

Future Proofing



Challenge 1 – What if we're wrong?



- Retired at 63 and 65
- 2 adult kids
- Pension-based income

The Smiths aren't doing well...



- Income is fixed
 - Living longer so savings are stressed
 - Health costs
 - Rising living costs
 - Supporting adult children
-
- Seniors 60+ have highest level of outstanding debt
 - Highest level of unsecured debt
 - Highest use of PayDay loans

Source: Hayes, Michalos & Associates Survey

Looking forward 10 years

| Condition | Canada | Est. 2020/2025/2030 |
|------------------------|--------|---|
| Overweight or Obese | 13.9M | Triple digit growth in obesity rates in past 30 yrs |
| Arthritis | 4.6M | 7.6M |
| Alzheimer and Dementia | 0.75M | 1.4M by 2030 |
| Physical Disability | 3.8M | Double digit growth over next 30 yrs |
| Vision Loss/Blindness | 1 M | 2M by 2025 |
| Heart and Stroke | 1.6M | 170K new cases per year |
| Diabetes | 2.5M | 3.7M by 2020 |
| Mental Disability | 2.8M | Unknown but est. 1 in 5 |
| Seniors 65+ | 5M | 8.32M by 2030 |
| Elderly 75+ | 1.6M | 3.5M by 2030 |

Where are Seniors Now?

| Living Arrangements | % of Seniors Aged 65–74 | % of Seniors Aged 74–85 | % of Seniors Aged 85+ |
|-----------------------------------|----------------------------|----------------------------|--------------------------|
| Institution | 2.2 | 8.2 | 31.6 |
| With Spouse | 54.4 | 39.9 | 16.2 |
| With Children or Grandchildren | 18.9 | 16.0 | 15.8 |
| Alone | 21.5 | 33.0 | 33.7 |
| Other | 2.9 | 2.8 | 2.6 |

The Silver Tsunami

| Age | By 2013 | By 2041 |
|-----|---------|---------|
| 75+ | 923,000 | 2.1M |
| 90+ | 95,000 | 412,000 |

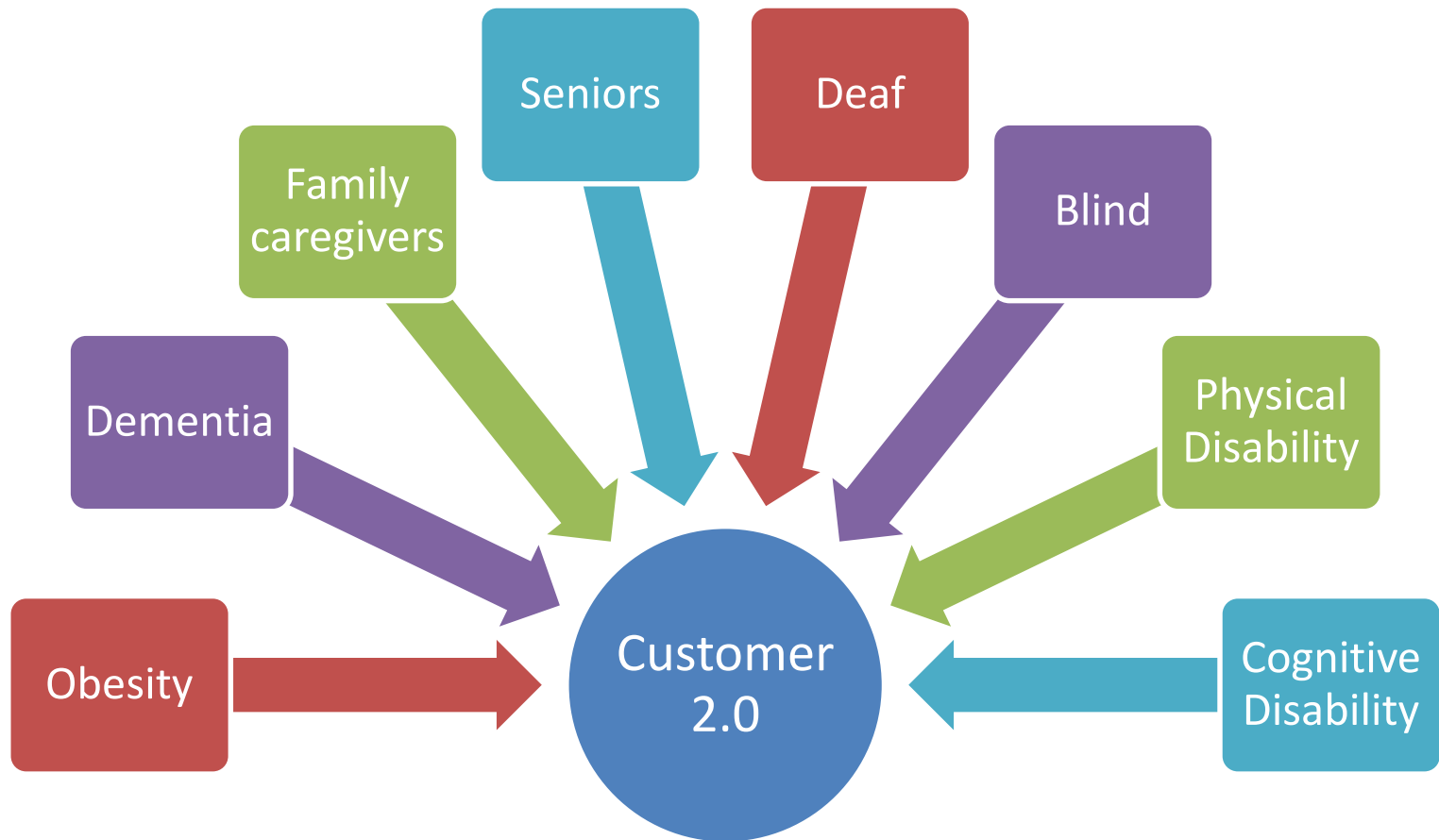
| Total Spaces | # of residences | # of residents | Estimated Pop. 75+ | Capture Rate |
|--------------|-----------------|----------------|--------------------|--------------|
| 53,860 | 677 | 50,987 | 980,288 | 5.2% |

Source: Ontario Ministry of Finance, CMHC
Seniors Housing Report 2015

Challenge 2 – The Changing Customer



A New Customer Paradigm



Challenge 3 – Legislative uncertainty

- Legislation left out many stakeholder groups
- Retrofit lifecycle
- Optional in many ways and easy to avoid
- It is not forward thinking
- Canadian, provincial, industry and international codes
- Is it an end goal or Is it a milestone? A wake up call?

Challenge 4 – Design is Flawed



Challenge 4 – “God’s washroom”



Challenge 4 – Designs that compromise safety



Impact 1 - Transportation

2015



2030



Impact 2 – Housing Sector

2015

Toronto Community Housing Corp

Waitlist: 167,531 people -80% increase

Proposing new “Inclusionary” Zone to mandate affordable housing on private development

End result: 1,000 to 1,500 new housing units per year in Toronto

2030

Toronto Community Housing Corp

Waitlist: 167,531 people

New Units: 15,000 to 22,500

End result:

- Wait list: 145,031 if we used 2015 #s
- Wait list for 2030 could be over 300K

Impact 3 – Health and Long Term Care

2015

Group Homes at capacity



Adult with complex disability



Nursing Homes



Hospitals



© Can Stock Photo - csp12164140

2030

Group Homes at capacity



Nursing Homes



Hospitals



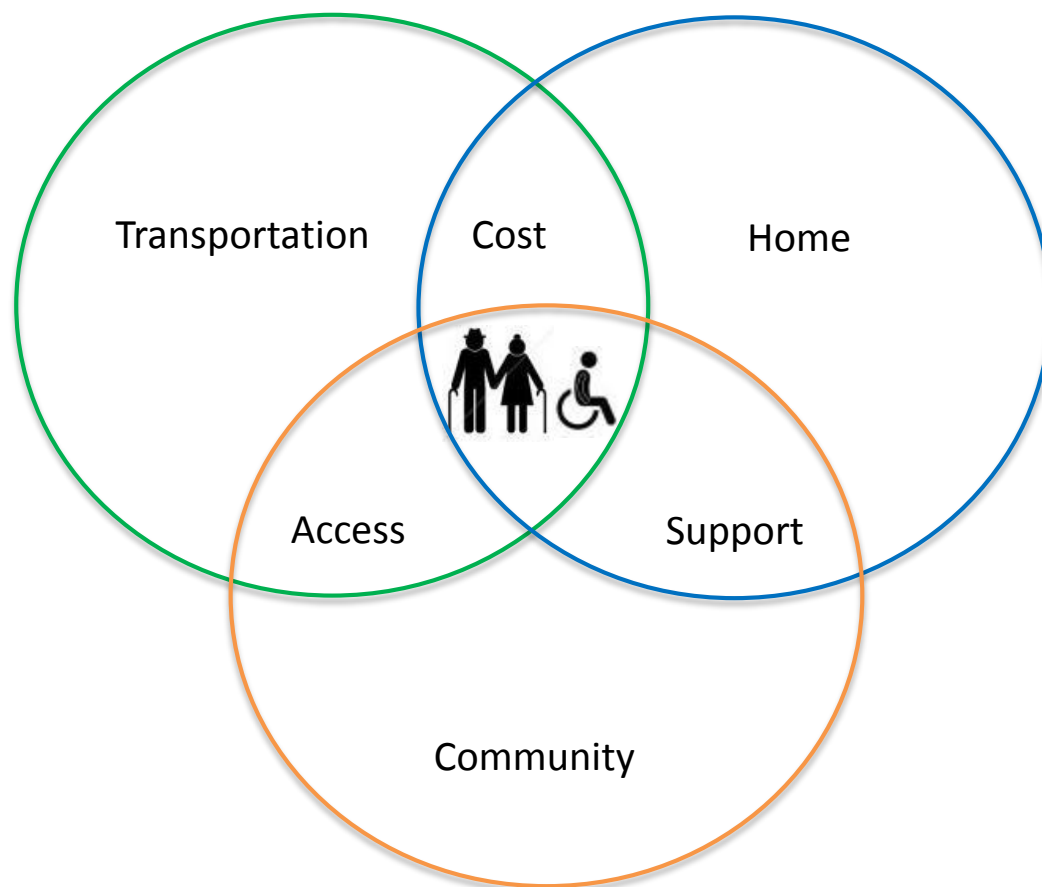
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Change Your Perspective

“The trick to forgetting the big picture is to look at everything close up.”

— Chuck Palahniuk

Inclusive Design - Putting people at the centre



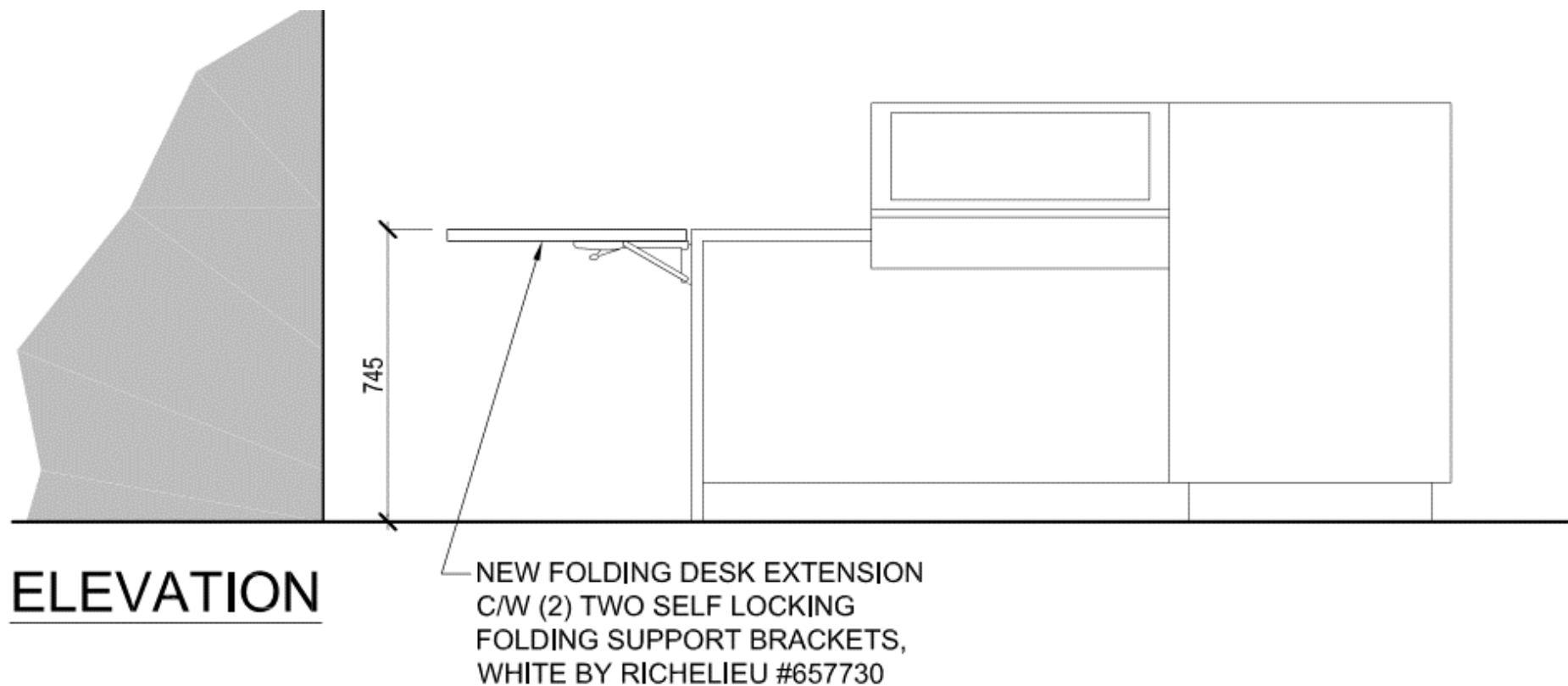
Inclusive Design – 5 guiding principles

1. Focus on the customer
2. Simplify
3. Be strategic
4. Don't be afraid to innovate
5. Think LEGO

Customer service and lobby



Customer service and lobby



Customer Service – Service Access



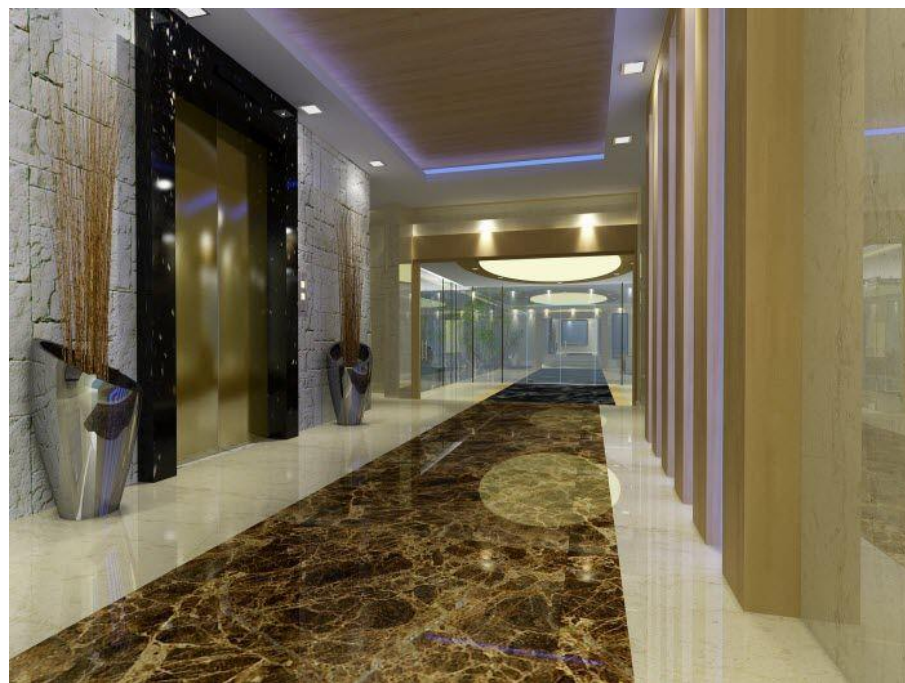
Customer Service – Waiting areas



Finishes, Floors and Lighting



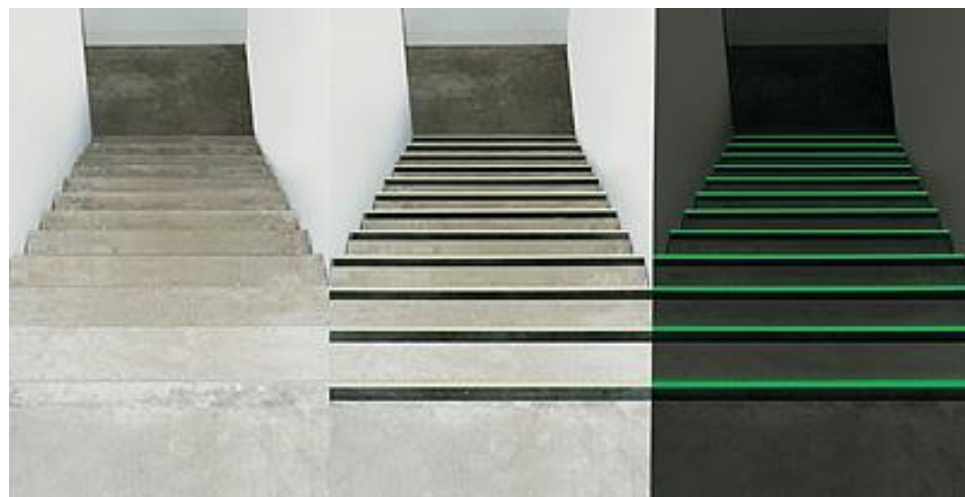
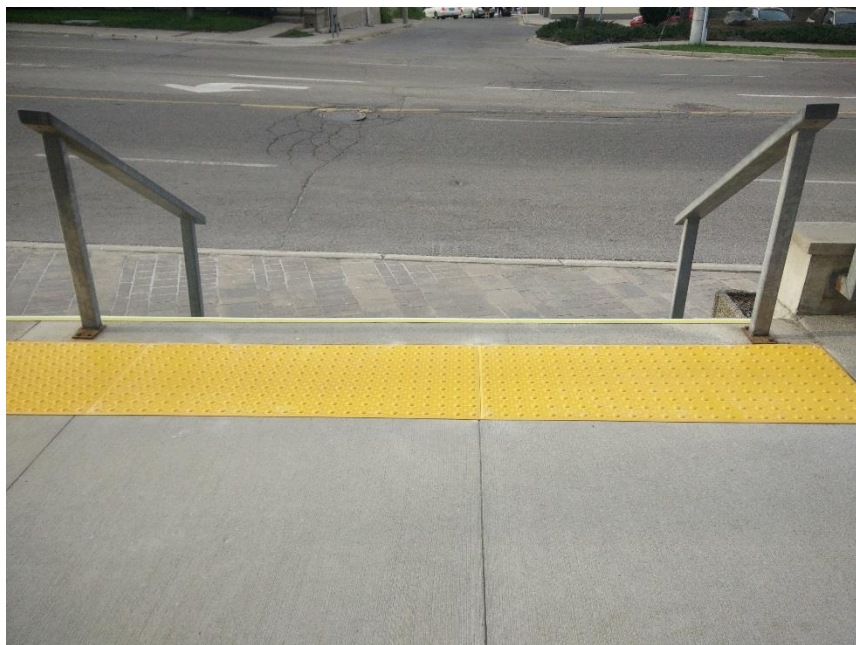
Finishes, Floors and Lighting



Finishes, Floors and Lighting



Stairs – Safety first



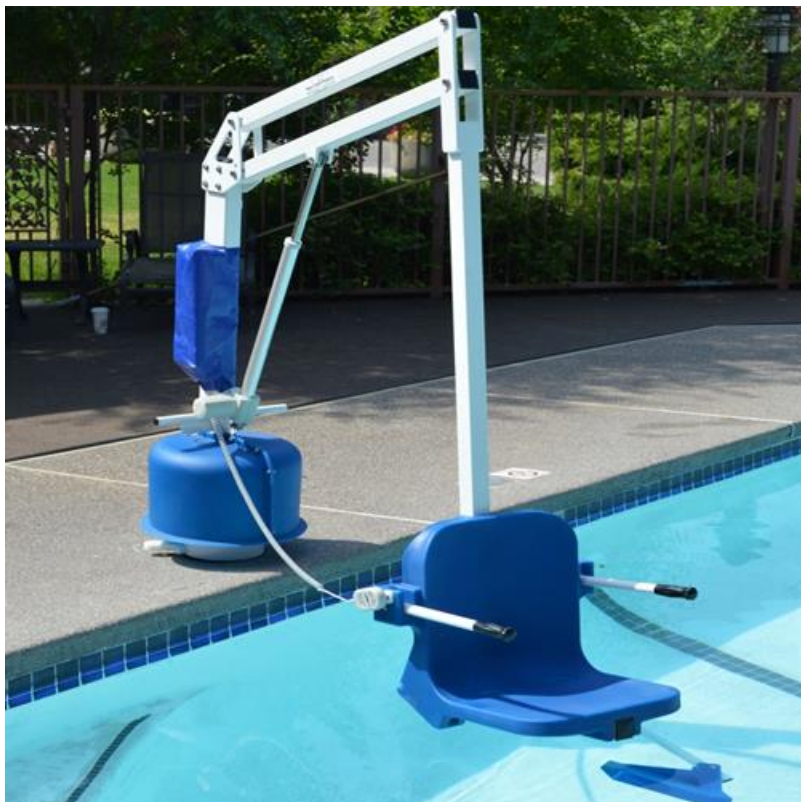
Evacuation in Multi-story buildings



Building Amenities – Pool Access



Building Amenities – Pool Access



Building Amenities – Sport Courts



Building Amenities - Playgrounds



Washrooms and bathrooms – Huge challenge

- Legislation is prescriptive without understanding impact
- Fundamental human right
- Universal washroom conundrum
- We are not thinking about bathrooms strategically

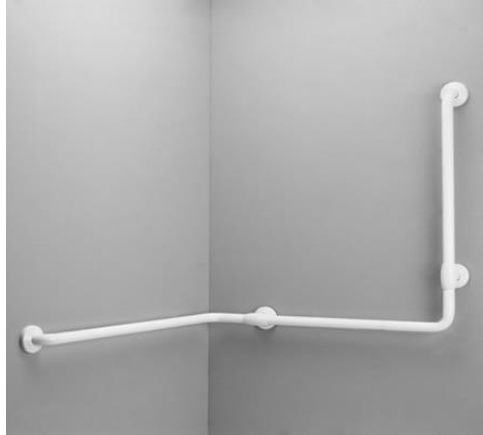
Washroom Fixtures and Accessories



Washroom Fixtures and Accessories



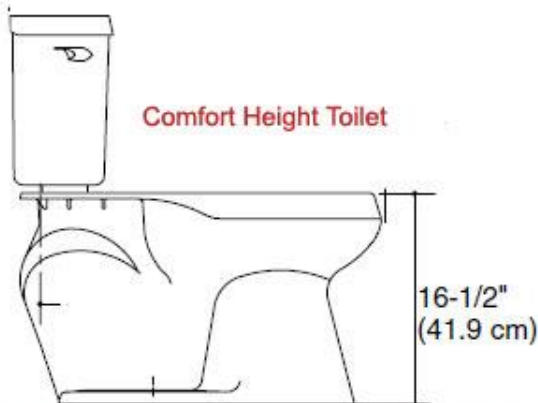
Bathroom Fixtures and Accessories



Bathroom Fixtures and Accessories



Bathroom Fixtures and Accessories



Above toilet heights represent the height of the porcelain, actual height will be approximately one inch higher depending on toilet seat



Tenant Accommodation - Kitchen



Innovating for People



Planning for Dementia

Reducing transparent/reflective surfaces and glare

Tenant/resident accommodations such as anti-scald, CFCi outlets, auto stove shut offs and outlet covers

Tenant transition strategies

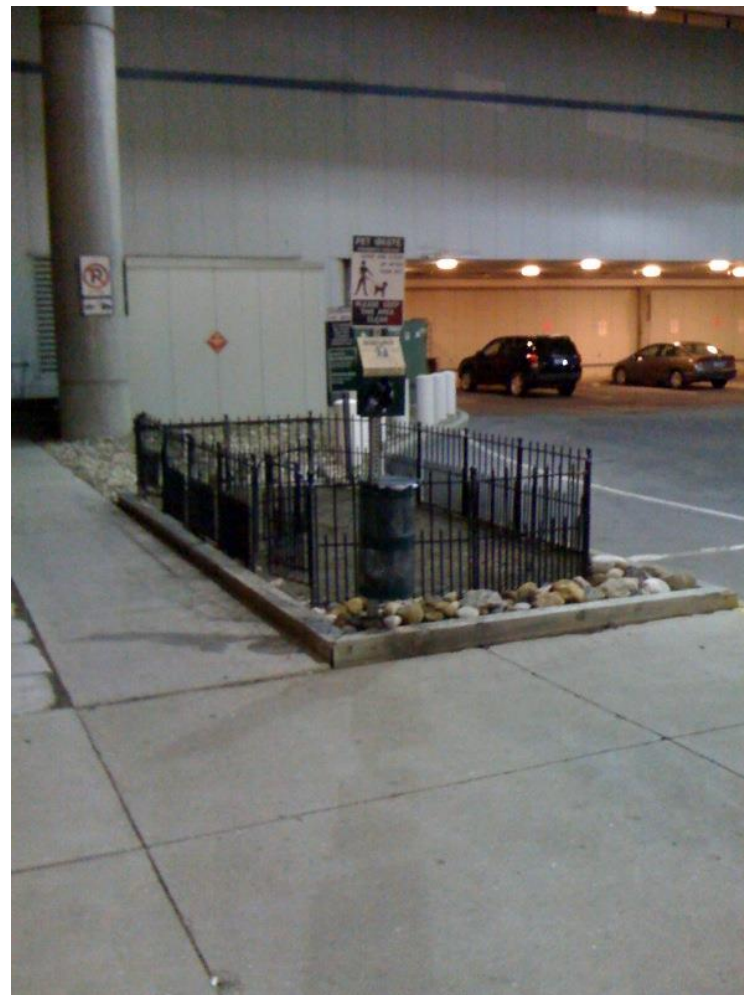
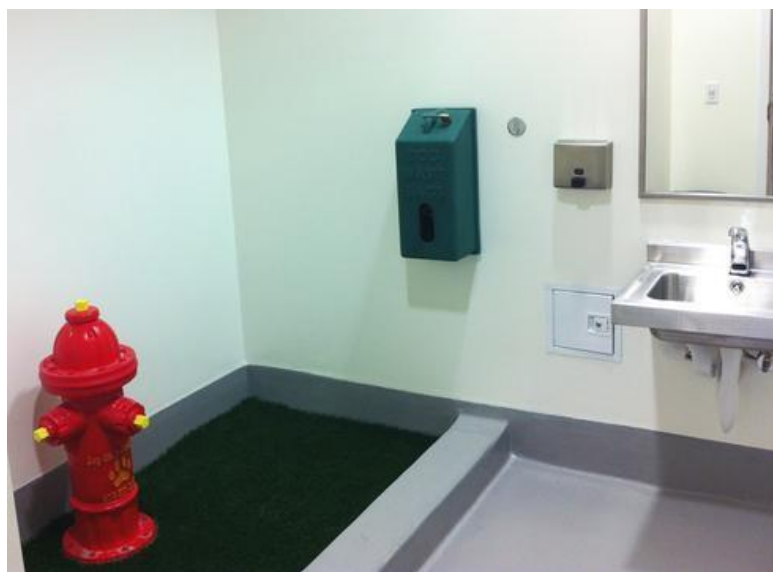
Innovating for people



Innovating for people



Innovating for people



Innovating for people

The only viable solution to an aging society is to age at home.



Video conferencing



Home modification



Home care giving

All of the pieces exist and are affordable but no one has put it together.

Think LEGO

If we want to change our outcomes, we need to go back to the beginning.



Boklok Homes by Ikea



Bone Structure – Metal Buildings

Inclusive Design – Why do it?

1. Long term cost reduction
2. Improving the customer experience
3. Minimizing liability
4. Ensuring an environment suitable for everyone

Thank You!



“Someone's sitting in the shade today because someone planted a tree a long time ago.”

— Warren Buffett