

MAKE RENTAL HAPPEN FOR SENIORS LESSONS LEARNED FROM BUILDING SENIORS HOUSING

PRESENTED BY CHRISTINE PACINI



PRESENTATION OVERVIEW

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1. Seniors Housing Needs – A Recap
2. Examples of Seniors Housing Developments & Approaches
3. Design Features
4. Lessons Learned



SENIORS HOUSING NEEDS

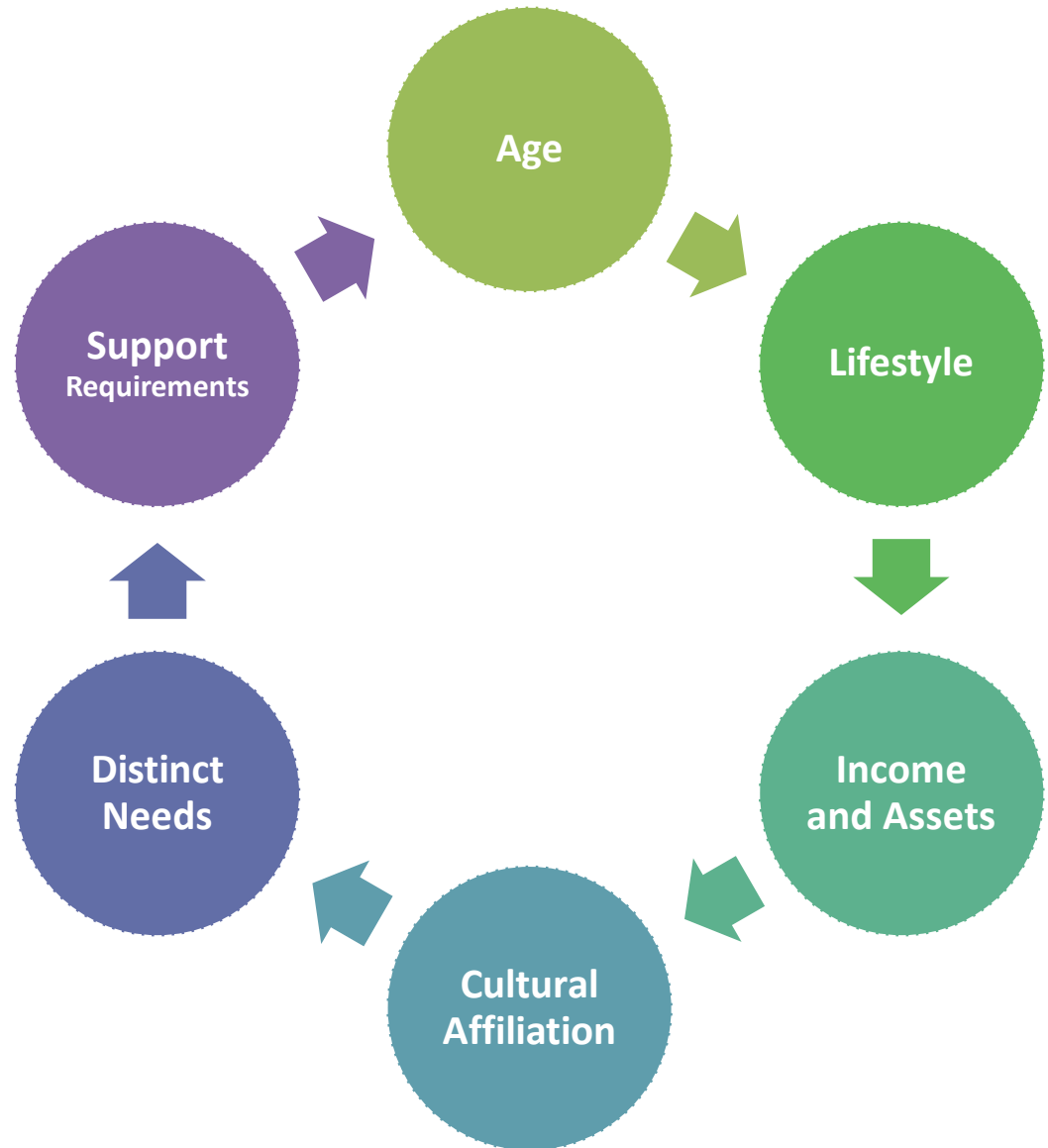
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- Seniors today are a diverse group
 - *Housing responses have to be more flexible and varied*
- While this generation of seniors are wealthier than in the past, some seniors have affordability challenges
 - *More options needed, including at the affordable rental housing*
- “Aging in place” can incorporate many approaches
 - *Design should consider aging in place*



ADDRESSING SENIORS HOUSING NEEDS

In planning for seniors housing, consider the diverse needs and segments of the seniors housing market



EXAMPLES OF SENIORS HOUSING DEVELOPMENTS & APPROACHES

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- Repurposing Existing Buildings
- Meeting Complementary Need
- Redevelopment & Utilizing Surplus Capacity
- Continuum of Care
- Private Public Partnership



REPURPOSING EXISTING FACILITIES

MAPLE GROVE PLACE, DUNNVILLE

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REPURPOSING EXISTING FACILITIES

JOHN NOBLE HOME, BRANTFORD

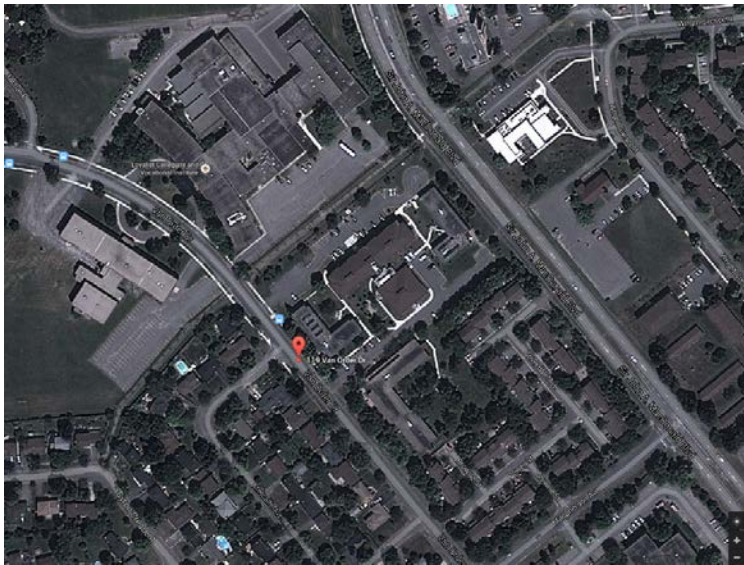
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MEETING A COMPLEMENTARY NEED

VAN ORDER SENIORS RESIDENCE AND KINGSTON &
FRONTENAC HOUSING CORP. HEAD OFFICE, KINGSTON

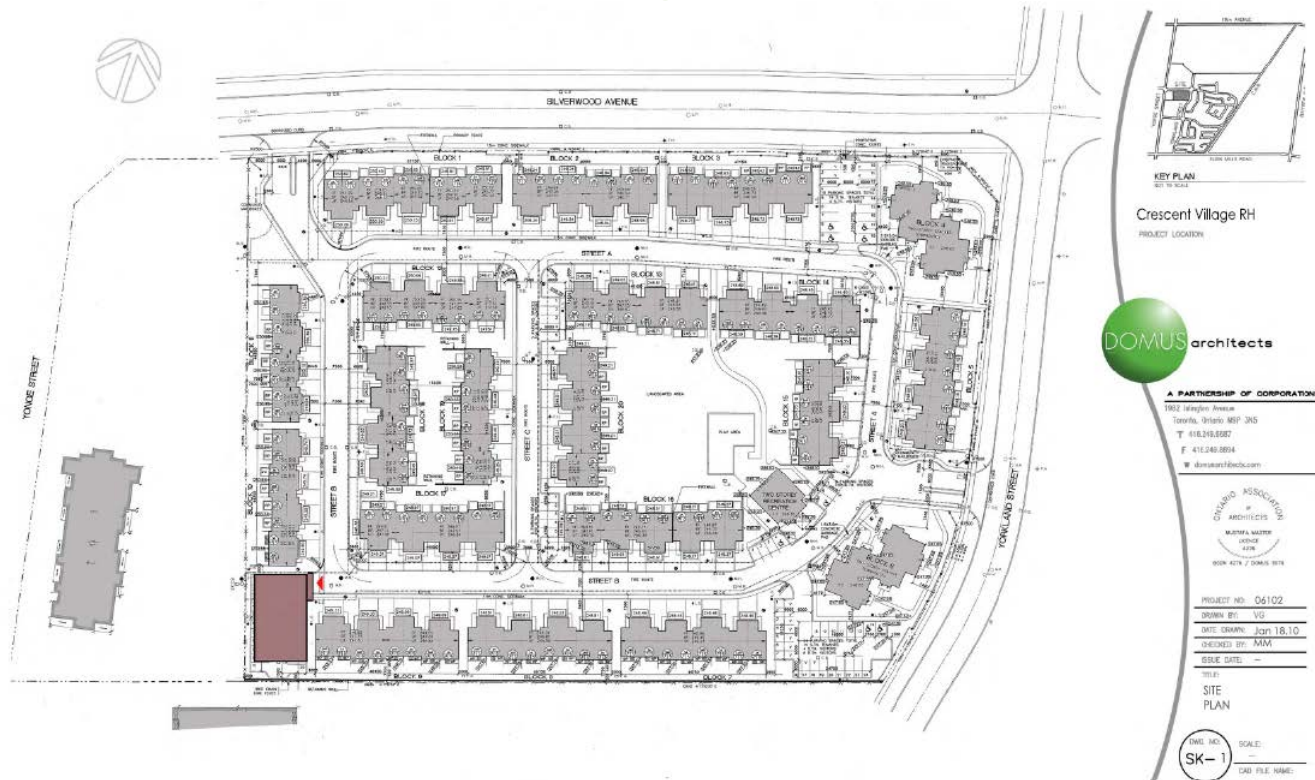
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UTILIZING SURPLUS CAPACITY

JA'FARI ISLAMIC HOUSING CORPORATION, CRESCENT VILLAGE, RICHMOND HILL

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Crescent Village RH
PROJECT LOCATION

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A PARTNERSHIP OF CORPORATIONS

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PROJECT NO: C6102
DRAWN BY: VG
DATE DRAWN: Jan 18, 10
CHECKED BY: MM
ISSUE DATE: —
TITLE:

SITE
PLAN

DWG. NO.:
SK - 1
SCALE:
CAD FILE: 10040

UTILIZING SURPLUS CAPACITY

OTHER EXAMPLES

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- The Mills Community Support Corporation, Almonte
- Bruce Peninsula Community Living Association, Wiarton
- Physically handicapped Adult Rehabilitation Association, North Bay
- Owen Sound Municipal Non-Profit Housing Corporation



PLANNING A CAMPUS

HESPERUS FELLOWSHIP COMMUNITY, VAUGHAN

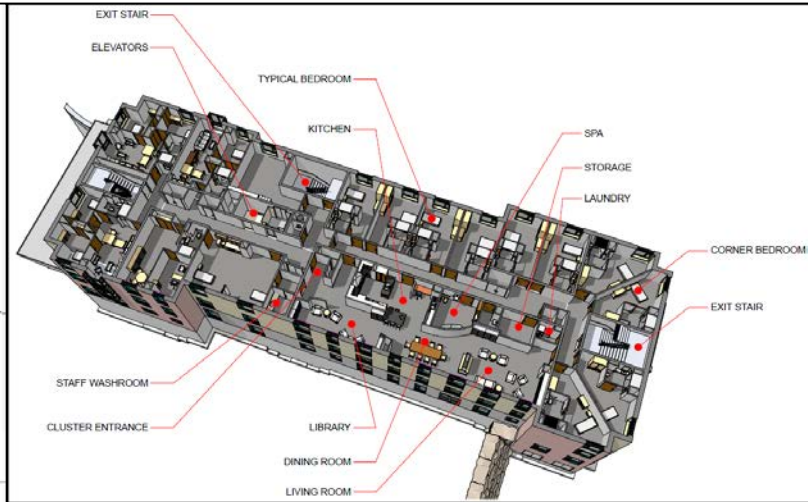


www.hesperus.ca



PLANNING A CAMPUS

BENNETT HEALTH CARE CENTRE, GEORGETOWN



PRELIMINARY SITE PLAN - PHASE 2, 3, 4 MASTER PLAN
1338
SITE PLAN APPLICATION SUBMISSION

SCOTSDALE PLACE
BENNETT VILLAGE - GEORGETOWN ONTARIO

1:50
2
27 JANUARY 2014



CONTINUUM OF CARE COMMUNITIES

SPRUCE LODGE/WOODLAND TERRACE, STRATFORD

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CONTINUUM OF CARE COMMUNITIES

CASTLE ARMS IV, NORTH BAY

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PUBLIC PRIVATE PARTNERSHIPS

CASTLE ARMS/ALGONQUIN NURSING HOME, MATTAWA

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DESIGNING FOR SENIORS

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General Considerations for Designing Seniors Housing

- Mobility and Convenience
- Sight, Perception and Lighting
- Sound and Hearing
- Safety and Security
- Social Interaction

DESIGNING FOR SENIORS

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Supportive environments are considered the key to resiliency for seniors and especially for persons living with dementia, in that they:

- Enable a healthy lifestyle
- Maximize abilities and independence
- Encourage involvement in life
- Compensate for loss of abilities
- Promote safety, security, and belonging

DESIGNING FOR SENIORS



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Mobility and Convenience	Enable a healthy lifestyle	Maximize abilities and independence	Encourage involvement in life	Compensate for loss of abilities	Promote safety, security, and belonging
Non-slip flooring		■			■
Large washrooms to accommodate caregiver				■	
Grab bars in washrooms		■			■
Wheel-in showers (750 mm x 1,500 mm)		■		■	■
Low step showers or tubs with transfer seats		■		■	■
Hand-held shower head		■		■	■
Variable counter heights	■	■	■	■	■
Light switches and plugs at reachable heights for persons in wheelchairs		■		■	

DESIGNING FOR SENIORS



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Mobility and Convenience	Enable a healthy lifestyle	Maximize abilities and independence	Encourage involvement in life	Compensate for loss of abilities	Promote safety, security, and belonging
Cooktop with front or side controls	■	■	■	■	■
Window controls reachable from seated	□	■	□	■	□
Wide doorways	□	■	□	□	□
Door opening devices	□	■	□	■	□
More accessible parking spaces	□	■	□	□	□
Adult-sized change table in washroom	□	□	□	■	□
Front-loading laundry machines	□	■	□	□	□
Barrier-free meeting rooms	□	□	■	□	□
Space for wheelchairs in waiting rooms	□	□	■	□	□

DESIGNING FOR SENIORS



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Mobility and Convenience	Enable a healthy lifestyle	Maximize abilities and independence	Encourage involvement in life	Compensate for loss of abilities	Promote safety, security, and belonging
Controls operable with a closed fist		Yes		Yes	
Doors not requiring force to open		Yes		Yes	
Pocket and barn doors should open freely		Yes		Yes	
Space for heavy dishes beside appliances			Yes	Yes	Yes
Wall oven in kitchen with pull-out shelf			Yes	Yes	Yes
Ample seating areas throughout building	Yes				
Handrails in corridors			Yes		Yes

DESIGNING FOR SENIORS



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Sight, Perception and Lighting	Enable a healthy lifestyle	Maximize abilities and independence	Encourage involvement in life	Compensate for loss of abilities	Promote safety, security, and belonging
Non-glare flooring		■			■
Visual cues for doorways					■
Avoidance of patterned flooring					■
Warning strips on stairs and changes of grade					■
Large buttons on intercom systems, thermostats, and in elevators				■	■
Written materials and signs in larger fonts		■			
Good lighting					■
Way-finding signs throughout		■	■		■
Braille text on signage		■	■	■	

DESIGNING FOR SENIORS



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Sound and Hearing	Enable a healthy lifestyle	Maximize abilities and independence	Encourage involvement in life	Compensate for loss of abilities	Promote safety, security, and belonging
Adequate sound systems in meeting rooms			■	■	■
Hearing devices in meeting rooms			■	■	■
Sound attenuation features in shared spaces			■		
Visual emergency alarm (strobe lights)		■		■	■
Small, quiet rooms for meeting with residents			■	■	■
Headphone access for common area entertainment units			■	■	■

DESIGNING FOR SENIORS



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Social Interaction and Other Considerations	Enable a healthy lifestyle	Maximize abilities and independence	Encourage involvement in life	Compensate for loss of abilities	Promote safety, security, and belonging
Reserving space for service providers	High	Low	High	Low	Low
Space for families and visitors to gather	High	Low	Low	Low	High
Dedicated space for physical activity	High	Low	High	Low	Low
Programming and activities space	High	Low	High	Low	Low
Place to sit and watch what's going on	Low	Low	High	Low	High
Access to transportation	High	High	High	High	High
More than one elevator available	Low	Low	Low	High	Low
Storage space or lockers available	Low	Low	Low	Low	High

LESSONS LEARNED

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1. **The Market:** Identify and understand the needs of the segment of the seniors market you plan to target
2. **Land:** Consider alternate land sources, e.g. repurposing existing buildings, underutilized properties, public private partnerships
3. **Aging in Place:** Pay attention to design features upfront and consider the needs of seniors as they age
4. **Affordability:** Consider incorporating the affordability needs of seniors with a range of incomes, including those who can afford market rent and subsidized rents

LESSONS LEARNED

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- 5. Services and amenities:** Incorporate support service and amenity space at the initial stages of development as these are important considerations as seniors age
- 6. Financing:** Identify and raise additional funds to support the cost of social and supportive space and services
- 7. Partnerships:** Consider partnering with support service agencies, other community based organizations (e.g. churches), private sector, local government
- 8. Timelines:** Allow time and ensure commitment by all involved to coordinate the many elements of developing and financing seniors housing

THANK YOU!



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