

Retirement Living Proposal

Better Retirement Living for Seniors - Subcommittee
Pensioners Chapter — Society of United Professionals

Famee Furlane Property Planning Subcommittee

Frank Lenarduzzi, Chair

Rational & Drivers

Record Population Growth

In 2021/2022, Canada's population grew by a record 703,404 people (+1.8%) The vast majority of this growth (93.5%) is due to international migration.

Aging Population

On July 1, 2022, almost one in five Canadians (18.8% of the population; 7,329,910 people) were at least 65 years of age.

All levels of Government have identified housing issues as a priority, along with better healthcare and a cleaner greener future.

At a Community level we need more recreational facilities to deal with this growth.

Our Club is under-utilized and we would like to help by offering more community services.

Open Space FAMME FURLANE

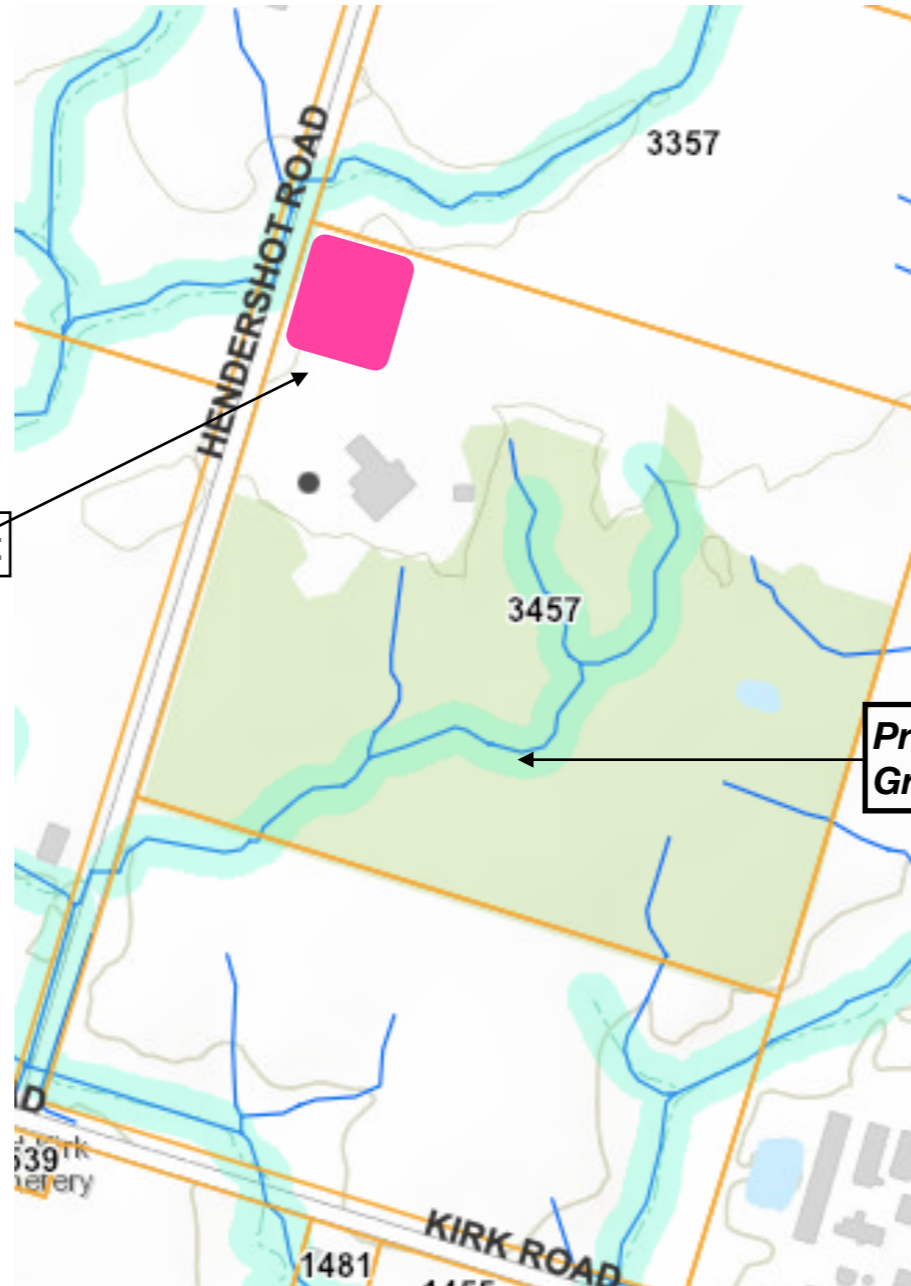


The Famee Furlane of Hamilton is a no-profit Club providing Club functions and passive recreational amenities to the community at large. We also host a Weekly Religious Service for an outside group. <https://fameefurlane.ca/>

We are seeking to enhance the Club and Community services being provided.

FAMEE FURLANE
Northwest Corner of 3457
Hendershot Rd

Proposed Development



Property with P7 Zoning shown in Green

Summary of the Zoning Issue

We have closely looked at what is permitted and conclude the Zoning has some shortcomings that we would like to address. Specifically, the fact that it appears that we can't have any Site Habitation. Despite the fact that camping is permitted, which is a form of temporary habitation. Some consider senior living as temporary. Regardless, we would like to investigate senior living options on the site that could include:

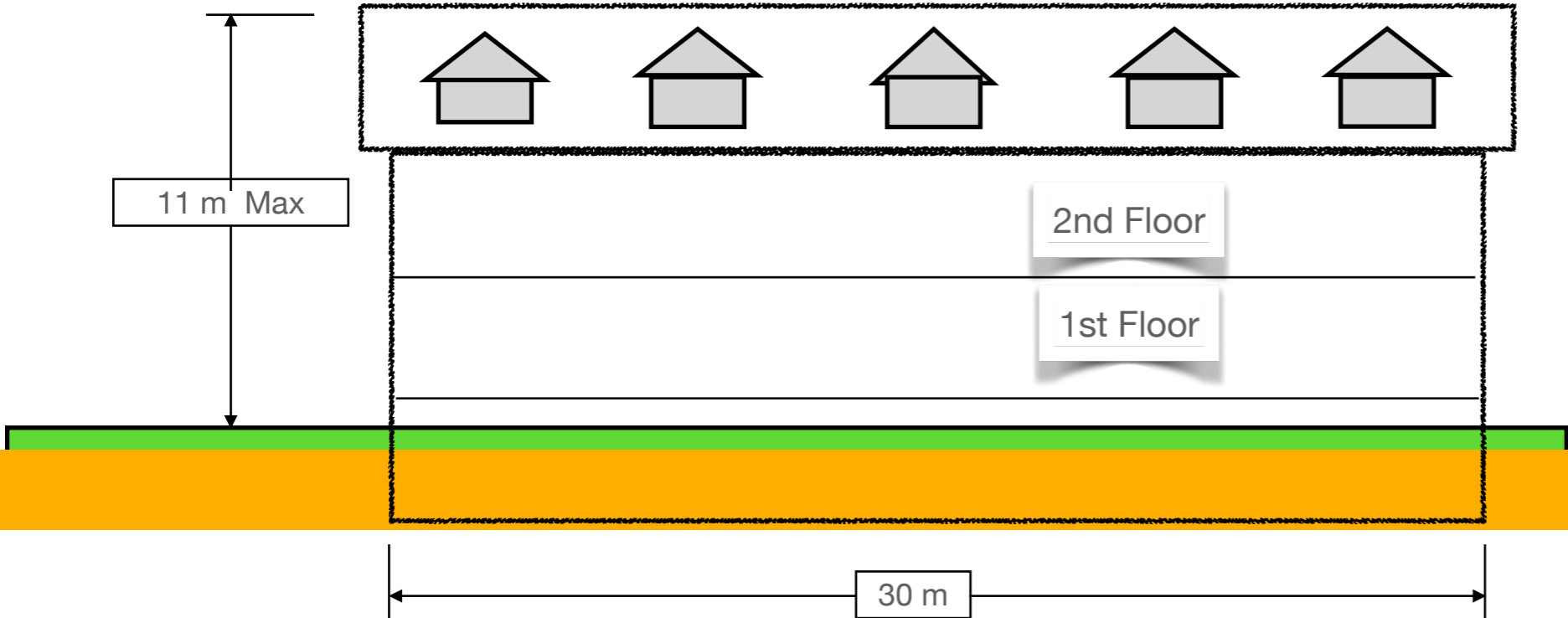
Respite Care; Palliative Care; Short-term Convalescent Care; Short-term Crisis Management Care; Non-Profit house for Seniors; Senior's Independent Living; Senior Assisted Living; Short-term Housing (Short-Term Rental) for Refugees, following the Russian invasion of Ukraine, for example.

We have evaluated each of these categories and have one building plan which has been developed for all these categories.

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Northwest Corner of 3457 Hendershot Rd
Showing Proposed Building From View

Seniors
Building
Front View



FJL TPSI January 12, 2023

**Northwest Corner of 3457 Hendershot Rd
Plot Plan Showing Amenities**



**Seniors Building
Top View**

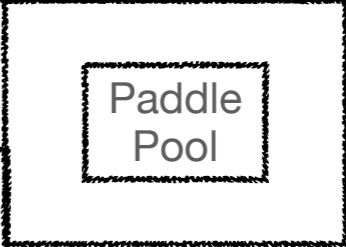
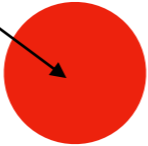
Limited Road Access to the Front



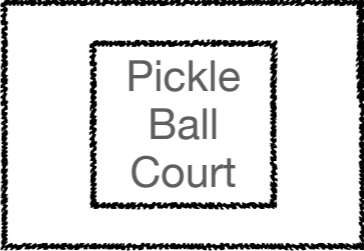
Geo Rink

Fire Pit

**Fogalars Square
Top View**



Paddle
Pool



Pickle
Ball
Court

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Northwest Corner of 3457 Hendershot Rd
Showing Proposed Building Side View

Seniors
Building
Side View

6/12 Roof Pitch

Loft

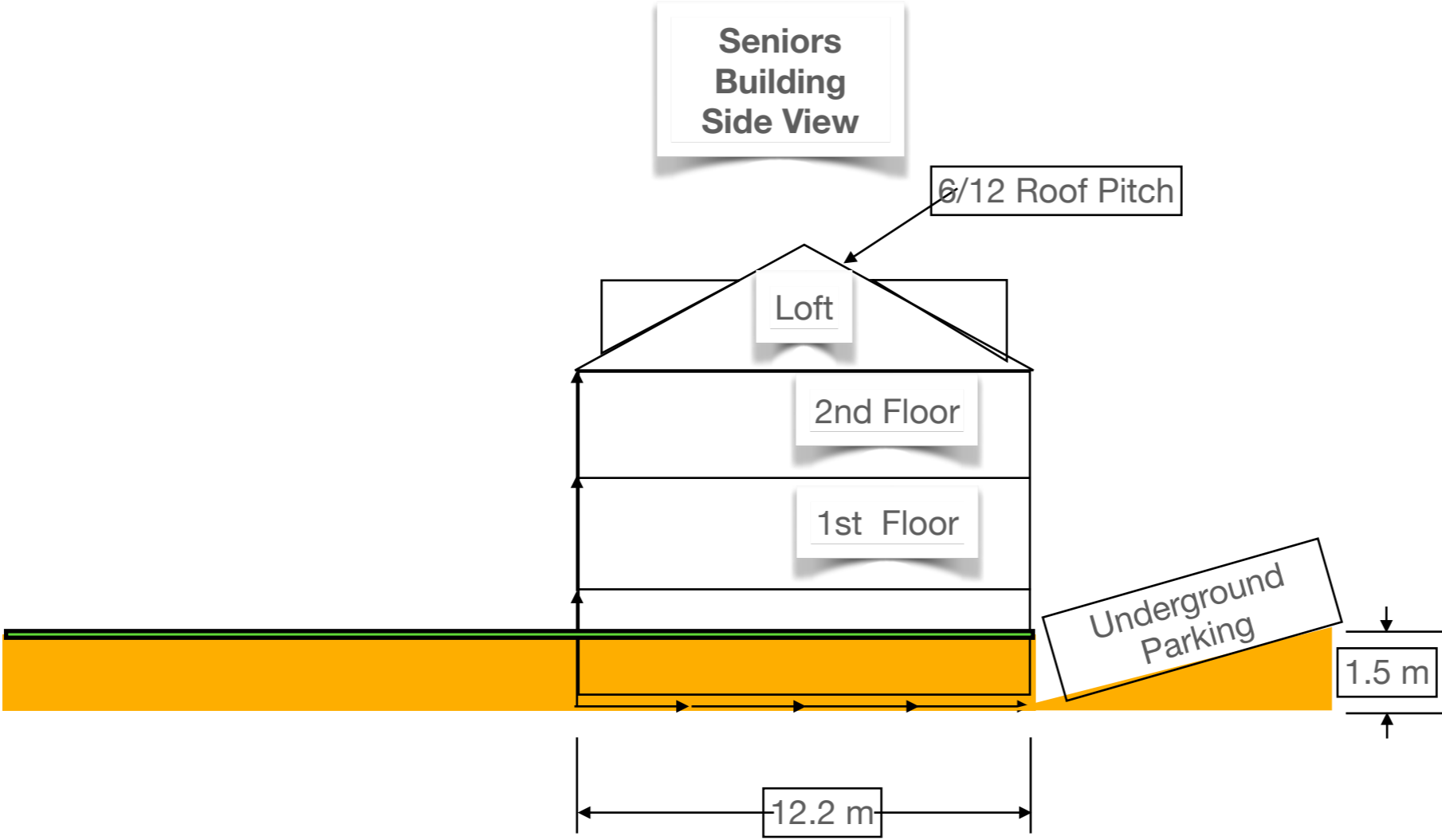
2nd Floor

1st Floor

Underground
Parking

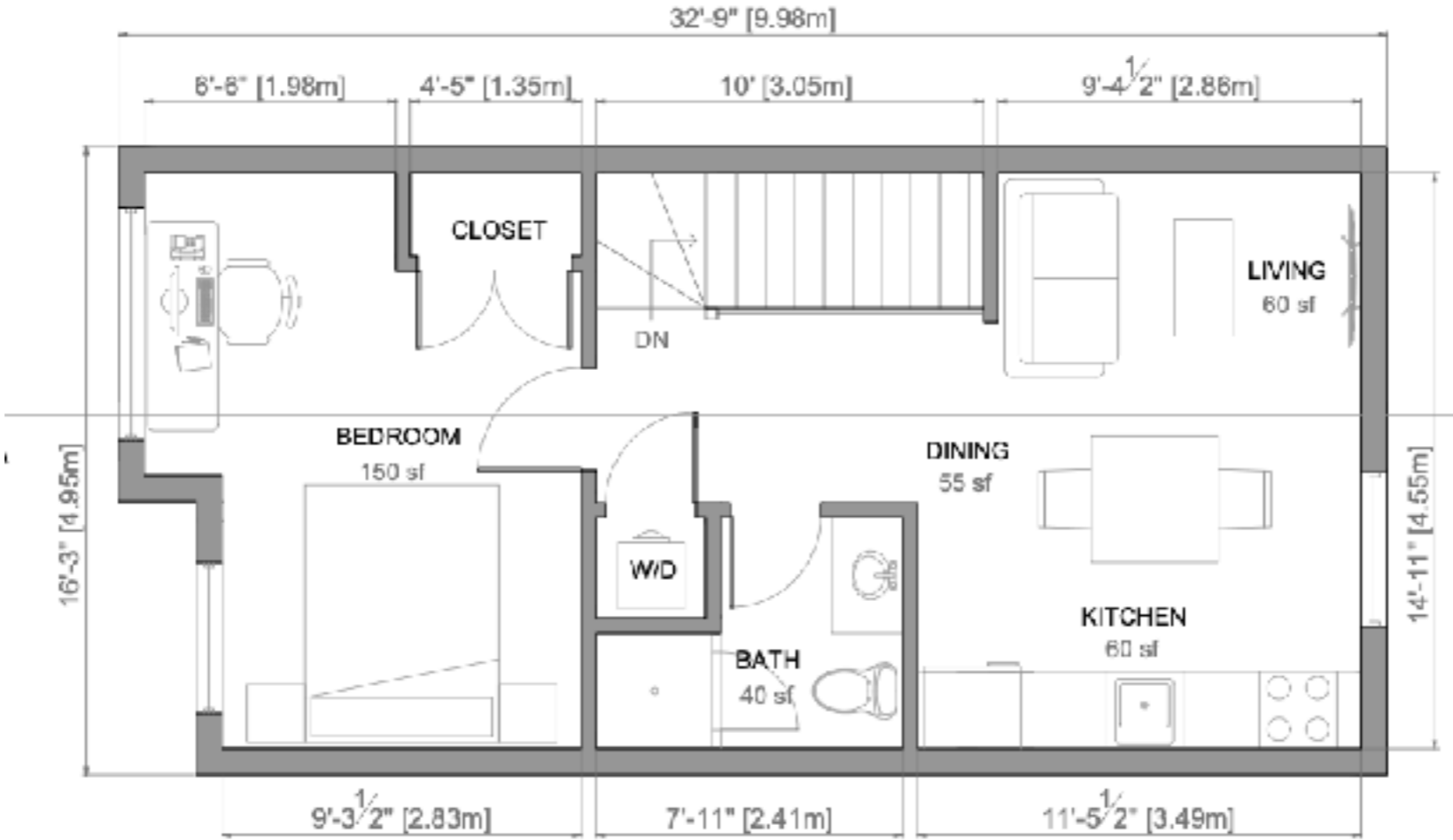
1.5 m

12.2 m

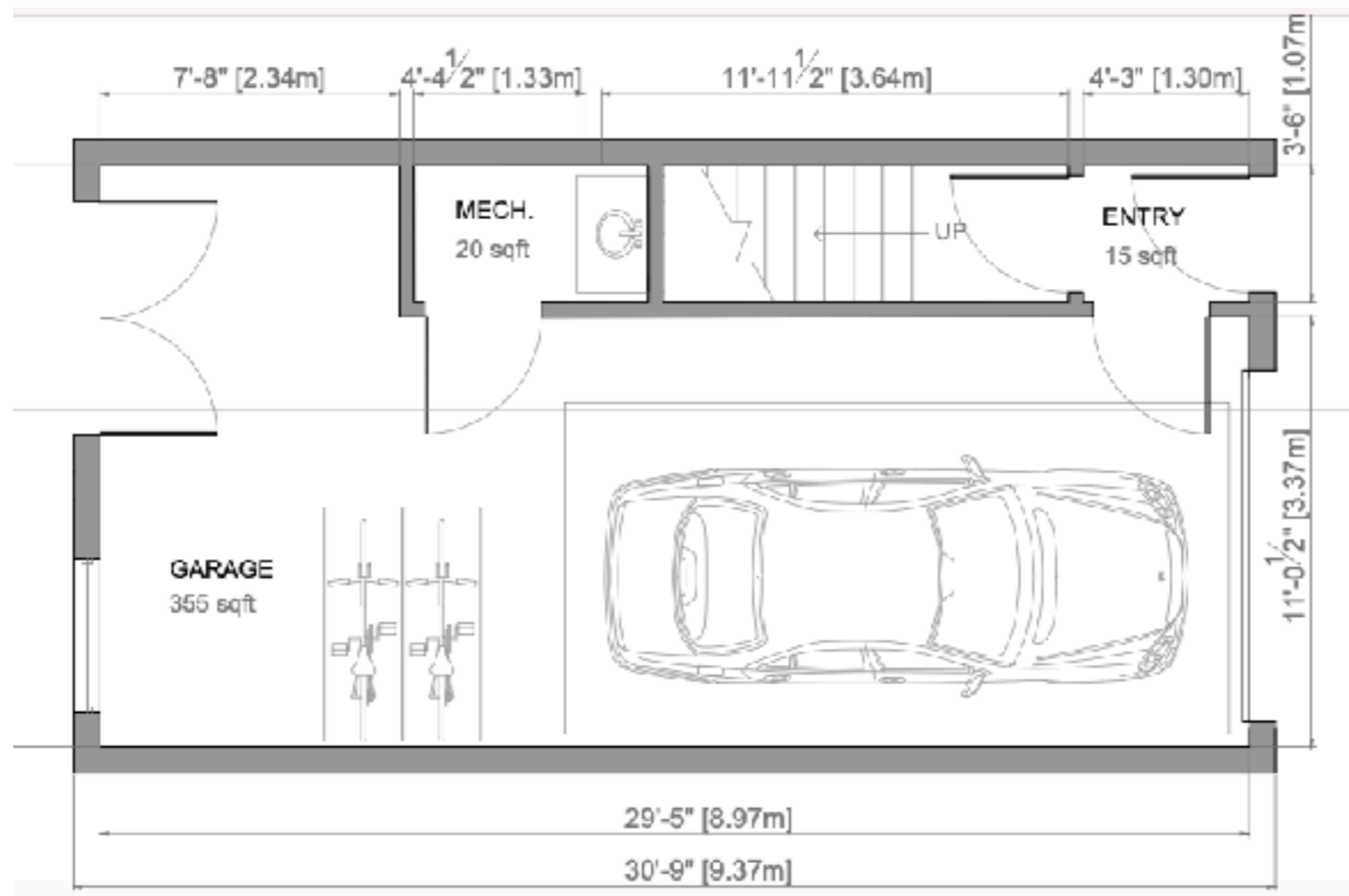


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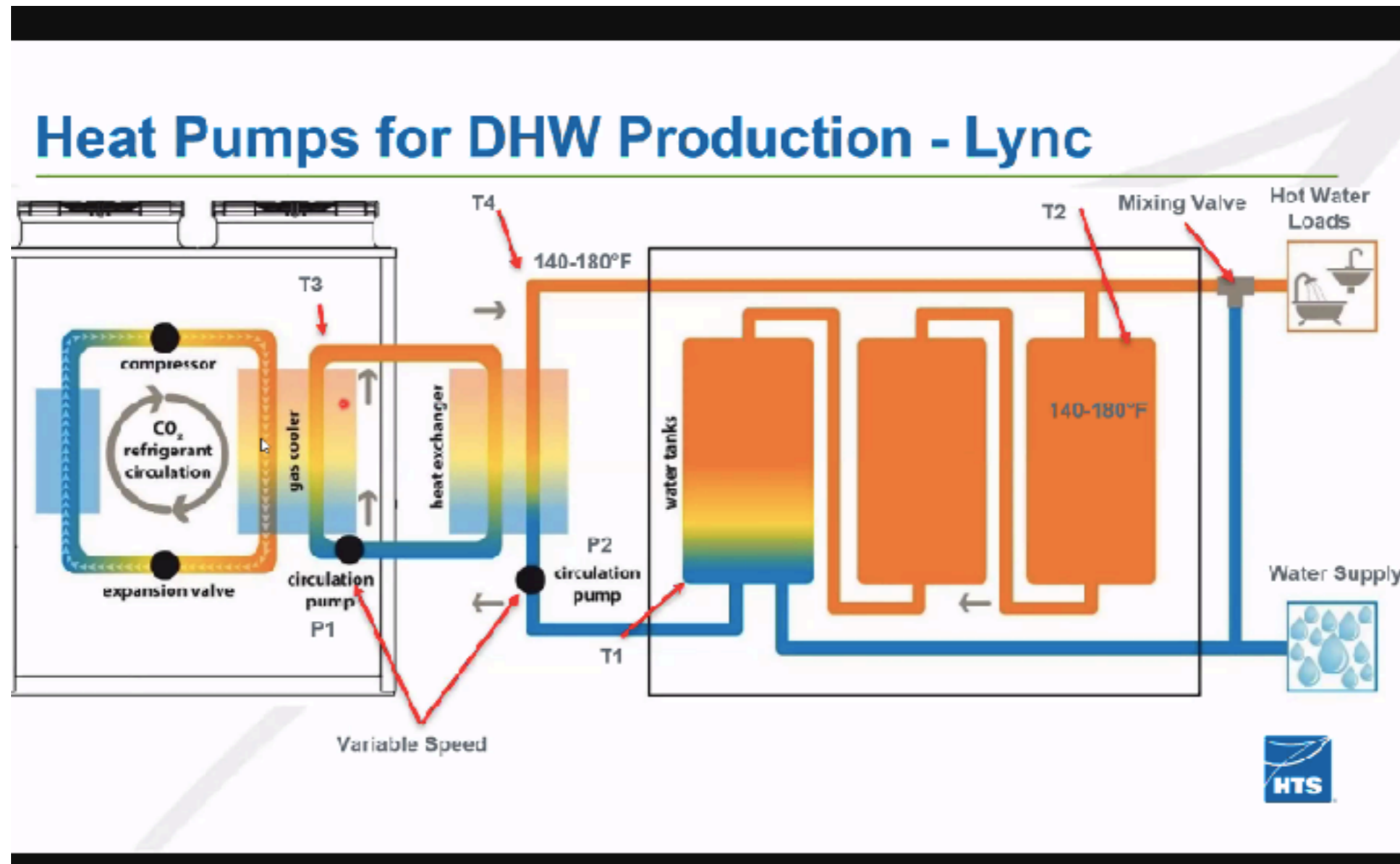
Example of 1st Floor Accommodations



Example of Basement Floor Plan

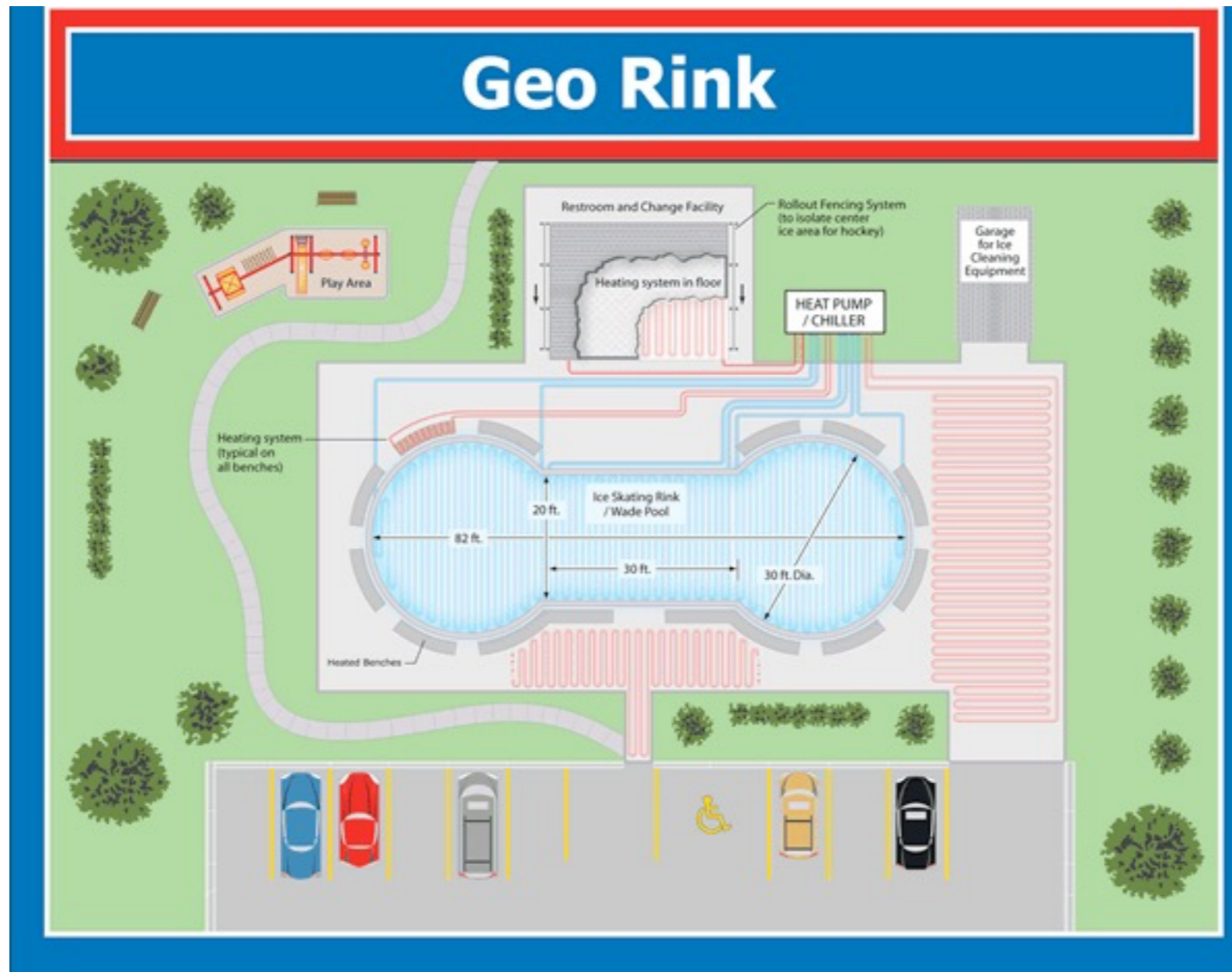


Retirement Living with Air-Source Heat Pumps & Thermal Storage



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Retirement Living with Outdoor State-of-the-Art Amenities for the Local Community



Current Facilities

St. Elizabeth Village is an example of a seniors facility that has grown over many years from a modest beginning of dedicated Sisters committed to improving healthcare for seniors located at Rymal Road and Garth.

Garth Trails is another example of an Adult Lifestyle Community located just off Twenty Rd and Garth St. It has a number of activities and events including exercise programs, bocce, darts, billiards, tennis, golf, ballroom dancing, needlework and horseshoes to mention a few.

While these are good examples; they fall short, in our mind, by not integrating the seniors with the Community at large. In most cases, the amenities are not shared with the local community and are exclusive to the residents.

In our view this is a mistake that we do not want to make. By allowing both the residents and the local community shared access to our site we plan a better senior living alternative where the residents could participate more fully in the Community at large. This core idea is shared by experts like Pat Armstrong.

Better Option

Shared access to our site is our long-term vision. It would allow both young and old to work and participate in managing the facilities. I actively participate in several groups that represent thousands of seniors retired from the electricity sector.

One common theme I often hear is that seniors are a huge under-utilized resource and most of us seniors would be much happier if we had something useful to do.

We are seeking to do just that.

Our group has the expertise in the design, build and management of better senior facilities. Co-sharing amenities with the community at large is seen as an easy implementation.

Short List of Participants

Terra Power Systems Inc (TPSI)., an Oakville based company, with a background in sustainable development and green building. TPSI have been involved in Planning Aspects with the Town of Oakville and have reviewed zoning requirements with the City of Toronto, City of Hamilton, Norfolk County, City of Mississauga and on North Vancouver Island in BC., with building projects in most of these listed jurisdictions.

Nightingale Software brings the IT expertise to the group. They operate the Web-based monitoring and control software that is used in our projects to both validate performance and provide remote monitoring and control.

McMaster University has been active in the past helping to evaluate the performance of sustainable technologies and have co-hosted numerous Workshops on Conservation and Demand Management. We will be seeking their cooperation on this project.

Adrian Mauro president of Chamberlain Architect Services Limited.

The Pensioner Chapter of the Society of United Professionals has offered both in-kind and funding support to promote Better Retirement Living for Seniors.

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Expanded List of Participants & Contacts Offering Support for Better Retirement Living for Seniors

Architects

Doctor/Engineers

Teachers

Nursing Homes Health Professionals

Net Zero Consultants

Commercial Real Estate People

McMater University

Pharmacist

CEO's

Nurses

Bank Executives

Business People

Developers

Builders

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Lap Pool & Paddle Pool



Meeting Space & Privacy Zones



Ground-Source Heat Pump and In-Floor Heating

2nd Floor Loops Main

