



OPAL Residence

Boutique continuum of care residence in Vancouver, BC

Element Lifestyle Retirement aspired to create one of the first Continuum of Care facilities in Vancouver, BC. Don Ho, President of Element, is known as the pioneer of the “Aging in Place” retirement living concept. This type of living allows couples with different needs to stay together, improving their overall wellbeing and mental health. NORR designed this retirement community with 45 condominiums and 56 rental units, along with 31 care suites in a dedicated wing, accommodating lifestyles from active, independent living to complex care.

Given the stringent form-based design guidelines of the Cambie Corridor Plan, along with the project complexity, it was more challenging than a typical residential developer-based design. NORR’s team navigated the design and planning process through both rezoning and the Development Permit process, by engaging in continuous communication with City staff. Through these processes, the project met with support from both the City, the community and Element.

Previously, this Vancouver community did not have any age in place facilities, so OPAL has been well received and welcomed. Element wanted the residence to feel like a boutique hotel with refined amenities and services designed with the highest standards in mind. NORR designed the property with an abundance of amenity areas such as a piano room, hydro pool, Himalayan salt room, rooftop garden and theatre room. In addition, the resident suites are equipped with the highest refinements with detailed consideration to features such as tub and shower access, automated sensors and advanced security. This allows residents to live in an amenity-rich environment, promoting mental and physical wellbeing, companionship, vitality and independence for as long as possible.

CLIENT	Element Lifestyle Retirement
PORTFOLIO	Residential Care
SIZE	140,000 SF (13,000 SM)
LOCATION	Vancouver, BC, Canada
DATE	2019
SERVICES	Architecture , Master Planning and Urban Design

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Residential Care

We view seniors housing as a natural extension of both our residential and hospitality portfolios – and have been able to use this dual experience to deliver unique, high quality residential care facilities. We design residences for all levels of care, from independent living communities to memory care facilities, working to improve the quality of life for residents on behalf of both public and private clients.

Evidence-Based Design for Residential Care Living

NORR's expertise lies in creating vibrant communities using evidence-based design. Our team considers a combination of elements starting with a core residential unit layout plan, but extends to retail, restaurants, health care amenities and distribution of activity spaces. We believe that functional planning works to create residential care facilities that best meet the needs of the residents, their families and the greater community.

Addressing Different Residential Care Market Sectors

NORR understand the different models of care and their associated costs for public and private residential care facilities. We work closely with clients to achieve the business goal of the facility tailored to the unique health care needs and desired lifestyles of a variety of markets. Our designs work to maximize the operating efficiency for staff and minimize life-cycle cost for the facility. Dedicated team members have a deep knowledge of government regulations and follow industry best practices.

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