iCasa Resort Living

icasa resort living

Introduction & Overview

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Lark Group

The Lark Group is a family owned and operated development, construction and facility management company successfully developing real estate in British Columbia for over forty years.

In the last two decades we have focused our design, construction and facility management strengths on the Long Term Care environment in response to the nation's aging population and demands from the public health sector. These efforts have resulted in the development of over 3,500 long term care beds, the receipt of numerous P3 awards, and our team is currently working on four similar resort facilities across Canada.

In addition to the development of healthy and vibrant living communities, the Lark Group has developed a number of clinical initiatives aimed at improving the lives of those we touch on a daily basis.

LARK GROUP
DEVELOP BUILD MANAGE

Health & Wellness

- **HealthTech Connex** (a Lark Group affiliate) is *dedicated to bringing advanced, innovative healthcare technologies to care givers and patients today.*
- The team at HealthTech Connex Inc. (HTC) will provide at our iCasa Resorts:
  - PONS Brain vital signs - a brain health company
  - Helius – a neurostimulation company helping with TBI, MS, CP and dementia;
  - Circulife – a circulation and massage company that promotes and maintains physical, emotional, mental, energetic, and spiritual health.
  - Dolphin Water – a proprietary solution that improves water's pH, filtering and ionization capacity

Helius MEDICAL TECHNOLOGIES

BRAIN VITAL SIGNS by HTC

Saint Elizabeth Health Care

Mission: To spread hope and happiness

Saint Elizabeth Health Care has been a trusted name in Canadian health care since 1908, and is a national leader in responding to patient, family and system needs. As an award-winning not-for-profit and charitable organization, Saint Elizabeth is known for its track record of social innovation and breakthrough clinical practices.

With a team of more than 8,000 nurses, homemakers, community health workers and therapists, more than 6.9 million hours of health care services are delivered annually and 19,000 patient interactions are engaged in daily. Saint Elizabeth's staff experience crosses the entire health care spectrum and services are provided in long-term care homes, hospitals, community centres, supportive housing, retirement homes, schools and clinics, patients' homes, pharmacies, employer business locations, and hospices.

As a social enterprise dedicated to the health of people and communities, the Saint Elizabeth vision is to Honour the Human Face of Health Care and their goal is to address the needs and challenges of Canadians through social innovation and business initiatives that generate shared economic and social value with our partners. As an organization with strong leadership, a century of experience and economies of scale, Saint Elizabeth is continually looking for ways in which we can impact change in order to create a wiser, more equitable and humane health care system. Saint Elizabeth is the 100% owner of the care operations proposed for iCasa Resort Living, and in keeping with their mission to positively impact the lives of those in their communities, Saint Elizabeth gives back a portion of those profits to local community causes and initiatives.

Saint Elizabeth

Well beyond health care

Icasa Seniors Living

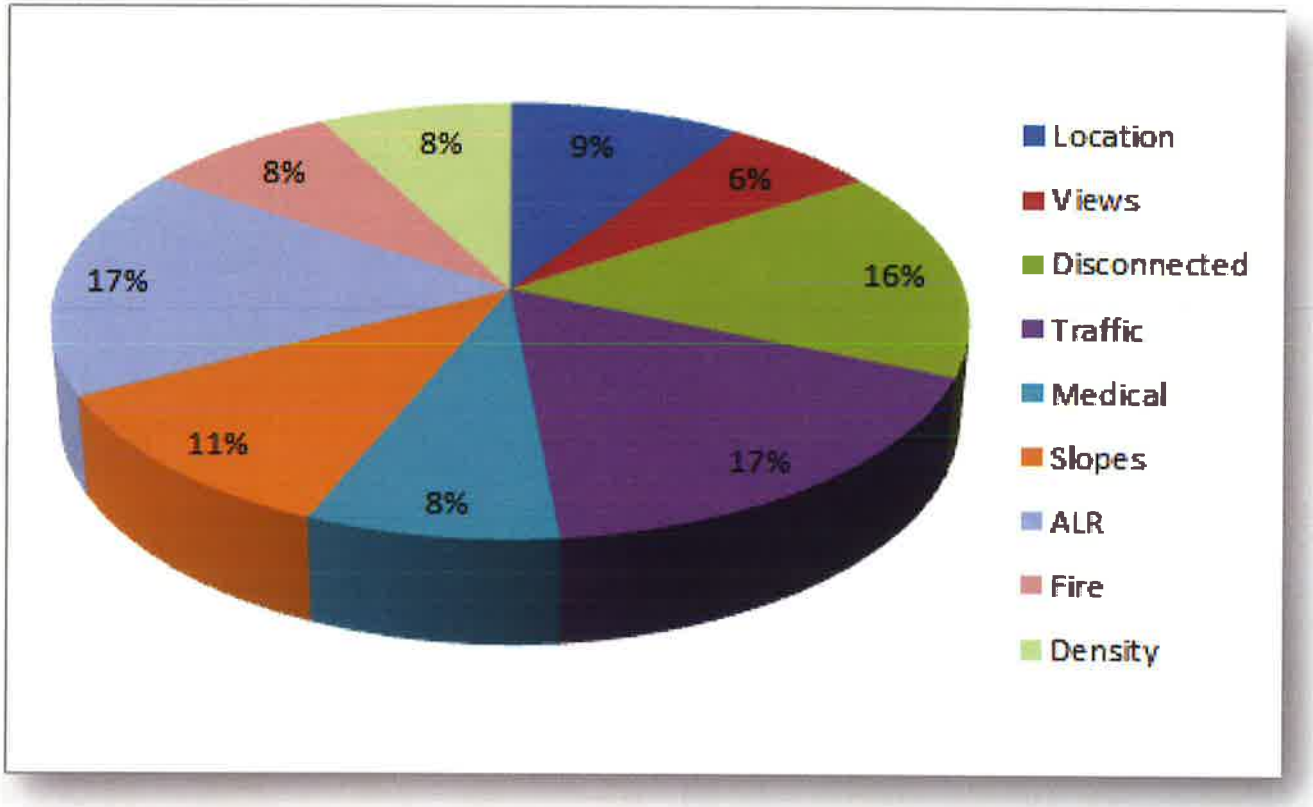
- A new **evidence-based** neighbourhood
- A **world class design** to allow **aging in place**
- A **natural bowl** provides views of nature to the residents while minimizing blocking views
- Adding **new healthcare and lifestyle amenities** to Summerland to improve the quality of lives
- **New, local jobs** both in construction and operations
- **New revenue** for the City
- A best in Canada healthcare service provider will locate itself in Summerland and provide **improved healthcare services and more capacity for residents**

Aerial Photo

Landscape & Amenity Plan

Site Plan

What we have heard: Community Concerns



Concern: Steep Slopes

The Lark Group has heard the concerns of our neighbors over the site's high hazard DPA due to its steep slopes.

Concern: Steep Slopes

- The planned buildings **will NOT be built** on the steep slopes
- Rock Glen Consulting Ltd. (a local company) Confirms that "*all proposed building locations are …**on stable ground***"
- Rock Glen Consulting Ltd. will ensure the **integrity of the slopes are maintained**
- The property contains Environmentally Sensitive areas – these **will be protected**
- All geotechnical aspects will be addressed both in planning and construction

Concern: "This is ALR"

The Lark Group understands the need for ALR land

It should also be considered:

- The **Property is NOT in the ALR**
- The property has been posted for sale for redevelopment
- The proposed development is **consistent with the OCP**
- The property is **within the Urban Growth Area**
- The property has been identified by the municipality for **additional residential development**
- The property's heritage will be restored to its **historical use**

Concern: "Traffic Issues"

The Lark Group has heard that traffic represents a concern for our neighbours.

CTQ, a local Civil and Traffic consultant company, has confirmed the following:

- The highest service level of intersections is service level A
- The Solly-Latimer intersection is service level A pre development and will remain service level A post development.
- At the **peak** the delay will be **3 seconds** at the intersection (versus 2.2 seconds now)
- Traffic post development will be at 8% of the intersection's capacity

Concern: "Disconnected"

Future home-owners and residents of iCasa Resort Living will feel "disconnected" with the downtown and that the development will not be accessible

Concern: "Disconnected"

- Downtown Summerland is **quickly accessible** from the proposed iCasa Resort Living development. A regularly scheduled shuttle service is provided.
- Like everyone living in this neighborhood, these residents will choose view, amenities and serenity, over a downtown location.
- The amenities for home-owners and residents **provide recreation and essential services**, including:

  - Fine Dining | Pickle Ball Club | Health & Wellness Centre
  - Aquatics | Walking Trails | Gardening Plots | Clubs |
  - Clinical Care

Concern: "Not Here"

Many Summerlanders agree with the concept of vibrant, interactive, healthy aging communities; however, some of our neighbours suggest it should happen at an alternative location

Evidence-based research indicates:

- The quality of a site improves the happiness and well-being of its residents
- Distant views of nature reduce healthcare costs and improve health outcomes
- Design for Aging practices highlight the impact views to nature have on physical and mental wellbeing

Concern: "No Doctors"

The Lark Group has heard the concern that there are not enough doctors to service the home-owners and residents of the proposed development

- Saint Elizabeth Healthcare provides an accredited training program for Clinical Staff and **will offer both on-site and home care services – adding capacity to Summerland**
- Saint Elizabeth's **Elizz Home Care** provides home care services so you can stay in your home, longer.
- The **Telehealth Program** by Saint Elizabeth is means for enhancing health care, public health, and health education delivery and support using telecommunications technologies.
- **Telehealth** encompasses a broad variety of technologies and tactics to deliver virtual medical, health, and education services through all levels and types of clinicians including doctors.

Concern: Fire Access

There has been some concern expressed with respect to fire safety for buildings of this size.

We note the following:

- The BC Building Code deals with fire safety
- **All construction will meet or exceed Code standard** and Summerland's additional Fire & Life Safety Bylaw 2421standards
- All **fire safety requirements** will be addressed and **provided for** at this Project

Concern: "Too Many Units"

The density we are seeking is 25 units per acre, and the high density residential designation has a **minimum** of 25 units per acre; hence we are developing to the minimum.

A Seniors' Health Hub, as an age in place neighborhood needs to have a certain capacity in order to best serve its community.

Residential Care, Independent Living and Market Housing needs a certain number to be both socially and financially viable.

As confirmed by our traffic report, these neighborhoods have substantially less impact on local roads than regular developments.

Concern: "Views"

We have heard a number of our neighbors have concerns with their views being lost.

- We can completely understand this concern and have **worked hard to avoid blocking our neighbors' views**
- We have thoughtfully and consciously **located the buildings** in the proposed development so they **do not block neighbours' views**
- View analysis indicates there will be very minimal intrusion onto surrounding viewscapes
- **The site is ideal - as a natural bowl – to minimize this impact**

Concern: "Blocked Views"

Viewing Platform No. 03: Bristow Road

Concern: "Blocked Views"

Viewing Platform No. 02: Solly Rd at Bristow Road

Concern: "Blocked Views"

Viewing Platform No. 01: Macdonald Pl.

Benefits

- The project includes full amenities for all residents
  - Amphitheatre, restaurant, pool, workshops, theatre, library, walking trails, wine rooms and all social clubs
- Town is only 3-4 minutes away by car
- Private bus for residents to travel to town and other popular destinations connects the new neighbourhood
- **Traffic** modelling shows a **minimal impact** (a 1 second delay at the Solly intersection)
- The **roads are designed for the traffic**; in fact after opening the intersection will only be at 8% of its actual capacity
- **Views have been maintained** by locating the buildings within the bowl
- The majority of the site will **remain in its natural state**

Economic Benefits

- $125M capital investment in Summerland
- 200-300 local construction and engineering jobs
- 75 -100 permanent jobs when it opens
- $3M – $4M per year in annual salaries
- All off-site infrastructure paid for by Developer
- $2.3M in DCC's paid to the City
- $1M in infrastructure upgrades to surrounding community
- Est. $400,000 annual property tax revenue

Summary

- Vendor and Developer want to deliver a residential and age in place opportunity for all Summerlanders
- All of our neighbours' concerns will continue to be addressed
- The proposed development restores the heritage and historical site use in a manner that is consistent with the Urban Growth Strategy in the OCP
- It is a vibrant residential neighborhood providing an activity-focused lifestyle for healthy living
- Market Housing, Independent Living and Memory Care suites offer the Summerland population an opportunity to live and age within their community