



# Okanagan Vistas at Shaughnessy Greens

## Executive Brief

Okanagan Vistas is a vibrant residential neighborhood providing seniors with an activity-focused lifestyle for healthy living. Market Housing, Independent Living, Assisted Living and Memory Care suites offer gorgeous lake views, access to community amenities, and all the comforts of hospitality and care services that promote the highest quality of life right at home in Summerland, BC.

Lark Group  
Okanagan Vistas at Shaughnessy Green  
Spring 2016



## Site Summary – 13610 Banks Crescent



The proposed seniors' village will be built on a wonderful 14 acre parcel perched atop Okanagan Lake offering unimpeded 180 degree views. Contoured to promote a centralized community pocket, the proposed development will include a number of amenities and activities supporting a residential mix of market housing, independent living, assisted living and memory care.

## Proposed Residential Mix

Building Type	Building Height	No. of Units	FAR*	Density* (D.U./A)
Market Housing - A (1 & 2 bedroom strata units)	5 Story	80	0.22 / 0.48	5.7 / 12.7
Market Housing - B (1 & 2 bedroom strata units)	5 Story	65	0.18 / 0.39	4.6 / 10.3
Independent Living – C	5 Story	110	0.16 / 0.35	7.9 / 17.5
Assisted Living – D	3 Story	60	0.09 / 0.19	4.3 / 9.5
<b>Total:</b>		<b>315 units</b>	<b>0.64 / 1.4</b>	<b>22.5 / 50</b>

\*per site acre and (/) per buildable acre

## Economic Outcomes

- \$100M Capital investment in Summerland, BC
- 200-300 local engineering and construction jobs
- 2-3 year term of phased development
- 75 FTE permanent jobs upon completion
- \$2.5M/year in permanent wages upon completion
- Retention of Summerland's aging population
- Community-enhancing amenities

## Potential Amenities for the Community

- Licensed Café / Bistro
- Pickle Ball courts
- Billiards Hall
- Centre for Healthy Aging
- Children's Daycare
- Walking paths
- Community adult day program
- Community performing arts venue
- Care at Home services to Greater Summerland residents
- Concierge service to and from Summerland recreation and retail destinations



# About the Lark Group

A developer, builder and facility manager of over 40 years, Lark brings a long history of successful institutional, residential and healthcare development. Backed by a solid and selective capital investment strategy, our healthcare and development expertise goes to work in key markets in which we can positively impact the trajectory of seniors care and quality of life.



Lark remains versatile and mobile having developed over \$850 million in healthcare infrastructure locally and remotely in response to both public and private sector demand. Lark and our service partners are sought after to propose on seniors' health hubs similar to the Summerland project all across Canada, including Saskatchewan, Ontario and the team was recently selected to design, build and operate three similar such developments in Newfoundland.

Long tenured partnerships are a pillar of Lark's core values which provide reliability and sustainability of the development and operations. Providing the care services on the proposed Summerland development will be Saint Elizabeth Health Services. Saint Elizabeth is a 105 year old non-profit organization, specializing in providing residential care and care at home services.

## Team, Notable Awards and Distinctions

### **Kirk Fisher P. Eng., MBA – Senior VP Lark Enterprises**

Kirk is the Senior Vice President of Lark Enterprises and one of British Columbia's leaders in the development of long term care facilities. Kirk has led the development and construction of over 3,500 complex care and assisted living beds as a developer, owner and design build contractor; many of which have been secured through the competitive RFP process.

With an engineering degree and MBA Kirk specializes in healthcare innovation through the development of advanced care infrastructure, such as hospitals, clinics, and residential care facilities. Kirk is versed in medical technologies, the delivery of care, and researched-based healthcare design practices, all of which strengthen his collaborative, energetic and innovative approach to meeting his clients' needs.

Kirk's ambitious plan to create a medical hub named the Health and Technology District - a network connecting businesses with health institutions and universities - has seen tremendous growth. Achieving support from the City of Surrey, Kirk spearheaded the Health and Technology District plan that started by buying properties in the area a decade ago, long before it became a hive of activity for medical professionals, researchers, patients, and more than 150 health-service companies within Innovation Boulevard. Since then Surrey, BC has been seeing strong interest from tech firms and service providers from around the world eager to tap into the Health and Technology District's resource and talent pool.

### **Rowena L. Rizzotti - VP Healthcare & Innovations**

Rowena Rizzotti has been a highly successful healthcare leader with more than 30 years' experience, in senior and executive-level leadership roles in multi-site, complex health and business environments. Rowena holds two Masters Degrees in Management and Business Administration (MBA) and also holds an undergraduate degree in Psychology and Biochemistry from UBC. She is clinically trained as both a nurse and a paramedic.

Rowena served as VP of Operations for BC's largest private seniors' care operator and also served as a Chief Operating Officer for BC's Northern Health Authority among many other healthcare leadership roles. Rowena earned wide acclaim for her senior leadership of Fraser Health's Surrey Memorial Hospital (SMH) and for overseeing the largest investment in BC's history; a \$500 million critical care tower in Surrey, BC. Rowena is a founder of Innovation Boulevard, is responsible for having developed the research and innovation strategy for Fraser Health, and developed an innovation centre for healthy aging which won the 2014 Innovator of the Year Award for BC. Rowena is a partner in Age Well; a \$70 million federally funded National Centre of Excellence on technology in aging. Rowena is also a member of the Board of the Canadian Alliance of Long Term Care as the Chief Executive for HealthCare Innovations.



## **Rudi van den Broek, BSc, MPA, EDAC – Vice President**

Rudi is an accomplished healthcare leader and innovator with 30 years of post-graduate work experience. His experience in developing and delivering more than \$5 billion in projects is recognized in both the public and private sectors in Canada. Rudi is a prequalified expert with multiple organizations in the areas of project management, procurement and business process improvement.

Rudi's expertise includes innovation, project and program delivery of projects up to \$1.5b in value. Rudi's expertise in managing and delivering healthcare outcomes and strategic planning and business growth is based on building long-term relationships and partnerships with industry leaders, municipal, provincial and federal government agencies, unions, corporate decision-makers, community groups and other stakeholders.

Rudi believes in giving back to the community and is a founder and Board member of Youth Volunteers Who Care. Rudi also is a member of the Board of the Calgary Society for Healthy Child Development as well as a volunteer soccer coach and manager.

## **Malek Tawashy, BSc., MSc., LEED AP – Development Manager**

Malek brings an energetic and solution-oriented approach to Lark's development process. His knowledge and application of design, engineering, and construction allows him to positively impact outcomes for development stakeholders including municipalities, facility operators, and end-users of the project. Malek has over 15 years of Project Management experience across various industries and holds a Bachelors of Science, as well as a Masters of Construction Management. All of Malek's completed construction projects as team lead have been institutional - residential including CareLife Maple Ridge, Selkirk & Stanford Place, the Royal Jubilee Patient Care Centre, and the most recently completed Heights at Mt View; a \$65 million long term care facility for the Baptist Housing Society.



The **Royal Jubilee Patient Care Centre** is a \$252 million P3 Project for which Lark achieved a number of awards. Most notably the project won Best International Project, as well as the Silver Award for Project Financing. The Royal Jubilee Patient Care Centre demonstrates Lark's abilities and reputation in design, financing, and construction; always delivering on time and on budget.

**Lark's Health and Technology District** at Innovation Boulevard demonstrates our ability to develop a health and wellness hub utilizing our strengths in residential and ancillary health services within a mixed use development. Our strategy allows for seniors to live and participate within the community for a longer time, while accessing a variety of senior-friendly health and wellness services. <http://www.larkgroup.com/health-and-technology-district/>

