

Concordia Village Phases 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:
- 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