

COMMITTEE OF THE WHOLE - NOVEMBER 1, 2004

ENHANCED ACCCOMMODATION OF HOSPICE VAUGHAN

Recommendation

Councillor Tony Carella requests staff be directed to:

- (1) review the attached request on the part of Hospice Vaughan to obtain the use of the basement of the City-owned premises---known at 31 Woodbridge Avenue, Woodbridge--- which it has leased since October 2001.
- (2) bring forward an appropriate agreement detailing the terms of a revised lease, incorporating the use of the basement, for the review and approval of Council.

Purpose

To respond to the request on the part of Hospice Vaughan for use of the basement in the City-owned premises it now occupies

Background - Analysis and Options

On October 23, 2001, Hospice Vaughan signed a five year lease with the City of Vaughan for the use of the ground floor of the premises known as 31 Woodbridge Avenue. In the interim, the number and range of programs offered by Hospice Vaughan has increased and additional space is needed to accommodate better these programs. The basement of 31 Woodbridge Avenue is available, but unfinished. Hospice Vaughan is ready to complete any leasehold improvements, and it is appropriate that their proposal be reviewed and an arrangement negotiated.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Hospice Vaughan's request is reasonable and will enhance property owned by the municipality.

Attachments:

Letter of Maria Pia Di Maio, Executive Director, Hospice Vaughan, including "Report on Program Expansion in Basement"

Report prepared by:

Respectfully submitted,

Councillor Tony Carella

July 6, 2004

Michael Di Biase
Mayor of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Di Biase:

I would like to submit a formal proposal to obtain complete access to the remaining portion of the building (i.e. the basement). With this space, we hope to expand and broaden our *Day Hospice Program and Children's Grief and Support Group* appropriate to the needs of residents in the Vaughan Community. The objectives and benefits are many. Please see attached REPORT

- To provide a sense of community
- To provide participants with the opportunity to join with other clients and volunteers for companionship and various activities
- The programs are **free of charge**
-

We are willing to incur capital expense to make the basement habitable to expand our programs, as well as, increase our existing lease of \$600.00/month and pay an additional \$200.00/month after spending capital expense to improve the interior design of the utilized space. This in turn will improve the City of Vaughan and you would achieve exposure in the community and be recognized for your involvement and charitable support.

We look forward to hearing from you and hope to have your go ahead with this special project.

Yours truly,

Maria Pia DiMaio
Executive Director

cc: Tony Carella, Local Councillor
cc: Marlon Kallideen, Commissioner of Community Services
cc: Angelo Cioffi, Buildings Manager

Report

Program Expansion In Basement

Why We Need The Basement

We are requesting the use of the basement at 31 Woodbridge Avenue because our current programs: *Home Visiting Program, Grief & Bereavement Program, Homework Club and Day Program* have grown and the space on the main floor, which we currently occupy does not sufficiently accommodate the many program/activities that we offer.

For instance, since the start of our new *Grief & Bereavement Program* for children and teens we have struggled with the issue of space, particularly because the administrative offices and program activities are competing for the same space. In addition, we have had to curtail some of our program activities especially in our *Grief & Bereavement Program* for children and teens due to the lack of space. We have tried to address the issue by rotating programs on different days and at different times. However, as the number of adults, children and teens who use these programs increase, we will experience more difficulties in running these programs effectively. We feel that having the basement would allow us to design programs and activities more effectively to meet the needs of the children and teens that are grieving in the community.

The lack of space also poses particular challenges to our method of working with the community, which largely involves group work. For instance, currently we do not have sufficient space to simultaneously operate groups for children and teens of different ages. As a result, parents who have more than one child in our support groups could find themselves coming in the office more than once per week. Also, when we offer our community support and education groups, we have to be very aware that we do not invite more than 25 people because the space does not accommodate a larger number. On an individual basis, the programs operate quite effectively. However, there are many challenges in running and facilitating groups due to the lack of space. We believe that our work is very important to the community and hope that with the expansion of the space we could provide better and more effective programs to the community.

How The City of Vaughan & Community Would Benefit

The City of Vaughan will benefit from the finished basement in two key ways. One of the ways is that the city will now own a fully finished facility that will increase in property value. Secondly, the city will also benefit by collecting an increase of \$200.00 per month in revenues from Hospice Vaughan (for rent).

The community of Vaughan will also benefit in many ways. Since Hospice Vaughan's inception, we have provided excellent programs and services to the community and these programs and services will be enhanced with the new space. One of our goals is to develop new programs and services as well as improve our current programs. We feel that having the space in the basement would allow us to accomplish these goals. The response from the community to our programs and services has been very positive. Over the years we have seen an increase in the number of clients to our programs. As our programs become more known in the community, more families will look to us for support and we want to be able to accommodate their request(s). One component of our programs that is becoming a demand is the need for public education about issues of grief & loss, coping and palliative care. These services are best delivered in a group format, which requires more space than we currently occupy. Again, having the basement would allow us to expand this component of our program so that we can continue to grow as an organization, as well as provide support and generate more public awareness in the community. We feel very confident that the expansion to the basement will benefit the community by helping to create a stronger, healthier and more sustainable community.

What We Plan To Do With It?

Below is a list of the things that we would like to do with the basement in order to enhance our programs and services:

- (1) *Create a space for the Grief & Bereavement Program for Adults*
- (2) *Create a space for the Grief & Bereavement Program for Children*
- (3) *Create a space for the Grief & Bereavement Program for Teens*
- (2) *Create a space for the Day Respite Program*
- (3) *Create a Space for /Community Educational & Support Groups*

Kitchen

We plan to design a kitchen so that we can provide meals for the clients in our Day Program. We also require the use of a kitchen to prepare snacks for the children and teens in our homework program, as well as for the adults in our grief & bereavement program. In addition, a kitchen is also greatly needed to allow us to prepare effectively when we have special functions and events such as our Memorial Service, Annual General Meeting and Volunteer Training.

Bathroom

We also would like to build bathrooms that are accessible to both children and adults, including adults and children with special needs (i.e. wheel chair accessibility).

Construction Materials to enhance the Basement

Kitchen

We require the use of a kitchen to prepare snacks for the children and teens in our homework program, as well as for the adults in our grief and bereavement program.

Washroom

We also would like to build bathrooms that are accessible to both children and adults, including adults and children with special needs (i.e. wheel chair accessibility).

One *women*, one *man* with two fixtures each, and plumbing (waste, vent and water)

- Walls
- Floor tiles
- Ceiling tiles
- Ceiling exhaust fan, two required, Duct and thru wall grill
- Light fixtures on each room. Wiring and switch
- GFI receptacle on each room
- Painting
- Two doors and frame include. Lockset
- Saw cutting floor for sanitary connection including 4"pvc sanitary pipe and refinish back floor
- Two new windows
- Carpet throughout (approx. 2300 sq. feet) not include furnish room
- New furnace and air condition just for basement and duct to accommodate the number of people
- Architect's fee to renovate the basement to comply with code (change in occupancy A-2)
- Mechanical Engineer to design HVAC

TOTAL \$75,000.00

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