

A photograph of a family of five walking through a park with vibrant autumn foliage. From left to right: a man with a grey beard wearing a light blue denim shirt over a black t-shirt; a man with a beard wearing a brown long-sleeved shirt; a woman with long dark hair wearing a yellow long-sleeved shirt, holding a baby in a white sweater; and a woman with short blonde hair wearing a yellow sweater and glasses, holding the hand of the woman with the baby. The ground is covered in fallen yellow leaves, and the background is a dense forest of trees with bright yellow and orange leaves.

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Case 2023-00349

Public Hearing

Andrew Bone
Director of Planning and Development



Who we are?

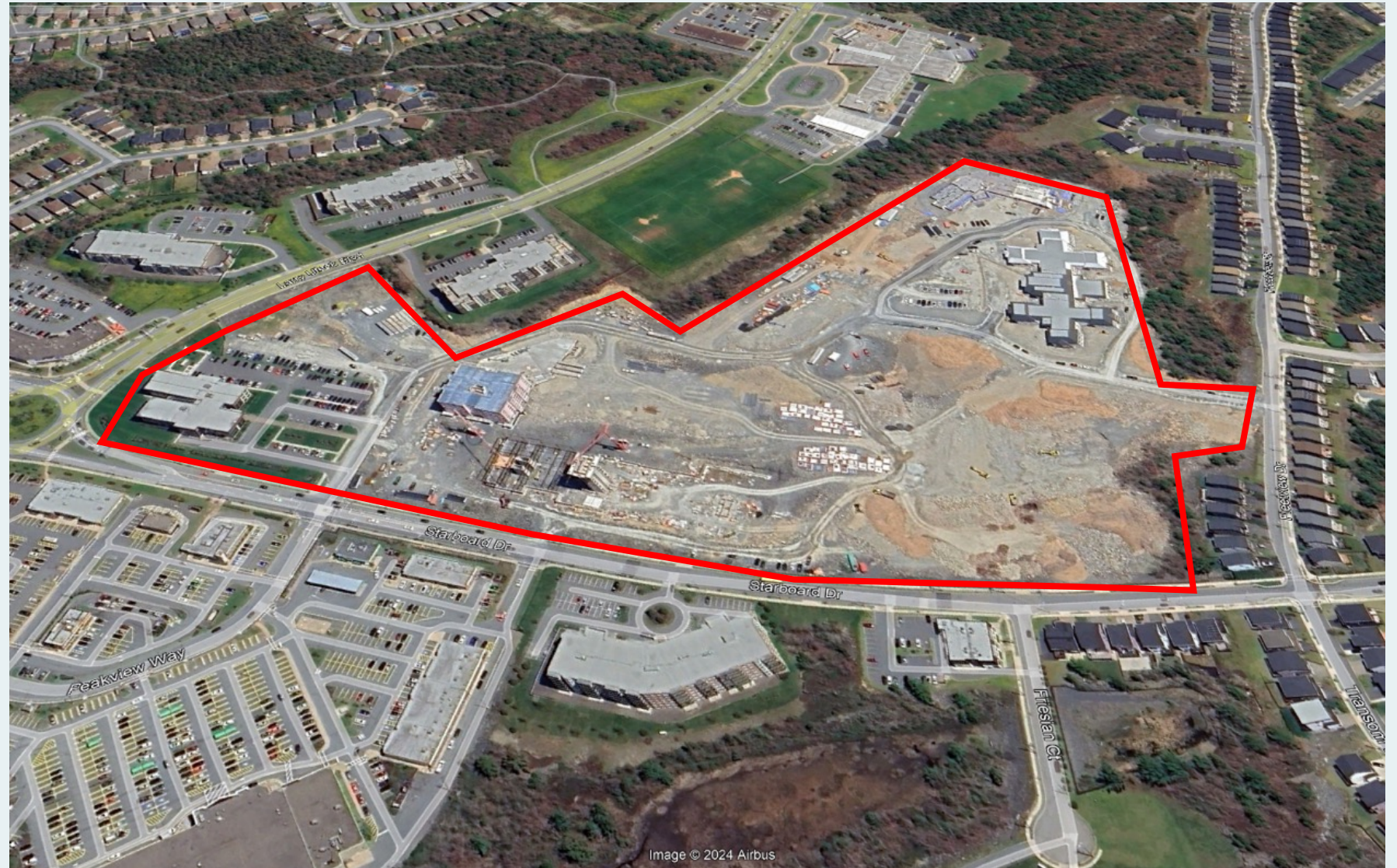


- Clayton Developments Limited is a subsidiary of The Shaw Group.
- Clayton Developments Limited has been operation since 1959.
- To date, Clayton has developed eleven master planned communities throughout Atlantic Canada.
- These communities provide residential homes for over 75,000 people and include over 1.5 million square feet of office space, retail stores, and institutional uses.

Shannex™

- Shannex is the current owner of the site and a premiere builder of senior accommodation and lifestyle experiences in Canada.

Site



Shannex™

THE SHAW
GROUP

CLAYTON
DEVELOPMENTS

Site



SCHEDULE 'B'

BEDFORD SOUTH SHANNEX

CONCEPT PLAN

SHANNEX

36.9 ACRES
2011 UNITS

LEGEND

-  APARTMENTS
-  MIXED USE
-  SHARED HOUSING WITH SPECIAL CARE
-  SHARED HOUSING
-  PEDWAY
-  AREA SUBJECT TO D.A.



SCALE NTS

DATE JUNE 21 2024



Shannex™

THE SHAW GROUP

CLAYTON DEVELOPMENTS

Planning

ORIGINAL DEVELOPMENT AGREEMENT

Enabled a Lifestyle Community.
Limited population assigned.
Limited building height (6 habitable storeys).

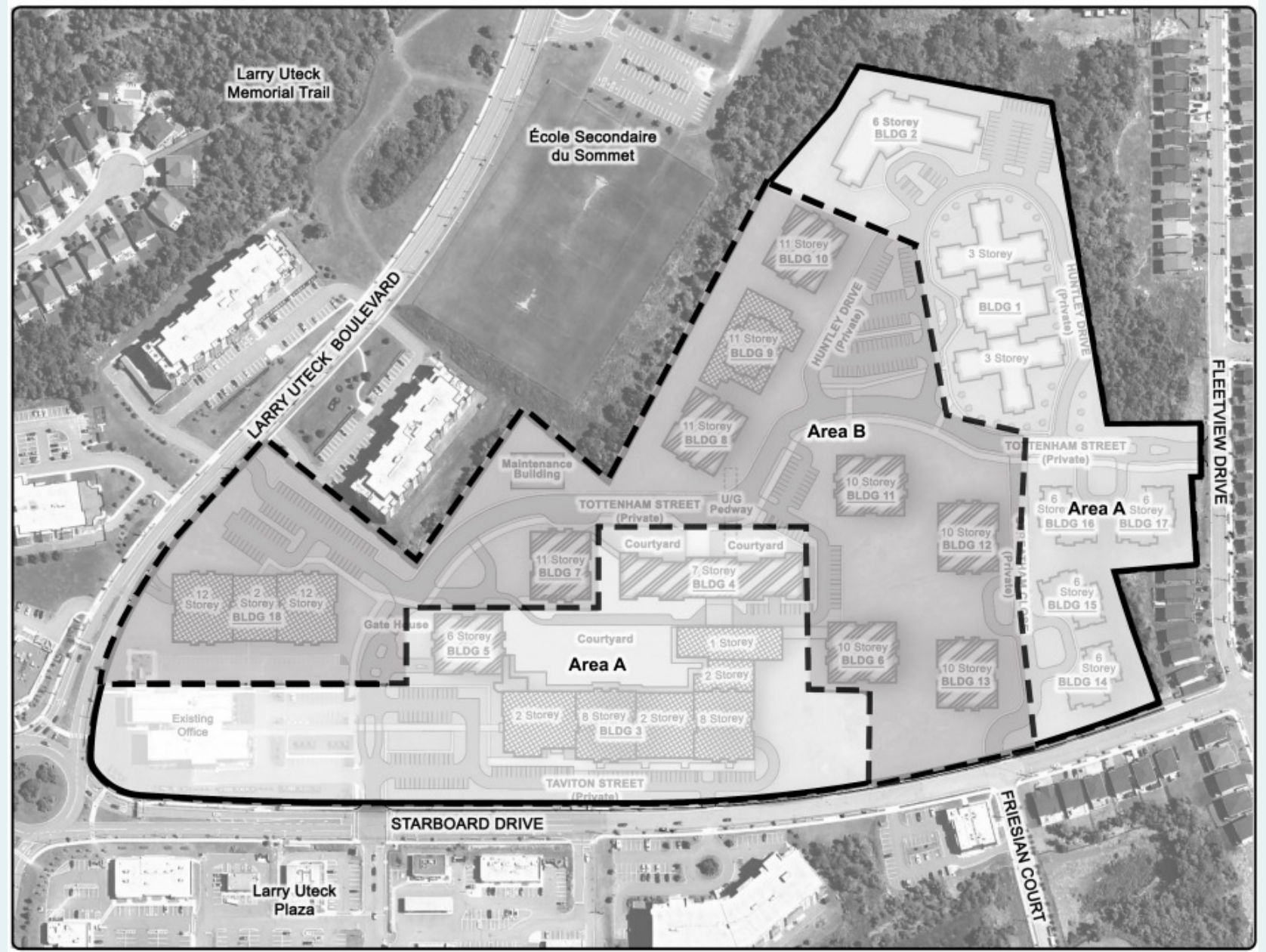
SITE UNDER UTILIZED

Site can easily accommodate additional dwelling units.
Site can accommodate additional building height with minimal impacts.

SENSITIVITY

Much of the site is already under development through the existing rules. Other areas will maintain existing rules. Intensification is proposed internal to the site or away from low density dwellings.

Site



Technical

SEWER

System designed and installed by Clayton and other developers included additional available capacity. Sufficient to accommodate proposal.

WATER

System designed and installed by Clayton and other developers included additional available capacity. Sufficient to accommodate proposal.

Bloomsbury is the last undeveloped site in the area.

Technical

TRAFFIC/ENG

- Proposed use is designed for seniors. Limited residential traffic anticipated as majority of residents expected not to have vehicles.
- Site is expected to have own group transportation for residents.
- Traffic is expected to be dispersed through the day as seniors generally do not work. Traffic is expected to be off-peak (not during rush hours).
- Shift changes are anticipated to be pre-peak or post-peak.
- Site location is centrally located on major road networks. Limited neighbourhood infiltration.
- Traffic analyzed by Traffic Professional and accepted by HRM professional staff. Supplementary analysis or opinion completed based on concerns identified.



Benefits

Housing

- Increased supply
- Increased supply in specialty housing
- Multiplier effect 3X

Social

- High quality housing with on-site services
- Decreased senior isolation

Appropriate Development Density

- Site enhances the community



Thank you

Name: Andrew Bone
Title: Director of Planning and Development
Contact Number: 902-476-2963
Email Address: abone@claytondev.com





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SHANNEX: A TRUSTED PARTNER

We are focused on creating a healthier future for retirement aged people.

QUICK FACTS

- Family-owned company with Maritime roots
- Building stronger, healthier communities for more than 35 years
- Leader in quality, service and excellence
- Sought-after partner by public, private, and educational partners
- Active role in the research community – clinical care, nutrition, wellness, and environment
- Operating in Nova Scotia, New Brunswick, and Ontario

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PREPARING FOR THE FUTURE

65+ Population Growth

	Today	2044
Canada (43.6% growth)	7.8M people	11.2 M people
Nova Scotia (25% growth)	237,000 people	294,000 people

Many seniors of 2044 are in their 50s today – living longer, healthier, and active lives.

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BE UNBOUND

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LIVING WELL MADE EASY

Health and wellness services

Fitness infrastructure

Social life built-in

Lower stress living

A societally beneficial lifestyle community

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DESIGNED FOR LONGEVITY

Highly walkable

Active-living built in

Social spaces

Community living

Intergenerational connection

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FOCUSED ON HEALTHY LIVING

On-site health + wellness services
Robust fitness infrastructure
Increased socialization
On-site aging in place supports

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ON-SITE AMENITIES

Restaurant, cafe + market

Retail + services

Health club

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3 X HOUSING MULTIPLE

One senior moving to Bloomsbury = community housing for up to 3 or more people

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COMMUNITY-CONSULTATIVE PROCESS

- 2019** Series of focus groups to inform design and lifestyle options, outdoor spaces and amenities.
- 2022** Multiple neighbour letter drops related to construction
- 2022** MSVU Public Relations graduating class interviewed residents, team members, government partners as part of a strategy competition.
- 2022** Resident focus group (30), Community members (35)
- 2023** Municipal Public Information Session, community information sessions (200)
- Ongoing** Countless internal sessions with operations, construction, recreation team members and others.

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A SOCIETALLY BENEFICIAL LIFESTYLE COMMUNITY

SUMMARY

- Provides up to 3x multiplier housing increase
- Increased housing options
- Distributed traffic flows
- Focused on Healthy Living
- Increases local amenities
- Accommodated by existing infrastructure
- Appropriate site density
- Staged openings 2024-2033

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A modern multi-story building with a courtyard featuring trees, benches, and a water feature.

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Thank you

Heather Hanson
Vice President, Strategy and Brand
902.488.2892
hhanson@shannex.com