

Concordia Village Phase 1, 2 and 3



Client:	Concordia Wellness Projects Inc. (Concordia Hospital)
Type:	Non-profit assisted living - seniors
Size:	Ph. 1 - 94 units, Ph. 2 – 103 units, Ph. 3 – 90 units = 287 units total
Location:	Winnipeg, MB
Cost:	Ph. 1 - \$12.0M, Ph. 2 – \$16.8M, Ph. 3 – \$13.0M = \$41.8M
Status:	Completed Ph. 1 – 2006, Ph. 2 – 2008, Ph. 3 - 2010
Description:	This project involved purchasing a 23 acre site next to Concordia Hospital (6 property owners) and working with a building committee from the Hospital to establish a new non-profit corporation and develop an affordable assisted living community for seniors.
Services provided:	<ul style="list-style-type: none"> ▪ Overall project management ▪ Concept planning ▪ Market analysis ▪ Property acquisition ▪ Project design from market and budget perspectives ▪ Capital and operating budgets ▪ Zoning and development approvals ▪ Marketing ▪ Financing application and negotiation ▪ Accounting for project costs ▪ Initial structure for property management

