percent of respondents have family in the area and the majority of these respondents (88%) say these connections make them want to stay.
- Respondents in Hixon had less family in the area than any other group (see Figures 5-49 and 5-50).
- The majority of respondents in Hixon and Pineview (76%) also have close friends in their community, and most of these respondents (83%) said that friendships make them want to stay (see Figures 5-51 and 5-52).
- Blackburn respondents did not say they have close friends in the area who would tie them to the location.
- Overall, the majority of respondents (85%) said that they have a support network of friends and family in their area (see Figure 5-53).

Figure 5-49: Family in the Area

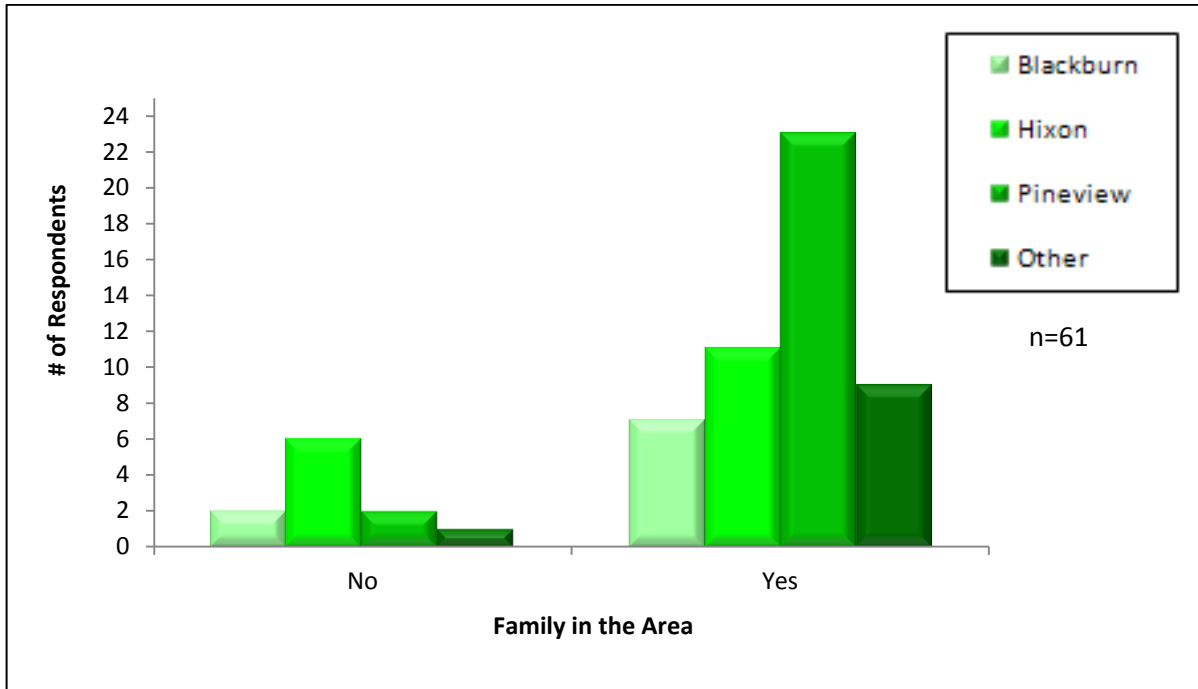


Figure 5-50: Family Connections Keep Respondents in the Area

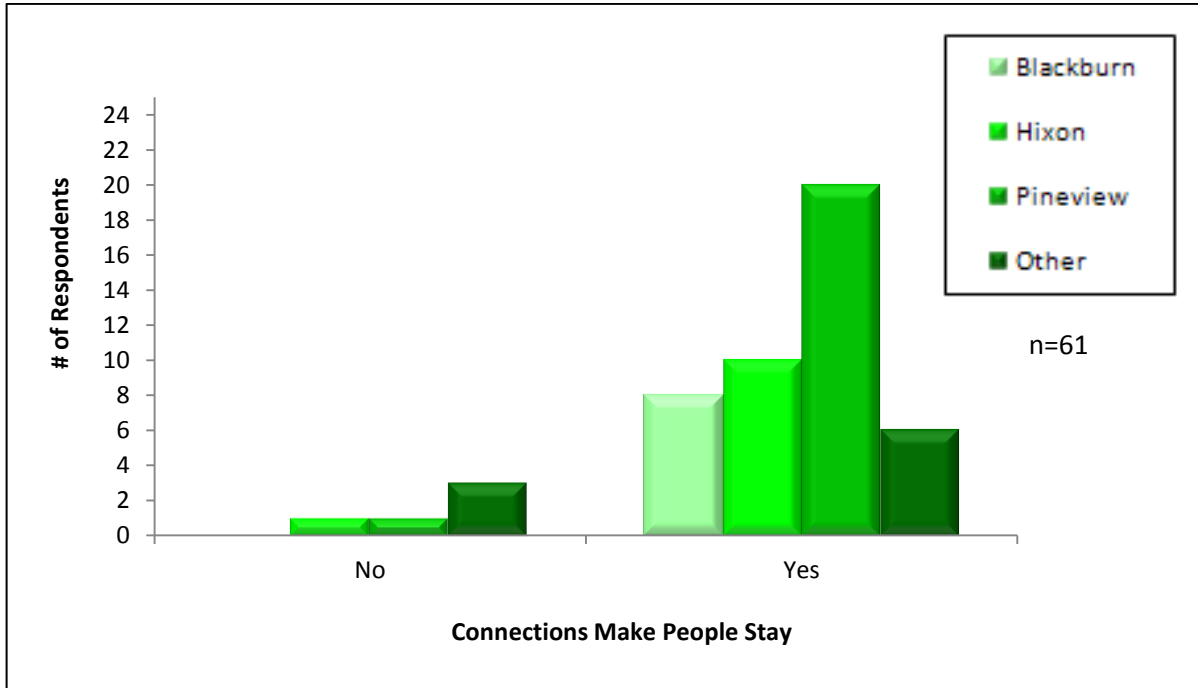


Figure 5-51: Close Friends in the Area

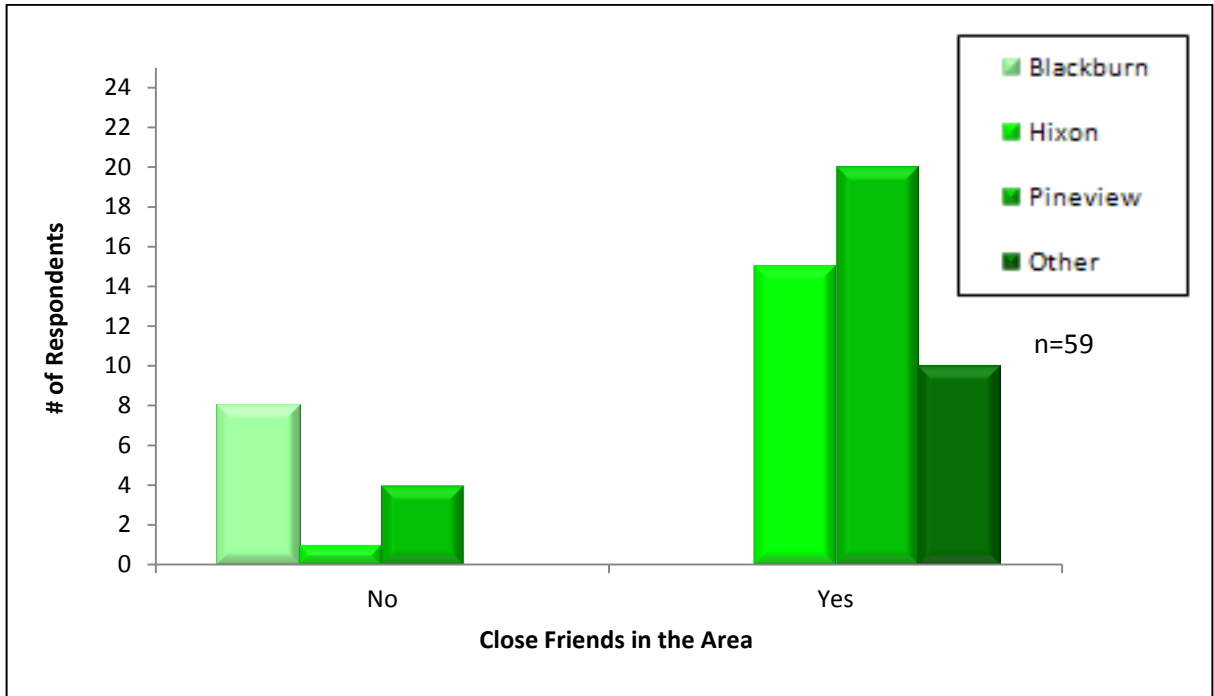


Figure 5-52: Friendships that Tie Respondents to the Area

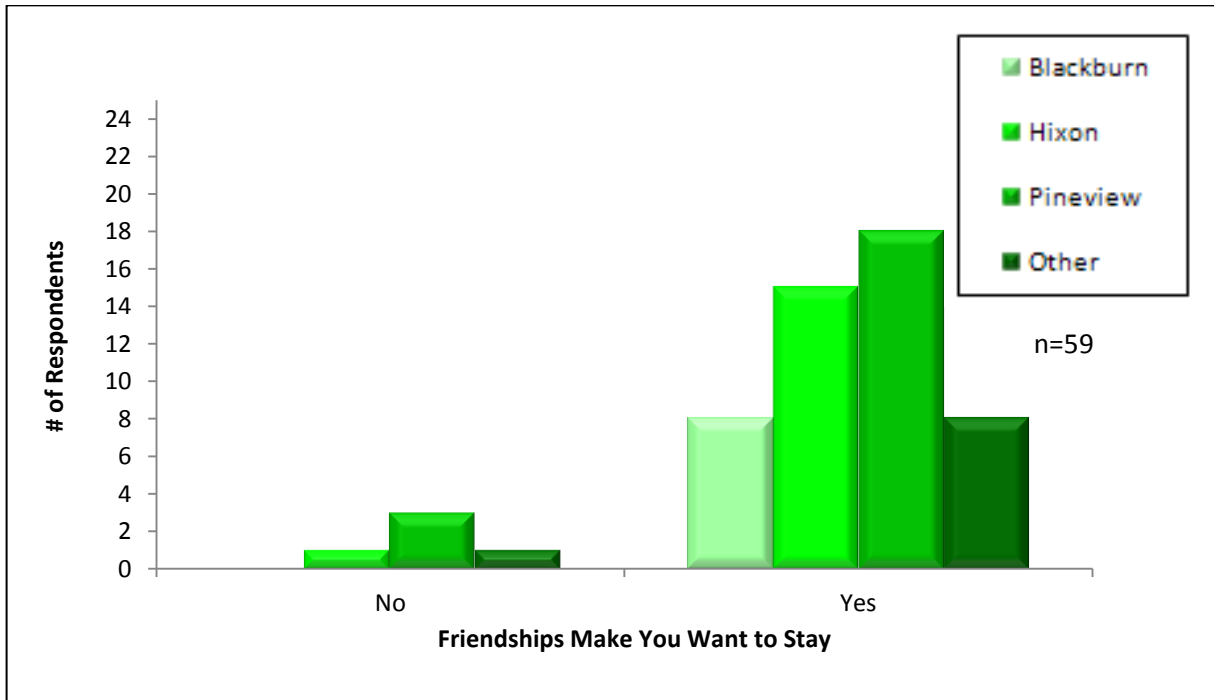
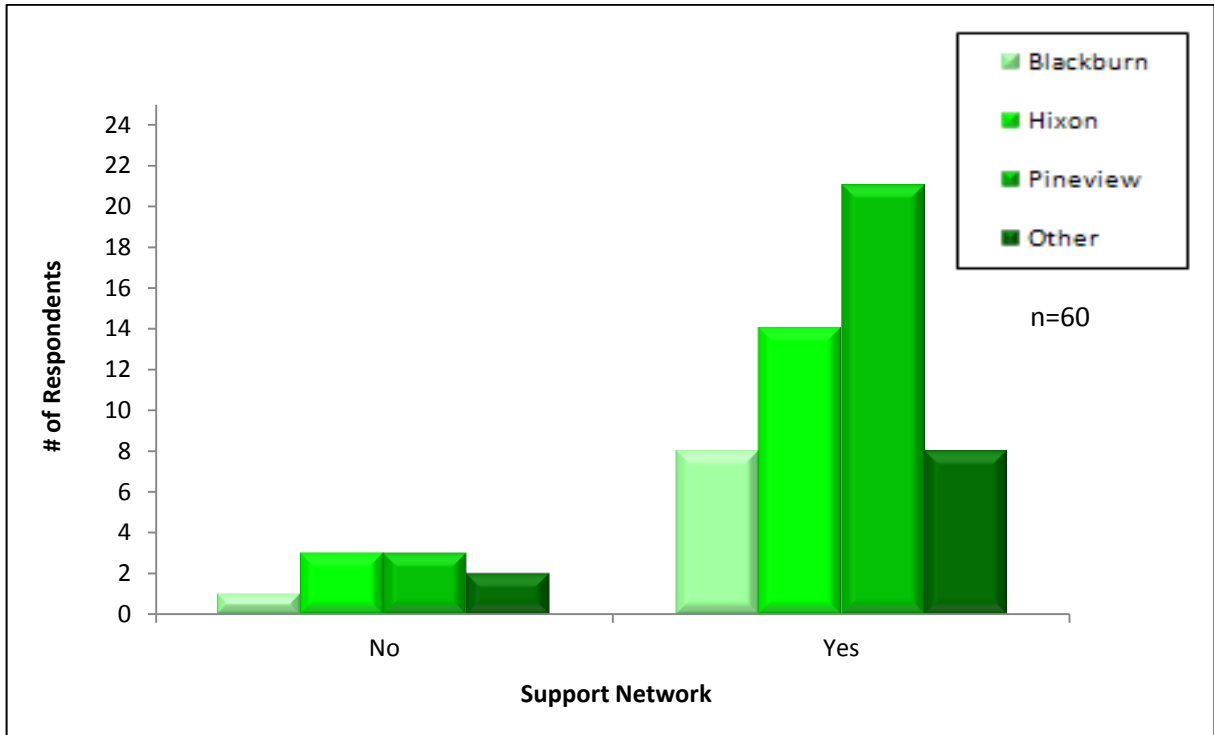


Figure 5-53: A Support Network of Friends and Family



The last question on the survey asked *From your experiences, do you have anything else to add that was not touched on here about meeting the housing needs of older residents in your area?* The following points summarize the key themes mentioned.

- Some respondents are supporting their parents and would like housing options for this scenario.
- Many respondents would like to stay in their rural communities, but services and facilities are needed to enable this to happen.
- Some respondents believe that the construction of seniors housing needs to be complete by 2018.
- In some couples one individual has severe health problems and the other individual is healthy; future housing must accommodate these couples.

6. Key Findings

The housing needs for seniors in and around Blackburn, Hixon, and Pineview will drastically change in the next ten years; therefore, the following sections shows and explains the needs in the next 10 years for overall area and each community individual. This format is used intentionally to cover as many decision-making scenarios as possible.

As indicated in prior research performed by the CDI and as shown in Figures 5-49 to 5-53, the social networks of both family and friends are extremely important to residents in these three communities. Eighty-two percent of respondents have family in their area and the majority of these respondents (88%) claim that these connections make them want to stay in their area. Seniors and older adults want to remain in the areas that they have lived in for much of their lives; therefore, it is imperative to the health and well-being of these residents to provide options for seniors housing in these areas that will ensure that residents can remain in their communities into old age.

6.1 Seniors Housing: Overall Need

Before looking at the three communities individually, it is important to note the general seniors housing characteristics that are consistent and relevant to any housing created in these areas. This section also explains the why seniors housing should be developed at all. As shown in the population pyramids at the beginning of this report (Figures 4-1 to 4-9), the populations of Blackburn, Pineview, and Hixon are ageing, with the largest cohort of people in the older adults category (approximately 45-64 years old). With this trend of ageing, the largest cohort of individuals are likely to be in an older age category in the next five to ten years, and the needs of this cohort should be considered now to determine the type of seniors housing that needs to be in place in near future.

6.1.1 Overall Needs

There are a number of factors that point to a high need for seniors housing in the near future for all three areas. Thirty-four percent of respondents said that their homes need minor (22%) or major (12%) repairs now; these repairs may deter seniors from remaining in their current homes. This translates to 20 people facing challenges with their current homes. The need for repairs is also indicative of an ageing housing stock, which may present additional challenges to residents in the future. Currently, nine percent of respondents plan to move to a new home and 28 percent had not yet decided (see Figure 5-23). This equals 21 households who may need or want seniors housing in the future. Only 14 percent of respondents said that there were either many or an adequate amount of houses in their community that could meet their needs, and when asked about affordability, most respondents (55%) said there are no other affordable housing options in their

community. This means between 49 and 50 people would need a housing alternative if they left their current homes. Although the majority of people (90%) said that they did not yet need seniors housing, six people already need seniors housing at this time. The number of respondents looking for any type of seniors housing supports drastically increases in the next five to 10 years, going from 10 households now, to 32 households in the next five years, and 49 households in the next ten years (with respondents listing more than one type of housing support to meet the needs of their household). All of this information suggests that there is an immediate need for seniors housing: from as few as five units currently, to as high as 49 units in the near future.

6.1.2 Size of Housing

The average number of people per household in this sample is two (61%), followed by one (25%), three (11%), and five (3%), and the majority of respondents (67%) are married or living with a partner. Therefore, it would appropriate to create two bedroom units in order to provide ample options for the current population. For example, if the two residents are not a couple this arrangement would provide one room for each resident. If the residents are a couple, two bedrooms would allow for the separate sleeping arrangements often required as a result of health problems.

6.1.3 Location of Future Seniors Housing

The largest group of people to indicate that they need seniors housing immediately are located in Pineview (n=3), followed closely by Hixon (n=2). More residents in Pineview than any other location stated that their homes are too large (n= 9), which suggests that downsizing to seniors housing is a likely option. The largest cohort of people who either planned to leave their homes for retirement or have not yet decided are located in Pineview (n=12). Pineview also has the highest percentage of people over the age of 80 (n=10); as a result of increased health challenges older seniors are more likely to need seniors housing than any other demographic. Today, the greatest population need for seniors housing is in Pineview, with two people wanting subsidized independent living units and two people wanting market independent living units immediately.

Hixon, however, has the greatest financial and physical need for seniors housing at this time. More major repairs were needed in Hixon than in any other community, and a large number of people in Hixon (n=15) indicated that they do not feel their homes meet the physical needs of residents. Furthermore, 13 respondents from Hixon said that there is either no or very few housing options that meet their needs and lifestyles, and no respondents from Hixon indicated that there were any other affordable housing options in their area. More respondents from Hixon (n=3) than any other community want seniors market independent living units right now; however, given issues with affordability and the fact that respondents from Hixon had lower incomes than any other community, Hixon may want to consider subsidized housing in the future.

6.1.4 Cost

Most respondents' incomes are between \$25,000 and \$49,000 (51%). The costs of seniors housing, therefore, should reflect this income range. Of those people needing seniors housing right now, there was a broad range of prices that people were willing to pay, from rents below \$500 per month to rents above \$1000 per month, and purchase prices both above and below \$200,000. According to Canada Mortgage and Housing Corporation, for housing to be affordable, it must "cost less than 30 percent of before-tax household income" (CMHC 1). In order to be affordable for the majority of individuals, monthly housing costs for both owners and renters in these three areas must be between \$625 and \$1225.

6.1.5 Other Characteristics

When building seniors housing, there are a number of additional factors that developers should consider in order to serve the populations surveyed here. First, they must plan for the provision of services. Locating seniors housing close to preexisting services removes many of the transportation barriers seniors face. Where there are few or no services in the area, it is important to make sure seniors housing units are located close together for mobile services; it is less expensive to service individuals when they are close together, and it takes less time because travel between places is minimal. Second, it is crucial to create low maintenance seniors housing. As seniors age, the maintenance of homes and yards can become challenging. Therefore, seniors housing should have small lawns and gardens, which has the added benefit of allowing seniors to leave their homes for long periods of time during the year. Finally, seniors housing should be built to a high standard of accessibility so seniors can remain in their homes with a mobility issue or disability: hallways should be wider to accommodate wheelchairs and walkers, rooms should allow enough space to turn mobility devices around, and there should be no stairs inside or outside the unit. In addition, the unit should have extra space and an electric outlet at the doorway for scooters. Each of these factors should be applied to the following place-specific explanations of need.

6.2 Seniors Housing between 2014 and 2024: Blackburn

In Blackburn, only one household is currently looking for seniors housing, specifically a market supportive housing unit. The expected need for seniors housing increases to six units by 2019, and 14 units by 2024. Although the current need is small, it is important to recognize that the need is expanding and housing should be built with the long term need in mind. Additionally, the increase in the need for seniors housing will not pause during the time it takes to construct seniors housing. Over the next ten years, respondents from Blackburn will require a mix of market independent living and market supportive housing. Although most Blackburn residents have an income of \$50,000 or more, a small number of residents require subsidized housing, and only one resident in Blackburn identified other affordable housing options in their area. Supplying affordable or

subsidized seniors housing will fill this gap in the market. Providing some subsidized units alongside the market units is an effective way to make service provision efficient and to reduce costs. Consideration should also be given to providing some reasonably priced market housing units for purchase to allow current homeowners to retain some of the equity from their properties.

Blackburn respondents prefer to live in single detached housing right now, but in the next five to 10 years a desire for townhouses and apartments emerges. Seniors housing constructed in Blackburn should be in either townhouse or apartment form, as the need for single detached dwellings is already met by the available housing stock. Consideration should be given to constructing this complex in a way that leaves room for expansion, as the need for seniors housing is growing. Most Blackburn respondents did not feel that this housing needs to accommodate pets. It should, however, provide a common room for activities. Activity groups and a senior centre were among the highest desired facilities by Blackburn respondents.

The survey showed that most Blackburn respondents have stairs at the main entrances of their homes, and although only a small number of residents currently use an assistive device, this number will increase as residents age. Providing a seniors housing option with a stair free entrance will fill a gap in the current housing market and will allow residents to age in place.

Over the next ten years, the need for services in Blackburn grows from just a few people requiring home care, personal care, meal preparation/cleanup, home maintenance, and summer and winter yard work, to several people requiring all services except for respite care. Most of these services could be provided through a seniors supportive housing arrangement. Options for the delivery of nursing care, home care, personal care, visiting, meal preparation/clean up, housework, shopping, delivery of services/goods, home repair/maintenance, and summer and winter housework should be made available in Blackburn seniors housing in the next ten years.

Many Blackburn respondents plan to continue driving. Therefore, future housing should include parking close to the entrance of their homes. Given the climate of Blackburn, parking spots should be covered to provide protection from snow during the winter. Not all Blackburn residents, however, will be driving in the future. In the past 12 months several residents required assistance with driving, and over the course of the next 10 years there is a significant decrease in the number of people who believe that they will be walking or driving. Thus, future seniors housing should be located near public transit (if developed), and near the service hub of Blackburn to ensure ease of access to any available services and amenities; where this option is unavailable mobile service delivery (e.g. book bus, grocery delivery, etc.) should be considered. In Blackburn the most important service to establish or locate seniors housing near is a grocery store.

6.2.1 Blackburn: A Summary

A level entry, single storey building with at least two bedrooms per unit and covered parking would be most appropriate for the long term needs of the population in Blackburn. For market housing, a price range on the upper end of \$625 to \$1225 would be affordable for the majority of respondents, and a mix of both rental and ownership tenures would accommodate this population. The units should be a combination of subsidized and market independent or supportive living suites, but additional assisted living services should be available, such as nursing and home care. The housing complex should be made up of townhouses or apartments, and it is not important to make this housing pet-friendly. The complex should contain a common room for activities, and should be expandable to accommodate the growing need for seniors housing.

6.3 Seniors Housing between 2014 and 2024: Hixon

In Hixon two households are looking for seniors market independent living units right now. The expected need grows to 13 units (mainly independent living) in five years, and 24 units (mainly independent living with a mix of all other kinds) in 10 years. Although the current need is small, it is important to consider that seniors housing needs in Hixon are rapidly expanding, and housing should be built with this long term need in mind. This need will also continue to grow as housing is being constructed. Through the next 10 years respondents from Hixon will require a mix of subsidized and market housing units; however, in the latter part of this period the need for subsidized units outnumbers the need for market units. Most respondents from Hixon have an income between \$25,000 and \$49,999, but there is also a large group of people with incomes below \$25,000 who will need subsidized seniors housing. Furthermore, no respondents from Hixon identified any other affordable housing in their area. Supplying subsidized seniors housing units will fill the current affordable housing gap in Hixon's housing market. Providing some market units alongside the subsidized housing will make service provision efficient and reduce costs. Consideration should also be given to providing reasonably priced market housing for purchase to allow current homeowners to retain some of the equity from their properties.

Hixon respondents prefer to live in single detached housing right now, but in the next five to 10 years a preference for townhomes emerge. Since single detached dwellings are already available in Hixon, a seniors townhouse complex should be built. Consideration should be given to constructing this complex in a way that leaves room for expansion in order to accommodate the growing need for seniors housing. The majority of Hixon respondents feel it is important that this housing be pet-friendly and have a common room for special events. A special events venue was desired by some Hixon residents. The common room could also contain shelves for a small library or book exchange; many Hixon respondents said they wanted a library near future seniors housing.

The survey showed that most Hixon respondents have stairs at the main entrances of their homes, and although only a small number of residents currently use an assistive device, this number will increase as residents age. Providing a seniors housing option with a stair free entrance will fill a gap in the current housing market and will allow residents to age in place.

The present need for services is above average in Hixon for winter and summer yard work, and house maintenance. This need jumps substantially in the next five to 10 years – by 2024 respondents will require all services. Seniors housing built in Hixon should provide nursing care, home care, personal care, respite care, visiting, meal preparation/clean up, shopping, delivery of services/goods, and summer yard work optionally, and should provide housework, winter yard work, and home repair/maintenance on a regular basis.

Many Blackburn respondents plan to continue driving. Therefore, future housing should include vehicle parking close to the entrance of homes. Given the climate of the Hixon area, parking spots should be covered to provide protection from snow during the winter. In 10 years, far fewer people in Hixon plan on driving, and a greater number of people intend to walk or use the HandyDART, if available. It is important that future seniors housing in Hixon be located near the service hub of the community to ensure that residents who are not driving have easy access to any available services or amenities. This is also important for the attraction of services/amenities and transit in the future. The amenity most desired by Hixon respondents is a grocery store; therefore, seniors housing should be located near a grocery or convenience store. Where these options are unavailable, mobile service delivery (e.g. book bus, grocery delivery, prescription delivery, etc.) should be considered.

6.3.1 Hixon: A Summary

A level entry, single storey building with at least two bedrooms per unit and covered parking would be most appropriate for the long term needs of the population in Hixon. For market housing, a price range on the lower end of \$625 to \$1225 would be affordable for the majority of respondents, and a mix of both rental and ownership tenures would accommodate this population. The units should be a combination of both subsidized and market independent or supportive living suites, but many additional assisted living services should be available, such as nursing, home care, respite, visiting, meal preparation/clean up, and shopping. A higher number of subsidized units should be created to fill the housing gap in Hixon. The housing complex should be in townhouse form, and be pet-friendly. The complex should contain a common room for events and a library, and should be expandable to accommodate the growing need for seniors housing.

6.4 Seniors Housing between 2014 and 2024: Pineview

In Pineview, five households are looking for seniors housing right now: two market independent living units, two subsidized independent living units, and one subsidized supportive housing unit. The expected need for seniors housing increases to 19 units by 2019, and 28 units by 2024. All types of housing is needed by the end of this time period, but market independent living units are needed the most, followed by subsidized independent and supportive living units. Although the current need is not massive, it is important to plan for the rapidly expanding needs of Pineview's population, and build with a long term vision in mind. Even once seniors housing is in the construction phase, the needs will continue to grow. Most Pineview residents have an income between the \$25,000 and \$49,999; however, a large portion of respondents had incomes above or below that range. Therefore, a broad mix of subsidized and market housing should be created; offering these two kinds of housing side by side ensures service provision is efficient and cost effective. Almost half of Pineview respondents said that there were no or few other affordable housing options in their area. Providing a portion of subsidized housing will help to fill this gap in Pineview's housing market. Consideration should also be given to providing some reasonably priced market housing units for purchase to allow current homeowners to retain some of the equity from their properties.

Pineview respondents prefer to live in single detached housing right now, although there are some preference for townhouses and mobile homes. In the next five to 10 years, however, a clear desire to live in townhouses emerges. Even if seniors housing is built in the next few years, the housing should be constructed in a townhouse format. Consideration should be given to constructing this complex in a way that leaves room for expansion, as the need for seniors housing in Pineview is growing at a rapid rate. This housing should also be pet-friendly and offer a common room that can be used for fitness and seniors activities. A seniors citizens hall, fitness programs, and activity groups were among the highest desired facilities/programs. Several respondents also indicated a desire for a community garden. Seniors housing built in Pineview should also include yard space for gardening.

The survey showed that most Pineview respondents have stairs at the main entrances of their homes, and although no residents currently use an assistive device, this will likely change as residents age. Providing a seniors housing option with a stair free entrance will fill a gap in the current housing market and allow residents to age in place.

Over the next 10 years, the need for services grows from just a few people requiring help with house work, yard work, and home repair/maintenance, to many people needing help with all services. Seniors housing built in Pineview should provide nursing care, home care, personal care, respite care, visiting, meal preparation/clean up, shopping, delivery of services/goods, and summer

yard work optionally, and should provide home care, housework, winter yard work, and home repair/maintenance on a regular basis.

Many Pineview respondents plan to continue driving in the next five years; a high number of people also plan on walking. Therefore, housing should include vehicle parking close to the entrance of homes and these spots should be covered to provide protection from snow during the winter. However, in 10 years far fewer people intend to drive and even fewer residents intend to walk. Thus, seniors housing should be located near the service hub of Pineview to ensure ease of access services or amenities. This is also important for the future attraction of services/amenities and transit. The amenity most desired by Pineview respondents is a grocery store; therefore, seniors housing should be located near grocery shopping. Where these options are unavailable, mobile service delivery (e.g. book bus, grocery delivery, prescription delivery, etc.) should be considered.

6.4.1 Pineview: A Summary

A level entry, single storey building with at least two bedrooms per unit and covered parking would be most appropriate for the long term needs of the population in Pineview. For market housing, a wide range of housing prices in the \$625 to \$1225 per month range would be affordable for the majority of respondents, and a mix of both rental and ownership tenures would accommodate this population. The units should be a combination of subsidized and market independent and supportive living suites. Some assisted living services should also be available, such as nursing , home care, respite, visiting, meal preparation/clean up, and shopping. The housing complex should be in townhouse form, and be pet-friendly. The complex should contain a common room for activities and fitness, and should be expandable to accommodate the growing need for seniors housing. Space for a community garden should be available.

7. References

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