

# PELHAM SENIORS' ADVISORY COMMITTEE

## SPECIAL MEETING

MINUTES 18-03

2:00 PM

Wednesday, March 7, 2018

Council Chambers

Town of Pelham

20 Pelham Town Square

**Present:**

Gail Hilyer, Chair  
Sharon Cook, Vice-Chair (JAAC)  
Robert Hildebrandt (FMA)  
Del Leney  
Debbie Rollo  
Sue Kicul (FMA)  
Bea Clark (PATC)  
Gwen MacDougall (Lib Board)  
Liisa Harju (Arts)  
Susan Buckingham

**Absent with  
Regrets:**

Mackenna Belding (MYAC) – Secondary Rep  
Councillor Peter Papp (ex-officio)  
Tessa Piccolo (MYAC)

**Also Present:**

Judy Sheppard, Deputy Clerk  
Beth Dal Bianco, Age-friendly Data Collection Project  
Raj Lamichhane, Joe Salvatore, and Carmela Marrese, Parkhill  
Property Management  
Curtis Thompson, Planner  
Cathy Berkhout-Bosse

**FOR THE INFORMATION OF COMMITTEE:**

**(a) DECLARATION OF QUORUM AND CALL TO ORDER (Item 1)**

The Chair, Gail Hilyer, welcomed everyone, with a special welcome back to Susan Buckingham who is the newest Committee member. The Chair declared a quorum.

**(b) ADOPTION OF AGENDA (Item 2)**

**(Rollo/Cook)**

**THAT the agenda for the March 7, 2018 Special Meeting of Pelham Seniors Advisory Committee be approved, as presented.**

**CARRIED**



**(c) DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF (Item 3)**

There were no disclosures of pecuniary interests from any of the members present.

**(d) DELEGATIONS (Item 4)**

(i) Raj Lamichlane, Joe Salvatore, and Carmela Marrese, Parkhill Property Management

The delegation from Parkhill Property made a presentation to the Committee on the Affordable Rental Housing Development Project that they are currently working on in Pelham. The presentation included, but is not limited to, the following:

- Company Profile
  - For the past 40 years, Parkhill has been committed to building beautiful and successful communities across the GTA and Southern Ontario
- Background Information
  - In Pelham as of 2016, 24.4% of total population are over age 65, up from 16.6% in 2006;
  - In last ten years, overall population growth in the Town was 5.9%, however the population growth in senior population (65+) was 55.8%
  - Between 2011 and 2031, Seniors (65+) will account for 60% of population growth; age appropriate housing with communities and their infrastructure accessible for seniors should be a priority
  - In 2016, 4400+ households were on the Niagara's centralized waiting list (1500 were seniors); at the end of 2017, more than 5,000 households are on the list for Rent-Geared-to-Income housing in Niagara
  - According to the most recent statistics (Feb 2018) from Niagara Regional Housing, the Town of Pelham has a waiting list of 244 Seniors for affordable housing with a wait time of 3 years for a 1 Bedroom
  - With the increase in senior citizen population in the Region, Parkhill and the Town of Pelham realize that there is an immediate need for affordable rental apartments for seniors
- Project Information
  - Parkhill's 10-floor apartment building project is located on Shaw Avenue, Pelham started July 2017 and will be completed, August 2019
  - The self-sufficient community is just steps away from many local amenities and services including a community centre, shopping plaza, trails, etc.
  - The building will be of quality design with an impeccable standard
  - It will be an affordable rental building aimed to complement seniors' unique lifestyle – will provide elegantly landscaped areas and socializing spaces
  - The building will have many indoor facilities to ensure the comfort of all its residents
  - The apartment building will be 10 stores with 96 units which will consist of:

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- One-bedroom and two-bedroom units
  - 1 parking space per unit
  - Outside gazebo and sitting area
  - Multipurpose common area
  - Property Manager living on site
  - Extra storage, per unit, within the building
  - Washer/dryer in each unit
  - Kitchen and bathroom flooring is ceramic tiles with engineered wood flooring on the remainder of the unit
  - Carpet tiles will be installed in common hallways throughout the building
  - Bathrooms – walk-in showers; combination of showers and bathtubs;
  - Bedrooms will have unsuits – 2 bathrooms in each unit
  - 60% of the units will be subsidized through NRH (Niagara Regional Housing) and 40% will be Market Rentals
  - Members made the following comments/inquiries;
    - Regarding the 60% of units subsidized through NRH – who determines who the tenants will be for each unit
    - Confirmed the approximate measurements of a single unit would be 600 to 650 sq feet per one bedroom; each unit has their own mechanical system for heat and water – energy efficient; each unit has a private balcony;
    - Suggestion – inquire with NRH regarding the possibility of their Wellness Program renting a space in the building; suggested various clinics; nurses/doctors to occupy the building
    - Is it confirmed with NRH that they will partner with Parkhill? If there is a negative response from them, would their seniors' apartment building project still be developed as planned?
      - Response from Parkhill: They have met with NRH and will be meeting again in March; and yes, the development will go ahead
    - PSAC encourages fitness therefore, what are your plans to promote / accommodate that?
      - There are plans for bicycles placement; walking; walkways to existing amenities, etc.
    - Parkhill representative confirmed that the main floor is designed to be a community space which will accommodate a population of over 100 people; also the roof will be a patio space with tables, accessible by elevator;
    - Games room will be accommodated;
    - The apartments will be accessible as per legislation / building code
      - Parkhill also invited the committee members to communicate to them what types of amenities would be desirable
    - Will pets be allowed; this decision is to be determined by the landlord;

- Parkhill is the builder and will continue to be the owner and will have a Property Manager living on site to manage the property
- Members asked Parkhill if they have plans to build more seniors apartments in the Niagara Area
  - Parkhill advised that they are open to that possibility - they already have 127 people on their list and they have 96 units
- Members asked what is the age for renting
  - Parkhill advised that while they are gearing it towards seniors' ages, they would not discriminate against age by stating age restrictions
- Price range for apartments – to be determined

Parkhill representative advised that in two weeks, they will have a 'Pelham' tab on their website: [www.parkhillproperties.ca](http://www.parkhillproperties.ca) for inquiries; they also advised that they are open to another meeting with the Committee and may be contacted respecting other suggestions for the design.

The Chairperson, Ms. Hilyer thanked the representatives from Parkhill for their informative presentation and for taking the time to appear before the committee.

**(e) APPROVAL OF MINUTES OF PREVIOUS MEETING (Item 5)  
February 7, 2018 (Item 5.1)**

**(Kicul/Leney)**

**THAT the Minutes of the February 7, 2018 Special Meeting of Pelham Seniors Advisory Committee be approved, as presented.**

**CARRIED**

**(f) PRESENTATIONS (Item 6)**

**(i) Beth Dal Bianco, Data Collector/Analyst Consultant – Update (Item 6.1)**

Beth Dal Bianco provided a verbal update to the Committee respecting her progress on the collection of existing data and research she is conducting throughout the Niagara Region as it relates to Age-friendly Communities.

The Committee made the following comments to Ms. Dal Bianco:

- Is there a list of area reports and are there common themes – St. Catharines and Port Colborne?
  - Ms. Dal Bianco advised that she will be analysing that information and will report back to the committee

Ms. Dal Bianco will continue to work with municipalities in the Niagara Region as well as various seniors programs in the region to collect and analysis programing information.

Ms. Dal Bianco was asked to forward all materials she receives to the Deputy Clerk for filing.

**(g) BUSINESS ARISING FROM MINUTES (Item 7)**

**(i) New Horizons for Seniors Project (Item 7.1)**

The Committee applied for a grant from New Horizons for Seniors Program Community-based Projects however, the application was unsuccessful.

However, the Committee is still hopeful in conducting a survey with the seniors of Pelham by partnering with the Recreation Department to develop a survey to be circulated to the seniors' community regarding an age-friendly questionnaire. It was suggested that an adhoc committee be established to work on the survey. This item will be discussed at a later date.

**(ii) Conversation Café - Discussion (Item 7.2)**

There was discussion respecting whether or not to continue with plans to host Conversation Cafés for 2018.

**(MacDougall/Leney)**

**THAT an ad hoc committee be established to discuss the future of Conversation Cafés.**

**CARRIED**

The following Members volunteered to be part of an ad hoc committee to discuss the future of the Conversation Café:

1. Susan Buckingham
2. Gwen MacDougall
3. Debbie Rollo
4. Bea Clark

**(iii) Trinkets – for promotional purposes (Item 7.3)**

Following research of various samples of appropriate trinkets for promotional purposes it was decided that magnified cards be purchased.

**(Hildebrandt/Clark)**

**THAT the Pelham Seniors Advisory Committee purchase 1000 magnified cards to be used for promotional purposes.**

**CARRIED**

**(iv) Winter COMMUNITY EXPO Family Day (Item 7.4)**

The Town of Pelham's Recreation, Culture & Wellness Department hosted a Winter COMMUNITY EXPO for Family Day which was held on Monday, February 19, 2018 from 12:00 – 2:00 pm at the Pelham Arena.

Four members of the Pelham Seniors Advisory Committee participated in this event and they advised that the event was not well attended by seniors. However, the Committee agreed to participate again next year.

**(h) COMMITTEE REPORTS (Item 8)****(i) Joint Accessibility Advisory Committee (Item 8.1)**

The Committee is planning to speak with the BIAs and hopefully audit some of the business in Town for accessibility.

**(i) Pelham Active Transportation Committee (Item 8.2)**

The Committee applied for two government grants:

1. Ministry of Transportation (MTO) annual Road Safety Challenge grant for activities in June which promote road safety for all users.
2. Through TOP, the Safe Cycling Education Fund which provides current approved Ontario Municipal Commuter Cycling grant recipients with an opportunity to obtain funds to promote safe cycling education.

The Committee is waiting to hear if their applications are successful.

**(j) CORRESPONDENCE TO THE COMMITTEE (Item 9)**

There was no correspondence received.

**(j) NEW BUSINESS (Item 11)**

- (i) There were no new business items.

**(k) ADJOURNMENT (Item 12)**

**(Rollo/Hildebrandt)**

**THAT the Special Meeting of the Pelham Seniors' Advisory Committee, March 7, 2018, be adjourned at 4:36 p.m.**

**CARRIED**