

Proposed Project
Not Approved

Three Robins Borden Park Community Presentation



112 AVE & 78 ST

August 8, 2026
Terry Collier, MSc.

Everyone
Welcome

Community Open House June 2nd 6-8 pm

Bellevue Community League Hall
7308 112 Avenue NW.



Coffee &
Pie will be
served



Presentation to discuss the merits of
A Proposed Seniors Supportive Living Apartment
To be located at 11220- 78 Street

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Project Information

58 Suites
35 Parking Stalls



BUILDING AREA:	5 STOREY TOTAL BUILDING AREA: 76,807 ft ² (7135.6 m ²)
AVERAGE GRADE CALCULATION:	ALLOWED FAR: 2.3 PROVIDED FAR: 2.3 MINIMUM DENSITY 45 DWELLINGS/HA

AREA - SITE (SITE AREA IS APPROX. AND N.T.S) (SURVEY PLAN REQUIRED)		
1949.3m ²	20982.3 ft ²	0.48 acres

GROSS FLOOR AREA		UNIT SUMMARY			
FLOOR	AREA ft ²	AREA ft ²	#	UNIT MIX:	
PARKADE	16,617 ft ²	593 ft ²	03	A	1 BED
MAIN	9,629 ft ²	556 ft ²	04	A1	1 BED
TYPICAL	9,881 ft ²	632 ft ²	02	A2	1 BED
		840 ft ²	04	B	2 BED
TOTAL	65,770 ft²	PER FLOOR	13 UNITS		
		5 STOREY	58 TOTAL UNITS		

*7 UNITS REMOVED FOR MAIN FLOOR AMENITY/ENTRY & PARKADE RAMP

PARKING SUMMARY	
	PROVIDED
SURFACE PARKING	03
PARKADE PARKING	32
TOTAL	35



MARVIN JOB, PRESIDENT/CONTROLLER

Co-founder, Marvin Job has been with the company since 1981 from its conception. Over the years he has filled many positions from foreman, on-site supervisor, to project manager and controller for the company. His accounting skills enable him to see the entire scope of the project, resulting in tight control of expenses. He has experience in multi-unit residential buildings, industrial and commercial projects, construction of bridges, warehouses, pumping stations, reservoirs and multi-story office buildings.



Living Well Festival Pointe
Sherwood Park



Legacy on the Park
Langley, B.C.



Three Robins
Stony Plain

Terry Collier– Co-Developer <https://terrycollier.ca/> 44 completed senior's projects completed to date



Avalon Gardens – Langley BC



Three Robins Red Deer



Chartwell Heritage Valley Edmonton



Three Robins – Stony Plain



Southfort Gardens – Fort Saskatchewan



Festival Pointe – Sherwood Park

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Target Market

Middle Income Seniors

80 Plus



Shrinking both care costs and wait lists

Cluster care gives frail seniors the opportunity to live independently. Even more, it also alleviates pressure on an [increasingly strapped public health system](#), where hospitals remain overcrowded with patients who don't really need hospital care, but who can't safely be sent home either.

Known as alternate level of care (ALC) patients, [recent data](#) found they occupy nearly 6,000 hospital beds. The cost of care in a hospital bed is \$730 per person, per day.

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AN INTRODUCTION TO THREE ROBINS

Our Philosophy for Aging in Place

Three Robins properties with their new fully equipped amenities rooms and suites offers an aging in place strategy for seniors. What makes Three Robins unique is the availability of optional services when needed. Each apartment has a full kitchen including in-suite laundry facilities to allow for maximum independence. Residents pay for the supportive services when needed, versus bundled services (housekeeping, meals, etc.) that often are not required when moving into a new senior's apartment. As your needs change, you can contact our on-site manager and get additional information on the services you may require.

By offering a resident volunteer program, residents can engage in supporting the community's functional programming and fellow residents as they choose. Three Robins is a perfect alternative for seniors who are looking for supportive lifestyle services but not prepared to pay or participate in a traditional Independent Supportive Living property.

Three Robins is not restrictive by its nature and therefore, there are no mandatory services or age restrictions. Aging in place occurs organically as the services are available when you require them. Having a more affordable option allows residents to save their funds now for unexpected costs in the future. Our goal is to have residents residents at Three Robins properties as their needs change from active adult, supportive living, and light assisted living (medication assistance/bathing/dressing).



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VOLUNTEER AT THREE ROBINS



Volunteering is a powerful way to make a positive impact on the health and well-being of communities. Not only does it make a difference in the lives of recipients, it also benefits volunteers mentally, socially, and even physically.

We reduce tenants' rent by \$200 if they volunteer 10 hours per month in the building.



Resident Volunteer -Hours -Foothills	# Volunteers	Hours	Hours
137 Residents 95% enrollment	Daily	Daily	Monthly
24 Emergency Call Facilitation	2	2	122
Cleanliness Reivew	1	1	30.5
Disinfecting Elevator / Hand Rails	1	1.5	45.75
Fire Marshall Safety Inspection	1	1	30.5
Library Coordinaton	1	0.25	7.625
Maintenance / Painting/ Light Bulbs	1	1.5	45.75
Marketing Tours	1	2	61
Meal Preperation	2	2	122
Office Administration Support	1	1	30.5
Reception 8am until 5pm	3	3	274.5
Recyle / Trash Conceirge	1	1.5	45.75
Waterings Plants	2	1	61
Wellness Check	3	1	91.5
Wood Shop Coordination	1	0.25	7.625
Total Hours			976

Our Residents Volunteer at their Three Robins Properties approximately 1,000 hours per month

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FOOD SERVICE

At Three Robins we offer five strategies to provide meals for our residents.

1. Residents prepare a meal for up to 20 residents or family members in the demonstration kitchen four days per week.
2. We have a community pantry event each Thursday. We purchase food in bulk and then make four meals for each resident that participates to take home and enjoy during the week. The average cost per meal varies from \$4.00 to \$7.00.
3. As a community, each week we choose a restaurant and enjoy a meal at their premises as a group. We receive a 10% discount from the posted prices.
4. Twice a month we have a local chef come to our property and prepare a meal in our demonstration kitchen. Prices vary from \$10.00 to \$17.00 per meal.
5. We coordinate resident pot luck meals. Three residents become a "trio" and they go to each others suites twice a week and enjoy a pot luck meal.



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Services offered at Three Robins Supportive Living Apartments

- 24 hour emergency call program
- On Site General Manager
- On Site Recreational Coordinator
- On site Maintenance Coordinator
- Available Housekeeping
- Available Laundry Services
- Available food services (community bistro)

TekTone[®]
SOUND & SIGNAL



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Home Care Services

“provided by a 3rd party vendor”



Optional Services provided

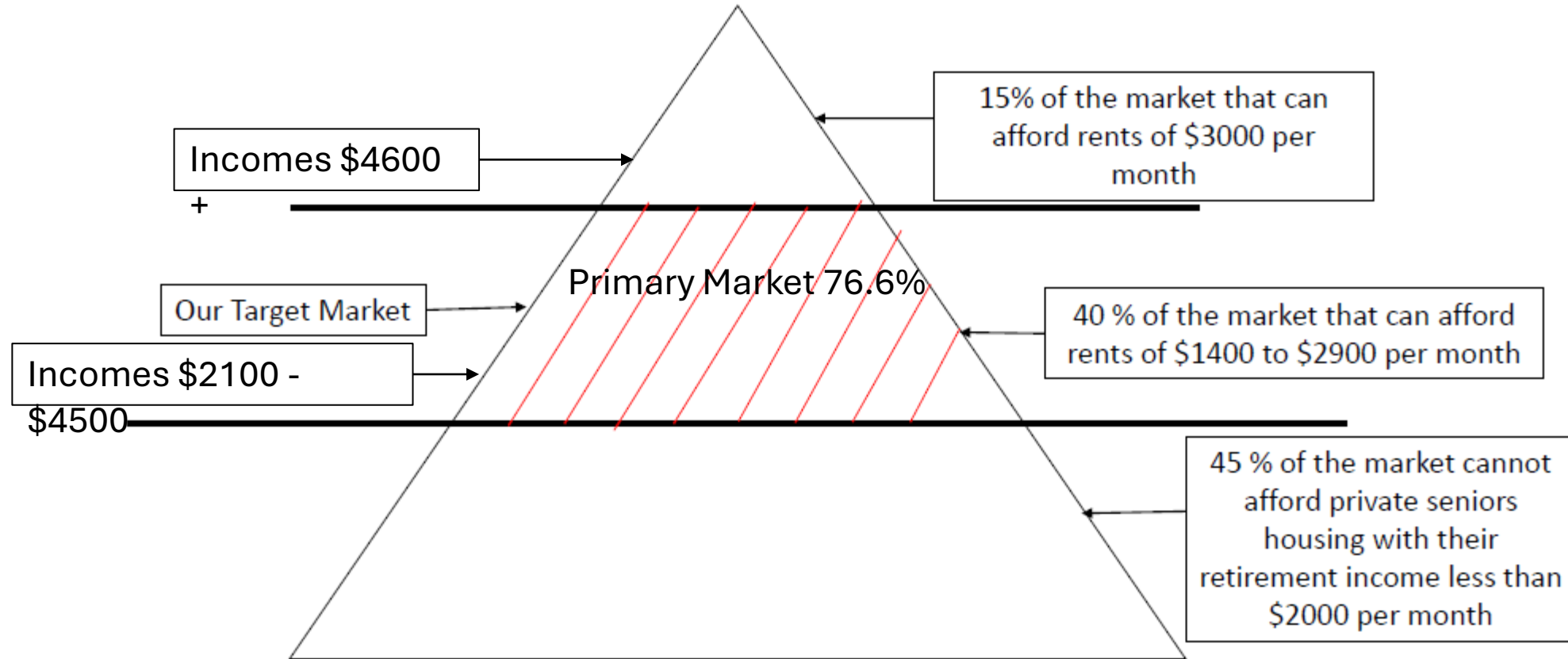
Description	Price
Assisted Tub or Shower Bath	\$ 36.00
Bed Making	\$ 5.00
Blood Pressure Check	\$ 9.00
Glucometer Check	\$ 9.00
HCA Service (15 min)	\$ 9.00
Laundry per load	\$ 15.00
PGS Doff	\$ 9.00
PGS Doff	\$ 9.00
Porter within building	\$ 9.00
Private Companion per hour	\$ 25.00
Private Housekeeping per hour	\$ 25.00

Food Services	Price
Breakfast Per month	\$150.00
Lunch Per Month	\$195.00



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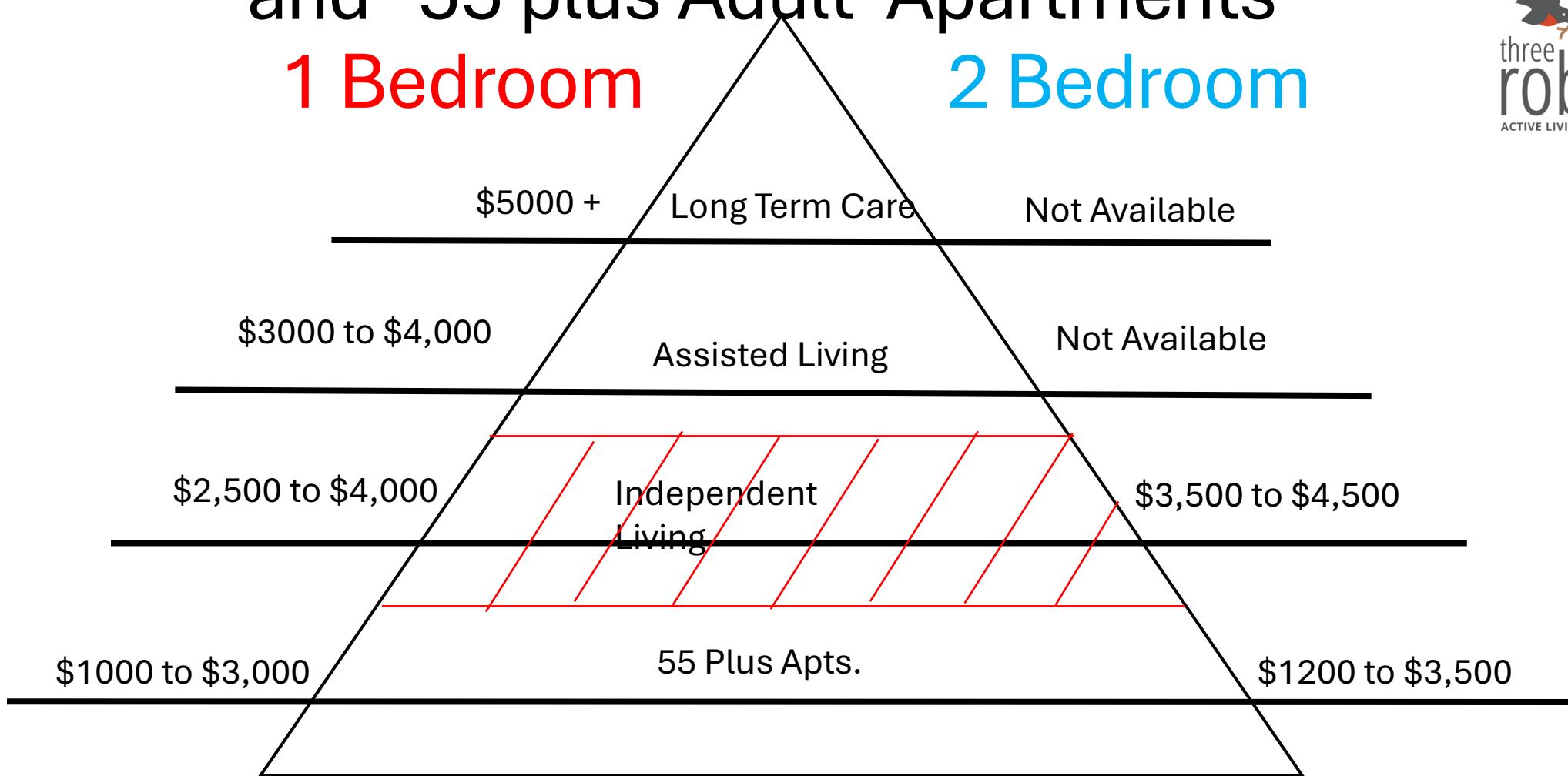
We target the “Middle” class seniors



The proposed product bridges “Independent Living” SL2 and “55 plus Adult Apartments”

1 Bedroom

2 Bedroom



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The Three Robins Model is Proven (4)



Three Robins Red Deer (89 suites) opened January 2020. Three Robins Stony Plain (83 suites) opened December 2021. Stony Plain has a 100% occupancy with waiting list plus Red Deer has 95% occupancy with 93% of the residents participating in the “Resident Volunteer Program”. Three Robins Emerald Hills opened October 2023 and is at 95% occupancy.



Three Robins Stony Plain
83 Suites



Three Robins Red Deer
89 Suites



Three Robins Emerald Hills
Sherwood Park
110 Suites



Three Robins Riverside
St. Albert
87 Suites

From and Function of Proposed Project

3 Robins Concept Borden Park



- 58 suites
- Main Floor Amenities /Hair Salon
- Residential suites floors 1-5
- 10% of the suites are affordable

Market Rental Rates

	A 1 Bed		A2 1 Bed Deb		B 2 Bed 2 Bath	
Main	\$1,895.00	2	\$ 1,995.00	3	\$ 2,450.00	2
2nd	\$1,845.00	8	\$ 1,945.00	2	\$ 2,400.00	4
3rd	\$1,870.00	8	\$ 1,970.00	2	\$ 2,425.00	4
4th	\$1,895.00	8	\$ 1,995.00	2	\$ 2,450.00	4
5th	\$1,995.00	8	\$ 2,095.00	2	\$ 2,550.00	4

Life-Style amenities with aging in place design (walker accessible)

- Total full time Staff 2 (General Manager, ½ time Leasing Rec Manager, ½ time Maintenance Manager)
- 24- hour emergency call program, recreation and on-site management and maintenance, Transportation, Housekeeping-Flat Linen
- 4,000 sq. ft. of amenity space

Amenities



- General Manager Office
- Crafts Room
- Demonstration Kitchen
- Dining Room
- Rehab – Exercise Room
- Home Care Office
- Fireside Lounge
- Games Room

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Crafts Room

Demonstration Kitchen
Dining Room

Games Room

Fireside Lounge

Home Care office

Rehab Center

