HALIFAX: The Nova Scotia Government is proposing possible user fees and direct funding to underpin care costs

Halifax: The Nova Scotia Government is proposing possible user fees and direct funding as it develops a long-term and home-care plan. Health Minister Leo Glavine released Continuing Care: A Path to 2017 last week to guide discussions for the eventual policy.

The document recommends areas of focus based on the original continuing care strategy from 2006. It proposes changing the placement policy to give priority to people with the highest needs, using performance-based contracts for care providers and considering giving people money directly to buy needed services.

Ten per cent of over 50s intend to live in countries other than their birth-country upon retirement, claims an updated OECD report released today. Competition for the cashed-up retiree is becoming intense. The South East Asian countries are now world

Affordable housing for seniors proposed

Holmedale: The long-idle Penman brownfield property in Holmedale will be reborn as a major affordable housing development with the help of up to $8.86 million from the federal and provincial governments.

Officials from three levels of government gathered under a tent in the middle of a field on Grand River Avenue to listen as Brant MP Phil McColeman announced a federal grant of up to $4.43 billion for an affordable housing project by Lanewood Development Corp. of the Toronto area. The federal amount is being matched by the provincial government.

Lanewood will be responsible for all remaining costs of the $21 million project.

The project includes the remediation of the soil at a vacant former industrial property at 232-254 Grand River Ave. that was once the site of a Penman textile factory and became one of city’s 15 brownfield sites targeted for action.

Ajay Kaushik, project manager for Lanewood, said that, after a detailed environmental assessment identifying the contamination is completed, the company will arrange for the soil to be remediated. Then 132 affordable housing units will be built for seniors and others on fixed incomes, to be supplemented by 24 townhouses.

Harper unveils home renovation tax credit

Ottawa: Conservative Leader Stephen Harper and Liberal Leader Justin Trudeau served up promises and trash talk Tuesday as they brought their campaigns to the Greater Toronto Area, a battleground that could prove key on election day.

Trudeau started the day with an early morning rally in Mississauga where he took aim at Harper’s economic boasts and denounced the Conservatives as a “cynical, old government.”

Backed by Liberal candidates from across the region, Trudeau accused Harper of leading a “negative, divisive government that never misses the opportunity to pick a fight but avoids every chance to solve a problem.”

Trudeau’s comments come after Harper has spent the early days of this campaign bashing the Liberal leader’s credibility on economics, a theme the

BATTLE ERUPTS BETWEEN NOT-FOR-PROFITS AND AIRBNB OVER ‘EXCLUSIVE’ RIGHTS TO USE WORD “HOME-SHARE”

Toronto: A war of words is brewing between non-profits and Airbnb, and the battle is centering on the term “home sharing.” The phrase, which is central to Airbnb marketing, is also used by more than 70 non-profit agencies. The non-profits help seniors and low-wage earners find or rent shared housing.

One non-profit has been using the phrase “home sharing” for 35 years to provide affordable housing. It matches residents who have space in their homes with those who need an affordable place to live.

The non-profit is starting to lose home-sharing opportunities to Airbnb.

Airbnb tends to help locals rent out space for holiday or short-term stays, whilst the non-profit uses the spaces as long-term rentals for people who live, work or go to school in the area.

The non-profit recently lost one of its 350 providers to Airbnb and is about to lose one more. “Just losing one does a dis-service to the community.”

Meanwhile Liberal leader Dwight Ball was at Hotel Gander on Tuesday to announce his party’s commitment to the province’s growing senior population.

Standing before political allies and supporters, Ball announced his government would establish a healthy living in-home assessment program for seniors who are 70 years of age or older at no cost to them. The program

(Continued Page 4)

(Continued Page 2)
Harper unveils home renovation tax credit
(From Page 1)
Conservative leader returned to Tuesday morning as he unveiled his first big-ticket promise of the campaign - a permanent tax credit for home renovations.

Taxpayers would be able to claim up to 15 per cent of the cost of permanent “substantial” renovations to homes, condos and cottages. The tax credit would apply to renovation costs between $1,000 and $5,000, allowing a taxpayer to get back up to $600 a year.

“The home renovation tax credit helps every home owner regardless of income,” said Harper, who made the announcement at Olympia Tile on Law-

(Continued Page 6)

affordable housing for seniors proposed
(From Page 1)
Brantford will work with the developer in the administration of the affordable housing units.

The company already has completed a Phase 1 environmental assessment and will conduct Phase 2 in August and September. Weather permitting, the work should take three to four months to complete.

The goal is to start construction in next spring, with occupancy in the spring or summer of 2017.

“This project will benefit residents, families and businesses while generating economic growth and creating jobs,” McCole-

(Continued Page 3)

Battle erupts between not-for-profits and Airbnb
(From Page 1)
would be aimed at reducing long-term healthcare costs as well as preventing health issues for seniors.

The program, said Ball, would cost approximately $6 million per year. While he couldn’t provide numbers specific to this province, Ball said the program has been successful in other parts of Atlantic Canada and he’s sure the program would see a reduction in health care costs and needs.

(Continued Page 8)
Residents forced to move with care facility closure

MONTAGUE: Twenty residents of a community care facility in eastern P.E.I. have one month to find a new place to live. French Creek Lodge in Lower Montague will close at the end of August.

Cindy Byrne got the letter about her 91-year-old father-in-law’s accommodation last Thursday. She said one facility she contacted told her they have a waiting list. The letter Byrne received was signed by (Continued Page 5)

Funding urged for seniors prison mental health

ST. JOHN’S: The head of a mental health advocacy group in the province wants to see support programs offered in women’s correctional facilities across the island.

Heidi Edgar, acting CEO of the Newfoundland and Labrador Canadian Mental Health Association (pictured), says such programs already exist for male inmates at Her Majesty’s Penitentiary in St. John’s.

In an interview, Edgar discussed the value of the Justice Program, which provides counselling for inmates with diagnosed mental illness. The program also assesses the supports a person needs once they are released from jail.

“...And that oftentimes means we’re getting them connected (Continued Page 7)

Affordable housing for seniors proposed

(From Page 2)

“It addresses a wide range of needs in our community. The project will clean up a contaminated site along the bank of the Grand River. It will create job opportunities for local industries that will undertake the work ahead,” McColeman said. “...And it will address an important need in our community for more affordable housing, providing benefits in particular for local seniors.”

Brant MPP Dave Levac congratulated Lanewood for a plan that cleans up a property and provides a mix of housing. “Affordable housing is nothing less than anti-poverty.”

SENIMENTAR*
+50s Housing Trends
*Restricted to 15 participants
WHERE WILL HOUSING FOR OVER 50S TREND
AIMED AT
Developers
Architects
Financiers
Retirement Village Operators
Care Home Proprietors
WORLD AUTHORITY
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Dementia  Alzheimers  Cognitive impairment  Brain injuries  Parkinsons
(From Page 1)
sisted-living facilities over five years that will cater to former NFL players.

Validus is partnering with NFL Alumni Association on the ambitious project.

(From Page 1)
leaders in medical tourism; are building market share in resort dementia care, and via government sponsored visas (Malaysia) retirement housing enclave development (Philippines) and amended land ownership laws (Indonesia) are creating a behemoth.

Hospice seeks to raise $1.5m for end-of-life care
OTTAWA: Hospice Care Ottawa is asking for more money to provide end-of-life care to more people in the city’s west end.
The organization, which manages 19 beds in central Ottawa, is extending a fundraising campaign that has already raised $6 million to expand the Ruddy Shenkman Hospice in Kanata. The initial $6 million raised by the group meant 10 temporary overnight beds could be

(Continued Page 8)
(Continued Page 6)
Residents forced to move with care facility closure
(From Page 3)
The owner of the facility, but does not give a reason for the closure.
The community care facility has a 40-bed capacity.

HAPPY VALLEY-GOOSE BAY:
On July 31, Salvation Army Capt. Brent Haas (pictured) was among the many individuals, organizations and stakeholders within Happy Valley-Goose Bay to breathe a sigh of relief when the province announced conditional approval to a total of 60 private and non-profit sector groups to develop a total of 481 new affordable housing projects throughout the province.
A provincial government press release stated a combined federal-provincial investment of $27.9 million, announced in Nov-
(Continued Page 7)
Harper unveils home renovation tax credit

(From Page 2)

The Conservative leader said the program was good news for businesses as well as homeowners, citing the tile company as one firm that stood to benefit.

“This tax credit will help generate jobs, jobs for professional trades people...good quality, well-paying jobs,” Harper said.

The move is expected to cost $1.5 billion a year. But exactly when the tax credit would become a reality is a question mark. Harper said it would likely be implemented near the middle of the next mandate of a Conservative government.

Toronto: The federal Conservative campaign pledge to revive the popular home renovation tax credit comes at a time when Canada’s renovation industry is already outperforming the broader economy and booming past the market for new homes.

Canadians spent $68 billion on home renovations last year compared with $48 billion spent building new homes, according to a recent report from real estate consultancy Altus Group Ltd.

The plans say the proposed store would create about 40 jobs as well as additional employment associated with construction of the scheme.

Fifty-six seniors housing units will sit atop the store.

Hospice seeks to raise $1.5m for end-of-life care

(From Page 4)

Sullivan said they are hoping to raise an additional $1.5 million to cover rising costs and add two more beds.
Sod turned for seniors’ housing in Clairmont
(From Page 2)

The complex will contain 77 new senior lodge units and 73 affordable enhanced senior apartments on five acres of donated land.

The Grande Spirit Foundation is financing 50 of the apartments for low-income seniors and the County of Grande Prairie has committed $700,000 to installing services to the property.

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Affordable housing projects for province approved
(From Page 5)

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(From Page 5)

Emember 2014 through an extension to Canada-Newfoundland and Labrador Agreement for Investment in Affordable Housing (IAH) 2014-19, will help support the development of these new homes.

Two firms in Happy Valley-Goose Bay have been provided conditional approval to develop affordable housing projects in Happy Valley-Goose Bay. Both Dorman Roberts Ltd. and Labrador Coatings Ltd were each awarded $550,000 to construct 10 affordable housing units each.

Clyde Jackman, Minister Responsible for Newfoundland and Labrador Housing Corporation, stated priority will be given to those developing affordable rental housing for seniors, persons with disabilities, and people who require supports to live independently in the community.

Hospice scrambling to keep up with demand
(From Page 3)

SASKATOON: A volunteer group that helps terminally ill people stay in their homes is trying to keep up with demand for its services.

Prairie Hospice opened its doors two years ago. The group started with 25 volunteers. Now, that number has increased to 85 people, and it’s still having difficulty keeping up.

“When we first started, we could not have met the demand in any event,” board chair Kathy Ford (pictured) said. “We’re just trying to meet the demand now.”

The group does not provide medical care. Instead, volunteers help improve the lives of terminally ill patients by taking them on errands, outings and medical appointments.

The group has set up a fundraising golf tournament in September to raise money for its operations.

Funding urged for seniors prison mental health
(From Page 3)

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Housing Co-ops seek support for low-income group
(From Page 4)

economic eviction. In order to maintain the successful co-op model of diversity and inclusiveness, rent-g geared-to-income subsidies must be maintained for low-income Canadians, including seniors, new Canadians, aboriginal people and persons with mental and physical disabilities.

“We’re asking governments to create and fund long-term, cost-shared rent supplement programs, to be delivered by provinces and territories (and municipalities in Ontario),” said Mr. Gazzard.

Nearly 300 housing co-ops across Canada have passed resolutions in support of the campaign to protect the most vulnerable housing co-op members.

Battle erupts between not-for-profits and Airbnb
(From Page 2)

“Seniors want to age in an active and healthy way and they want to do that in their own homes but they don’t always have the resources or the information,” said Ball.

“This program would allow seniors to be more independent and stay in their own homes longer.”

The provincial Liberal leader also announced his party’s continued commitment to the seniors advocate office, which was struck down by the governing Tories earlier this year.

The seniors advocate would be independent of government, said Ball, and would act in the best interests of seniors to make sure all services are properly delivered.

MONCTON: A seniors advocacy group gathered in Moncton last week to oppose the provincial government’s plan to raise the annual maximum cost of staying in a nursing home.

The meeting drew more than 100 people last Thursday.

“My voice is loud and strong,” said Cecile Cassista, the executive director with the Coalition for Seniors and Nursing Home Residents Rights (pictured third from left). “Our message is clear - [the government] needs to move backwards.”

The provincial government says it plans to look at seniors’ bank accounts and investments when calculating how much they can pay for care. The cost cap will also be raised from $113 to $175.

The changes are expected to take effect by the end of March.

Hector Cormier, the past president of the coalition, says he’s not the only one who is angered by this decision.

Coalition rails against higher nursing home costs

Renovation tax credit unlikely to boost economy
(From Page 6)
ed for 3.4 per cent of Canada’s GDP. “We currently spend substantially more as a nation on improving and repairing our existing homes than on constructing new ones,” the consultancy wrote.

Provided the Conservatives are re-elected in October, the tax credit would be phased in starting in the 2016-2017 budget year, Conservative Leader Stephen Harper said. The current campaign promise calls for a much smaller tax credit, which would be capped at $5,000 total spending, compared with $10,000 in 2009.
Studio 3, Lvl 3, 35 Buckingham Street, SURRY HILLS, NSW 2010
Phone: +61 2 9310 4211 Fax: +61 2 9310 4203 Email: info@CLArchitects.com.au
www.CLArchitects.com.au
AWARDS

The Most Outstanding Architect in Over 50’s Housing in the World – 2011
Global Over 50’s Housing Awards 2011 - London UK

Architect of the Year

Urban Development Awards - Retirement Living - Finalist
(Lifestyle Manor Bondi) UDIA NSW Annual Awards - 2009

Best Architect in Seniors Housing
Australasian Aged Care Housing Industry – 2005

UDIA NSW Awards for Excellence – "Retirement Living" - Finalist
(Waterbrook Retirement Resort) UDIA NSW Annual Awards - 2001

Campbell Luscombe Architects
believe in the transformative power of great design.

Great design emerges when a client’s vision drives the creative and practical skills of the architect.

This fusion creates buildings where everything is in its correct place, everything works perfectly with the environment, and the solution accommodates the needs and aspirations of the people who live and work there.
A detailed understanding of the continuity of architectural culture, coupled with an insightful analysis of context and the principles of sustainable design inform Campbell Luscombe Architects’ buildings. Every building and project they undertake reflects a distinctive resolution of these themes.

Underpinning the success of their projects, is a commitment to supporting the life-affirming narratives that accommodate the lives of their senior residents, and by extension, their families.

Campbell Luscombe Architects understanding of the practicalities and economic necessities of those responsible for developing, running and maintaining these facilities and communities is key.

**COMMUNITY**

Campbell Luscombe Architects have an international reputation for being at the forefront of design in the Aged Care and Seniors Housing sector. Their award-winning designs have been acknowledged for the creation of outstanding seniors communities.

They have built this reputation by synthesising the strategic goals of their clients with an astute understanding of the particularity of the individual site, current market demands as well as funding and profitability.

Above all, it is the fulfilment of the needs and aspirations of their clients’ residents that remains the most integral part of the success of Campbell Luscombe Architects.
Campbell Luscombe Architects’ ability to embrace emerging trends within the seniors sector, with an understanding that the new and coming generations of seniors will have preferences that do not necessarily accord with the more traditional isolated aged and seniors community model, has been critical to their effectiveness.

The current seniors and aged population, and their families, are expecting environments and care that offer access to community, familiarity, dignity and respect. Their relative affluence demands a higher standard of accommodation, with greater integration into the broader community in all tiers of housing and care.

It is imperative for contemporary aged care architecture to respond to the lifestyle expectations of the new seniors’ population, both in housing and care, while retaining efficient and practical design and management.

Testament to Campbell Luscombe Architects’ success is the significant number of awards attained and publications featuring their projects. These include, but are not limited to, the “Waterbrook Yowie Bay” retirement resort, the vertical village “Lifestyle Manor Bondi” and the aged care facility “Mingaletta” at Port Macquarie.

Waterbrook Yowie Bay, Lifestyle Manor Bondi and another of their projects, Annesley Bowral, have been recognised as setting the benchmark for contemporary seniors living environments.

Lifestyle Manor Bondi is an example of the emergence of an urban ‘vertical village’, a trend which acknowledges that rising costs of both urban land and construction have challenged the viability of traditional forms of seniors’ developments. By humanising the built density, this development created a vibrant senior’s community within an established and familiar neighbourhood thus overcoming a previous trend that often only offered the senior resident access to unfamiliar locations at the urban fringe or beyond.
INTERNATIONAL RECOGNITION

In 2014, the international publication of “Architecture for an Ageing Population”, was produced by the International Association of Homes and Services for the Ageing. Projects represented in this book range from countries including USA, UK, China and Australia.

Four of Campbell Luscombe Architects seniors housing and aged care projects were selected amongst the 23 featured.

As described in the book’s introduction “......this compilation of more than 20 outstanding projects in the areas of assisted living, continuing care retirement communities, and nursing homes represents the best current work designed by architects for the ever increasing population of the ageing and elderly.”

EXPERIENCE

Industry collaboration and on-going research enable Campbell Luscombe Architects to successfully interpret national and international trends and ensure their continued position amongst the architectural leaders of the aged care and seniors housing industry.