

Salmon Arm Three Robins Supportive Living Apartment

Appendix 5: Development Concept



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Terry Collier, MSc.

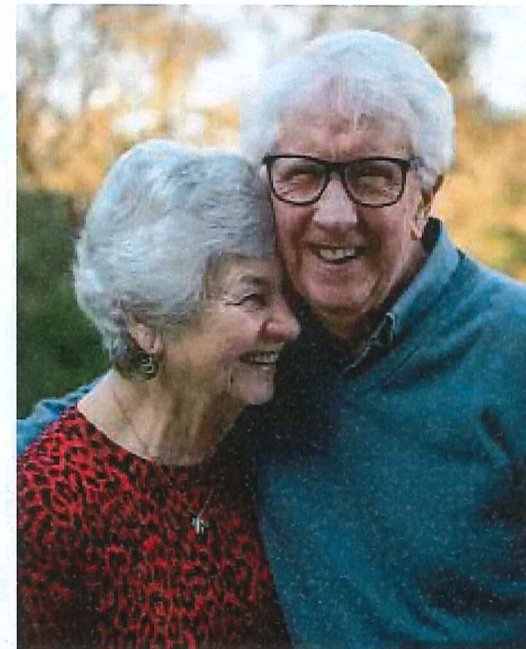


AN INTRODUCTION TO THREE ROBINS Our Philosophy for Aging in Place

Three Robins properties with their new fully equipped amenities rooms and suites offers an aging in place strategy for seniors. What makes Three Robins unique is the availability of optional services when needed. Each apartment has a full kitchen including in-suite laundry facilities to allow for maximum independence. Residents pay for the supportive services when needed, versus bundled services (housekeeping, meals, etc.) that often are not required when moving into a new senior's apartment. As your needs change, you can contact our on-site manager and get additional information on the services you may require.

By offering a resident volunteer program, residents can engage in supporting the community's functional programming and fellow residents as they choose. Three Robins is a perfect alternative for seniors who are looking for supportive lifestyle services but not prepared to pay or participate in a traditional Independent Supportive Living property.

Three Robins is not restrictive by its nature and therefore, there are no mandatory services or age restrictions. Aging in place occurs organically as the services are available when you require them. Having a more affordable option allows residents to save their funds now for unexpected costs in the future. Our goal is to have residents at Three Robins properties as their needs change from active adult, supportive living, and light assisted living (medication assistance/bathing/dressing).





The Concept

- 89 suites
- Amenities on the main floor with 12,611 Commercial Space
- 10% of the suites deemed affordable (50% off of market rental rates)

Projected Monthly Rental Suite Salmon Arm

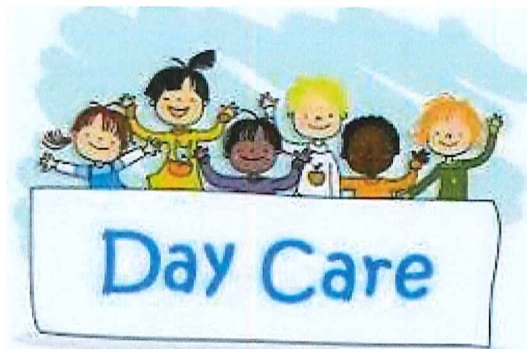
Bachelor /Studio \$ 1495 One bedroom \$1895

Two Bedroom \$2295 Two Bedroom & Den \$2995

- Life Style amenities with aging in place design (walker accessible)
- Total Staff 3 (General Manager, Leasing Rec Manager, Maintenance Manager)
- 24 hour emergency call program, recreation and on-site management and maintenance
- 8000 sq. ft. of amenity space that can be converted to suites after seniors apartment strategy has been completed. The concept is to revert after 40 years to market apartments



Social Programing proposed to increase Community Integration



- Daycare
- Elder care (respite day program)
- Meals on Wheels
- Seniors Drop in Center
- Walk in Clinic



Attention Caregivers

The "Reach Out for Respite" program was designed just for you!

Site
10th Avenue
Between EMCO Salmon Arm – Salmon Arm
Fireplace Ltd.

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COMMERCIAL = 12,611 S.F.

BUILDING AREA

MAIN	= 20,184 S.F.
TYPICAL 18,588X4	= 74,352 S.F.
SIXTH	= 17,769 S.F.
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TOTAL	= 112,305 S.F.
PARKADE	= 20,184 S.F.

SUITE COUNT

1 BED+DEN	- A = 10 (695 S.F.)
1 BED+DEN	- A1= 05 (784 S.F.)
2 BEDROOM	- B = 10 (801 S.F.)
2 BED+DEN	- B1= 10 (910 S.F.)
2 BEDROOM+SUNROOM	- B2 = 10 (1,128 S.F.)
2 BED+DEN+SUNROOM	- C = 24 (1,239 S.F.)
2 BEDROOM+SUNROOM	- D = 10 (1,139 S.F.)
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TOTAL	= 79

Site Plan

