

Hythe Pointe

819-823 Esquimalt Road

Affordable Senior Apartments
by Avenir Senior Living

Avenir Senior Living

- Canadian, family business
- 25 years experience:
 - *Low & high-rise development*
 - *Independent living, assisted living & memory care communities*
 - *Behavioural hospitals*
- Currently building The Vista (622 Admirals Rd.)



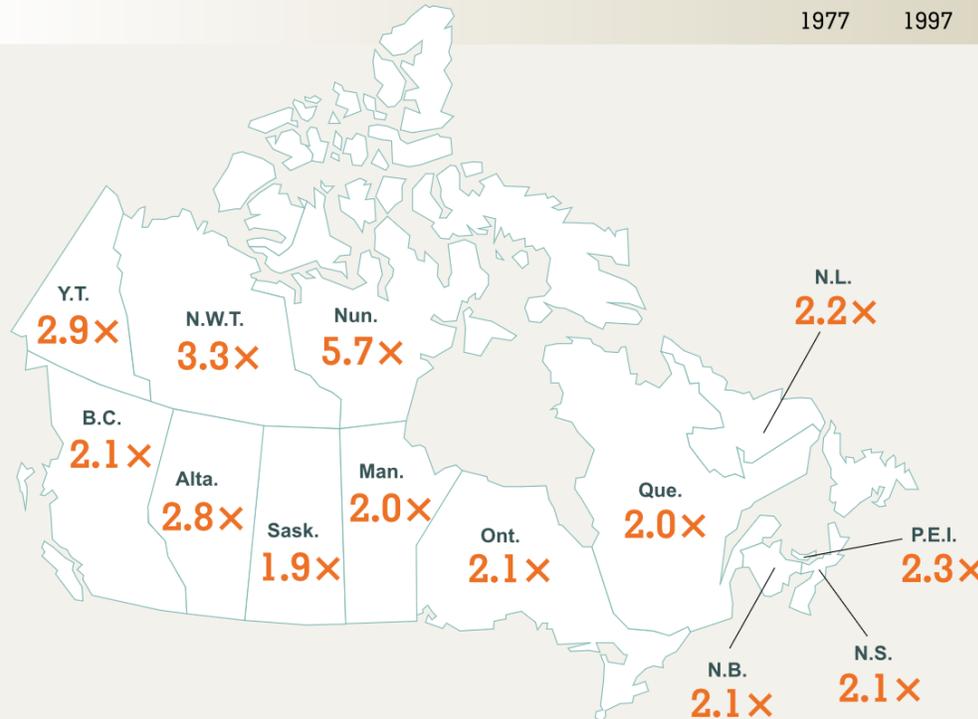
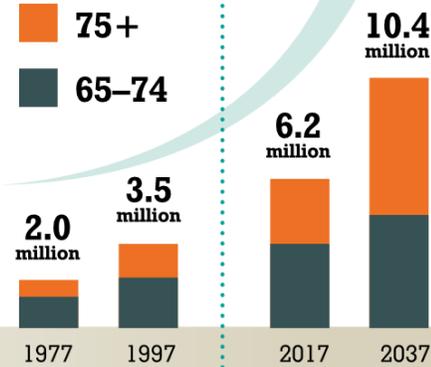
Hythe Pointe - 'a landing place or small port'

- Attainable independent living
- Designed for '**forgotten 40%**' – middle income seniors
- **High demand** for this model
- Attainability:
 - ***1/2 - 2/3 cost of The Vista, etc.***
 - *Social model*
 - ***Small staff support residents to run programs***
 - *Residents highly involved*

Canada's seniors population outlook: Uncharted territory

Over the next 20 years,
Canada's seniors population
is expected to

grow by **68%**

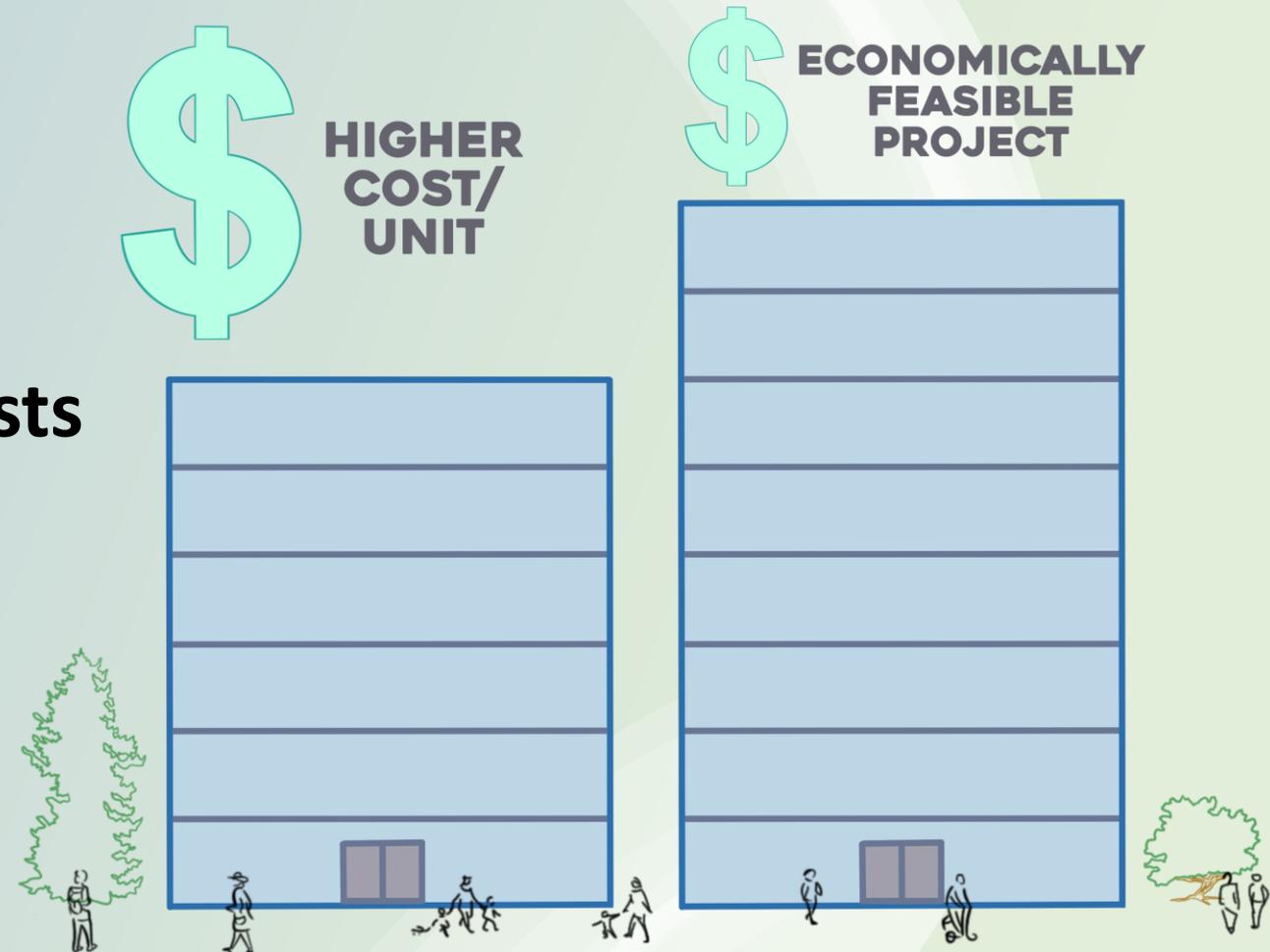


The 75+
age group
will
double

Canada 
2.1x

Economics of Construction

- Housing **affordability**:
 - *Land cost*
 - *Higher density*
- Site dictates **construction costs**
- More units in a building **distributes costs** & keeps home prices within reach of community members



Designing Density – Social Connectedness in Multi-Family Housing

- Township of Esquimalt & Island Health study:
 - **Higher density housing for social health**
 - **Encourages developers to design for social connectedness**
 - **Building amenities & resident volunteerism create community**
- Hythe Pointe exceeds these recommendations

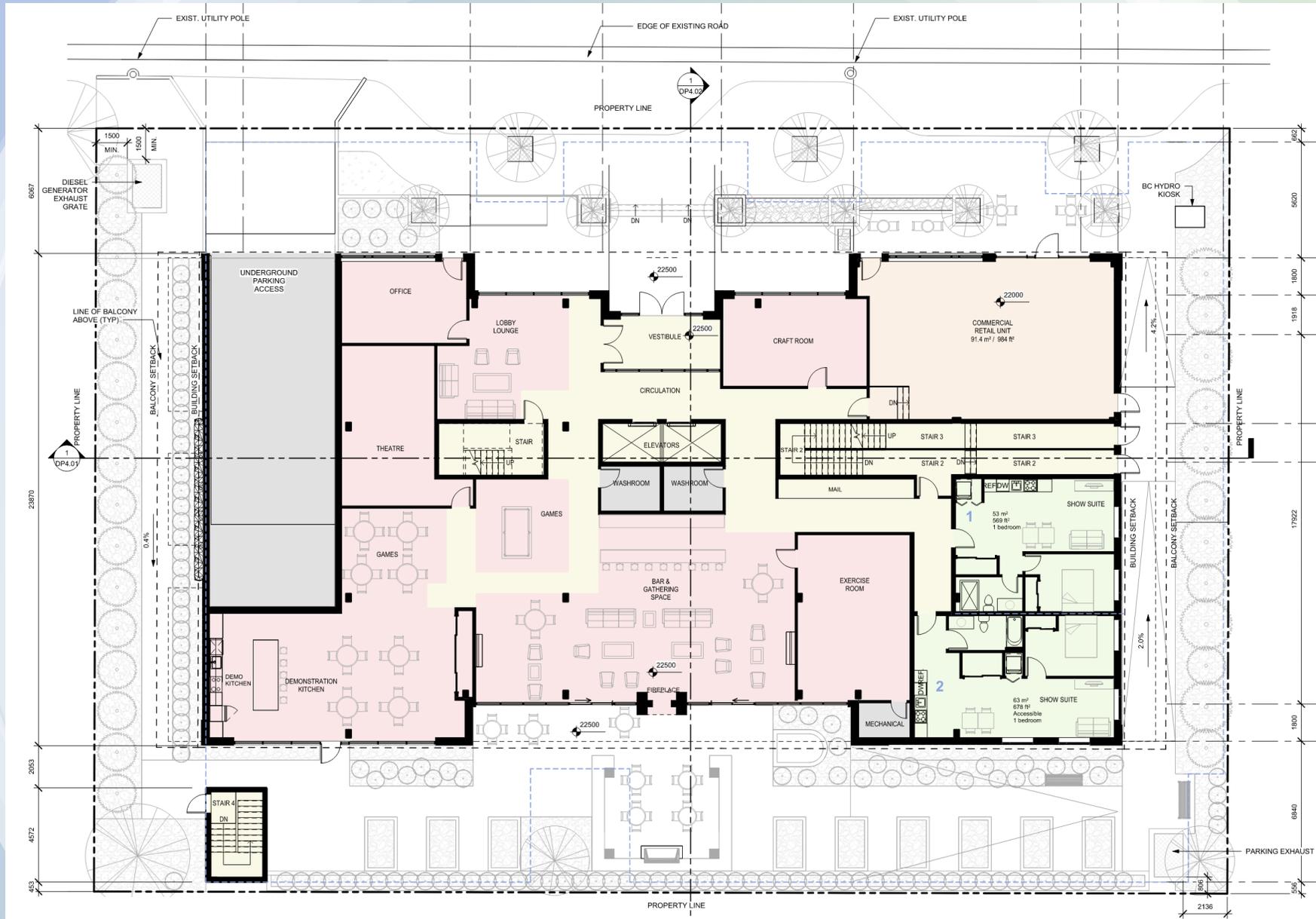


Hythe Pointe – Part of the Solution

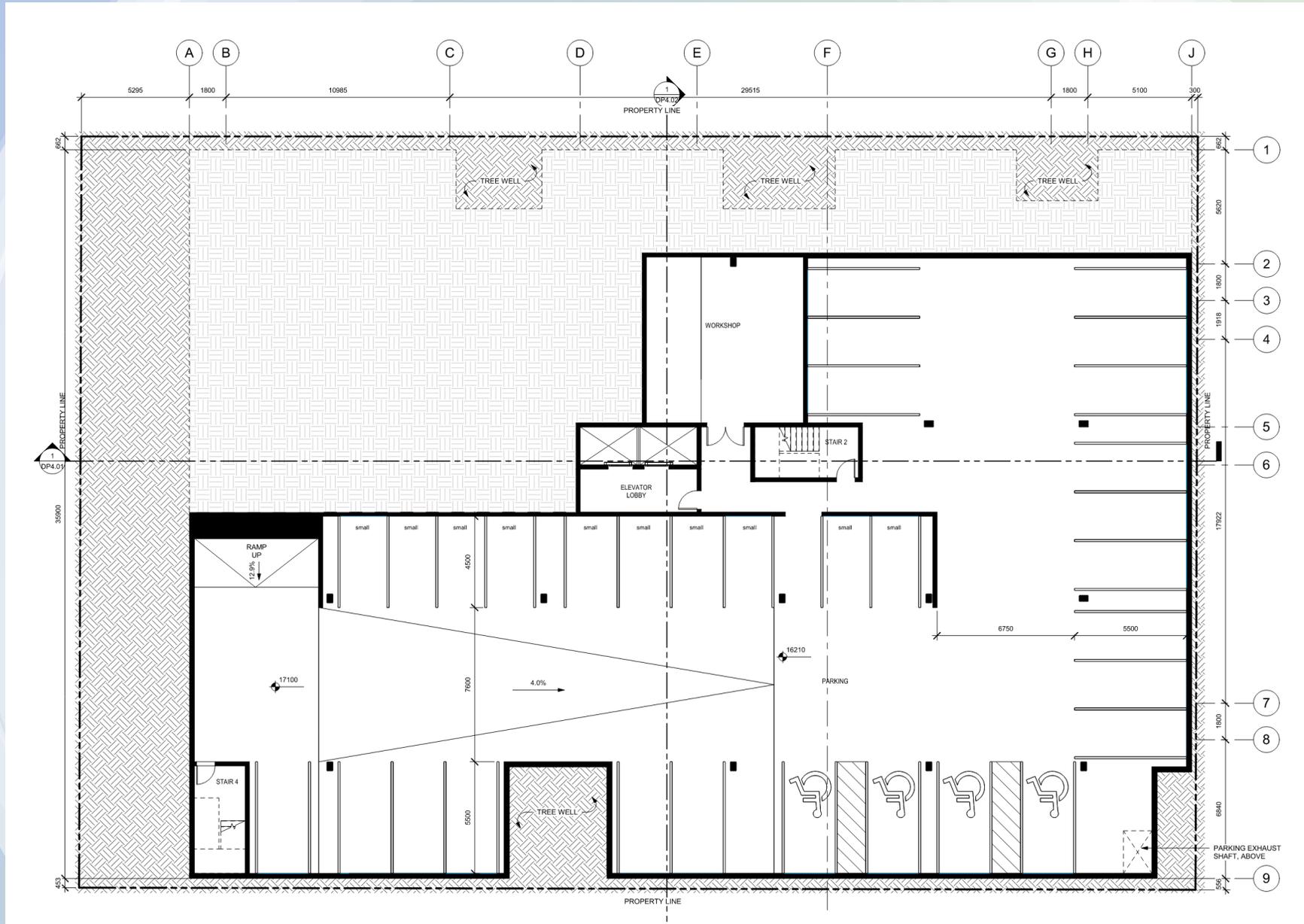
- Esquimalt prides itself on being an **age in place** community
- Aging in place creates social diversity and **allows seniors to remain in their community**
- It keeps seniors and the entire community **socially, mentally and physically healthy**
- **Hythe Pointe** will provide an environment that fully **supports this philosophy**



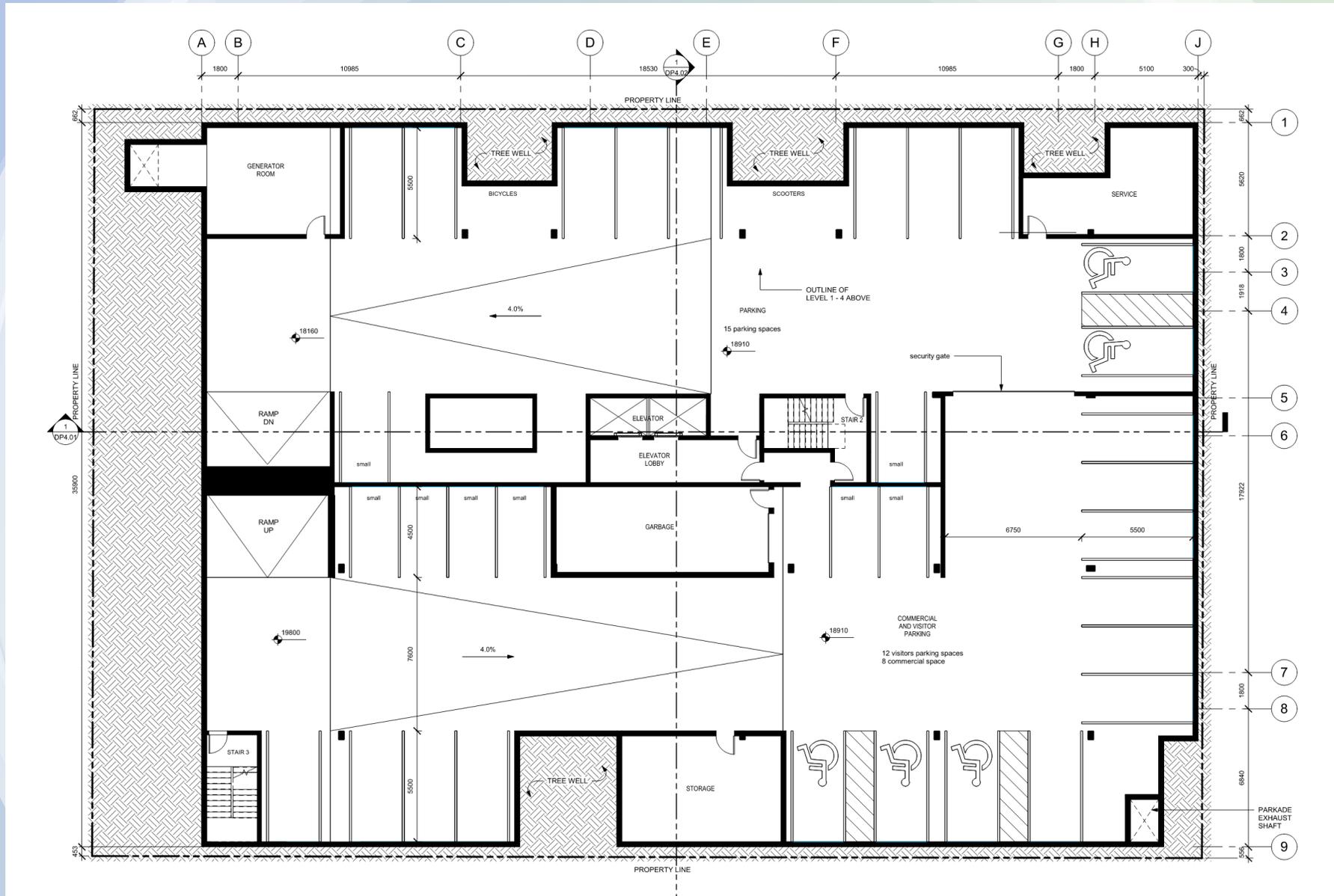




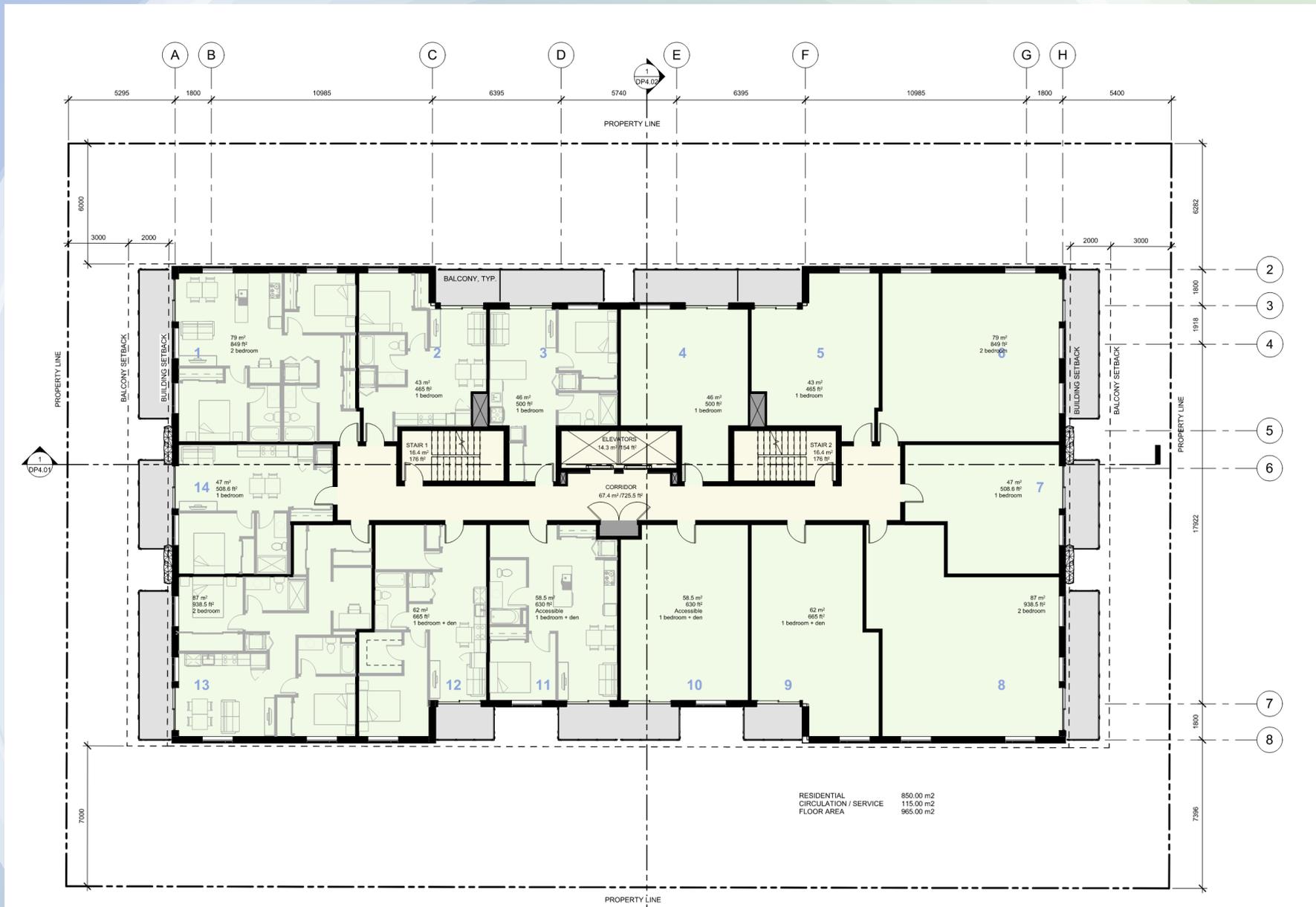
Level 1 Floor Plan



Level P2 Floor Plan



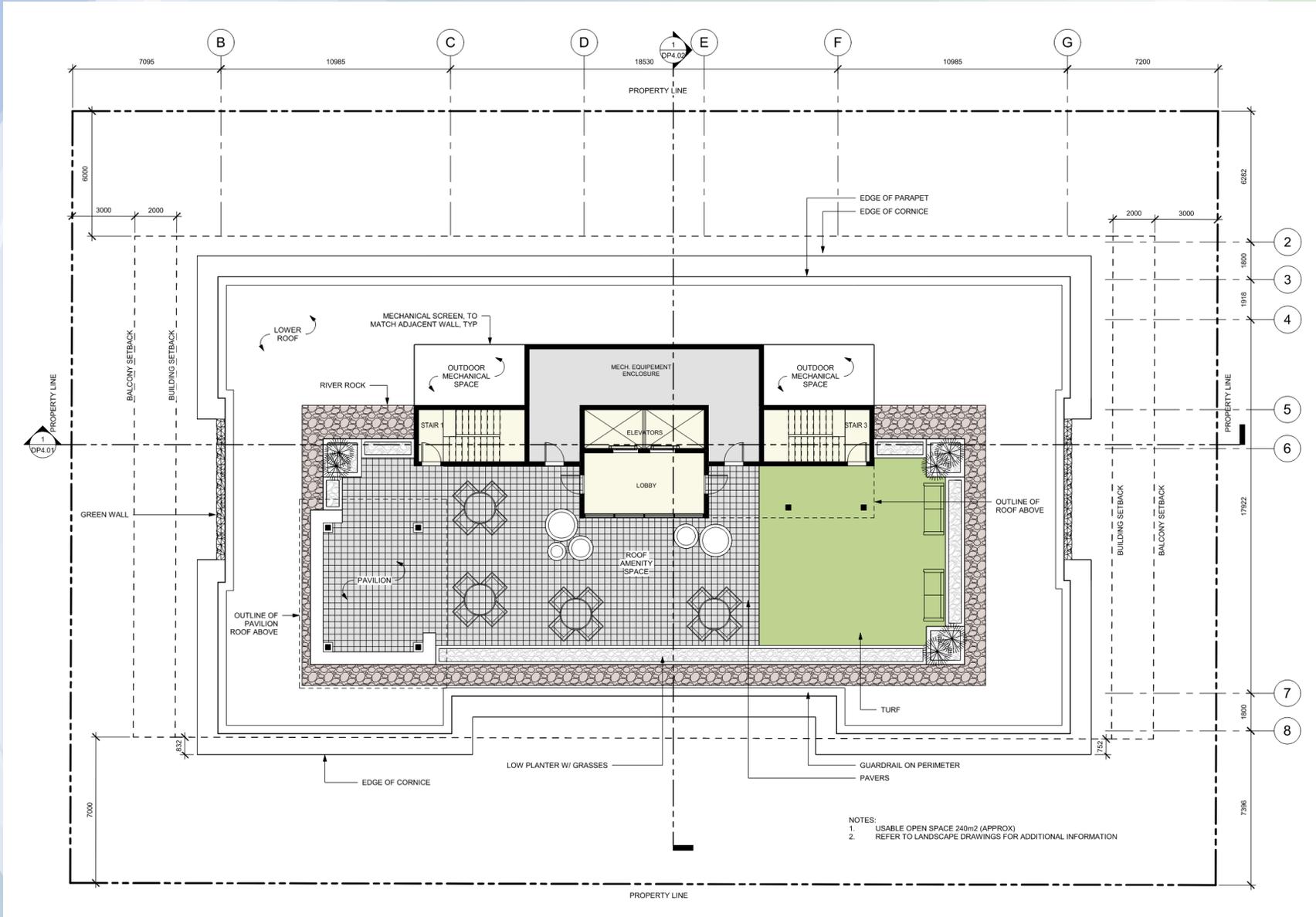
Level P1 Floor Plan

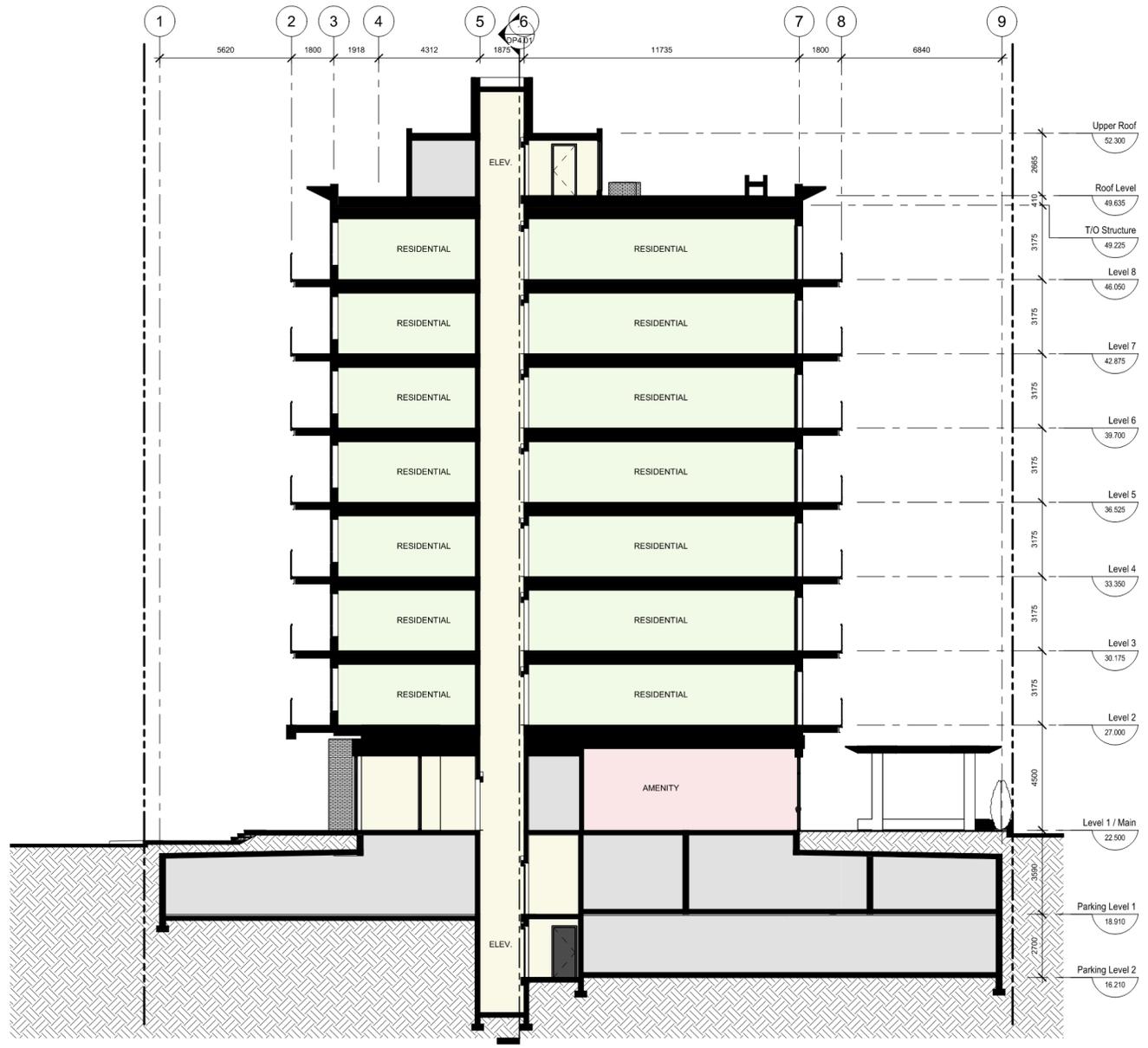


Level 2-4 Floor Plan



Level 5-8 Floor Plan





North-South Section



North Elevation



West Elevation



East Elevation



South Elevation





Thank you