



AVENS Pavilion Project



Introductions

Agenda

- AVENS: a brief history
- Project evolution
- Development Permit application
- Conditionally Permitted Use
- Stakeholder engagement
- Our path forward

AVENS: A brief history

- Incorporated in 1983
- Formerly Yellowknife Association of Concerned Citizens for Seniors (YACCS)
- Avens Manor: 1987
- Avens Court: 1992
- Baker Community Centre: 1995
- Acquired ownership of land in 2005
- Avens Ridge: 2007
- Aven Cottages: 2010

Project Evolution

Scope has evolved since 2014.

Project Scope Evolution

- **In 2014:** 90 bed Long Term Care
- **Now:** 102 unit Supportive Living

Pavilion Project Timeline

2014

Initial blasting for
90 bed Long-term
Care centre



AVENS Manor



Pavilion Project Timeline

2014

Initial blasting for
90 bed Long-term
Care centre



Pavilion Project Timeline

2014

Initial blasting for
90 bed Long-term
Care centre



GNWT Focus on Seniors Living

- 2014: Our Elders: Our Communities:
'Aging in place' refers to the ability of individuals to live in their own homes and communities for as long as possible and to have access to home and community services that will support this ability. Most Elders prefer to receive health care services and personal supports in their homes or in community-based settings that allow them to preserve their independence and quality of life while maintaining social connections with family and friends.
- 2015: Northwest Territories Continuing Care Standards
- 2015: Northwest Territories Long-Term Care Program Review

GNWT Long Term Care

- September 20, 2017
- MLA Glen Abernethy, as Minister of Health and Social Services, delivers to 18th Legislative Assembly the vision for the addition of long term care beds:
 - 9 beds in Behchoko
 - 18 beds in Norman Wells
 - 72 beds in Legacy Stanton
 - 48 beds in Hay River

Pavilion Project Timeline

2014

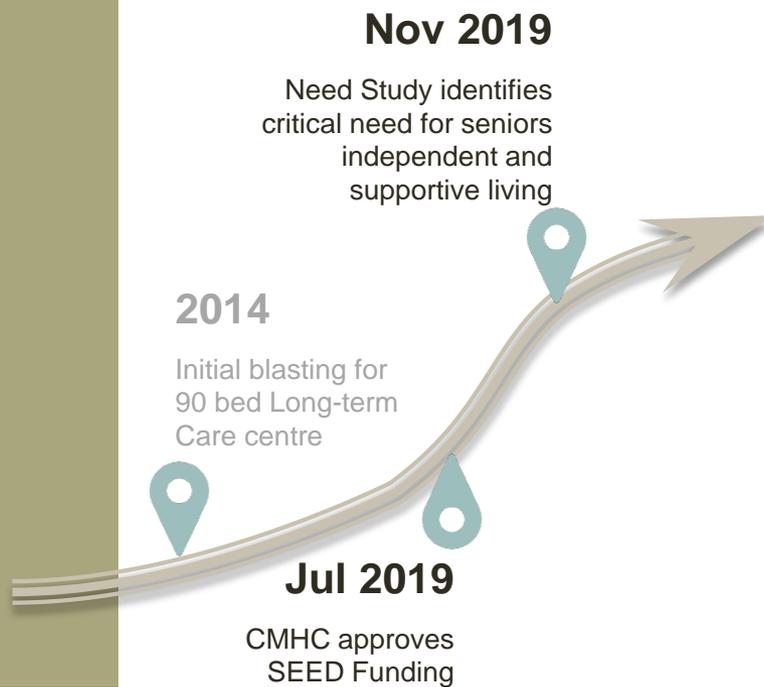
Initial blasting for
90 bed Long-term
Care centre



Pavilion Project Timeline



Pavilion Project Timeline



Need Study

What the Need Study told us:

- Various health indicators suggest that seniors in the Northwest Territories are at a greater risk of needing daily support in their lives - and at an earlier age - compared to the rest of Canada.
- There is a significant lack of adequate, accessible and affordable housing available to NWT seniors.
- Subsidized (affordable) independent and Supportive Living units are in the highest need in the Northwest Territories.

Summary of Projected Gaps for Various Scopes of Senior Living in Yellowknife 2029 - Adjusted to Northern Factor (14.1%)			
Housing Type	Scenario		
	Low	Medium	High
LTC Beds	77	280	335
Supportive Living Units	66	185	436
Senior Subsidized Independent Units	288	366	443

Need Study

What the Need Study told us:

- AVENS already offers a portion of the continuum of care for seniors, but it could offer more support to the community by providing independent living and supportive living – at the early onset of the continuum of care.



Renewed Project Purpose

The AVENS Pavilion project seeks to improve concerns and issues identified in the Need Study.

It will provide seniors in the Northwest Territories with:

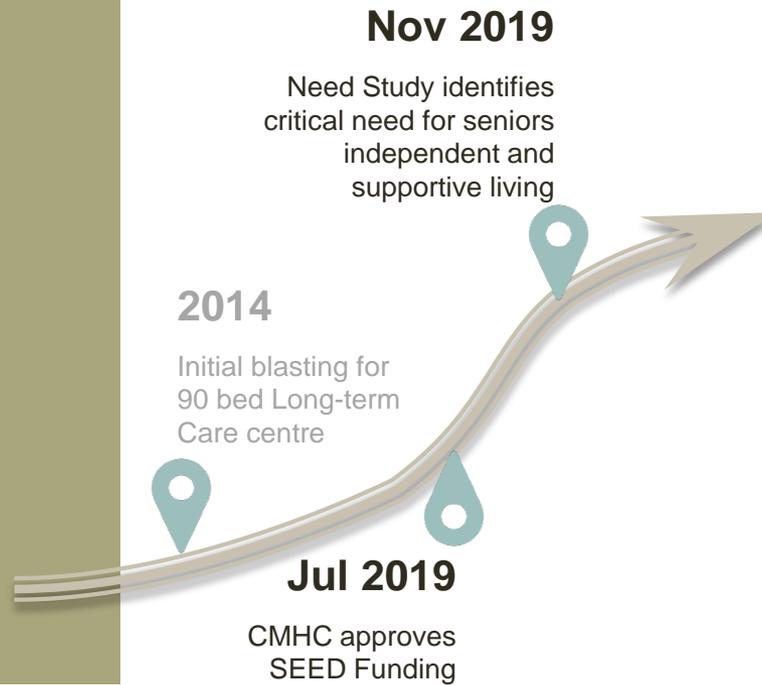
- Increased residential living choices, including:
 - (92) one-bedroom units; and,
 - (10) two-bedroom units.
- Adequate, accessible and affordable housing;
- Energy efficient homes;
- A sense of community within a multifamily complex; and,
- Support across the entire continuum of care, so that seniors can move seamlessly through levels of care without leaving the AVENS Community.

Home Care options

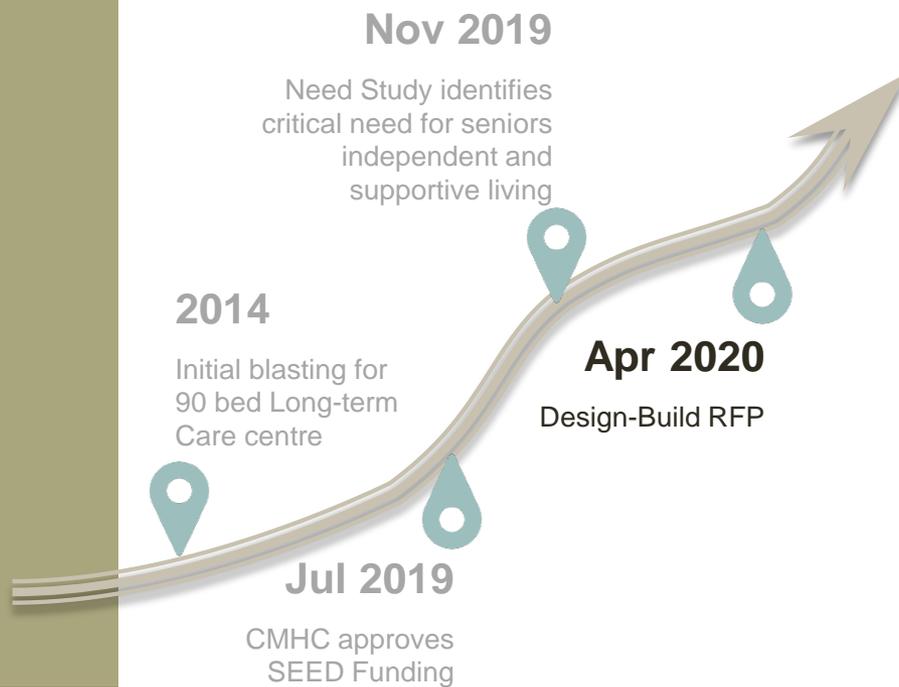
The following services facilitate independent and supportive living, but will be a home care model in comparison to the intensive requirements in the Manor and Cottages:

- Parking
- Housekeeping (in units)
- Personal Laundry
- Dietary (food)
- Personal care
- Day-to-day care
- Medication assistance

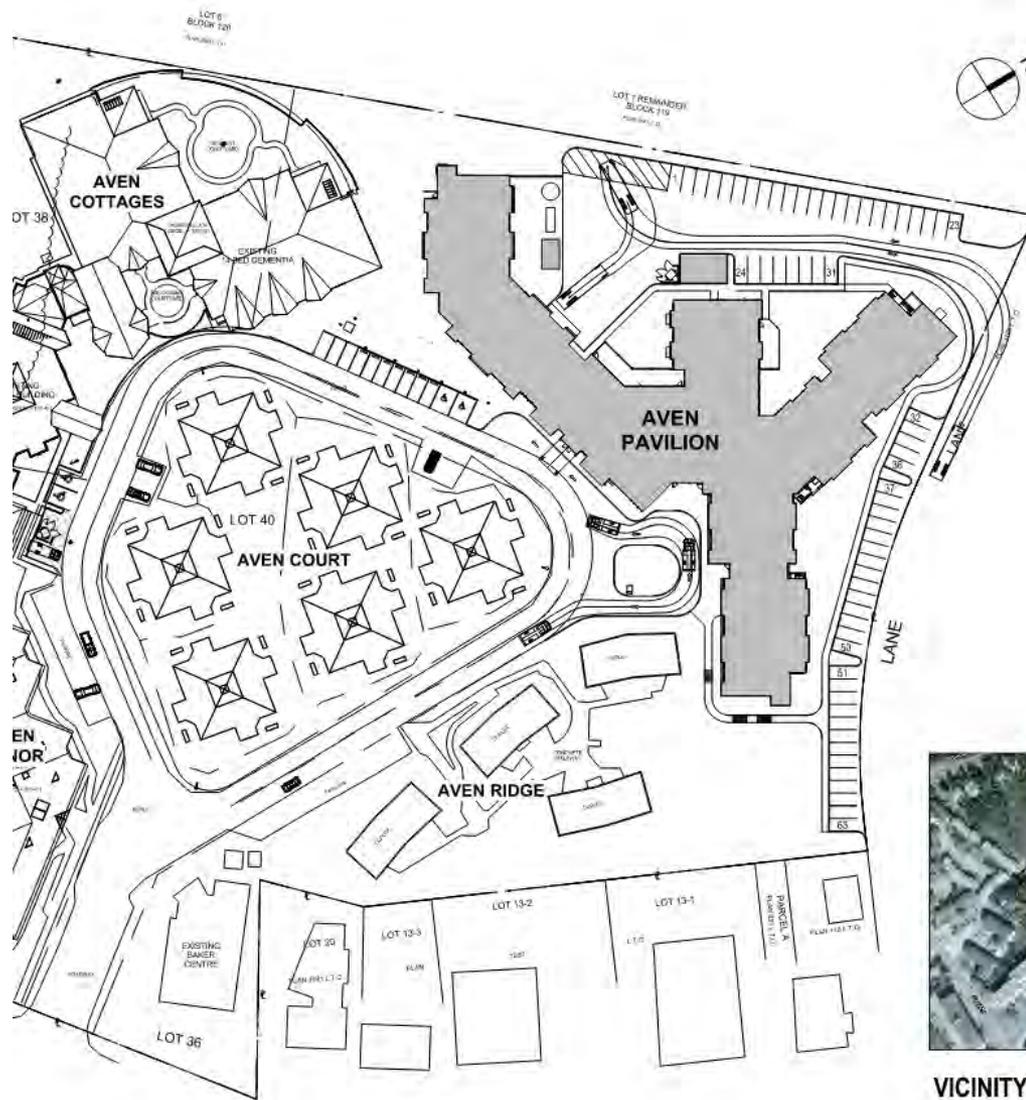
Pavilion Project Timeline



Pavilion Project Timeline

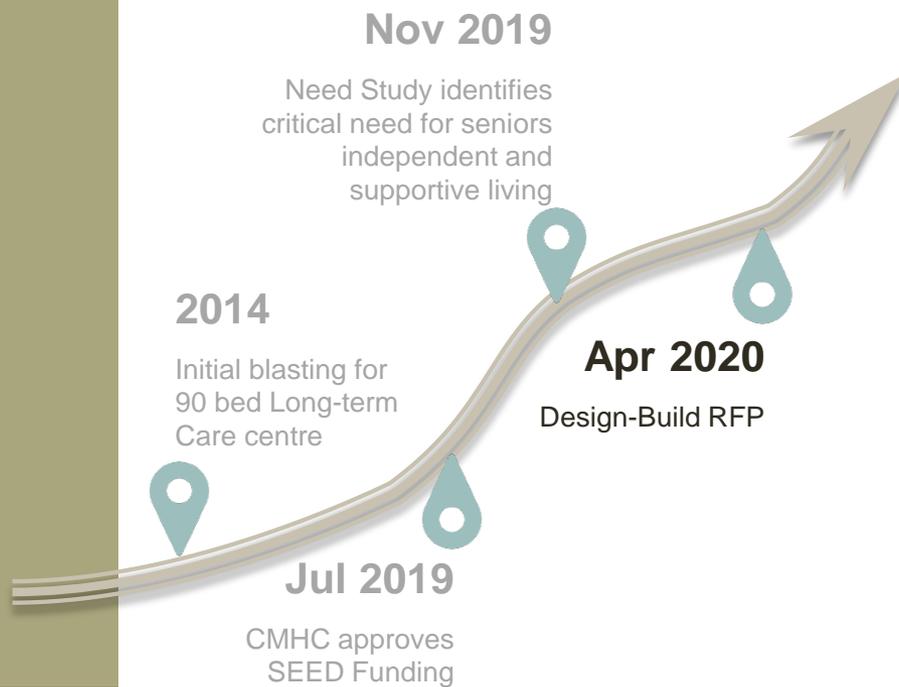


Site location



VICINITY PLAN

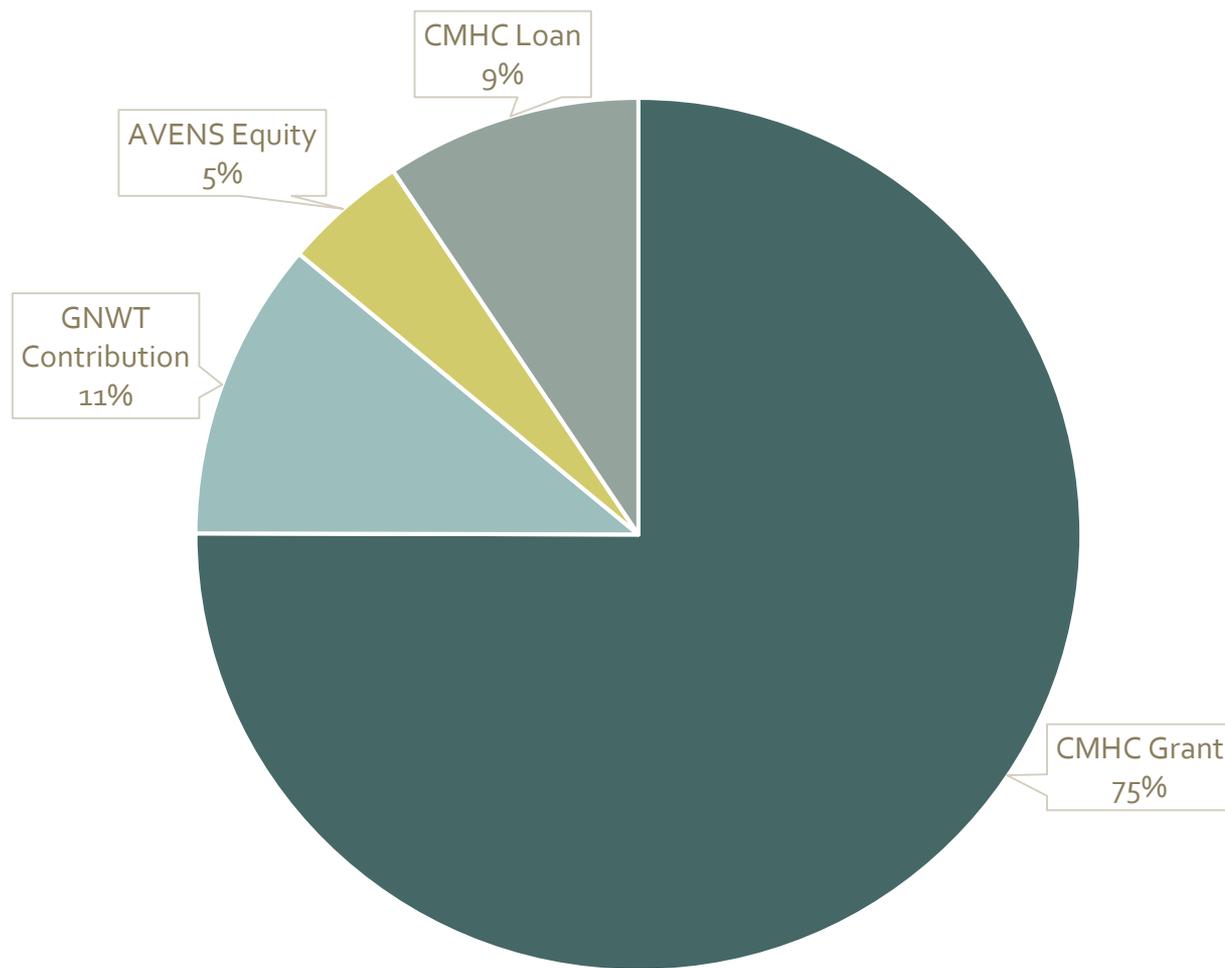
Pavilion Project Timeline



Pavilion Project Timeline



Project Funding Sources



84% of the \$46 million for the Project is funded through CMHC, now contingent on the Development Permit approval.

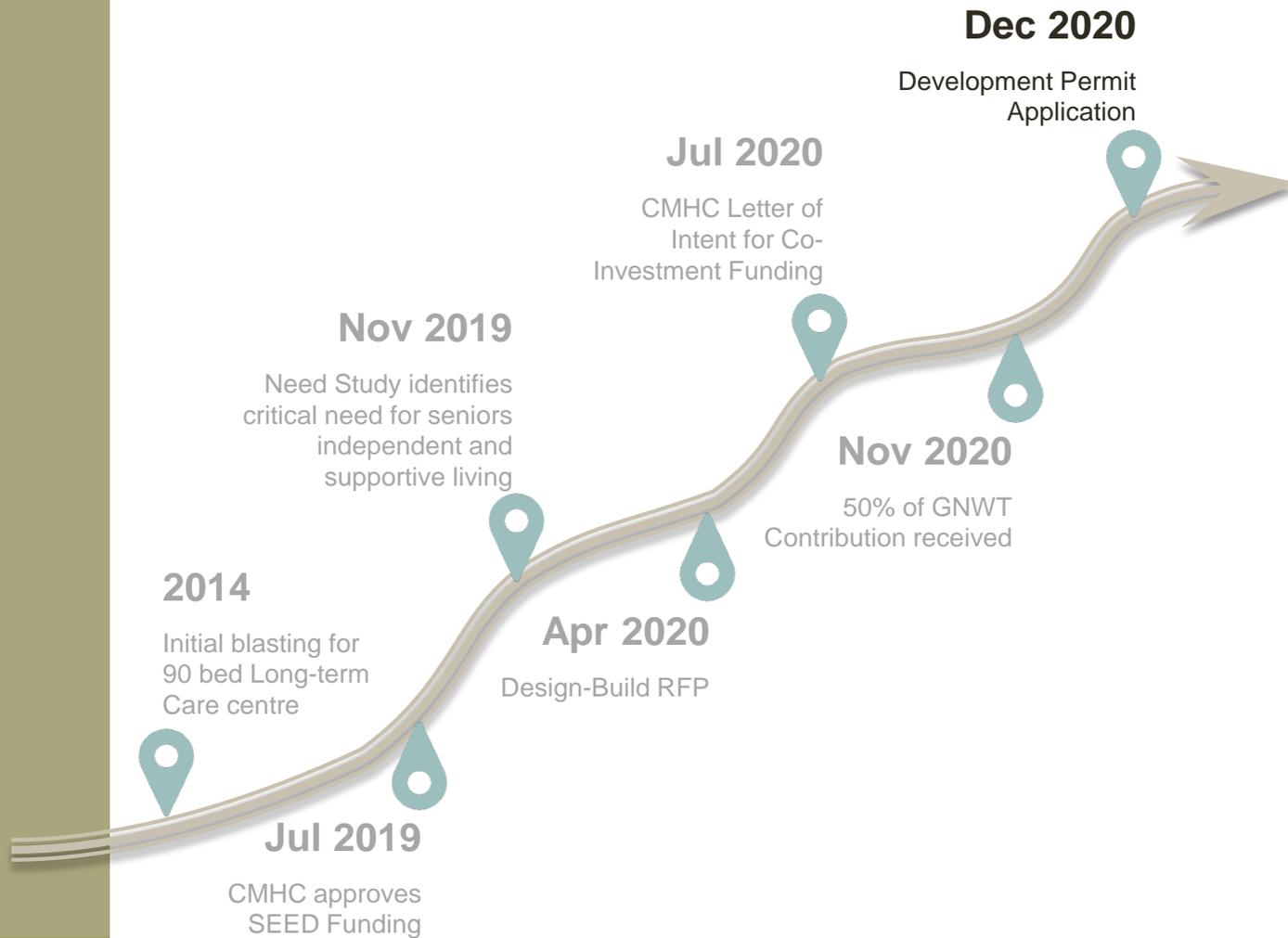
Pavilion Project Timeline



Pavilion Project Timeline



Pavilion Project Timeline



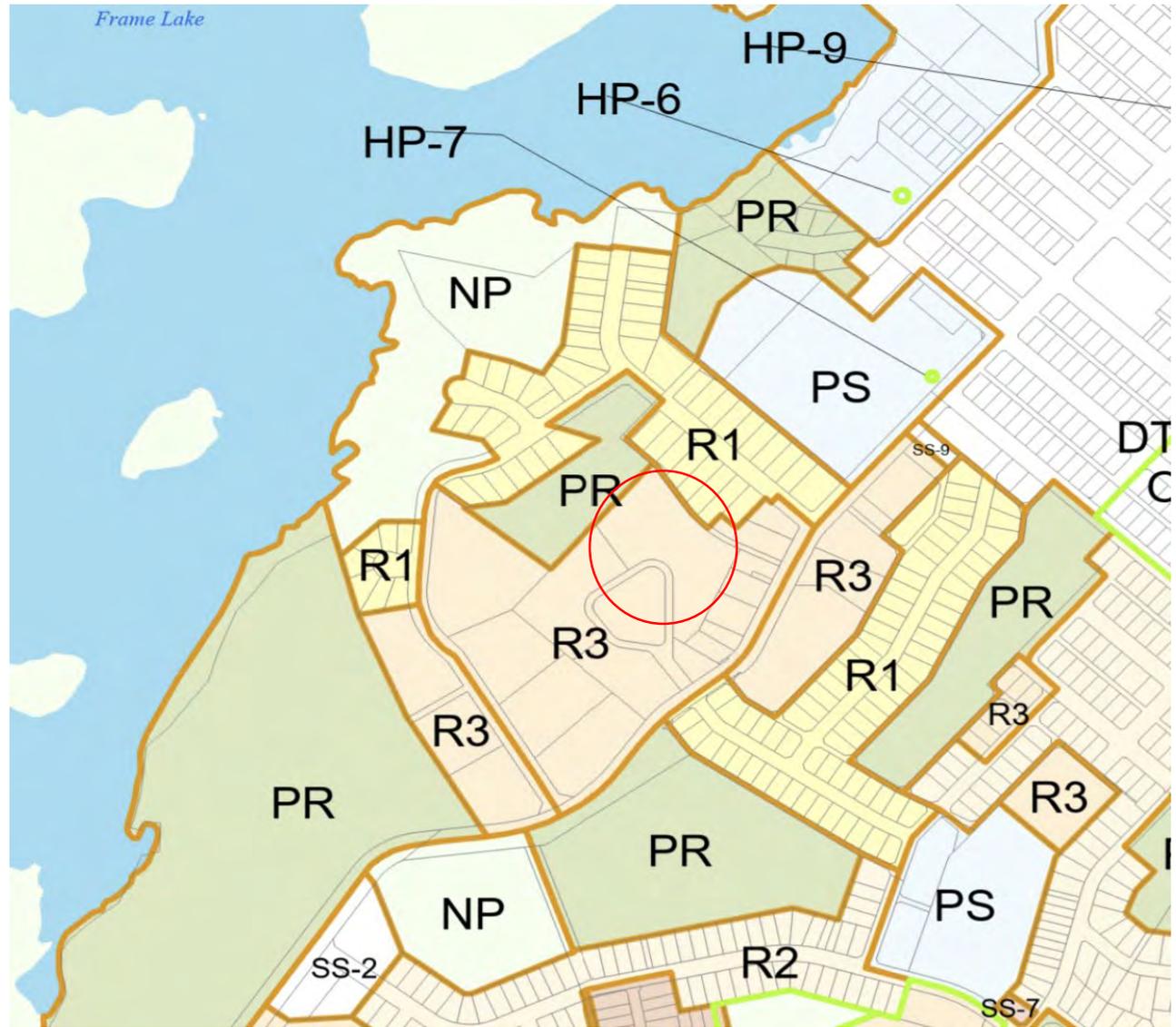
Development
Permit:
PL-2020-0335

- December 2, 2020 submission included:
 - Application for Conditionally Permitted Use
 - Site Plan
 - Building Elevations
 - Grading Plan
 - Landscaping Plan
 - Servicing Plan
 - Shadow Study
 - Traffic Impact Study (TIS)

Zoning By-Law No.

4404:

Pavilion Site: Land Use Zone



Zoning By-Law No.

4404:

Conditionally Permitted Use

The AVENS Pavilion project site is located on Land Use Zone R3 – Residential – Medium Density

Allows use of Multi-family dwelling

Allows Conditionally Permitted Use of “special care facility”

Whereas,

“special care facility” means a building or portion thereof wherein specialized care is provided to occupants in the form of supervisory, nursing, medical, counselling, home making services, or other services related thereto, but this does not include a child care facility

Elevations: Main Entrance



MAIN ENTRANCE

Elevations: View from Lane



HORIZONTAL METAL SIDING
BLUE

VERTICAL METAL SIDING
BLUE

HORIZONTAL METAL SIDING
BEIGE

VERTICAL METAL SIDING
LIGHT GREEN

SECOND ENTRANCE

HORIZONTAL METAL SIDING
LIGHT GREEN

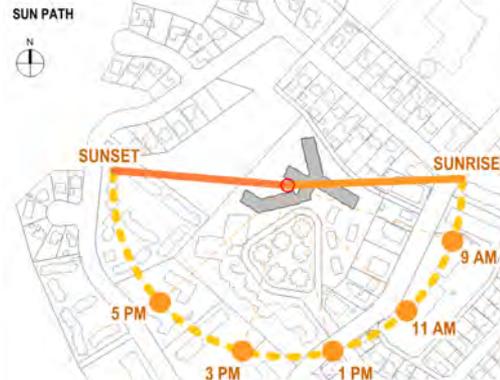
Elevations: View of Back Yard from Lane



Sun Shadow Study

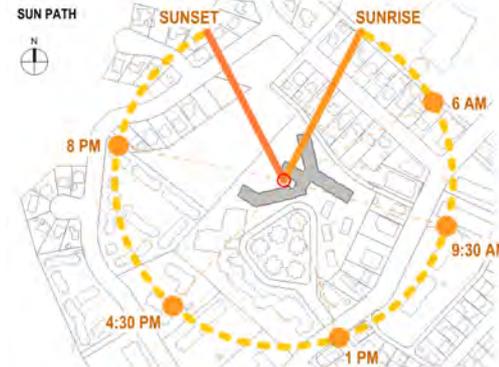
SHADOW STUDY - SPRING / AUTUMN EQUINOX

LOCATION: YELLOWKNIFE, NT LATITUDE: 62° 26' 32" N, LONGITUDE: 114° 23' 41" W
 DATE: MARCH 20 / SEPTEMBER 22
 SUNRISE: 7:36 AM / 7:22 AM
 SUNSET: 7:55 PM / 7:36 PM
 TIMEZONE: UTC-6:00, MOUNTAIN DAYLIGHT TIME



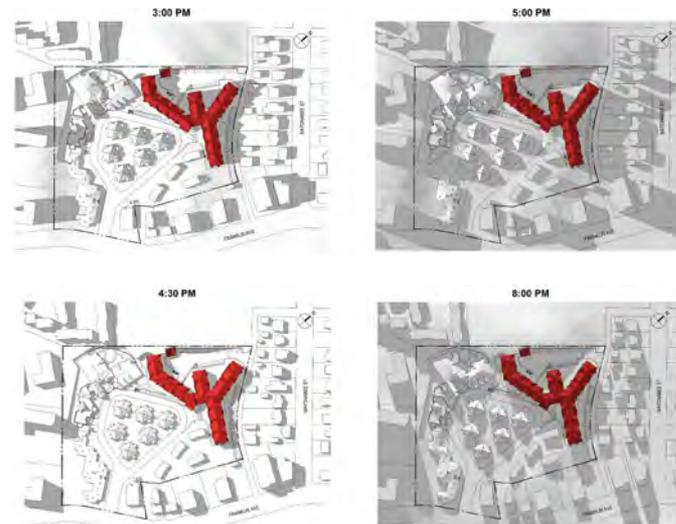
SHADOW STUDY - SUMMER SOLSTICE

LOCATION: YELLOWKNIFE, NT LATITUDE: 62° 26' 32" N, LONGITUDE: 114° 23' 41" W
 DATE: JUNE 20
 SUNRISE: 3:38 AM
 SUNSET: 11:40 PM
 TIMEZONE: UTC-6:00, MOUNTAIN DAYLIGHT TIME



SHADOW STUDY - WINTER SOLSTICE

LOCATION: YELLOWKNIFE, NT LATITUDE: 62° 26' 32" N, LONGITUDE: 114° 23' 41" W
 DATE: DECEMBER 21
 SUNRISE: 10:06 AM
 SUNSET: 3:06 PM
 TIMEZONE: UTC-7:00, MOUNTAIN STANDARD TIME



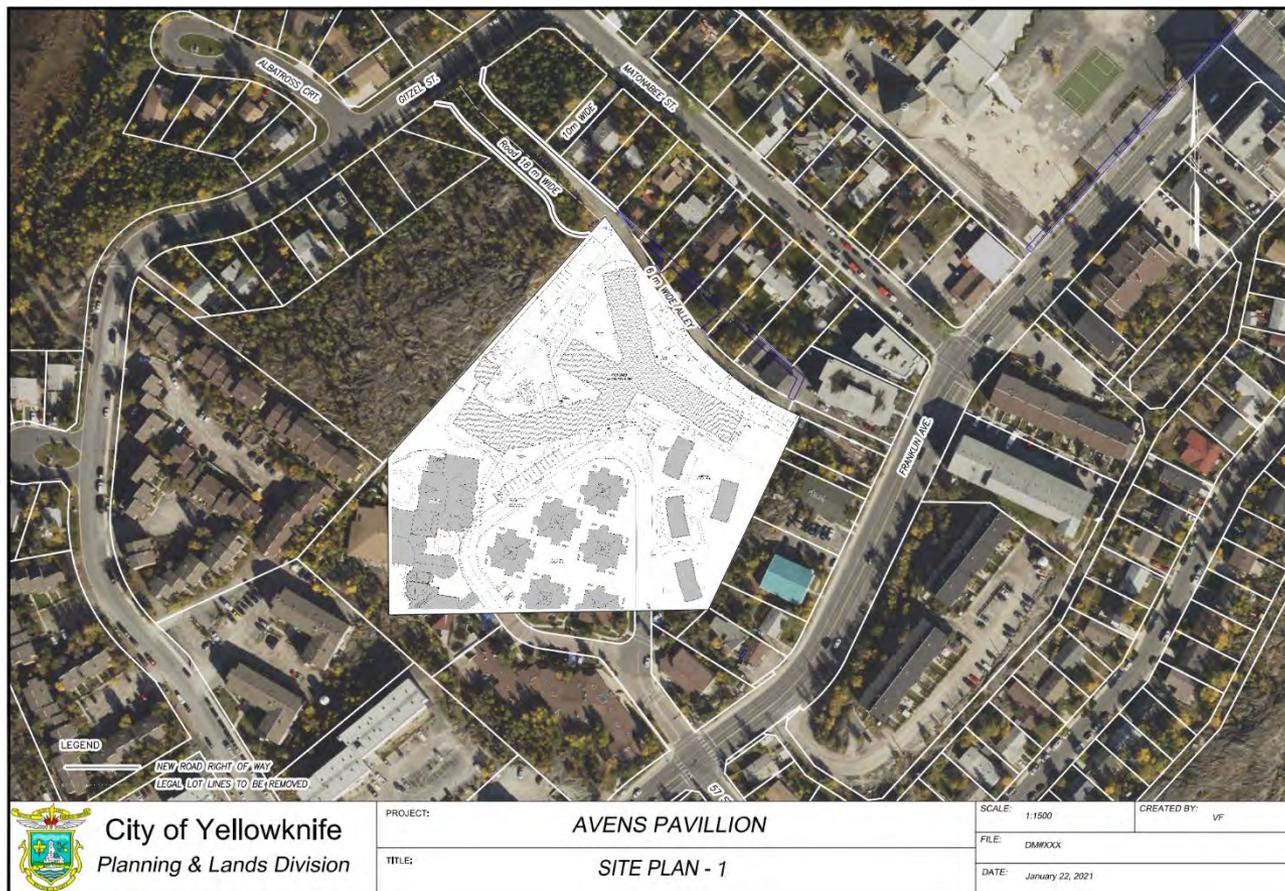
City of Yellowknife initial response

- Response on December 17, 2020:
 - Conditionally Permitted Use: Special Care Facility would be tabled to Governance Priorities Committee (GPC) on January 11, 2021 and recommended to Council on January 18, 2021.
 - Submit for a subdivision, to ensure setbacks and site density are maintained in accordance with By-Law 4404.
 - Utility fuel storage requirements.
 - Lighting requirements.
 - Parking requirements.
 - Landscaping requirements.
 - Traffic Impact Study (TIS) still under review.

Traffic Impact Study

- October 28, 2020 Draft:
 - *“The TIA evaluated both the short-term (2 years) and long-term (20 years) operations of the study intersections. Based on the assumptions used in this report, all study intersections are expected to operate at an acceptable level-of-service (LOS) with adequate capacity to support the proposed development, without the need for any off-site roadway improvements.”*
 - Recommended the use of one-way traffic in the lane due to existing lane width.
- March 12, 2021: City provides additional data, request to investigate road to Gitzel, and option for closure of laneway to Matonabee.
- April 5, 2021: Updated traffic model supports City of Yellowknife’s request to build road to Gitzel.

Road to Gitzel

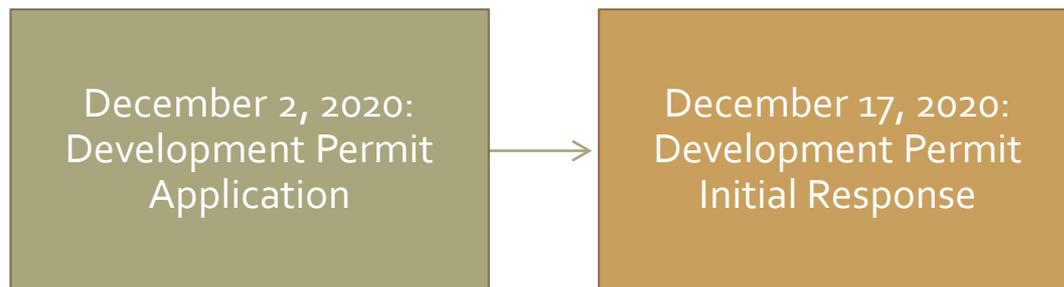


Conditionally Permitted Use

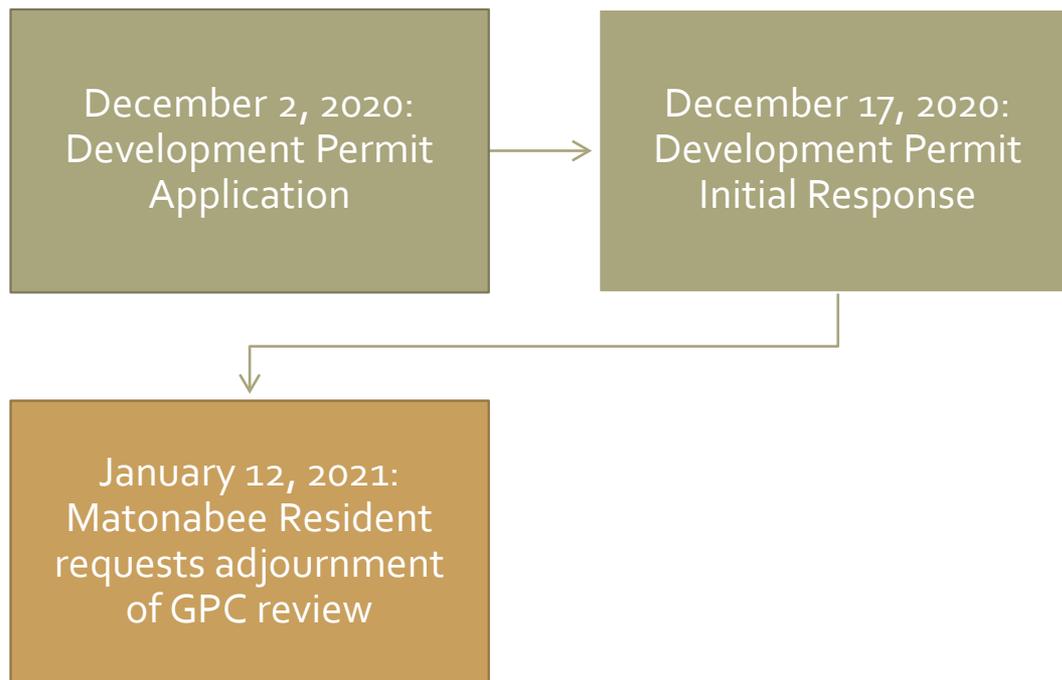
Conditionally Permitted Use Timeline

December 2, 2020:
Development Permit
Application

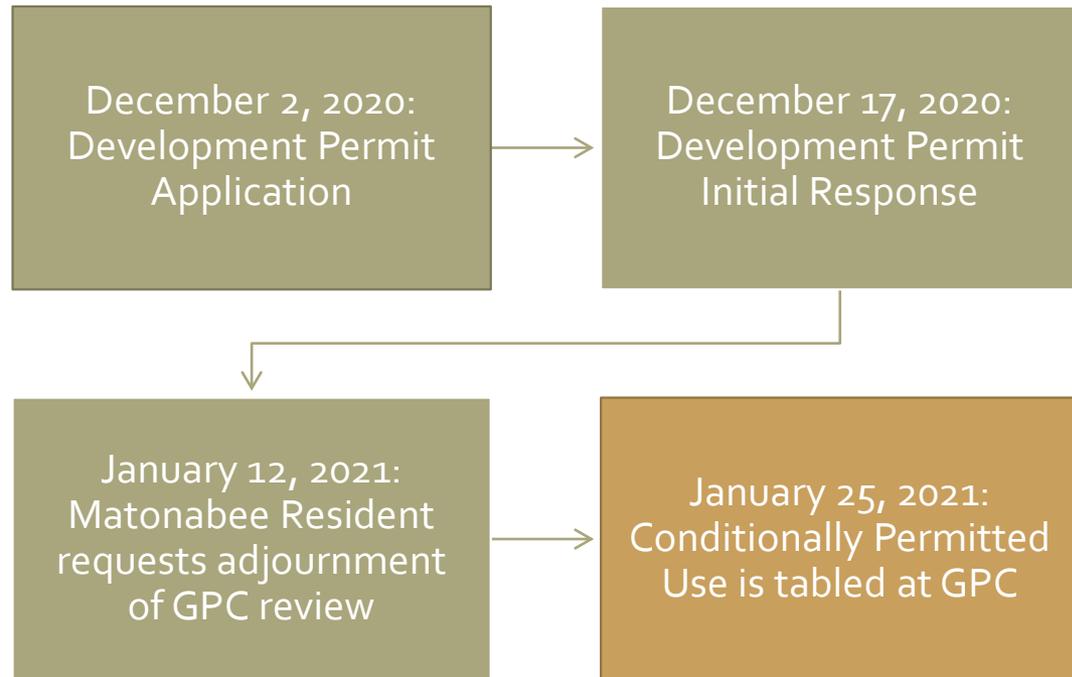
Conditionally Permitted Use Timeline



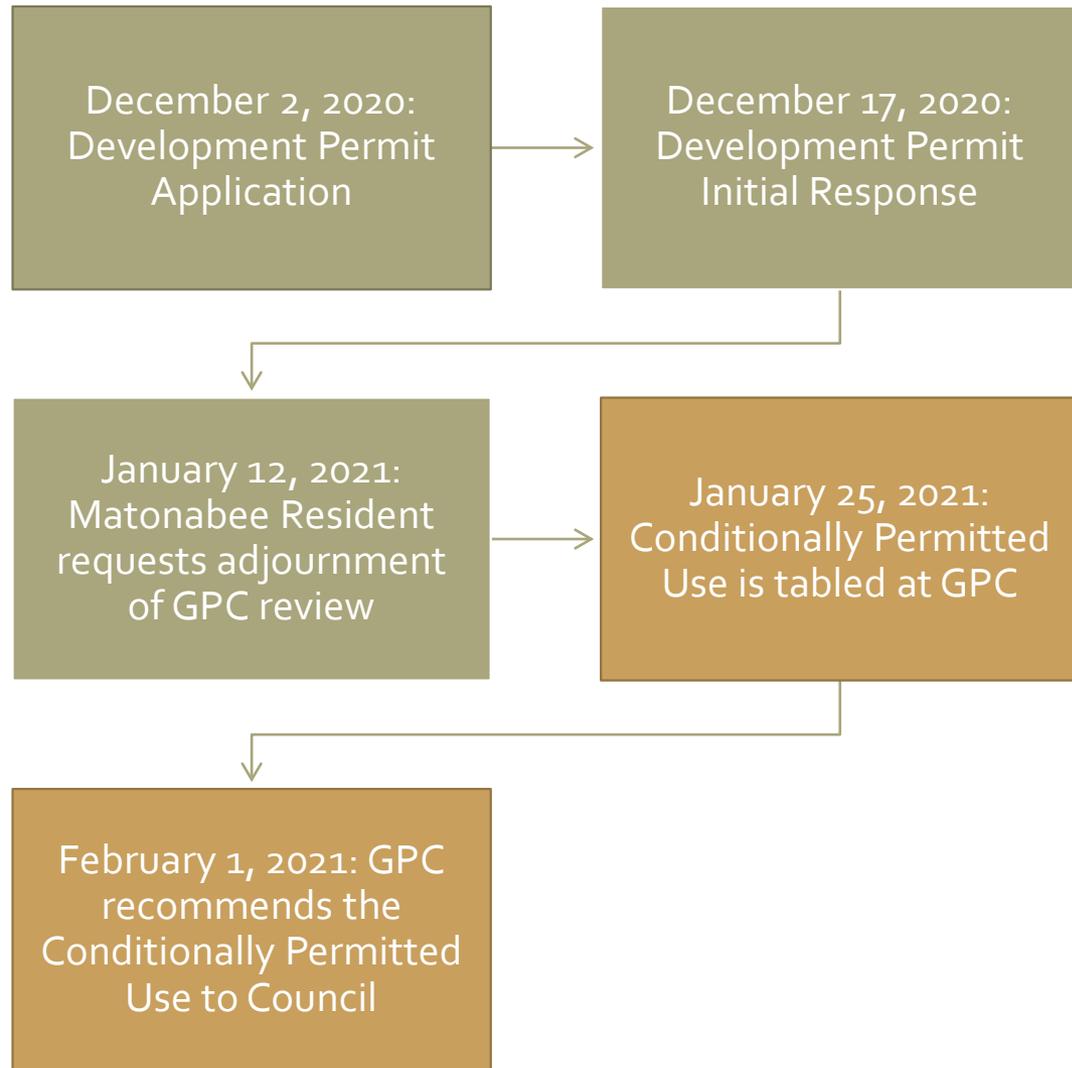
Conditionally Permitted Use Timeline



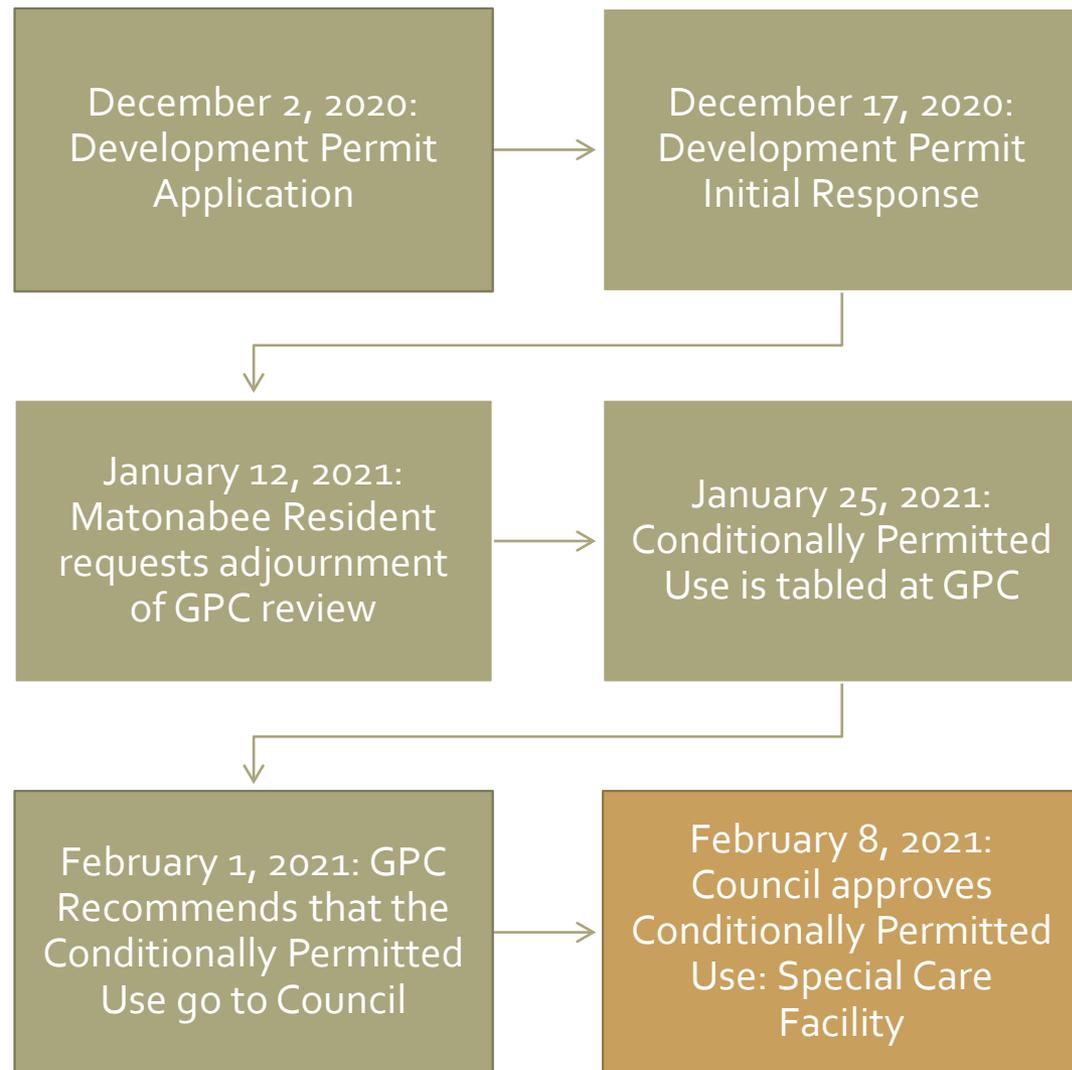
Conditionally Permitted Use Timeline



Conditionally Permitted Use Timeline



Conditionally Permitted Use Timeline



Council approval of Conditionally Permitted Use

Concern	Council Response
Sun Shadows	The R3 zone has a 15m height limit for a multi-family dwelling. Special care facility is reduced to 12m.
Traffic	Seniors are less likely to drive but also at different peak times.
Noise pollution	Seniors are less likely to generate noise in comparison to a resident of a multi-family dwelling or a child care facility.
Light pollution	Seniors are more likely to have lights turned off earlier in the evening.
Security	Seniors are known for keeping an eye on surrounding properties which improves security.
Privacy	Seniors are known for going to bed early, so more desirable than residents of a multi-family dwelling.

Stakeholder Engagement

Stakeholders

Our stakeholders include:

- Government of Canada (via CMHC)
- Government of the Northwest Territories
- City of Yellowknife
- NWT Housing Corporation
- NWT Seniors Society
- Yellowknife Seniors Society
- Our clients
- Our neighbours

2014 neighbour engagement

- Timing was that the Pavilion Project was still a go-bed long term care facility.
- Technical concerns raised on December 16, 2014 in a meeting with the City of Yellowknife:
 - Traffic, lane size, parking
 - Lighting
 - Drainage
 - Shadows
 - Generator noise
 - Biomass boiler exhaust / soot
 - Garbage collection
 - Privacy down laneway

2020-2021 neighbour engagement

Date	Engagement Summary
April 24, 2020	Letter from Matonabee Residents. Advised that Design-Build RFP closed but still waiting for commitments on funding.
July 27, 2020	Email/Phone call with representative. AVENS provided preliminary concepts, but advised there was still no funding therefore no true design at this time.
September 23, 2020	AVENS annual AGM. Matonabee Residents attended and voiced concerns.
January 12, 2021	Meeting with representative. Requested timeline for meeting with the neighbour group to provide Design update.
January 19, 2021	Video conference with Matonabee residents, provide Design update and collecting concerns.

2020-2021 neighbour engagement

Date	Engagement Summary
January 25, 2021	Conditionally Permitted Use application tabled with GPC. Matonabee residents voice concerns at meeting
February 1, 2021	Additional presentation to GPC and City Council. GPC recommends Council approve the Conditionally Permitted Use.
February 8, 2021	Council approves the Conditionally Permitted Use.
March 4, 2021	Video conference with Matonabee residents: reduced windows, changes to laneway, landscaping, lighting. Presented option of road to Gitzel. Advised there would be items we would not address such as reducing building height.
April 15, 2021	Advised representative that DP permit is pending.

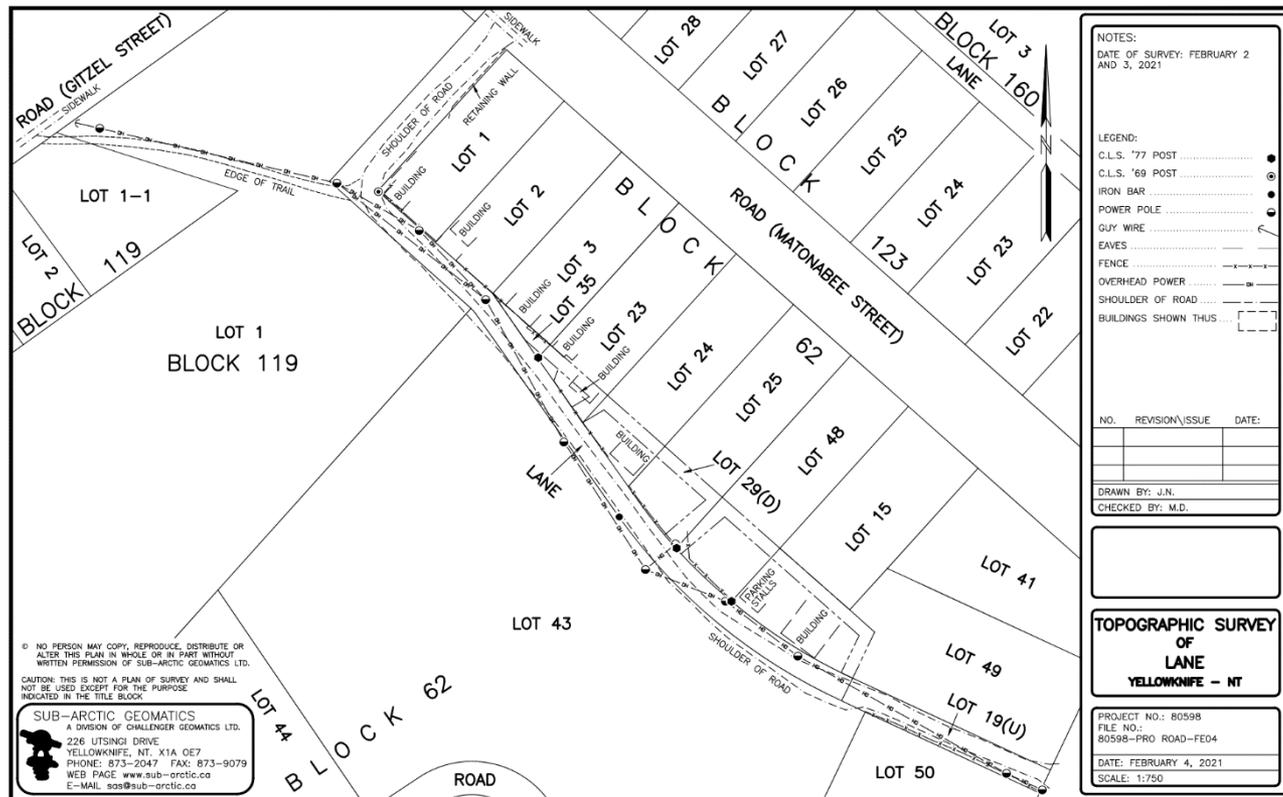
Laneway



Laneway
pinch point



Laneway Survey



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NOTES:
 DATE OF SURVEY: FEBRUARY 2 AND 3, 2021

LEGEND:
 C.L.S. '77 POST ●
 C.L.S. '69 POST ○
 IRON BAR —
 POWER POLE —
 GUY WIRE —
 EAVES —
 FENCE —
 OVERHEAD POWER —
 SHOULDER OF ROAD —
 BUILDINGS SHOWN THUS []

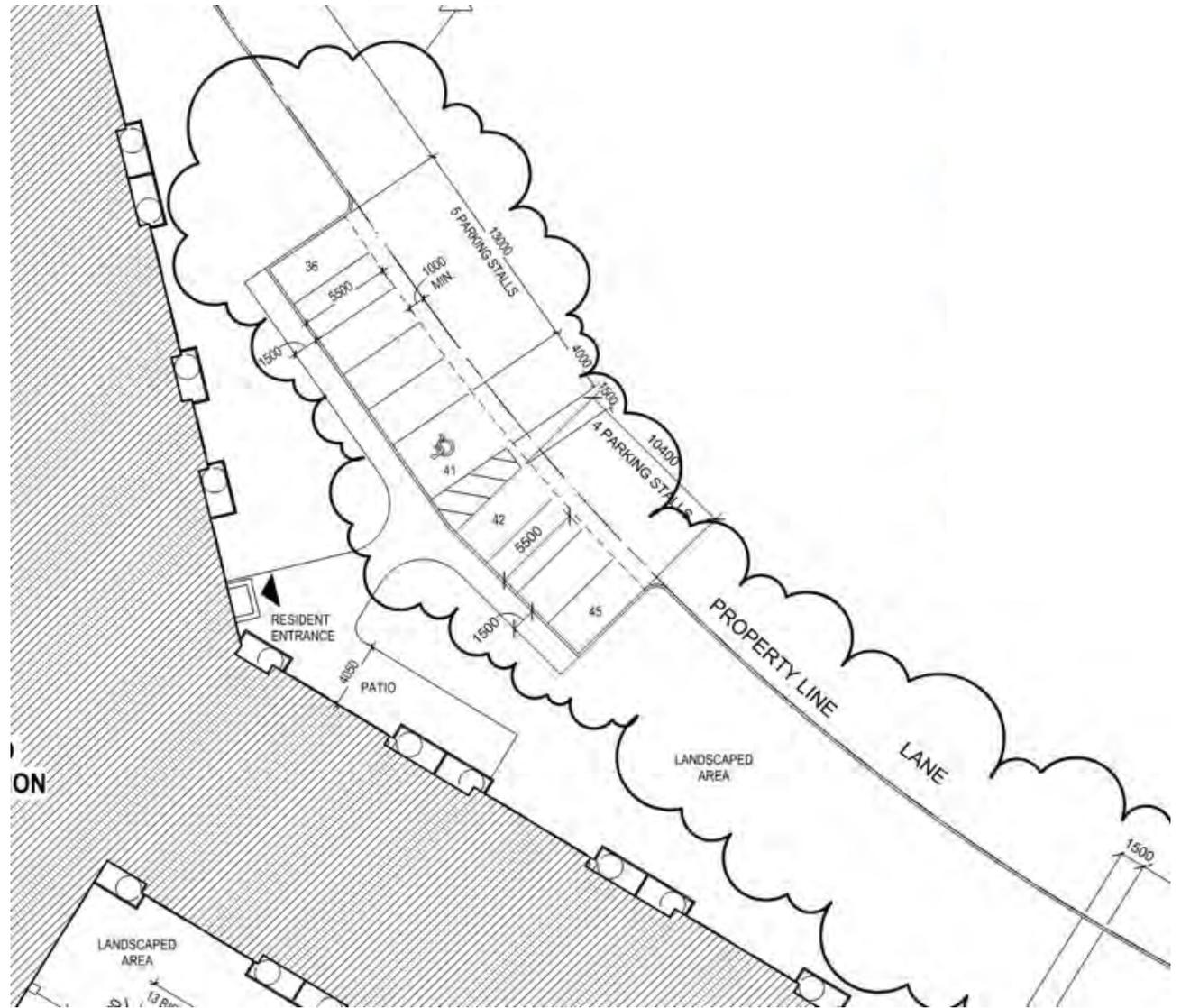
NO. REVISION\ISSUE DATE:

 DRAWN BY: J.N.
 CHECKED BY: M.D.

**TOPOGRAPHIC SURVEY
 OF
 LANE
 YELLOWKNIFE - NT**

PROJECT NO.: 80598
 FILE NO.: 80598-PRO ROAD-FED4
 DATE: FEBRUARY 4, 2021
 SCALE: 1:750

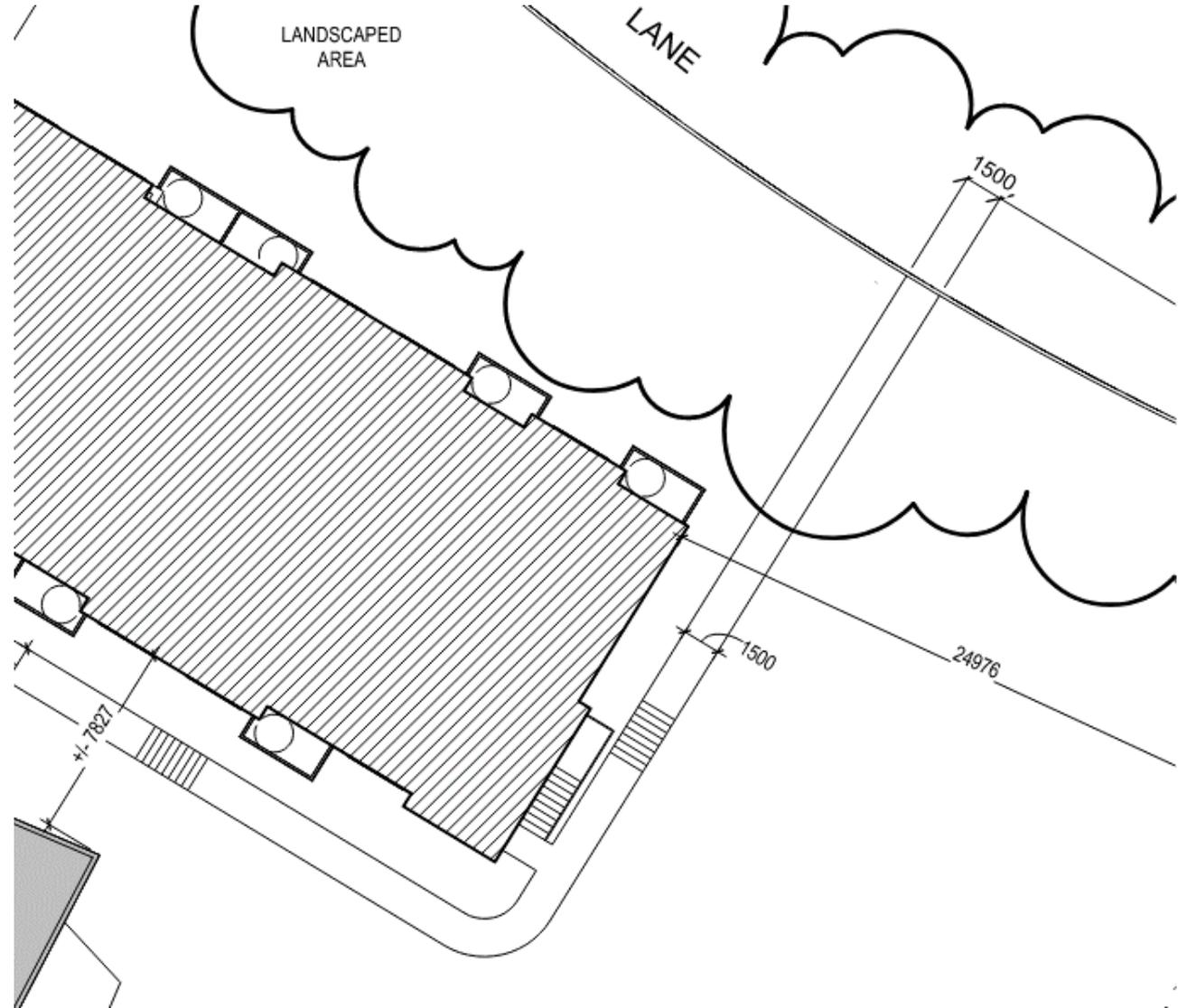
Parking stalls
reduced



Stairwell
windows
removed



Sidewalk
path remains



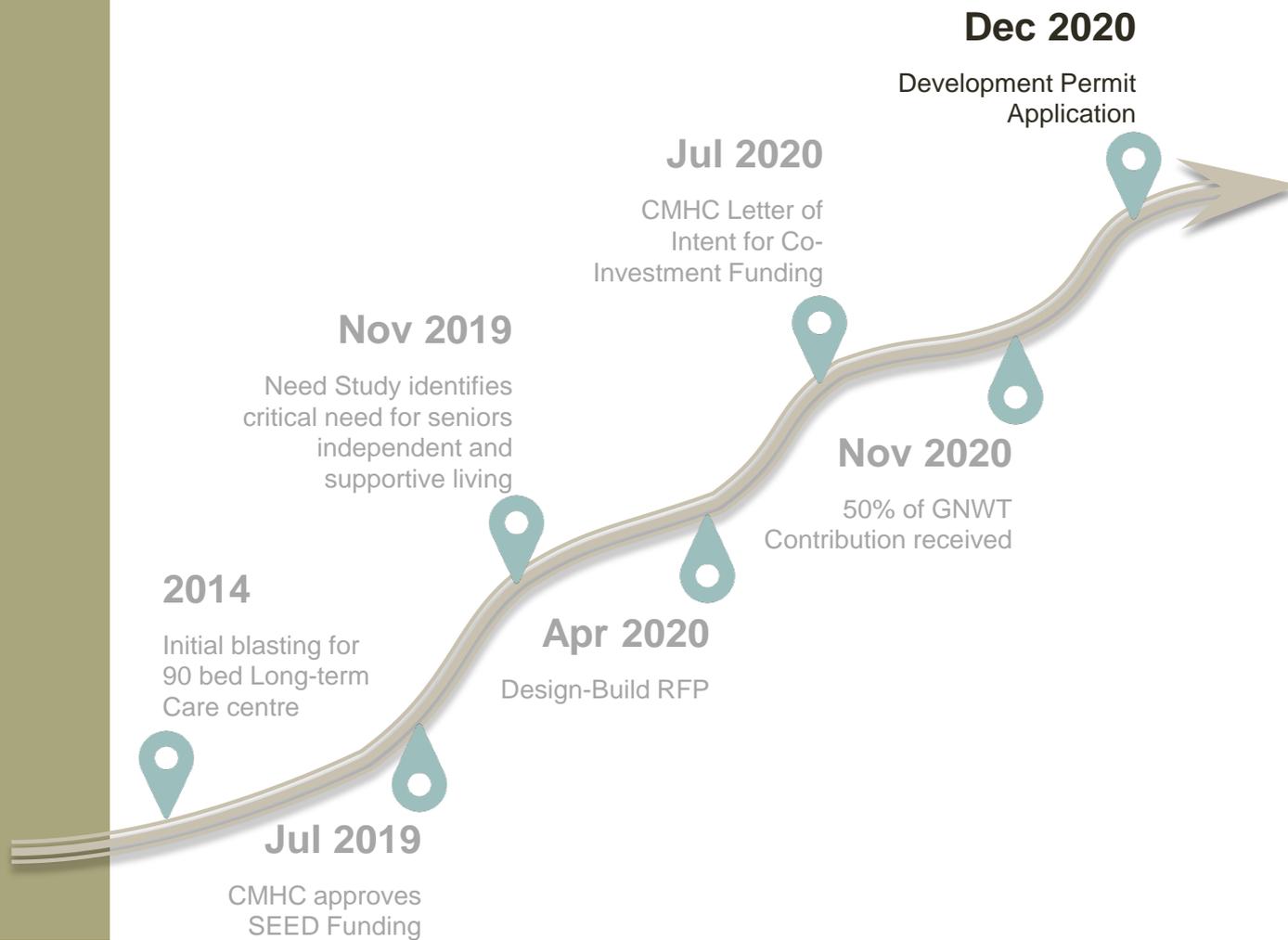
Summary of actions taken in response to Matonabee resident concerns

- Parking stall count reduced to By-Law minimum.
- Light pollution:
 - Bollard lights, previously referenced on landscaping drawings, are removed.
 - Overhead lights will be directional and comply with By-Law.
 - Windows from stairwell parallel to laneway have been removed.
- Walking path kept.
- Traffic impact study revised 3 times.
- New road to Gitzel planned in partnership with City of Yellowknife.
- Agreed to pay for additional design for laneway grading and paving.
- Agreed to City's request to remove overgrowth.

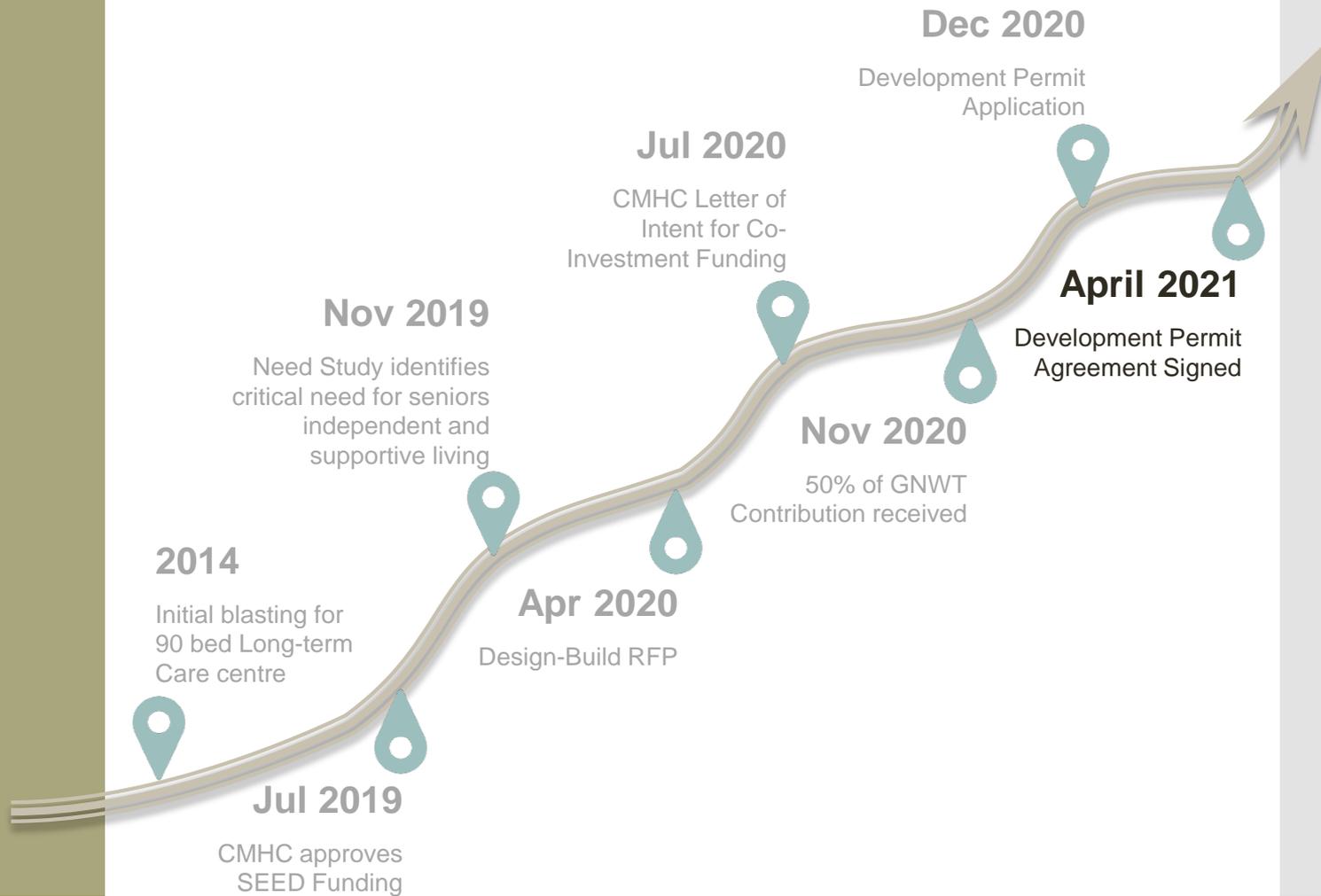
Our path forward

Where we are today and where we need to go

Pavilion Project Timeline



Pavilion Project Timeline



Time is of the essence

- CMHC Co-Investment funding is pending finalization of Development Permit appeal decision
- We have a short construction season (June, July, August, and September if we're lucky). Failing to start construction by June 1, 2021 may result in logistics forcing construction to start 2022 rather than this year.
- Failing to start construction this year may put CMHC funding in jeopardy.
- Ultimately, Seniors in the Northwest Territories will be delayed or prevented from having an opportunity to live in affordable, independent and supportive living.

Our ask

- Help us deliver the AVENS Pavilion Project, which is intended to support the GNWT's priorities to provide affordable seniors living, enabling our elders to age in place.
- Given the time constraints and pressures on the Project, we request that a decision be made at this meeting so that the Project can move forward.

Thank you

AVENS would like to thank you for your support and enabling us to provide seniors with personal dignity through housing and care.

We encourage you to continue to advocate for our seniors, helping them live with dignity and grace.

Questions

Open forum for Questions and Answers