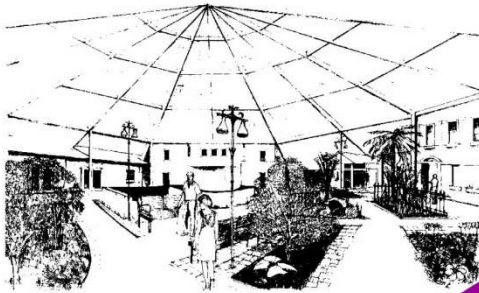
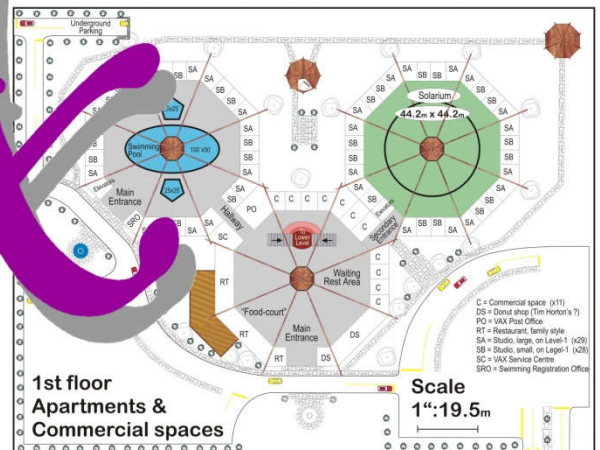
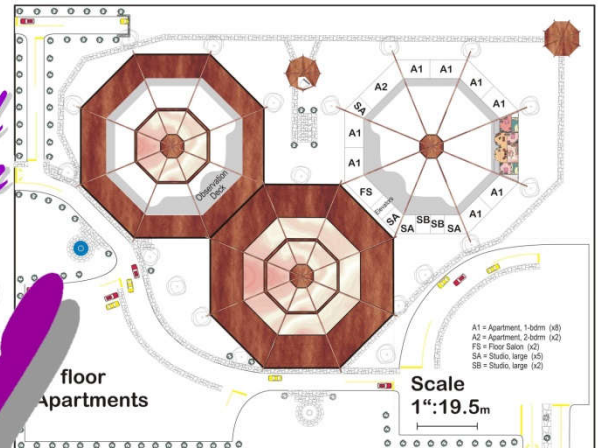
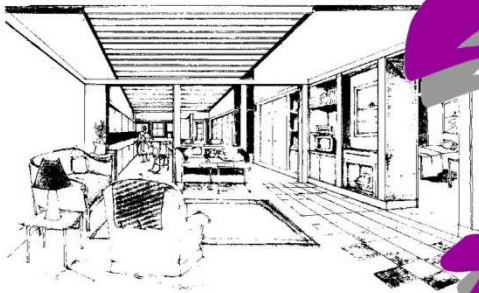




# Let's Talk Housing:



*Villa  
Alfred  
Xavier*



Theme: Continuum of housing options  
Title: Villa Alfred Xavier Seniors' Manor

Description:

We have a tendency to think of housing as a single purpose accommodation. But the reality is that housing is multi-use, with doctors' private practice offices and SoHos being only the more publically visible indicators of this aspect of housing.

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S.E.I's Villa Alfred Xavier, or VAX, is a pilot project proposal that is a vital part of a 4th phase in its research related to seniors' education, lifestyles, culture, health, needs, et al, that aims to promote common denominators that can lead to higher living standards for them, at more affordable costs. S.E.I's research clearly shows a strong link not just between happiness and health, but also in a need for participaCtion in society, especially when it is coupled with valorizing activities, and whether remunerative in nature or not.

More details are available at [villas3wave.starlight.ca/villa\\_ax\\_e.htm](http://villas3wave.starlight.ca/villa_ax_e.htm).

## Summary:

S.E.I's Villa Alfred Xavier, or VAX, is a pilot project proposal that is a vital part of a 4th phase in its research related to seniors' education, lifestyles, culture, health, needs, et al, that aims to promote common denominators that can lead to higher living standards for them, at more affordable costs. S.E.I's research clearly shows a strong link not just between happiness and health, but also in a need for participaCtion in society, especially when it is coupled with valorizing activities, and whether remunerative in nature or not

## Commentary:

We have a tendency to think of housing as a single purpose accommodation. But the reality is that housing is multi-use, with doctors' private practice offices and SoHos being only the more publically visible indicators of this aspect of housing.

Current research efforts on the links between seniors' health, finances, housing and living environment and their overall health services requirements are still in their infancy but already indicate what many have known for along time: "Happiness Equals Healthy Life".

Regrettably, developed cultures have "evolved" to the point were they now "put aside" their seniors as so much "useless" cohorts.

S.E.I's research has been motivated by observations of developed cultures that have "evolved" to the point were they now "put aside" their seniors as so much "useless" cohorts. Note that this conundrum is occurring not only in Canada but also around the world wherever a society attains a certain level of population wealth.

S.E.I's research has also been motivated by talks in the media and other venues of a crisis in health and related services in the coming years as the overall population ages into its "golden years". Regrettably, we have also, and actually continue to hear about shortages in seniors' health services combined with an increase in fees for such services. We are seeing more and more articles that elaborate quite vividly on the plight of some families. Families considered average, as much financially as in available resources to take care of ageing family members.

A sad state of affairs for sure. But what about the flip side? A study by the Toronto District Health Council many years ago confirmed that there was waste in emergency services. Out of a million visits, only 200,000 qualified as true emergencies. With an average cost of \$100 per such visit, we are talking about a "loss" of \$80,000,000.

Hence cuts backs in services as government and related organizations try to balance their budgets to meet seniors' rising expectations coupled with exponential growth in demand.



As researcher David Globberman of the Running to Daylight Foundation of Toronto stated: "All that is ok for people who can afford private care, or those with lower than average revenues who qualify for subsidized care... but there is a group with average revenues who become impoverished when they have to provide such services themselves." He went further, stating that: "As a society, we do not valorize them (seniors). And when there is a shortage of resources, they fall to the bottom of the barrel."

We could continue to talk on and on about the services, their quality, in "residences" and other health care centres for the aged, but you get the picture... a bleak picture for sure! So enough talk! Time for action.

Seniors are looking for alternatives, not just in health services, but also in housing.

S.E.I's research shows that there is a third element at play in this phenomenon.

That is why the principal objective of S.E.I's Villa Alfred Xavier is to maintain and even enhance the "global health" of resident-members... retirees (aged 55 to 70, or more) who are still autonomous. Comfort, security, attention to details, small luxuries, economics of scale, activities and valorization... they all lead to happiness which leads to a healthy life.

To do this, VAX will offer services that have a synergistic positive influence on the living environment of these seniors, while at the same time helping them to maintain a healthy valorization. The complex will include specialized lodging that will be affordable to all members (who do not qualify for subsidized public housing, and do not have a large enough revenue base to pay for condo type luxury on their own), as well as activities and services that will help them to make ends meet, plus accentuate the prestige of the project.

S.E.I's Villa Alfred Xavier Manor, or VAX, is a pilot project proposal that is a vital part of a 4th phase in its research related to education, student lifestyles, culture, seniors' needs, et al, that aims to promote common denominators that can lead to higher living standards for seniors, at more affordable pricing. In order to ensure management transparency and a profit for resident-investor-members, the Villa Alfred Xavier Manor will be incorporated as a private for-profit provincial entity, and will allow resident-members to actively participate in the management of the residence-Villa, and to individually profit from same.

It is S.E.I's hope that its Villa Alfred Xavier Manor complex will eventually serve as a model for other seniors' housing projects by showcasing the health, both mental and physical, and emotional benefits of participaCtion in a quality environment that is not only intergenerational in nature, but also emphasizes activities, and valorization, worthy of their efforts... proving that they are not a "useless" cohort, but rather a "fountain of knowledge and experience".



# CONFIDENTIAL

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## ADDENDUMS:

- Apartments will be modular units pre-built, in a nearby enclosed workshop, and will then be “slotted” into planned locations in the structure and hooked up to services.
- The complex is not/not condominium housing.
- Membership is limited to people aged 55 and over, who invest in the complex as a whole.
- Membership is open only to those who invest, thereby becoming shareholders in the complex as a whole.
- Refer to confidential business proposal for all applicable conditions.

More details are available at [villas3wave.starlight.ca/villa-ax-e.htm](http://villas3wave.starlight.ca/villa-ax-e.htm)

***Dr. J.L. St-Arnaud***  
Chairman

Founded in 2015, the Starlight Educultural Institute advocates a truly caring Global Village Mindset (GVM) by promoting "Global Village" activities through educational & cultural research.

S.E.I 's philosophy is simple:

Look at the world not just as it is, but also as how you want it to be, then make it so.

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The following page showcases the VAX flyer (foldable) that is being given to interested parties, whether those wishing to become residents or those wishing to simply invest.



**BENEFITS**



...pictures are worth a thousand and one words...



Come in... join us in a secure and empowering environment.



Alliance of Sages



Villa Alfred Xavier

[villas3wave.starlight.ca/villa-ax-e.htm](http://villas3wave.starlight.ca/villa-ax-e.htm)

...working together to ensure continuing respect for society's seniors.



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[www.educultural.institute](http://www.educultural.institute)



Villa Alfred Xavier

THE environment for respectful and empowering living in secure accommodations

Villa Alfred Xavier has been designed to incorporate features that have long been sought by seniors, but never elaborated upon... until now.

Based on *grp.Starlight's* extensive research undertaken during the past 30 years, which has led to their 3<sup>rd</sup> Wave Lifestyle Concept, VAX is a proposal to provide seniors with an alternative to the status quo living environments that continue to be offered to them.



**FEATURES**

will offer not only standard amenities, but will ensure ongoing access for its residents to previously exclusive features and services. The majority will now be able to afford luxury and privilege... in a secure empowering resort-style environment.



- ▶ Spacious, fully equipped, internet-enabled, moderately priced studios and apartments.
- ▶ Secure complex, with on-site guards and state of the art security system and tools.
- ▶ Optional meals... from on-site restaurant.
- ▶ Storage area in most apartments & studios.
- ▶ Landscaped grounds, incl. gazebos.
- ▶ Activity specific rooms - craft shops, reception / conference rooms, gymnastics, mini-cinema, etc..
- ▶ Year-round domed atrium, swimming pools, public activity areas and lobbies.
- ▶ Commercial shops, professional offices, and on-site internet-computer help-desk.
- ▶ Underground parking... and valet services (ie. car wash, interior shampooing, etc.).

Villa Alfred Xavier will provide its Residents and Members (*Alliance of Sages et al*) with an environment that will not only distract them in the traditional residence-association sense, but will empower them with alternate path activities that will contribute to healthier lifestyles.

**ACTIVITIES**

- ▶ musical interludes
- ▶ bingos
- ▶ cards of all kinds
- ▶ mini-putt
- ▶ travel
- ▶ camping, canoeing
- ▶ swimming
- ▶ training - internet, craftsmanship, language, finance, etc.
- ▶ remunerative activities - catering, cooking, bingos, gardening, crafts, daycare, teaching, chauffeur, etc.
- ▶ plus... too many to list.

