



PRINCE GEORGE SENIORS CARE COMMUNITY

14th & Harper St

Executive Brief

This new Seniors community will be a vibrant residential “village” within a neighborhood setting, providing seniors with an activity-focused lifestyle for healthy living. Possible uses for the development would include Independent living, Supportive, Assisted Living, Memory Care with onsite family suites allowing the flow of all age involvement in the health spectrum engaging with our seniors. This new build community is 5 min walk to the Prince George University Hospital with easy access to “downtown” amenities. The resorts will offer all the comforts of hospitality and care services that provide the highest quality of life; continuing to make residents feel at home in their community of Prince George, BC.

Overview

- Vision
 - Design
 - location
 - Present a Seniors Care Services product for Prince George and area
- Partners
 - City of Prince George/Northern Health
 - Non -for -Profit
 - New Essence Health Care Management Ltd.
- Seniors Outlook- Concerns
 - Lack of Housing
 - Lack of Social and Wellness
 - Lack of Health Care Providers
 - The Need for this Community is now
 - Call to Action



Vision

Improving the lives by providing evidence based housing, services and care in beautiful places to live.

Located at 14th & Harper St

Prince George Wellness Community inspired by **Ken Goss** is a vibrant residential neighborhood Care Community providing seniors with an activity-focused lifestyle for healthy living. Only 2 min drive to Prince George University Hospital the Community will celebrate Market Housing, Independent Living, Assisted Living and Memory Care suites with parklike views and access to community amenities, and all the comforts of hospitality and care services that promote the highest quality of life at home in Prince George, BC.

Site

- Prince George is the hub on the North.
- Short 5 min walk to University Hospital and just down the street to the vibrant downtown of Prince George and all Seniors needed amenities
- Fits other high density builds in same area of proximity.
- OCP needs to align with **recent** Provincial mandate to create Single Family housing and the desperate need for Care Communities for our Seniors
- Safe, flat, assessable for all seniors to travel to city destinations by scooter, city transit, PG Wellness owned bus, walking etc
- Central location to other senior group organizations as we invite all community seniors to use the amenities



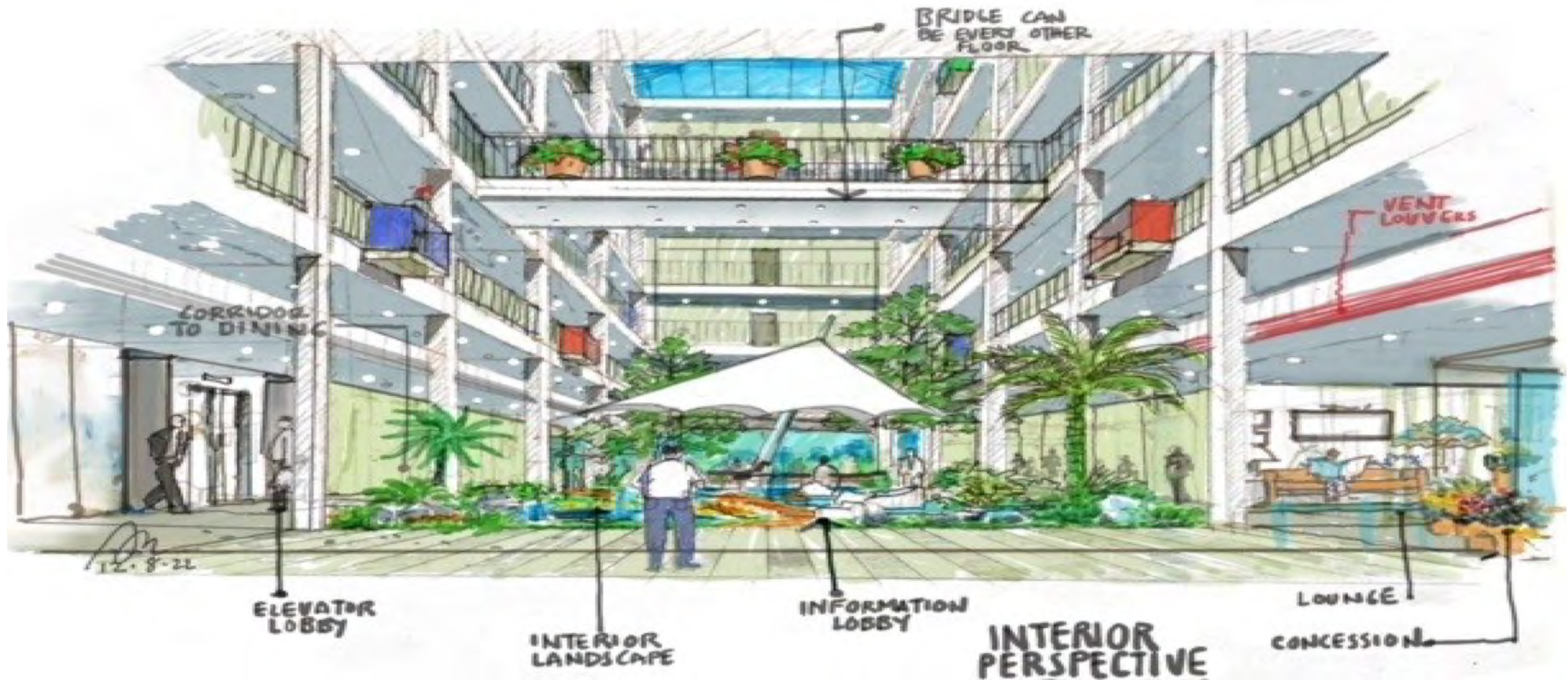
Why this property and location

- location to the Hospital
2 min drive for emergency response
- Proximity to the Hospital resources for Seniors is invaluable, ability to access life saving Health Services within 5 minutes
- Excellent building property and landscape pleasurable to seniors as we will improve the area for all of the City Citizens of Prince George
- Community awareness as we improve the surrounding area in safe landscapes, clean throughway's to the park, outdoor lighting, parking enhanced security etc.

Design

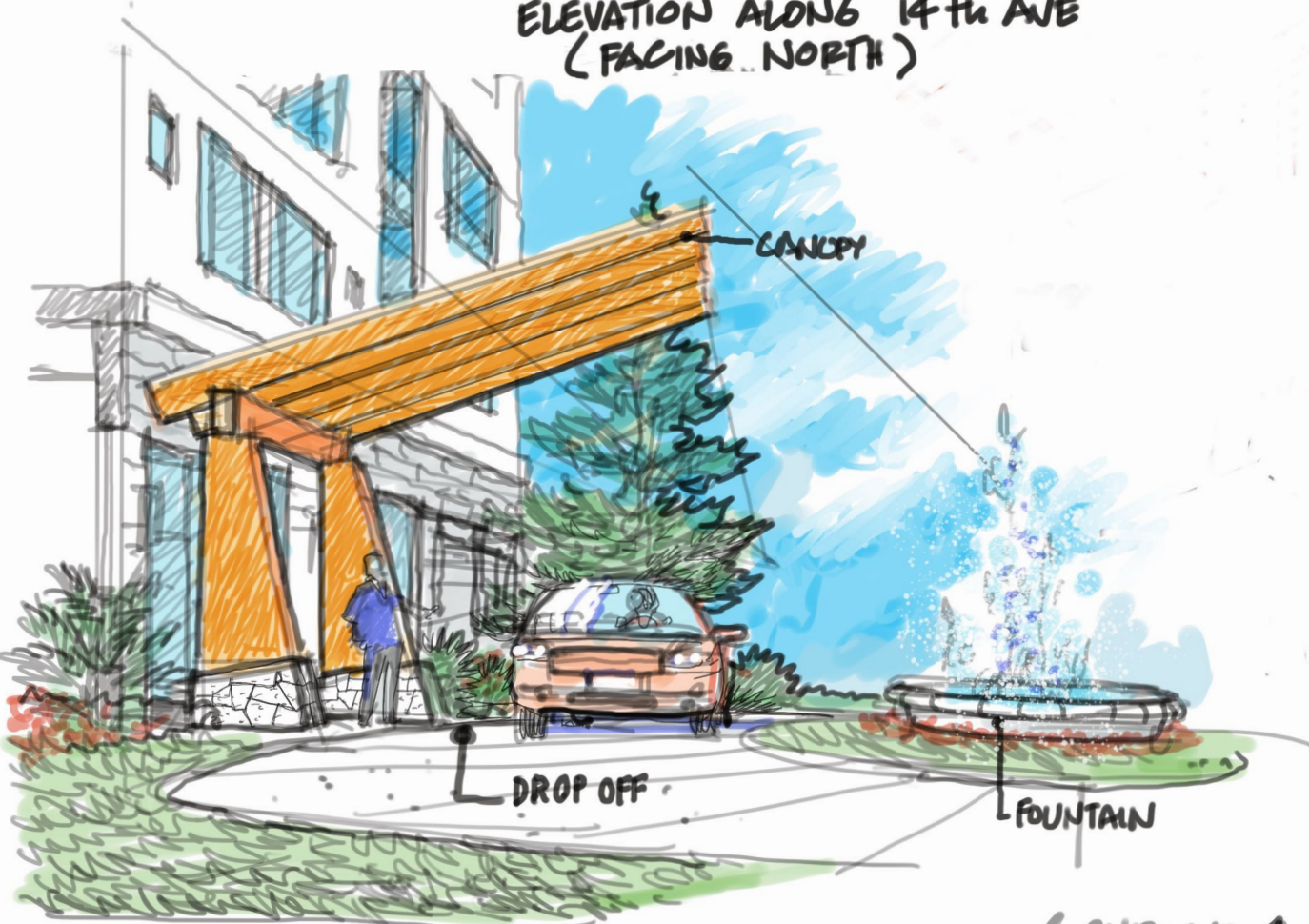


Design





ELEVATION ALONG 14th AVE
(FACING NORTH)



MAIN ENTRANCE

SCHEME 1
N T 'S

1-2-3-4-5
8 OCT'22
10 OCT'22

Partners:

- Not-For-Profits
- New Essence builds, develops, operates. City partners with Northern Health
- New Essence partners with local or BC based Not-For-Profit Health Care established provider
- New Essence connects with Provincial/ National Partnership

Lack of Housing

-Excerpt from City of PG overview report

"Growing number of seniors from across the region requiring housing and home support close to medical services".

- BC Seniors Supplement, a financial support provided by the Province for the lowest income seniors was doubled last year to a maximum of \$99 per month but is the fourth lowest in the country and not indexed to inflation.
- In the last 10 years, market rents have increased by 50%, the allowable rent increase jumped 34% while pension incomes have risen just 25%, in the same period.
- The SAFER program is failing in its goal of 30% of income to be spent on rent. Currently, SAFER recipients paying the average rent for a 1 bedroom in Vancouver will spend over 60% of their income on rent and 80% of SAFER recipients have incomes of less than \$25,000.
- The wait list for SSH (Senior Support Housing) has increased by 50% in the last 5 years and only 8% of applicants on the wait list were placed in a unit last year.
- The average wait time for a SSH unit is three years, with 17% of applicants waiting over five years.
- 49% of low-income senior homeowners report they cannot afford needed major repairs for safety or accessibility.

Lack of Social and Wellness

Factors Increasing the Risk of Seniors Becoming Socially Isolated, Including Critical Life Transitions

Understanding how seniors become or remain isolated is key to the success of the Prince George Wellness Community. The literature and reports confirms that there is a variety of risk factors that increase the possibility of seniors becoming socially isolated. These include, but are not limited to the following:

- living alone;
- being age 80 or older;
- having compromised health status, including having multiple chronic health problems;
- having no children or contact with family;
- lacking access to transportation;
- living with low income;

Lack of Health Care providers

- Health Education to Prince George
 - New Essence Health Care will present recognized Health Care Education programs. Working with the Health Care established programs in Prince George and or setting up new Provincial guided HCA, Multi-Service worker and LPN programs in Prince George before the completion of the New Build.
- Market the need for Not-for -Profit and For Profit Health Care providers
 - Partner with groups that are established with a work force ready to reside in the Prince George Community this also include setting up housing, support for these work force employees.

The Need for this Community is now

- “We desperately need a Care Residence for the elderly. I have to move my father who has dementia to Prince George this week because we as a family and the caregivers from home support are unable to care for him any longer. Now we have the 2-hour drive to go see him, so we won’t be able to do that every day. And before long my mother will need a facility.”

Testimonial

- Regional District of Fraser-Fort George housing needs report

"Population forecasts indicate demand for an additional 1,800 residential units in the City by 2035. Locating these units in the downtown will be critical to revitalizing this neighborhood."

Call to action

- Northern Health Authority Action Plan (2015/16 - 2020/21)

"The seniors' population (age 65 or older) in northern BC is proportionally growing more rapidly in comparison to the rest of the province. **This growth is expected to continue at an accelerated pace over the next 15 years** The increasing number of older adults in northern B.C. can be attributed to two different processes: more youth moving away from the north and older adults choosing to remain in the north as they age instead of retiring elsewhere. This is a relatively recent phenomenon for northern B.C., a region that has historically been characterized by a younger population. For rural and remote areas, this has changing family structures, younger people migrating for work and leaving seniors behind, and location of residence (e.g. urban, rural and remote)."

Economic Outcomes:

- \$90M capital investment in Prince George, BC
- 75-150 local engineering and construction jobs
- 1-2-year term of development
- 80 FTE permanent jobs upon completion
- \$5.5m/year in permanent wages upon completion
- Retention of the Prince George aging population
- Community enhancing amenities

Potential Amenities for the Community

- Licensed Café / Bistro
- Pharmacy outlet
- Post office outlet
- Health Care offices
- Extensive Recreation/Health and Wellness activities
- Fully serviced care program
- Virtual Doctors on call and ready for all greater Prince George
- A Centre for Healthy Aging
- Children's' Daycare
- Community adult day and evening programs
- "At Home" care services for greater Prince George residents
- Concierge service to and from Prince George recreation and retail destinations
- Amenities are subject to council approval

**CALCULATION OF AREAS
OF THE PROPOSED SENIORS CARE VLLAGE AT PRINCE GEORGE, BC, CANADA**

TOTAL SITE AREA INCLUDING CITY PROPERTY----- 3,344.9 + 2,960.4= 6,305.3 sq. m.

67,870.04 sq. ft. FLOOR AREA RATIO (FAR) AT 1.5

TOTAL GROSS FLOOR AREA----- 67,870.04 X 1.5= 101,805.06 sq. ft.

PROPOSAL:

NO. OF RESIDENTIAL 114

UNITS: BREAKDOWN

OF UNITS:	UNIT TYPE	AREA PER UNIT (sq. ft.)	NO. OF UNITS	PERCENTAGE
	STUDIOS (SI)	431	11	10 %
	STUDIOS (S)	452	21	19 %
	1-BEDROOM + DEN	646	60	52%
	2-BEDROOM	716	22	19%
			<hr/>	<hr/>
		TOTAL	114	100%

FLOOR AREAS:

GROUND FLOOR: 16,469 Sq. ft.

TYPICAL 2nd TO 6th FLOOR: 82,990 sq. ft.

ROOF FLOOR: 2,346 sq. ft.

TOTAL GROSS FLOOR AREA= 101,805 sq. ft.

All suites built with Seniors physical and memory needs. Allowing variations of suites to conform to family versions of comfort



Proposed Seniors Care Village theme concept
Community within the Village “streets”



Established programs of Community needs in Prince George



Contoured manicured grounds with urban eco- best plan builds



Strategic Alignment

I have partnered with two large developer groups who with our experienced portfolio will champion the infrastructure and encompass the health care and social values that this new build will celebrate.

Gary Tamblyn, CEO

New Essence HealthCare was founded by the CEO Gary Tamblyn. Gary maintains his status as a licensed practical nurse, registered care aid and a registered mental health worker. One of Gary's many passions is providing the elderly with a safe, enjoyable, and respectful environment to live, when they cannot manage living at home anymore.

Gary has provided residential care management, nursing support services and leadership throughout the province of British Columbia since 1980. He has forged a leadership team of professionals with years of experience in their fields of expertise. New Essence Healthcare Management collectively forms a unique health care service delivery model that is not replicated in our industry. Management team has employed and managed over 1000 employees. The company values building teams of staff, whose expertise compliment the diverse needs of those we serve.

Gary has developed, consulted, operated on six major private and government new builds. These government and senior/care communities had a Fair Market Value of approx. \$300 million. Gary can take on multiple roles including visioning; strategic and development planning; partnership negotiations; municipal relations and project management, with core focuses on community relations, and sales and marketing.

Market Opportunity

Target Market

The ideal resident will be over 55 years old, wanting to remain independent even if unable to perform one or more of the daily necessities that are required to maintain a healthy and enjoyable life. In addition to the 55+, an innovative proven template delivered from the European village concept. Families of the senior/and or families who share values of giving back to others will also create a full care team approach to health and Wellness.

Although the focus will be on attracting residents locally, with BC being a nation-wide destination for retirees, there will be an effort to strategically target and attract resident from across Canada.

Competitive Advantage

The Prince George Seniors Care Communities will be “best practice” Independent/Supportive and Memory care facilities that will strive to differentiate itself from existing models in terms of facility layout, interior/exterior design, and methods of service delivery. Instead of large institutional-feeling designs that are both cold and sterile, the communities will emphasize a homelike feel that marries the comforts of home with some of the oversight and personal care consistent with a nursing community. Residents will have access to assistance as required for daily living, but without that care becoming the focal point of their existence.

Dietary and Nutritional Care Support

A Red Sealed Chef will be hired for both new communities; we will have a Head Chef Manager who will oversee all dietary needs, special diets, quality of meals and training of staff. We also will have a registered Dietitian overseeing all food presentation and menu items.



Resident Recreation and wellness programs environmental building services support human resources programs

A full-time recreation activity coordinator will create and implement a yearly, monthly, and daily wellness program for all residents. The new community will also implement a preventative maintenance program leading to customer satisfaction, safety, and lower operational costs. We recognize the importance of a healthy staff as balancing work/life is challenging. Our Health and Wellness manager will welcome and prepare a full program insuring staff and clients a safe, enjoyable environment.

MDS, Accreditation and quality indicator support restorative care programs

Leading care provider will provide a safe environment using consistent and audited care programs. By means of a strong methodological care plan, teams will form a network of outcomes best suited for the individual's health and wellness, be it social, medical or environmental.

Administration

We hire and train the best. Championing a stringent recruitment and retention program. The group partners will provide both Prince George Seniors Communities all the support, management expertise and goal setting methodology needed for the best Resident outcome.

