



Seniors Housing Projects In Canada

PROJECT NO: 000000
2023-07-04



GAVE Campus of Care



GAVE Campus of Care



ASC Oakville



ASC Whitby



ASC Hamilton



Shannex Vertical Communities



Shannex Parkland Bedford



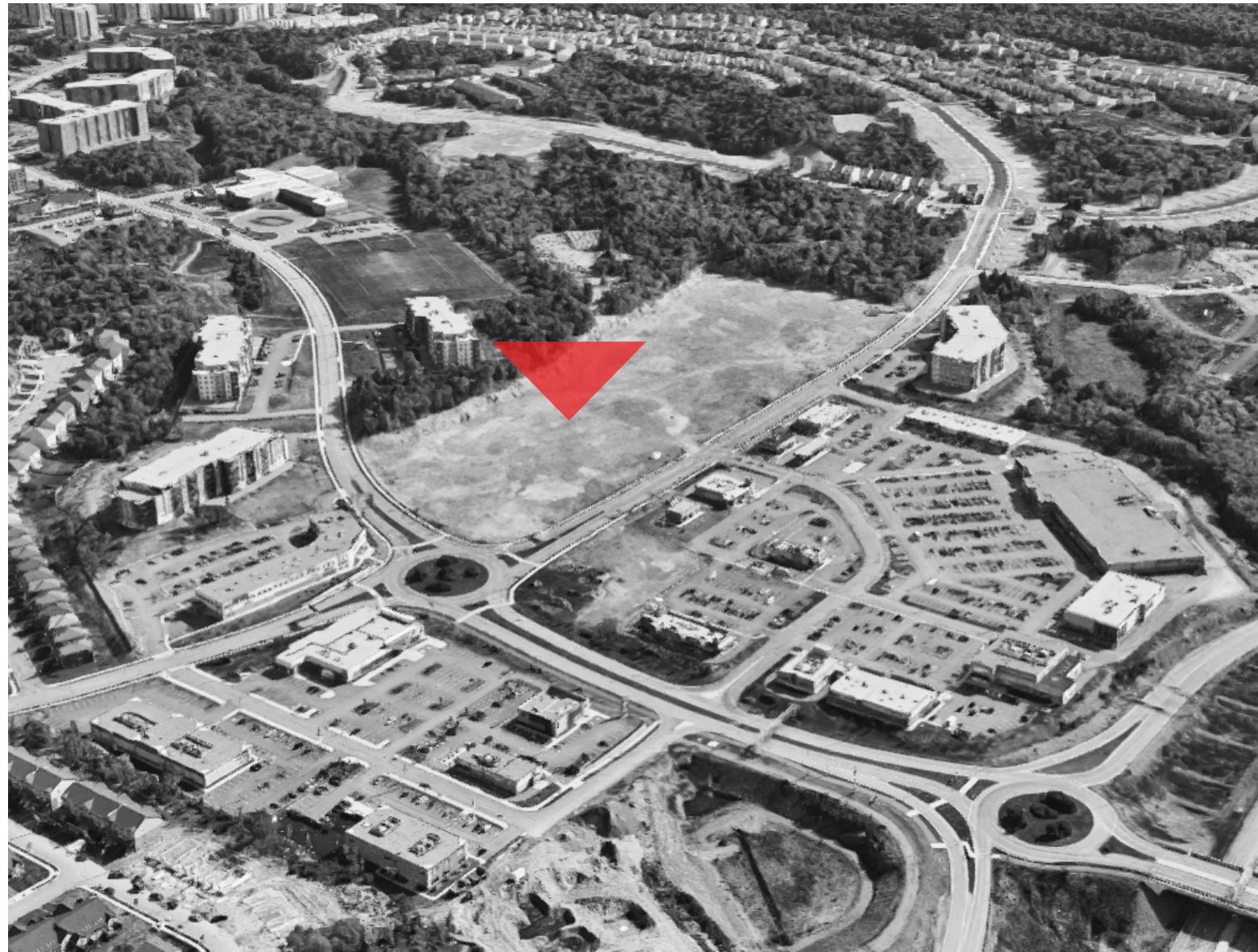
SHANNEX
HALIFAX SITE



Halifax, Nova Scotia





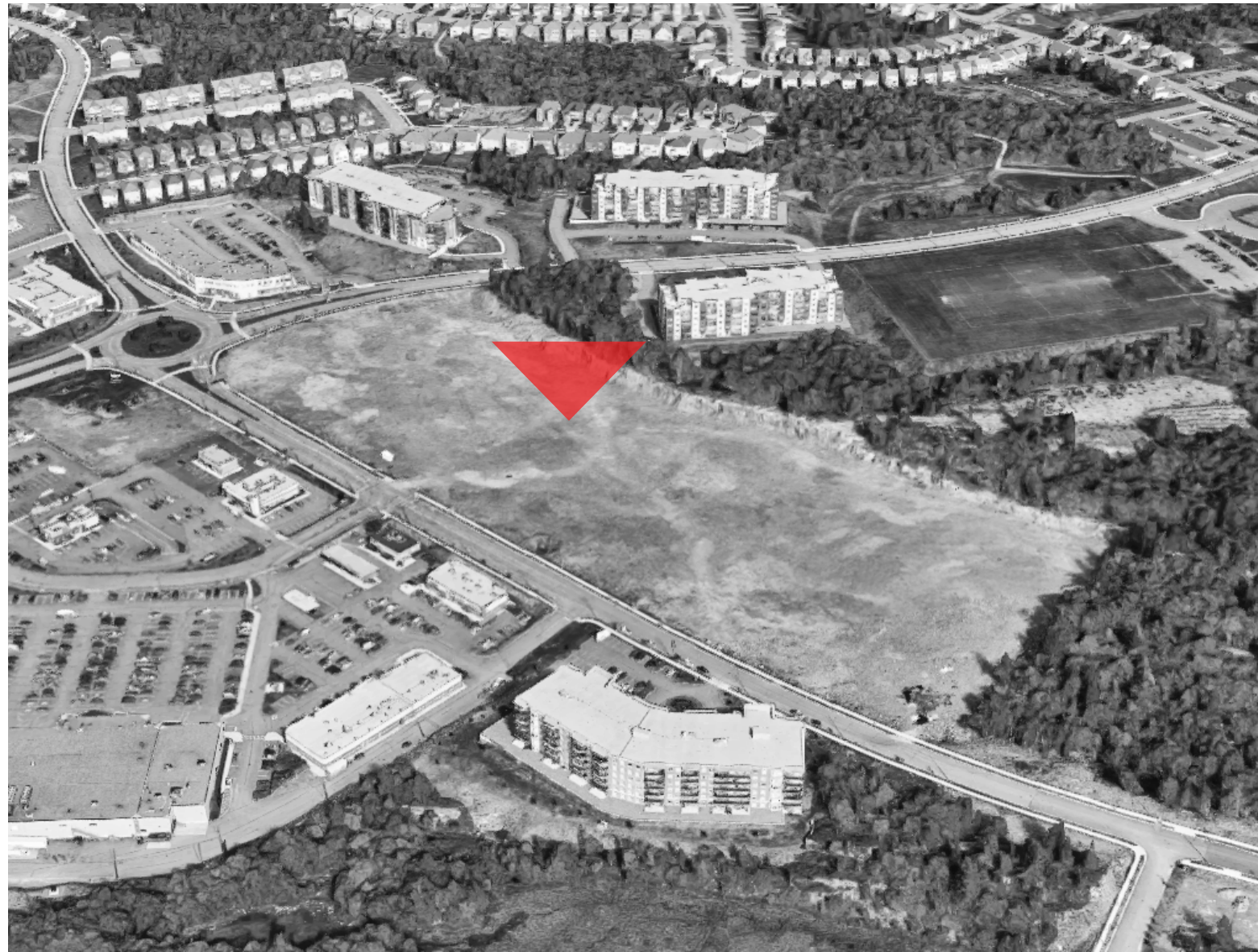


AERIAL VIEW FROM THE NORTHWEST



AERIAL VIEW FROM THE NORTHEAST



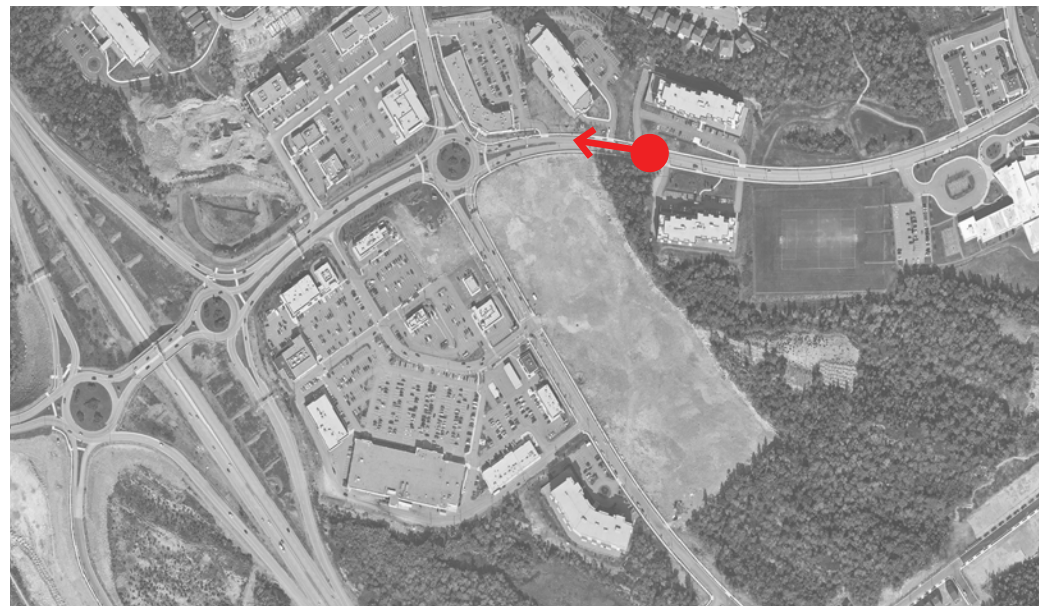


AERIAL VIEW FROM THE
SOUTHWEST



AERIAL VIEW FROM THE
SOUTHEAST



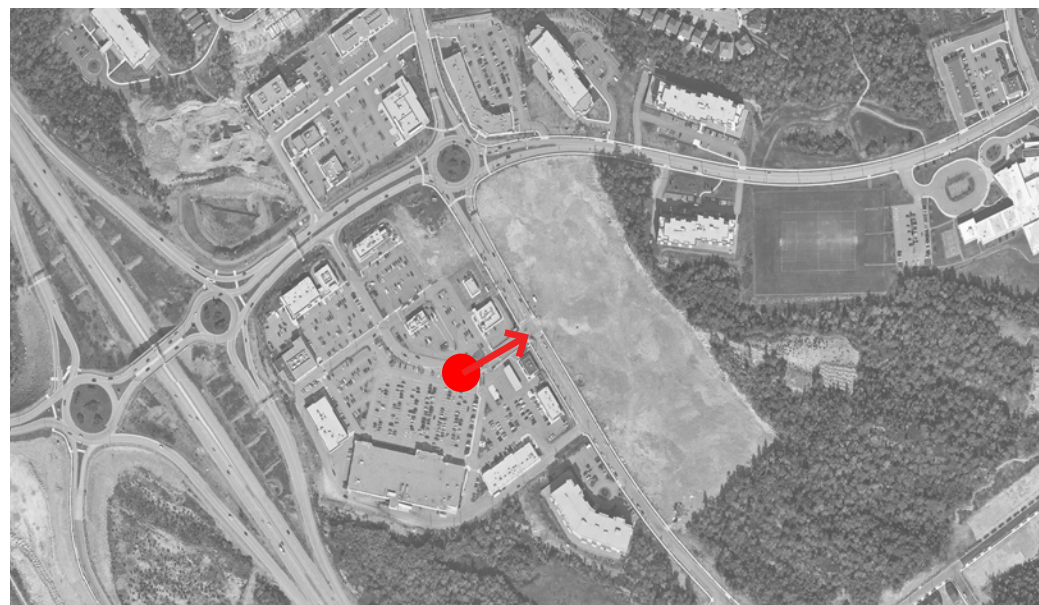


LARRY UTECK BLVD
LOOKING WEST

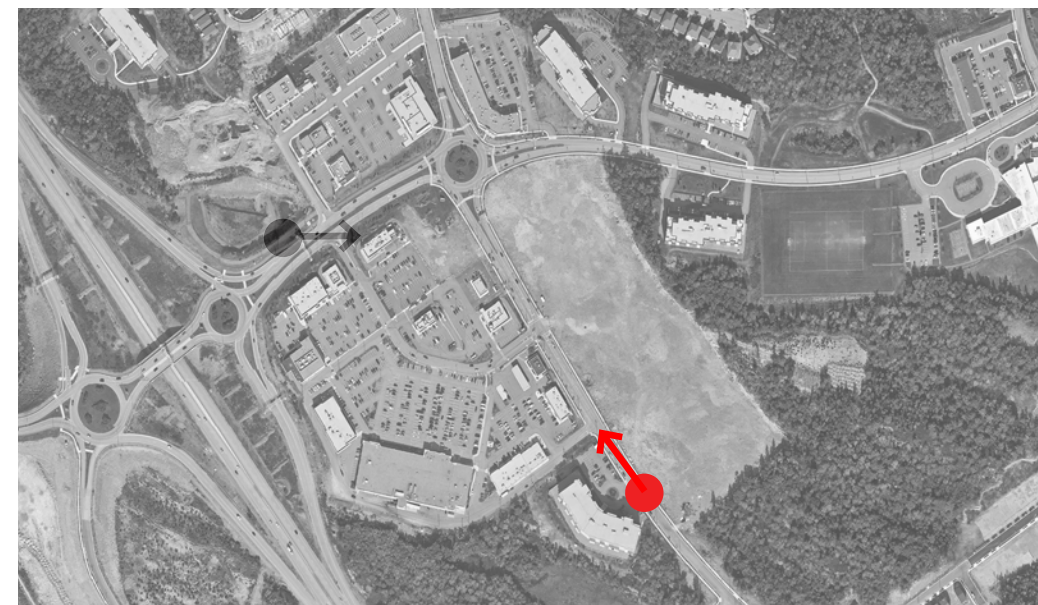


STARBOARD DRIVE
LOOKING SOUTH





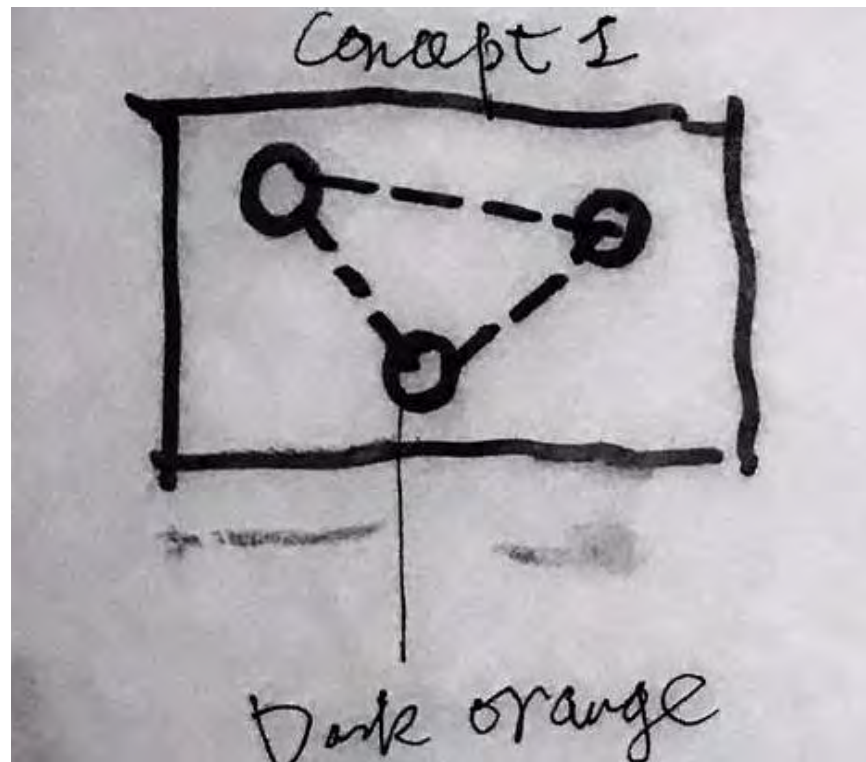
PEAKVIEW WAY
LOOKING EAST



STARBOARD DRIVE
LOOKING NORTH

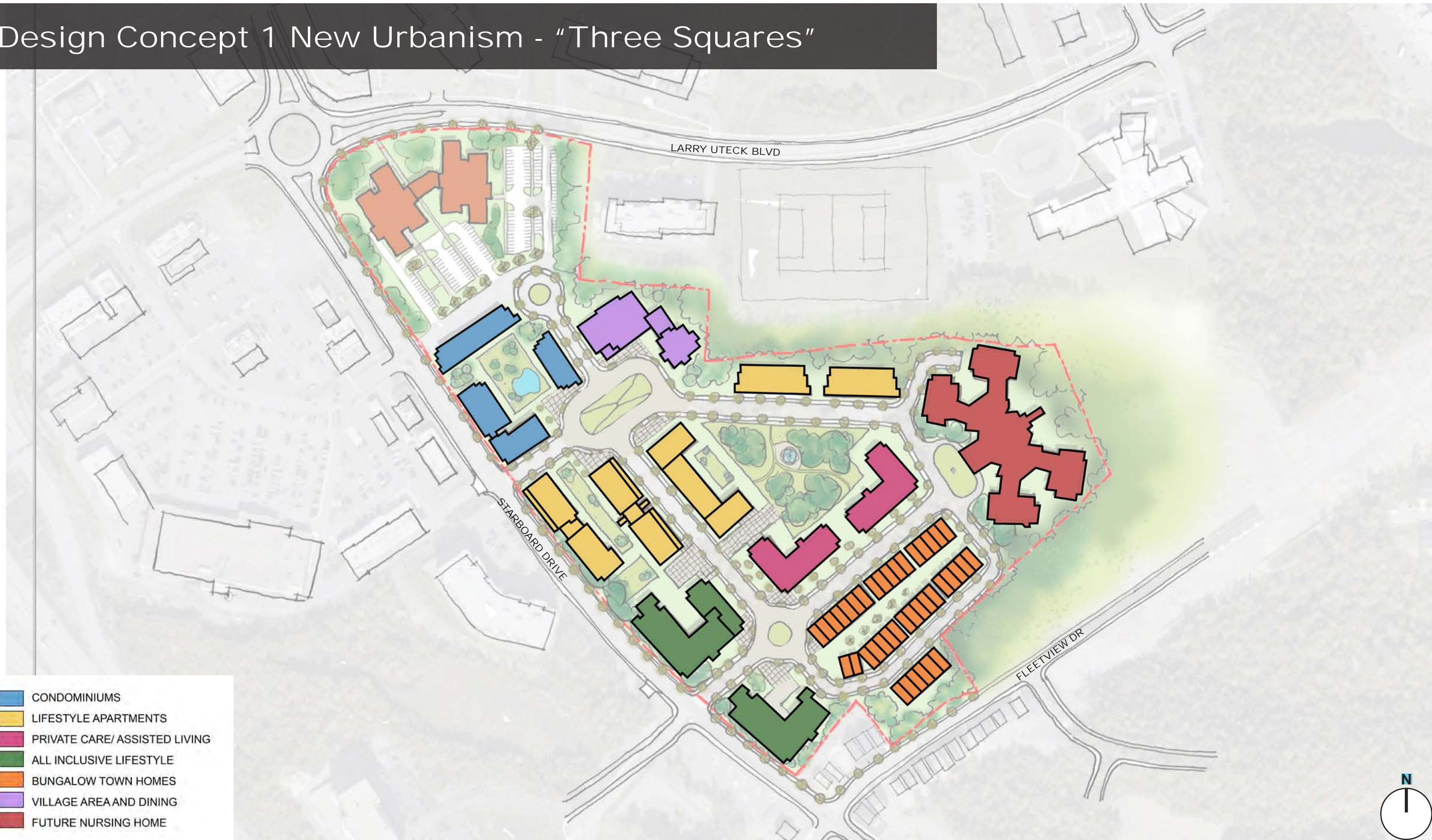


Design Concept 1 New Urbanism - "Three Squares"



- Formal new urbanism structure, with civic squares forming a triangle structure maximum community connectivity.
- Three squares foster sense of arrival, engaging public gathering and social engagement, all with their own theme and character for strong identity.
- Retirement clusters for each of the typologies, with condos to the west.
- Central woodlot and park with a chapel in the woods.
- Well linked mid-block connections and a formal walking system along the main streets.
- Nursing home and assisted towards the health and wellness square in the quieter part of the site. chapel in the woods.

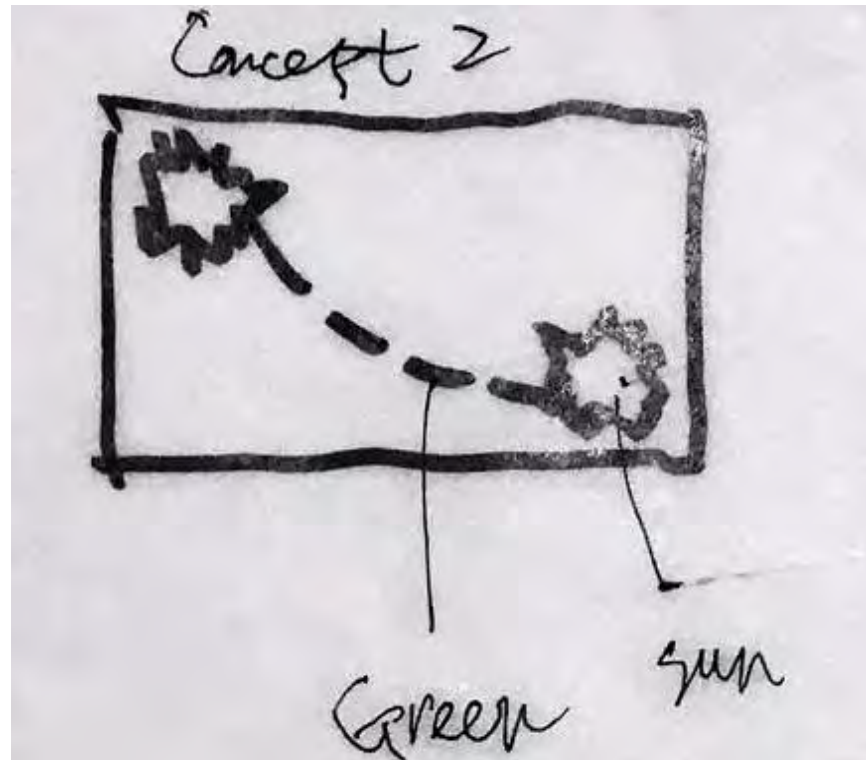
Design Concept 1 New Urbanism - "Three Squares"



Design Concept 1 New Urbanism - "Three Squares"



Design Concept 2 - "Sun Path"

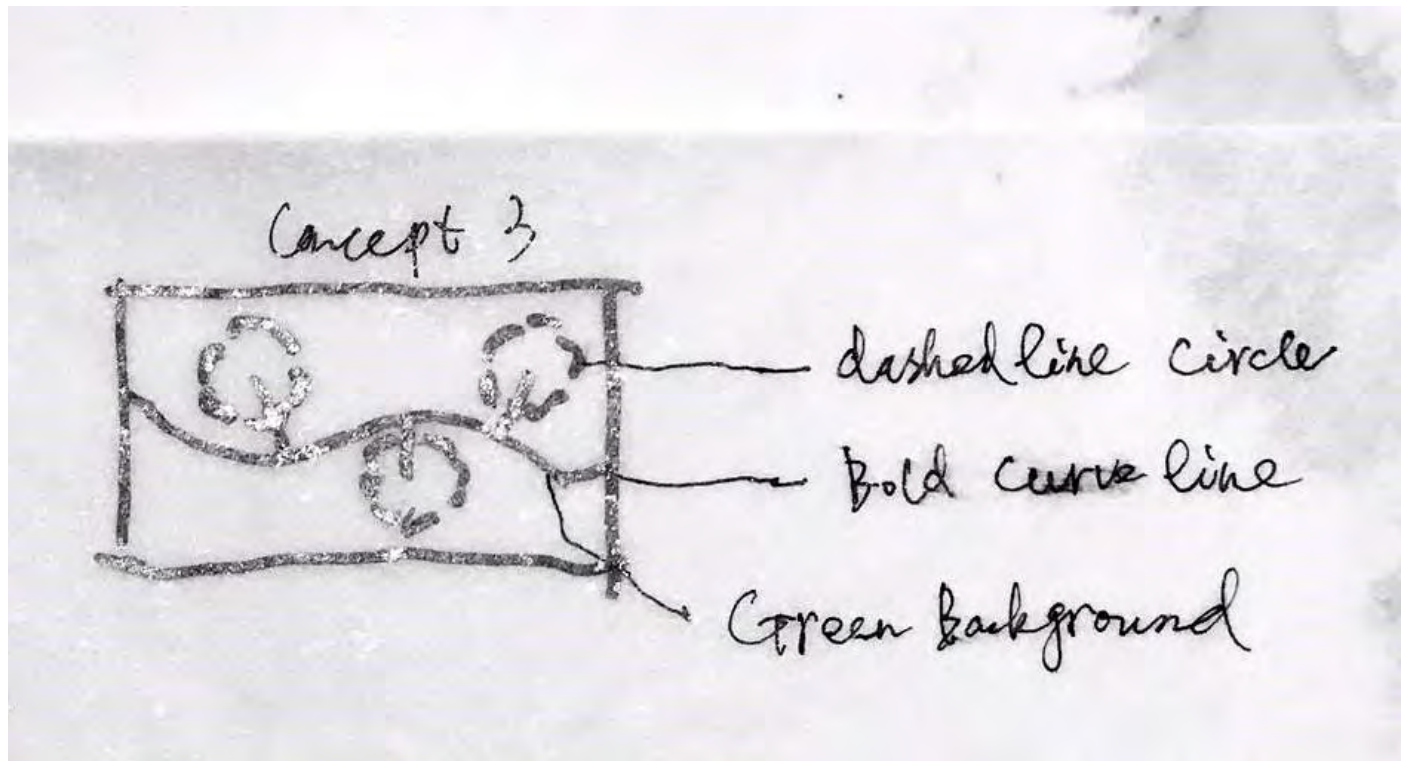


- A major boulevard arcs through the site in a pattern representing the path of the sun.
- Village square at the west end and Wellness square at the east end, anchoring the journey with the community.
- Clusters of retirement living typologies around courtyards or gardens each with its own character.
- Green woodlot ribbons tie living clusters with meandering trails, leading to the rock outcrop where a natural amphitheater in the woods is a central community gathering amenity.

Design Concept 2 - "Sun Path"



Design Concept 3 - "Resort"



- Resort cottages and apartments nestled in the woods where trees can be preserved
- Informal roads and trails link the individual residential clusters into courtyards and public amenity spaces.
- Series of public open spaces with trails, SWM ponds, boardwalks and bridges providing a resort style placemaking.
- Each cluster has an amenity building for tennis, social gatherings, etc. generally located next to the central boardwalk.

Design Concept 3 - "Resort"



Design Concept 3 - "Resort"



Summary - Statistics



DESIGN CONCEPT 1: NEW URBANISM - THREE SQUARES							
CONDOMINIUMS							
	Footprint	Unit	Footprint	Unit	Floors	Units	People
TOWER 1	1,765	sq.m	19,000	sq.ft	10	141	225
TOWER 2	1,263	sq.m	13,600	sq.ft	10	128	205
TOWER 3	780	sq.m	8,400	sq.ft	10	88	140
						356	570
BUNGALOW TOWN HOMES							
BUNGALOW/TOWNHOMES	Footprint	Unit	Footprint	Unit	Blocks	Units	People
	595	sq.m	6,400	sq.ft	8	40	80
LIFESTYLE APARTMENTS							
	Footprint	Unit	Footprint	Unit	Floors	Units	People
TOWER 1	2,230	sq.m	24,000	sq.ft	6	163	260
TOWER 2	1,533	sq.m	16,500	sq.ft	6	119	190
TOWER 3	780	sq.m	8,400	sq.ft	6	69	110
TOWER 4	1,765	sq.m	19,000	sq.ft	6	138	220
TOWER 5	780	sq.m	8,400	sq.ft	6	69	110
						556	890
ALL INCLUSIVE LIFESTYLE							
	Footprint	Unit	Footprint	Unit	Floors	Units	People
All Inclusive Lifestyle 1	2,973	sq.m	32,000	sq.ft	4-8	108	150
All Inclusive Lifestyle 2	2,973	sq.m	32,000	sq.ft	4-8	108	150
All Inclusive Lifestyle 3	0	sq.m		sq.ft	-	-	-
						216	300
PRIVATE CARE/ASSISTED LIVING							
	Footprint	Unit	Footprint	Unit	Floors	Units	People
Private Care/Assisted Living 1	2,694	sq.m	29,000	sq.ft	4	140	140
Private Care/Assisted Living 2	2,694	sq.m	29,000	sq.ft	4	140	140
						280	280
LICENSED NURSING HOME							
Nursing Home	Footprint	Unit	Footprint	Unit	Floors	Units	People
	6,550	sq.m	70,500	sq.ft	2	180	180
TOTAL						1,629	2,300

DESIGN CONCEPT 2: SUN PATH							
CONDOMINIUMS							
	Footprint	Unit	Footprint	Unit	Floors	Units	People
TOWER 1	1,765	sq.m	19,000	sq.ft	10	141	225
TOWER 2	1,263	sq.m	13,600	sq.ft	10	128	205
TOWER 3	780	sq.m	8,400	sq.ft	10	88	140
						356	570
BUNGALOW TOWN HOMES							
BUNGALOW/TOWNHOMES	Footprint	Unit	Footprint	Unit	Blocks	Units	People
	595	sq.m	6,400	sq.ft	8	40	80
LIFESTYLE APARTMENTS							
	Footprint	Unit	Footprint	Unit	Floors	Units	People
TOWER 1	2,230	sq.m	24,000	sq.ft	6	163	260
TOWER 2	1,533	sq.m	16,500	sq.ft	6	119	190
TOWER 3	780	sq.m	8,400	sq.ft	6	69	110
TOWER 4	-	sq.m	-	sq.ft	6	0	0
TOWER 5	780	sq.m	8,400	sq.ft	6	69	110
						419	670
ALL INCLUSIVE LIFESTYLE							
	Footprint	Unit	Footprint	Unit	Floors	Units	People
All Inclusive Lifestyle 1	2,973	sq.m	32,000	sq.ft	4-8	72	100
All Inclusive Lifestyle 2	2,973	sq.m	32,000	sq.ft	4-8	72	100
All Inclusive Lifestyle 3	2,973	sq.m	32,000	sq.ft	4-8	72	100
						216	300
PRIVATE CARE/ASSISTED LIVING							
	Footprint	Unit	Footprint	Unit	Floors	Units	People
Private Care/Assisted Living 1	2,694	sq.m	29,000	sq.ft	4	140	140
Private Care/Assisted Living 2	2,694	sq.m	29,000	sq.ft	4	140	140
						280	280
LICENSED NURSING HOME							
Nursing Home	Footprint	Unit	Footprint	Unit	Floors	Units	People
	6,550	sq.m	70,500	sq.ft	2	180	180
TOTAL						1,491	2,080

DESIGN CONCEPT 3: RESORT							
CONDOMINIUMS							
	Footprint	Unit	Footprint	Unit	Floors	Units	People
TOWER 1	1,765	sq.m	19,000	sq.ft	10	141	225
TOWER 2	1,263	sq.m	13,600	sq.ft	10	128	205
TOWER 3	780	sq.m	8,400	sq.ft	10	88	140
						356	570
BUNGALOW TOWN HOMES							
BUNGALOW/TOWNHOMES	Footprint	Unit	Footprint	Unit	Blocks	Units	People
	595	sq.m	6,400	sq.ft	10	50	80
LIFESTYLE APARTMENTS							
	Footprint	Unit	Footprint	Unit	Floors	Units	People
TOWER 1	2,230	sq.m	24,000	sq.ft	6	163	260
TOWER 2	1,533	sq.m	16,500	sq.ft	6	119	190
TOWER 3	780	sq.m	8,400	sq.ft	6	69	110
TOWER 4	-	sq.m	19,000	sq.ft	6	0	0
TOWER 5	780	sq.m	8,400	sq.ft	6	69	110
						419	670
ALL INCLUSIVE LIFESTYLE							
	Footprint	Unit	Footprint	Unit	Floors	Units	People
All Inclusive Lifestyle 1	2,973	sq.m	32,000	sq.ft	4-8	108	150
All Inclusive Lifestyle 2	2,973	sq.m	32,000	sq.ft	4-8	108	150
All Inclusive Lifestyle 3	0	sq.m		sq.ft	-	-	-
						216	300
PRIVATE CARE/ASSISTED LIVING							
	Footprint	Unit	Footprint	Unit	Floors	Units	People
Private Care/Assisted Living 1	2,694	sq.m	29,000	sq.ft	4	140	140
Private Care/Assisted Living 2	2,694	sq.m	29,000	sq.ft	4	140	140
						280	280
LICENSED NURSING HOME							
Nursing Home	Footprint	Unit	Footprint	Unit	Floors	Units	People
	6,550	sq.m	70,500	sq.ft	2	180	180
TOTAL						1,501	2,080

Development Yields & Phasing



THE ARBOR PRELIMINARY STATISTICS												
Lot Area (Approximate, Excluding the Office)	123,279 sq.m	1,326,963	sq.ft									
Footprint	30,640 sq.m	329,806	sq.ft									
Gross Floor Area	161,242 sq.m	1,735,593	sq.ft									
Lot Coverage	24.85% (35% to 50% Max. Based on Development Agreement)											
Floor Space Index	1.31											
DINING												
	Phase	Footprint	Unit	Footprint	Unit	GFA	Unit	GFA	Unit	Floors	Units	People
	1	1,494	sq.m	16,081	sq.ft	2,988	sq.m	32,163	sq.ft	2	-	-
		1,494	sq.m	16,081	sq.ft	2,988	sq.m	32,163	sq.ft			
VILLAGE CENTRE												
	Phase	Footprint	Unit	Footprint	Unit	GFA	Unit	GFA	Unit	Floors	Units	People
	1	1,184	sq.m	12,744	sq.ft	3,552	sq.m	38,233	sq.ft	3	-	-
		1,184	sq.m	12,744	sq.ft	3,552	sq.m	38,233	sq.ft			
Lifestyle*												
	Phase	Footprint	Unit	Footprint	Unit	GFA	Unit	GFA	Unit	Floors	Units	People
PODIUM	1	1,222	sq.m	13,153	sq.ft	1,222	sq.m	13,153	sq.ft	1	-	-
LIFESTYLE 1	1	1,389	sq.m	14,951	sq.ft	11,112	sq.m	119,608	sq.ft	8	96	144
LIFESTYLE 2	1	1,389	sq.m	14,951	sq.ft	13,890	sq.m	149,511	sq.ft	10	118	180
		4,000	sq.m	43,056	sq.ft	26,224	sq.m	282,273	sq.ft		214	324
Stacked Townhouses												
	Phase	Footprint	Unit	Footprint	Unit	GFA	Unit	GFA	Unit	Floors	Units	People
Stacked Townhouses 1	2	761	sq.m	8,191	sq.ft	3,044	sq.m	32,765	sq.ft	4	24	48
Stacked Townhouses 2	2	761	sq.m	8,191	sq.ft	3,044	sq.m	32,765	sq.ft	4	24	48
Stacked Townhouses 3	2	761	sq.m	8,191	sq.ft	3,044	sq.m	32,765	sq.ft	4	24	48
Stacked Townhouses 4	2	761	sq.m	8,191	sq.ft	3,044	sq.m	32,765	sq.ft	4	24	48
Stacked Townhouses 5	2	761	sq.m	8,191	sq.ft	3,044	sq.m	32,765	sq.ft	4	24	48
Stacked Townhouses 6	2	761	sq.m	8,191	sq.ft	3,044	sq.m	32,765	sq.ft	4	24	48
		4,566	sq.m	49,148	sq.ft	18,264	sq.m	196,592	sq.ft		144	288
LIFESTYLE APARTMENTS*												
	Phase	Footprint	Unit	Footprint	Unit	GFA	Unit	GFA	Unit	Floors	Units	People
TOWER 1	1	1,389	sq.m	14,951	sq.ft	8,334	sq.m	89,706	sq.ft	6	70	105
TOWER 2	1	1,389	sq.m	14,951	sq.ft	8,334	sq.m	89,706	sq.ft	6	70	105
TOWER 3	2	1,389	sq.m	14,951	sq.ft	8,334	sq.m	89,706	sq.ft	6	70	105
TOWER 4	3	1,389	sq.m	14,951	sq.ft	11,112	sq.m	119,608	sq.ft	8	96	144
TOWER 5	3	1,389	sq.m	14,951	sq.ft	11,112	sq.m	119,608	sq.ft	8	96	144
TOWER 6	3	1,389	sq.m	14,951	sq.ft	11,112	sq.m	119,608	sq.ft	8	96	144
		8,334	sq.m	89,706	sq.ft	58,338	sq.m	627,944	sq.ft		498	747
ALL INCLUSIVE LIFESTYLE*												
	Phase	Footprint	Unit	Footprint	Unit	GFA	Unit	GFA	Unit	Floors	Units	People
All Inclusive Lifestyle 1 (Assisted)	1	1,504	sq.m	16,189	sq.ft	9,024	sq.m	97,133	sq.ft	6	100	100
All Inclusive Lifestyle 2	1	1,504	sq.m	16,189	sq.ft	9,024	sq.m	97,133	sq.ft	6	100	130
All Inclusive Lifestyle 3	3	1,504	sq.m	16,189	sq.ft	12,032	sq.m	129,511	sq.ft	8	130	170
		4,512	sq.m	48,567	sq.ft	30,080	sq.m	323,778	sq.ft		330	400
NURSING HOME												
	Phase	Footprint	Unit	Footprint	Unit	GFA	Unit	GFA	Unit	Floors	Units	People
Nursing Home	1	6,550	sq.m	70,504	sq.ft	21,796	sq.m	234,610	sq.ft	4	300	300
		6,550	sq.m	70,504	sq.ft	21,796	sq.m	234,610	sq.ft		300	300
TOTAL		30,640	sq.m	329,806	sq.ft	161,242	sq.m	1,735,593	sq.ft		1,486	2,059
PARKING SUPPLY AND BELOW GRADE AREAS												
		GCA	Unit	GCA	Unit	Parking Spaces Required	Parking Spaces Provided					
PARKING A		4,487	sq.m	48,298	sq.ft	107	107					
PARKING B		6,530	sq.m	70,288	sq.ft	137	156					
PARKING C		13,572	sq.m	146,088	sq.ft	213	325					
PARKING D		3,366	sq.m	36,231	sq.ft	70	80					
PARKING E1		2,977	sq.m	32,044	sq.ft	36	71					
PARKING E2		2,977	sq.m	32,044	sq.ft	36	71					
PARKING F		2,760	sq.m	29,707	sq.ft	150	66					
						749	876					

Design Concept - Site Plan



Design Concept View- Phase 1



Design Concept View- Phase 2



Design Concept View- Phase 3



Bedford Square



Arrival Square



Seniors Housing



2023 Design Update



2023 Design Update



Bedford Square

Amenity Hall

Urban Retail Street Wall

Arrival Square

Arrival Square and Amenity Hall



Urban Retail Street Wall



Bedford Square



Bedford Square

