



AGE FRIENDLY COMMUNITIES: COLLABORATIVE PARTNERSHIPS

TUESDAY, APRIL 5, 3:30 PM

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Together
We Care





- Age Friendly Communities - why they are necessary?
- My fellow panelists and I are all in the business of developing and operating seniors housing communities
- There will always be a need for the various types of housing with the varying levels of services we offer today
- But with the demographic impact of the Baby boom there will be a significant increase in the senior population and the majority of them will not be looking to move into retirement communities



- Currently about 13% of our population is 65 and over. In the next 10 years that will increase to about 25%. The triangles at the top of each of these graphs show how many more people will be in this age group by 2026.
- **I understand that following the conference all of the presentation slides will be available via the Together We Care website.**
- These percentages that I noted equate to an increase of about 700,000 in the Greater Toronto Area in the next 10 years.
- A small City example – Pickering will see an increase of approximately 10,000 in the residents 65 and older in the next 10 years.
- Forecasts show that this percentage will continue to increase dramatically in the decades that follow.
- This will have a huge impact on the work force and on the housing and service industry.



- The World Health Organization has been promoting their Age Friendly Cities program for over 10 years now.
- They note that around the world **one million people turn 60 every month.**
- This will lead to doubling our senior population in the next 10 years
- And doubling it again in the following 15 years.
- In an age-friendly community - policies, services and structures related to the physical and social environment are designed to support and enable older people to “age actively” – that is, to live in a safe environment, enjoy good health and continue to participate fully in society.
- Public and commercial settings and services are made accessible to accommodate varying levels of ability.
- The World Health Organization backed a Global Age Friendly Cities Project in 2006 which led to 35 cities around the world being recognized for supporting Age Friendly initiatives



- The World Health Organization has eight key factors that are looked at to determine a City's Age Friendliness

These factors are:

- Outdoor Spaces and Buildings
- Transportation
- Housing
- Social Participation
- Respect and Social Inclusion
- Civic Participation and Employment
- Communication and Information
- Community Health Services



- In 2013 Minister Sergio introduced the Province of Ontario's Age Friendly Community Planning Guide.
- In the guide, the Province defines age-friendly communities as those that promote healthy and active aging.
- The Guide notes that people in age-friendly communities are reinforced in maintaining their independence and have access to the community supports and services they require.



- Earlier this year the Seniors Secretariat started a two year grant program to support Age Friendly Community strategic planning initiatives by Municipalities and Community Organizations,
- The recently started program already has 56 projects underway in communities across the province.



- As developers we typically focus on making our own properties senior friendly.
- To help with this initiative, we need to work with the municipalities and community groups so that everyone's efforts work together to create a cohesive greater age friendly community.
- Many towns and cities have Age Friendly Community Committees. These form an important base for this initiative to take root and grow.
- All too often the focus is on the physical environment – promoting accessibility to stores and activity centres – but we also need to address the other key factors of Age Friendly Communities such as Social Inclusion and Employment Opportunities.



- Here is an example of one of our developments that covers a broad range of accommodations and services for seniors.
- We built a 100 unit retirement residence that provides both independent and assisted living services.
- It is now owned and operated by Baybridge Senior Housing – Lavernn’s company.
- On this 25 acre site we used the stormwater management pond as a decorative feature in the centre of a park with walkways, exercise stations and benches.
- Around that we are developing 118 independent living houses in our community we call Kingsmere Village.
- The residents of these houses can take advantage of the amenities and services at the retirement residence.
- An example of the adult friendly part of the evolution of this community is that residents are working and volunteering within our own community. The other day I met one Village resident who works as a server in the retirement residence dining room, and another resident who volunteers at the residence with her dog for pet therapy.



Age-Friendly Communities: Challenges and Successes

Christian Fisker
Vice President, Planning and Development



April 5, 2018

Summary of Presentation



-person-environment relationship

-examples:

- Regent Park, Toronto
- Waterford, Oakville
- Tranquility Place, Brantford
- Deerview Crossing, Hamilton
- Georgian Traditions, Collingwood

-challenge: competing policies, guidelines, interests

Person – Environment Relationship



Powell Lawton
1923-2001



Regent Park - Toronto



Project Stats:
Municipality: Toronto, Ontario
Architect: SVH
Landscape Architect: Verteco
Suite Count: 333 suites
Construction Start: 2016



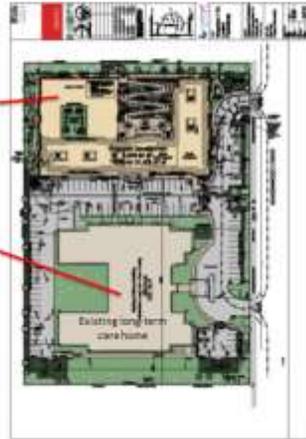
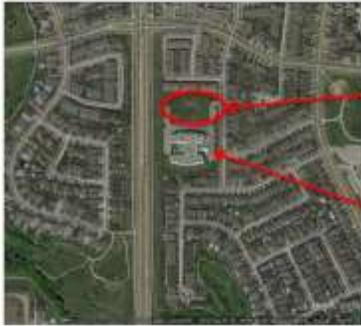
Regent Park - Toronto



Project Stats

Municipality:	Toronto, Ontario
Architect:	SWA
Landscape Architect:	verbeke
Suite Count:	852 suites
Construction Start:	2010

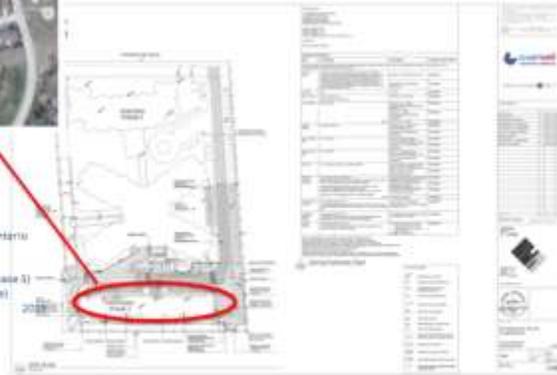
Waterford RR - Oakville



Project Stats

Municipality:	Oakville, Ontario
Architect:	SWF / NSAI
Landscape Architect:	Landscape
Suite Count:	128 suites (#6-16 and 30-40)
Construction Start:	2018

Tranquility Place - Brantford



Project Stats:

Municipality:
Architect:
Landscape Architect:
Suite Count:
Suite Count:
Open:

Brantford, Ontario
MMWC
RCH
30 suites (phase 1)
184 (total site)

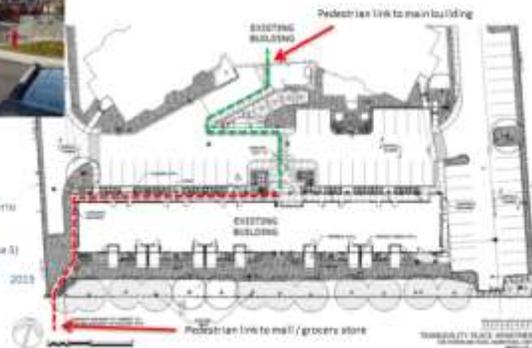
Tranquility Place - Brantford



Project Stats:

Municipality:
Architect:
Landscape Architect:
Suite Count:
Suite Count:
Open:

Brantford, Ontario
MMWC
Roff
30 suites (phase 3)
184 (total site)



Deerview Crossing - Hamilton



Project Stats:

Municipality:	Hamilton, Ontario
Architect:	Global Architects
Landscape Architect:	Terracotta
Suite Count:	158 suites (91 1b, beds and 28 MU)
Opened:	2014

Georgian Traditions - Collingwood



SITE PLAN



Project Stats:

Municipality:	Collingwood, Ont.	Phase 2 Architect:	MMMC Architects	MMMC
Phase 1 Opening:	July 2007	Phase 2 Completion:	Apr. 2013	
Phase 1 Suite Count:	70 SU	Phase 2 Suite Count:	88 (76 SU + 12 NL)	

Challenges - Negotiations...Negotiations Competing Interests



Typical Retirement Residences:

Development Planning

- Planning Act
- Municipal Policy Statement
- Places to Grow
- Region/County Official Plan
- City/Town Official Plan
- City/Town Zoning By-Laws
- City/Town Site Plan Guidelines
- City/Town Parkland By-Laws and Cash-in-Lieu of Parkland
- City Community Benefit / Donor (see ST PA)
- Development Charges Act + Regs
- Education Act (development charges)
- Development Charge By-Laws (Region/County, City/Town, School boards, GO Transit)
- Accessibility for Ontarians with Disabilities Act
- MOE – MPC 300 – Noise Guideline

Working Drawings for Building Permit / Construction

- Building Code
- Fire Code
- Public Health Standards (kitchen)
- MCE (Certificate of Approval (emergency power generation))

Retirement Residence Operations

- Retirement Homes Act + Regs
- Retirement Homes Regulatory Authority
- Public Health
- Fire Code

Layer on for Long-Term Care Home / Rebuild:

- Ontario Long-Term Care Homes Act
- Long Term Care Homes Design Manual
- CHRS







Age-Friendly Communities: Challenges and Successes

Christian Fisker
Vice President, Planning and Development



April 5, 2018



A Review of Some Canadian Retirement Home Projects with Age Friendly Features

Jeffrey Baum
President, Succession Development Corporation
April 5th, 2016

Agenda



- Introduction of Succession Development Corporation
- A Review of Ongoing Projects being developed by Baybridge Seniors Housing
 - Heatherdale Seniors Community, Barrie, ON
 - Stoney Creek Senior Living, Stoney Creek, ON
 - Saanich Senior Living, Saanich, BC
 - Abby Lane Retirement Residence, White Rock, BC
- Summary



Since 2003, Succession Development has developed numerous seniors housing projects throughout Canada, primarily focused in Ontario.

Our projects have included the construction of townhouses, Age in Place Retirement Homes, Senior's Condominiums, Medical Centres and LTC's.

Our roles and responsibilities include assessing viable markets, sourcing and purchasing land, taking the land through re-zoning, site plan approval, design development and construction.

Given our unique experience in transitioning individuals from their home into our communities, we understand and implement age-friendly features in all of our projects.

Heatherdale Seniors Community, Barrie, ON



The Heatherdale Seniors Community in Barrie is located just off Highway 400 and is part of a master plan of mixed use Seniors facilities.

The Development includes a stand-alone Medical Centre, a full continuum retirement home which contains independent living, assisted living, and memory care suites, and a complex of privately owned condominium units.

The site contains walking paths connecting the entire Development and is within walking distance to Little Lake and a short drive from Royal Victoria Hospital and Georgian College.

Heatherdale Seniors Community,
Barrie, ON



Stoney Creek Senior Living, Stoney Creek, ON



Our Stoney Creek Development is located on the former Stoney Creek Dairy site. The Stoney Creek Dairy was founded in 1929, and the Dairy Bar was opened in 1942. For over 70 years, the Dairy Bar was a favourite meeting place for families especially on weekends.

The Stoney Creek Dairy served the entire Niagara area, until it closed in 2010.

The Development includes a full continuum retirement home which contains independent living, assisted living, and memory care suites, stand-alone townhouses with private garages and an ice cream parlour.

The creation of the ice cream parlour in our Retirement Home is designed to acknowledge the historical significance of the Dairy Bar to the community and to bring the outside community into our Home.

Stoney Creek Senior Living,
Stoney Creek, ON



Stoney Creek Senior Living,
Stoney Creek, ON



Stoney Creek Senior Living,
Stoney Creek, ON



Saanich Senior Living, Saanich, BC



The Saanich Retirement Home sits at the Gateway of Gorge-Tillicum, one of Saanich's oldest residential neighbourhoods. The site overlooks the waters to the Gorge.

To honour the pioneering legacy of this community, the original Craigflower Bridge Store (now Brookmans Grocery) which was established in 1930 and remained in operation until 2011, is being restored and converted into a shop where residents, visitors and the community can enjoy a cup of tea or coffee and a treat.

The reconstruction of the convenience store in our Retirement Home is designed to acknowledge the historical significance of the Store to the community and to continue to bring the community to our site.

The site allows our residents to take advantage of the seawall walk along the Gorge Waterway which is located just steps from their door.

Saanich Senior Living
Saanich, BC



Abby Lane Retirement Residence, White Rock, BC



The Abby Lane Retirement Residence is located in the heart of the growing community of White Rock. The site is located within walking distance to theatres, art centres and shopping. The White Rock Pier and Promenade is down the road.

The existing site contains an outdated Medical Centre. The Development will contain a new state of the art Health Centre to be used by the entire White Rock community. The location of the Medical Centre in the building will allow the residents to have direct access to a broad range of medical services.

The Development will contain one large mixed use building, which will house the Medical Centre, a full continuum retirement home including independent living, assisted living, and memory care suites, and luxury condominium units on the top two floors.

Abby Lane Retirement Residence,
White Rock, BC



Abby Lane Retirement Residence, White Rock, BC



Site Rendering



Summary



Over the past number of years Seniors Housing developers have often constructed stand-alone Retirement Homes without factoring in all aspects of interaction within a community.

Recent Seniors Housing Developments have become more community focused. These new Developments have been designed to provide more direct interaction with the broader community, which allow residents to enhance their living experience.

Our role as Seniors Housing Developers is to ensure that our residents can Age in Place while being part of a broader Age Friendly Community.



- Here are images of the WHO publication on Age Friendly Cities, a Canadian Age Friendly Community bulletin, as well as the Ontario Seniors' Secretariat's Age Friendly Communities Planning Guide
- As well as some related links
- As noted earlier, following the conference, the presentation slides will be available through the together we care website.



Question Period

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**Thank you for attending the
session!**

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