



Who We Are

- Residents of Fall River for the past 40 years.

Project Rationale

- This site was first identified as a location for seniors housing at the Seniors Coffee Clatch of April 25, 2007.
- Municipal Planning Strategy for Districts 14 & 17
 - A substantial portion of the population were also **seniors... who require alternative housing forms apartments/multiple-unit dwellings...**
 - In particular, **a senior citizen housing complex** that provides housing for graduated levels of assisted living should be developed on selected sites within the Riverlakes Secondary Planning Strategy **to enable residents to remain within their community throughout all stages of their life.**

Project Rationale (continued)

- The secondary Planning Strategy however, recognizes the need to provide for the development of ... **multiple-unit dwellings to meet the needs of the aging population...**
- There is a desire to allow for the development of **alternative housing forms to accommodate the housing needs of seniors...**
- **To meet the urgent needs of seniors who wish to remain in the community...**
- Given **the urgent need** to allow for alternative housing forms...

Project Rationale (continued)

- The River–lakes SPS **recognizes the urgent need for alternative housing forms** in Fall River, **specifically multiple unit dwellings**...To help support this change in demographics and increase in population there is a need for alternative housing, therefore, **Site B has been selected because of its size, reasonable proximity to services and amenities and ability to provide an alternative housing option, specifically multiple unit dwellings.**
- The purpose of this housing option, **acknowledging that additional density is required to provide an economy of scale** that allows for the establishment of additional site facilities, is to support those individuals who may need personalized care or help with activities of daily living.

Project Rationale (continued)

- As of 2021 there were 21,739 people aged 55+ within a 10 km radius of the project.
- This segment is expected to grow a further 10% by 2026.
- A local health Practice has over 4,000 patients who are over the age of 55.



Project Overview

- A 55+ community.
- A park like setting.
- Buildings and units to be age friendly designed.
- Working with Northwood to design & provide services, social and health supports and programs.

Project Overview (continued)

- Seniors' health and housing are linked. Age-friendly communities can reduce hospital admissions, emergency department visits, and maintain independence in older adults.
 - Letter of support from Dr. Robert Strang
 - Letter of support from the Fall River Family Practice
- A goal is to achieve Rick Hansen Foundation Certified Gold for the community.

- Supportive amenity spaces for health & wellness and social activities. Planned amenities include:
- A multi-purpose building: social events, arts, fitness, medical offices, services; hair salon, foot care, etc.;
- Central plaza;
- Pedestrian friendly “main street”;
- Walking trails connecting with HRM trails;
- Community garden;
- Flower gardens;
- Pickle ball courts;
- Golf nets;
- Outdoor patio with BBQ and fire pit;
- Water feature.

Summary

- A 55+ community to meet the needs of this growing demographic.
- Allow residents to stay in the community and move back to the community.
- Optimize the resident's physical, mental and social health and wellness.

Thank You

