



NEWSLETTER

WOMEN'S PROBUS CLUB OF VANCOUVER

Volume 17 Issue 16, September 2020

Next meeting: Tuesday, October 6, 2020

9:45 a.m. - you are welcome to log on to Zoom

10:00 a.m. Meeting online via Zoom. Please be on time.

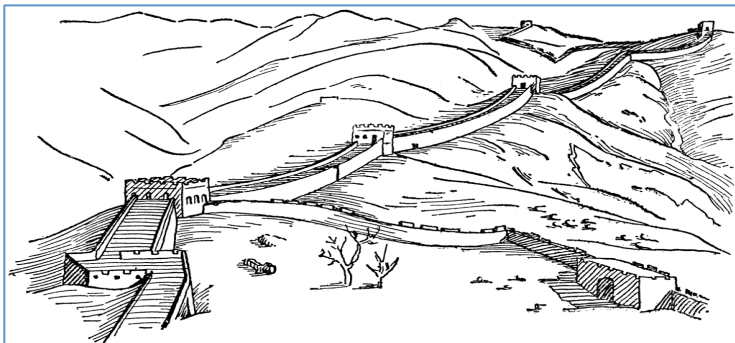
A reminder of the meeting will be sent September 27
and the link to the Zoom meeting will be sent October 5.

If you wish to join by telephone: please call Barbara Wynn for the number and ID #.

Speaker for October: Professor Paul Evans

Topic: Canada and China: Any Way Forward?

Paul Evans (PhD with distinction Dalhousie University 1982) has been a Professor at the University of British Columbia since 1999, teaching Asian and trans-Pacific international relations in the School of Public Policy and Global Affairs (SPPGA).



His recent speaking and writing have focused on Canadian China policy and how to navigate a fracturing global order. He is a PROBUS fan.

A complete professional biography may be found at www.sppga.ubc.ca/profile/paul-evans/

Women's PROBUS of Vancouver: www.probusvancouverwomen.com
Contact us: [PROBUSwomen.news<at>gmail.com](mailto:PROBUSwomen.news@atgmail.com) (replace <at> with @)
PROBUS Canada: www.probus.org
PROBUS International: www.probusglobal.org

Membership Information

A Message from President Barbara Wynn

Dear Members:

Here we are at the closing down of summer. In my garden the leaves are beginning to turn and it was early spring when we first realized that we were being enveloped by a pandemic.

Surprisingly, this has allowed me to connect with more members of PROBUS than I might have, had we been gathering physically.

Recent phone conversations and emails have engaged me with PROBUS members who have lost a husband or a family member, and others who have not been able to visit relatives in a care facility or hospital. Some of our members are looking after spouses, or are themselves in need of medical attention, companionship, and social activity. Many, including myself, have not seen grandchildren or relatives due to travel restrictions. These have been a tumultuous seven months, and now we face the additional challenge of poor air quality caused by the tragic and devastating fires that have roared through communities to the South.

Our management committee has stepped up to the plate, bringing us interesting speakers and overcoming the challenges of Zoom. Your patience has been appreciated. We are all rapidly learning the mysteries of the internet but we realize that we are only reaching a certain percentage of our membership online. That is why our newsletter is so important. I do hope our talks and this newsletter help in some small way to alleviate some of the challenges of our times.

Please help to make the next newsletter even more valuable. We would love to hear from you about your experiences during COVID-19. How are you spending your time? How are you coping? What's bringing you joy? What are you learning? Please send your stories to Newsletter Editor Jane LePorte.

Take care all of you and stay safe.

Barbara

Zoom Meetings: You may join the meeting any time after 9:45 AM but after 10:00 AM there is a *possibility* you may not be able to join the meeting. If you need help setting up to access Zoom, do not hesitate to email or call Barbara Wynn or Jane LePorte. (See the last page of the Newsletter for our contact information.) After you join the meeting, please be aware of background noise and mute yourselves.

Management Committee Contacts: As noted in the July newsletter, the last page of future Newsletters will have Not To Be Shared email addresses and phone numbers. Please don't put your Newsletter in the yellow recycling bag! Keep it forever.

New Members: We welcome two new members to the Women's PROBUS Club of Vancouver:

Iris Dayson
Donna Ornstein

We will "see" them at our Zoom meetings and meet them in person as soon as we resume meeting in person.

The application for new members is on the website www.probusvancouverwomen.com under "Membership" if you have friends who would like to join.

Membership: Please update any changes to your postal and email addresses or phone number to ensure you continue to receive the Newsletter and emails with important information.

There are two ways of doing this:

1. Go to the foot of the password-protected roster on our website, www.probusvancouverwomen.com; select "Roster Change Button" and a form will pop up. Follow instructions including "Click this button" at the very bottom of the form.
2. Email Lois Lindsay with these changes.

Newsletter: Material to be included in the next Newsletter should be submitted to Jane LePorte by the 15th of the month.

Correspondence: If you know a PROBUS member who should receive a get-well or condolence card, please let Davinder Grewal know.

Pop-ups for the lexophiles:

When the smog lifts in Los Angeles U.C.L.A.

September Speaker – Michael Geller, Architect AIBC, FCIP, RPP, MLAI

Topic: So where are we going to live next? And where will our children and grandchildren live?

Speaker: Michael Geller, Architect AIBC, FCIP, RPP, MLAI

Barbara Wynn introduced (and thanked) Michael Geller, who shared his keen interest on how Vancouver is developing and his wealth of knowledge on housing options.

Opening Comments:

As we get older, we begin to think about suitable housing. Michael joked about having magical powers and of reading minds, but with that said he encouraged all of us to be deferring property taxes to enable us to have sufficient funds to enjoy life today. The funds on your title will be insignificant when it becomes the time to sell.

Everyone is so different and therefore it is important to look at all the choices in the marketplace.

His talk included:

- A review of existing housing and accommodation choices
- Discussion on to rent or buy
- He discussed future trends
- He provided insider advice to those who might be purchasing a home in the future
- Provided musings on recent Vancouver planning and development

Where to live?

Some enjoy being close to a golf course, live in the Okanagan, move to the desert, live in a hotel or on a cruise ship. One ship has 165 homes on board.

Other options include a floating home, or a home downtown. Some may choose an assisted living home or congregate housing. Michael showed a slide of a Redneck Mansion displaying many RVs irregularly stacked.

Other options may be to move to a different neighbourhood to be closer to family or move into a smaller accommodation. Michael said he likes the option of smaller homes such as in Seattle where there are detached cottages with a common green, often 12 homes to an acre. These are more likely available outside of Vancouver.

Parking and transportation are important considerations when choosing where to live. Who has joined a car share program? Perhaps as we get older it might be wise to have a self-driving car such as the new Teslas. Hopefully, there will be a community shuttle. If we do not need to provide space for parking, then we can take larger lots and subdivide them into interesting homes or town homes. An example is Tatlow Court on the corner of 2nd Avenue and MacDonald St.

We need to look at new ideas and explore attitudes of the Public and Planners

- Granny flats/lane houses. Vancouver is quite advanced in developing these. The young are building laneway houses on their parents' property with the idea that one day they will move into the bigger house. Size is related to the size of the lot up to 1,000 square feet. If garages become converted to living rooms, there is a concern as to where to place parking spots. In the city of Vancouver, lane

houses can only be rented. It would be preferable if they could be purchased. There needs to be some consideration to review the tax implications.

- Duplex: Two homes that are attached to one another. They can be side by side or front and back. Be aware that they are a strata which has implications for repairs. They can be designed to look like one large house.
- Semi-detached. They are side by side. Each half sits on its own property but shares a party wall and a legal agreement to prevent someone from knocking it down. You can alter your semi-detached home as you wish.
- One large house designed as a triplex. Michael built the first one in West Vancouver, a duplex and the first legalized coach house for sale which was 1200 square feet with parking in the back. It has stairs, but be mindful that it is quite easy to put in a chair lift.
- Four homes in one lot. Some developed in North Vancouver and the east side.
- Our city is now interested in retaining character homes. An example is the two 'Dorothy's' relocated to West 41st near MacDonald with coach homes in the back. Another is the 1925 Wilmar Mansion – on Marine Drive with infill housing.
- In a heritage Ambleside house, built in 1913, Michael built a suite below it and two more homes on the property. Another project was the Rush home in Ambleside, a suite and two homes on the property.
- Townhomes: there are few in Vancouver. One example is the development on the Crescent and Granville Street. There were some concerns, but now that it and the landscaping are completed, it is regarded as being very attractive. Each person owns their property. Another example is the Cawley homes on 33rd and Cambie: A coach house was built behind each house.
- It would be helpful to have more freehold townhomes. It is difficult in Vancouver with the current regulations.
- Toronto now has stacked row houses built for younger persons. Everyone has a front door but also many stairs and can maintain the outside themselves.

Apartments

- Can be a housing choice. Michael built the housing apartments on 42nd and Oak in 1992. It was designed for seniors and an article was written stating this building was built for last-time buyers!
- Another building for seniors was built at Balaclava and 41st. This appears as a two- or three-story building and Michael was pleased with how it turned out.
- Another style is one in Calgary where there is a development of six homes on one lot. All are built out of wood, not concrete.
- Elm Park Place, located at 41st and Larch, was designed as apartments for people who do not want to live in an apartment. The inside has large rooms which resemble a home and have large balconies.
- Beginning to see mid-rise buildings of five or six stories, which is a good design.
- Another option is to move downtown to experience a different lifestyle. Michael oversaw the development at the Bayshore. He lived there for two years on the ground floor with a garden.

Question: To Buy or to Rent?

- One can rent an apartment or condominium.
- Higher quality rental buildings are being developed such as those being built over the Safeway. Another is Langara Apartments. Morris Wosk built a two-story home on the top of the tower with a garage on the ground floor.

- Life Lease. This is a system where you rent to own. You purchase the right to live in the home for a period. This is what was created at the Bayshore complex in the Performing Arts Lodge where there are 12 suites. The income contributes to subsidize the lower rental options.
- Housing co-op: This is an exclusive option in New York City, but does not have the same status in Vancouver. An example of an exclusive site is the McCrae Mews.
- Co-Housing: All own their own home and share the dining and kitchen areas and other communal areas such as workshops or studios.
- Co-living: Brand-new apartments where persons share the apartment but have their own room. These are designed for single people and are beginning to be built for families with children.
- Congregate Housing and Assisting Living; e.g., UBC Tapestry. You have your own apartment with the option of having communal meals. No health care is provided. Also, these are not wheelchair accessible.
- Higher Levels of Care provided by places such as Crofton – which is about to be redeveloped.
- Maison Senior Living in West Vancouver is a very luxurious care facility.
- Campus Style is another approach where you begin to combine all the variety of housing: These are often faith-based. Examples are available in Chilliwack and Surrey. They are Condos and can be rented or signed on for a life-lease plan.
- Also, The Villages in Langley, designed for those with dementia to live in self-contained cottages where they can live their daily lives in a safe environment. The cottages have four or five independent rooms. Cost is about \$7,300 a month. If care is required, then the cost is about \$8,900 a month.

Future Trends:

Our government is encouraging us to stay in our own homes with assistance with services as needed such as a home-maker. He cited a bus service that would pick up persons at the front door. Hopefully, housing will include cottage-style homes, senior apartment buildings and campus-style developments.

Features to consider if you are selling and buying

- Look for places with no columns in the middle of the living area as it interferes with available living space; columns should be built into the wall.
- Check the square footage as some measures are from the center of the walls, others from the exterior walls. This needs to be standardized in the industry.
- Look for ceiling lights in the bedroom, also the closet. Sometimes they cut corners and do not install these.
- Kitchens should not have Lazy Susans as it is preferable to have drawers in the lower part of the cabinets.
- Is a microwave included as one of the essential appliances – where is it located?
- Are the medicine cabinets built in?
- Is there a linen closet? Enough storage and closets.
- Is the intercom system included or leased?
- Check out the number and placement of electrical outlets.
- Heating system. In-floor radiant heating, heat from the ceiling or electrical baseboards which can interfere with placement of furniture.
- Have they built in air-conditioning? Michael prefers all have a ceiling fan.

- Balcony: Explore the shape and size. A three-foot-wide one is not very useful, but improves the outside appearance of the building. Some balconies may be retrofitted with glass panels that fold back against the wall, leaving a wide-open space to the outside.

Comments on Current Developments

- The suggested design for the development next to the Vancouver Hospice on Granville Street is being reviewed and will be much more sympathetic to the hospice.
- Michael is carefully watching the proposed new development at Broadway and Birch. It is a large building and the height-to-floor-space ratio should be reviewed.
- Younger people are wanting to have shared accommodation, but presently the regulations state that there can be no more than five or six unrelated people in the same home. This should be reviewed.
- Concern with the amount of graffiti particularly in the Downtown East Side. It would be nice to see it cleaned up to contribute to a more livable environment. An example would be to clean up the Art Philips Park next to the SkyTrain. We need to care about our physical environment

To conclude:

- We do need new housing choices.
- We need better planning.
- We need to speak up and address our deteriorating city.

Question:

Use of the Jericho site. Consultation has begun, suggesting a wide variety of housing and some shopping and offices. Hopefully, the transit will pass by on the way to UBC. The development at Jericho should be a desirable location in a beautifully landscaped setting.

Many thanks to Anne Earthy for taking these notes to share with those considering a new home. Does anyone see a Sunday-driver itinerary here to view the buildings Michael mentioned?!

Women & Power

Continuing the theme of our first Zoom speaker, Anne Giardini, periodically the Newsletter will include a quote – contributions are welcome.

“Women grow radical with age. One day an army of grey-haired older women may quietly take over the world.”

-Gloria Steinem (age 86)
