

PROPOSED SEYMOUR SENIORS RESIDENCE

3600 Block Mt. Seymour Parkway
Project Highlights, March 11, 2010

Pacific Arbour

Pacific Arbour owns two retirement homes in the Greater Vancouver area; The Summerhill in North Vancouver and The Mulberry in Burnaby. We have applied for development approval to build a third retirement home on Mt. Seymour Parkway across from Parkgate Village Centre in the District of North Vancouver.

In both of our retirement homes, we offer our residents three meals per day; weekly housekeeping; complimentary transportation to shopping, appointments and scheduled trips; 24 hour security; and a full calendar of activities. Our homes have spacious common areas for our residents and we also provide assembly space in our buildings for community events and meetings. Residents pay us an all-inclusive monthly rent for the accommodation and services we provide. We offer a choice of unfurnished one and two bedroom suites.

The calendar of activities and dining choices reflect our residents' preferences. We offer our residents a brain fitness program and personal fitness training. Our goal is to help our residents lead fulfilling lives with stimulating things to do, engaging social events, great meals and effective exercise programs.

We look for sites in neighbourhood hubs to build our retirement homes where amenities and services are within easy walking distance. We believe these locations inspire seniors to come live with us for the lifestyle rather than purely due to health needs. The layout of our homes encourages social interaction and we use high quality finishes for our interiors and exteriors. Our occupancy levels have always been near or at capacity and are the highest of our competitors. We also have some of the best views in town.

Seymour Seniors Residence Proposal

We submitted an application to the District of North Vancouver to develop this building in December 2009. The building we propose is an 11 storey, 146 suite rental retirement home similar in design and operations to our two operating retirement homes. The suites are comprised of a selection of one bedroom, one bedroom and den, and two bedroom suites.



Our location across from the Parkgate Village Centre is excellent for seniors as shopping, healthcare services and amenities are within easy walking distance. The area around our site is flat and promotes walking. The highly regarded Parkgate Community Centre

For more information, please feel free to call Peter Gaskill at the Pacific Arbour office in Vancouver (604) 408-5811 extension 111, or visit our project website at www.seymourseniorsresidence.ca

is nearby and two churches are within walking distance. The residence will have high visibility from Mt. Seymour Parkway and will be easy to find.

The site is suburban in nature. We will be able to preserve many of the mature trees on the site and we will re-introduce native plant species within our landscaping. Our building matches the height of the surrounding trees and the design complements the neighbouring 11 storey condominium, Roche Point Tower.

We have worked hard to design a building we feel is senior friendly, attractive and energy efficient.

Community Benefits

We feel the most significant contributions our proposed building will make to the Seymour community are:

- **Need** - There is a large and growing population of seniors in the Seymour area;
- **Options** - There are presently very limited housing options for seniors in Seymour and no land currently designated for seniors housing;
- **Location** - The location of our site is excellent for seniors being flat and adjacent to amenities;
- **Promoting seniors to stay in their neighbourhood** - Seniors will have the option of enjoying the lifestyle and health benefits of living in a modern retirement home and staying in their neighbourhood;
- **Local Jobs** – We will create a range of permanent local employment;
- **Municipal Tax Contribution** – We will pay significant annual municipal taxes which will ease pressure on further municipal tax increases;
- **Support for Seymour Community organizations** - We support local community organizations and events by providing stable annual funding. We also make meeting space available in our building and contribute our time to community organizations and events.



Public Consultation

We have held several information meetings with local community associations and interest groups and have incorporated much of their input into the application submitted to the District in December, 2009. Our development application is being processed by the District of North Vancouver. The next Public Information Open House is anticipated to occur this spring and the Public Hearing should occur this summer or in the fall. We thank you for taking part in this process. You can find more information on our website, www.seymourseniorsresidence.ca.

We invite you to contact us to find out more about the Seymour Seniors Residences proposal and welcome your thoughts and comments.

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