

BULLETIN



Meeting date: **November 21, 2023**

Virtual or In-Person: **In Person at OBRC**

Visitors / Guests:

Wendy Pratt - visiting Rotarian from Nanaimo

President's Welcome:

In the absence of President Chris, we had a visit from a Ben's rapping alter ego:

(sung in a rap beat)

Presidents come and Presidents go,

But Chris asked me back, because of my flow

Back by demand, but not so popular,

My rhymes aren't tight, they couldn't be sloppier

Back for today, for just one meeting

Does anyone miss, the colour coded seating?

I'm running things today, can you feel me

But I promise to continue, as the real me.....

Announcements:

Ben –Look for an email about the four course meal at Farm Local in support of the project for Sorghum for Zimbabwe Farmers. The meals will include Sorghum and there will be a silent auction

Joan F – don't forget to sign up for the Xmas luncheon on the 12th!

Lorna – for Xmas luncheon, there will be a Name that Rotarian game. Lorna is looking for childhood pictures of club members, preferably at Christmas, for the game.

Celebrations Master:

Jack pinch hitting for Wendy who was not able to make it to club today:

Happy Birthday Art Joyce on November 27th

Jack said it was a great relief to be able to just throw in \$20 online for the club when you have not put anything in the pot for a few weeks

Jack also put up \$20 to acknowledge the quiet hero who makes everything at the meeting go smoothly on Zoom – **Adam!**

Joan and Terry Toone will be away until the new year. Terry is getting a new hip

Answers to Jack's questions:

- 1) We have had 5 new members since July
- 2) We are looking to add a total of 12 this Rotary year

There was \$53 in the 50/50 draw and Jacqueline won it

Program Overview:

Peter introduced Dave Cockle who is the retired Fire Chief for Oak Bay and is the serving President for Oak Bay Kiwanis. His talk was about the senior housing and hospitals provided by Oak Bay Kiwanis in our community.

This OBK has significant real estate properties in the Victoria area. The acquisition all started with the Tea Room which was built by the club's then 9 members in 1947. The tea room raises \$50 – 75,000 a year for the Kiwanis for their projects.

The properties operated through the Kiwanis Club include:

- 1) Milton Street which they built in 1975 and which provides low-income housing. Its mortgage was repaid in full about 6 years ago so the OBK is now doing significant for upgrades to the building, 69 bachelor suites rented at \$500 per month each, to those earning less than \$35,000 with less in assets than \$75,000

This property includes the Bennet Room where the OBK Club holds its meetings. This space includes a kitchen and can be rented.

- 2) Mallek and Cook through to Ceder Hill Road – This is acreage which has a number of buildings on it. This property was donated to the Kiwanis in 1970. This property now includes apartments for seniors and lower income persons, Heatherington House which is now rented to the Victoria Ukrainian Society to provide temporary housing for refugees, OB Kiwanis Pavilion, and the new construction on Cook Street.

Cook St will have 36 studio Apts, 40 one-bedroom Apts and 2 two-bedroom Apts, designated for seniors (65+). This is low income housing. Approval process with the City took over 18 months and cost have gone from the planned \$12M to \$16.5 M. The city is still holding \$300,000 pending completion of the project. Fortunately, the recent changes at City Hall have improved things.

The plan is to develop, on this property, a full campus of care to carry seniors from independent living through the various levels of care up to dementia care, if needed.

- 3) Village apartments in North Saanich which also provide homes. This property was also donated to the Kiwanis. The waterfront portion is now a park.

There are challenges in managing all the real estate. Different properties have their own boards but they all have certain challenges:

- a) There has been rent freeze for three years – this is creating challenges because rent in these buildings usually include utilities, and the cost of the utilities is going up
 - b) City of Victoria does not give a tax break and the tax bill as a result is \$8 million for some of the property (this area has now been designated as a municipality by the province which will about half the taxes)
- 4) Rose Manor is a BC Housing property which is managed/maintained by OB Kiwanis. They took this on in the 80's. This is a 122 year old building with 72 residents in suites that are rented for well below market (the 24 one bedrooms rent for \$1500 per month and the 7 bachelor suites for \$1000 per month). Three meals a day are provided at \$11.54 per day. This building has 28 unionized staff, a CEO and a Comptroller. The building runs 24/7 and provides pre-hospital care. The roof is now leaking but BC Housing has prioritized removing the natural gas boilers and putting in heat pump in order to go green over reroofing the building. The roof is getting patched.
 - 5) Oak Bay Kiwanis Pavilion. This is a 50,000 sq ft dementia care facility. It has a board of 11 members including OBK club members and members of the community with necessary specialized skills. It has a \$23 M annual budget which is supported by Island Health. The Pavilion has a total of 122 beds, 116 of which are subsidized and 6 of which are private pay. The private pay beds plus fundraising provide a budget of about \$70,000 per year funds for extras which are not covered by Island Health. This includes: Music therapy, exercise programs, a new Lucent, furnishings/paintings, etc. to make the facility more home like, the well-used protected garden and a slightly better nursing ratio than in other facilities. There are 172 full and part time unionized staff and on-site physicians. The building is getting old and the OBK club is actively looking at a new build to replace it.

All of this shows what the OB Kiwanis are doing in housing in our area. They are a leader in our community in senior living and dementia care.

Dave thanked all those in our club who have volunteered and assisted OBK with its role.

He was thanked by Krista and promised to receive the coveted Oak Bay Rotary mug in due course!

Next Meeting:

December 5, 2023 – In addition to the club and club Foundation AGM's, we will hear from Frank Wilson, local poet and author talking about poetry and the books he has written.