Healthcare as a Catalyst for Development

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May 14, 2015
Creative Economy

- Economic Development drives City Building
- 21st Century Economy is dominated by Creative Cities with strong knowledge-based economies.
- Cities that can draw and hold knowledge-based workers will thrive.
- Health Care can contribute both directly and indirectly.
- Directly by the jobs that go with Health Care are key component of a Creative Economy.
- Indirectly through contributing to the quality of life conducive to a Creative Economy.
Creative Economy, Impact on Urban Form

• Higher Density; *more Urban in character*

• Diversity of Uses; *people live, work and play in the same area, usually within walking distance.*

• Social Diversity; *an inclusive, tolerant community that welcomes a broad demographic profile.*

• Social Contact; *diversity increases the random contacts between people with diverse points of view sparking the creative process.*

We target regenerating parts of existing cities fabric for walkable, transit oriented, mixed-use developments 
e.g. Downtown Surrey, 3 Civic Plaza, Holland Pointe
Potential Development Pattern in 2031
• Insert link to 3 Civic Plaza video
Contributing Element in Mixed-Use Complex

• Positive Impact on Entitlement; addressing the needs of seniors is a priority for most communities.

• Provides housing choice; providing housing options that address changing housing needs, allows seniors to make a change sooner, freeing up their houses for families at a different stage of life.

• Boosts value of other uses; we have been able to negotiate for increased density on market uses to support the seniors component.
Seniors in the Creative City

- Contribute to diversity; a return to valuing the wisdom of our elders.
- Markers of safe, walkable environment; a safe community nurtures diversity.
- Enhances their quality of life; seniors prefer to be peripherally associated with lively social settings.
Seniors in the City

- Cohabitates well with other uses; seniors make good neighbours.
- Quiet, safe, clean, positive social image; we generally get a warm reception at City Hall.
Contributing Element in Mixed-Use Complex

• Positive Impact on Entitlement
• Provides housing choice
• Boosts value of other uses
Wexford
Insert Link to Wexford video
Thank you.