



THE WESBROOKE
SENIORS LIVING COMMUNITY

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Life Simplified

Our Home is Your Home



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Our Philosophy

At The Wesbrooke, our goal is to enhance our residents' quality of life. To do this, The Wesbrooke pledges to serve with kindness, respect, love and professionalism, while demonstrating our commitment to the following Principles of Service.

Nurturing the Spirit

At The Wesbrooke, we care for the whole person – mind, body and spirit.

Encouraging Independence

Our combination of services and assistance encourages a resident's right to self-reliance in whatever way possible.

Preserving Dignity

Each resident is esteemed as a unique individual whose life and experiences are valued. Each person warrants and receives respect.

Personalizing Services

Personal attention in a caring home-like setting can help seniors maintain a sense of dignity, purpose and self-esteem. We partner with the professional community to provide a high standard of care.

Fostering Individuality

We recognize individual interests, abilities and routines.

Protecting Privacy

The Wesbrooke is committed to each resident's personal dignity and privacy.

Involving Family and Friends

At The Wesbrooke, residents' friends and family are always welcome, and their involvement is whole heartedly encouraged. We will strive to nurture family relationships.

Value for Service

We will hire, train and recognize the best possible employees at all levels, nourish our residents through outstanding and health-conscious dining services, all in an effort to provide a high value for service.

Services and Features for Your Comfort and Enjoyment

First Impressions that Last

- Classic Arts and Crafts architecture
- Richly landscaped grounds
- Grand entry foyer
- Luxurious main floor lounge
- Elegant main dining room
- Splendid flower gardens setting off lush interior courtyard
- Spacious 2nd floor patio with benches, gazebo and landscaping
- Spectacular Senior Centre attached to our building

Interiors Designed for Comfort and Style

- Spacious functional suite layouts featuring open floor plans
- Bright, well designed kitchens with timeless Shaker cabinetry
- Attractive, low maintenance laminate countertops and flooring
- Plush carpet in bedrooms
- Convenient walk-in shower with built-in seat
- Single lever handles on doors and plumbing
- Large double glazed windows
- Conveniently located shower and grab bars
- Elegant patios with main floor suites
- Many suites with 9 foot ceilings

For Your Convenience

- Cable TV outlets and phone jacks conveniently located
- Decorative rocker light switches
- Individual in-suite heat control
- Spa tub room available for use
- Complimentary laundry machines
- Convenient scooter storage
- Handy parcel shelf at suite entry
- Personal mail boxes
- Computer/ Internet access

For Your Safety and Security

- Building security system
- Fire sprinkler system throughout
- Secure, well lit outdoor pathways
- Smoke and heat detectors in suites and common areas
- Trained staff on site 24 hours with The Wesbrooke name tags
- All visitors and guests required to register at reception
- Personal emergency response system monitored in house
- Emergency pull cords in all bathrooms
- Secured entrances monitored by alarms
- Internal and external fire and elevator monitoring
- Well lit exterior, grounds and parking areas
- Emergency phone in all elevators
- Reinforced concrete and steel construction up to 2nd floor



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Life Simplified

Many seniors are surprised that living at The Wesbrooke is comparable in price to their current living expenses. When taking into account the cost for utilities, property tax, meals, transportation, and maintenance, living in our retirement community may even be less expensive than what many seniors are currently spending.

There are no worries about excessive heating or air conditioning bills or costly home maintenance. All utilities (except phone) are included in the monthly rent, so residents never have to worry about outrageous electricity bills. Well planned chef prepared home style meals are served each day in the beautiful Empress Dining Room. The quality of food and atmosphere of our fine dining room is like a five star restaurant, but our residents are afforded this treatment as part of their monthly rent.

There are no hidden fees, costs or long term leases because everything is included for one reasonable monthly rent. While there is a value in itself, the real value is in the intangibles, such as a feeling of independence, peace of mind, happiness and fulfilment. Living at The Wesbrooke is just life, simplified.

Monthly Household Cost Comparison

Take a few minutes... to compute what actually costs you to live in your home, apartment, townhome or condominium and compare your present cost to The Wesbrooke using the chart below. We think you will agree that The Wesbrooke can provide a unique combination of security and convenience at a very affordable price.

ITEM	Your Present Costs (Monthly)	Typical Costs* (Monthly)	The Wesbrooke (Monthly)
Monthly rent and mortgage payment	\$	\$ -	\$ Below
Loss of investment income from the equity in your present house (see below**)	\$	\$ 612.00	\$ Included
Present utilities (gas, electricity, water, sewer, cable TV)	\$	\$ 260.00	\$ ✓
House repairs (furnace, roof, painting, plumbing, etc.)	\$	\$ 200.00	\$ ✓
Strata fees in lieu of household repairs	\$	\$ -	\$ ✓
Monthly grocery cost of two meals and snacks daily	\$	\$ 400.00	\$ ✓
Housekeeping services (four times a month)	\$	\$ 200.00	\$ ✓
Landscape maintenance (grass, beds, pruning)	\$	\$ 60.00	\$ ✓
Transportation (gas, insurance, repair, taxi/ bus)	\$	\$ 350.00	\$ ✓
Dwelling insurance (excluding contents)	\$	\$ 24.00	\$ ✓
Call Alert Security Services alarm monitoring	\$	\$ 25.00	\$ ✓
Property taxes - net of grants and garbage removal	\$	\$ 150.00	\$ ✓
Laundry services (flat linens - weekly)	\$	\$ -	\$ ✓
Organized social and recreational activities***	\$	\$ 40.00	\$ ✓
Rent quoted for The Wesbrooke home chosen (A)	\$ -	\$ -	\$
TOTAL MONTHLY COST		\$ 2,321.00	\$

(A) The Wesbrooke's rental rates are based on single occupancy. **For each additional in suite occupant add \$500 per month.** Rental rates will vary based on the size and location of the suite within The Wesbrooke. Your monthly rental fee also includes **first priority access to the "Closer to Home" Manor residences**, should the need arise.

* Typical costs are approximate costs of a single person who has an automobile and resides in a typical single family home in the Maple Ridge area, with no mortgage.

** This amount represents the income that could be produced by investing the equity in your house. For example, if you have \$350,000 in equity in a house, that amount could produce \$7,350 per year in income (\$612.00 per month) if invested at 3% (\$10,500) simple interest after deduction of an allowance for income tax of 30% (\$3,150).

*** As would be the case at your current home, extra charges would apply for special outings (ie. overnight excursions, etc.).



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Pitt Meadows The Natural Place

Pitt Meadows is located in the centre of the Lower Mainland at the intersection of the urban and agriculture sectors of the region. This central location provides the perfect balance between a metropolitan and outdoor recreation lifestyle. With the mighty Fraser River forming its southern boundary and the majestic Coast Mountains to the north, Pitt Meadows is framed with natural beauty and is a quick 30 minute drive south to the US border, and only 45 minutes east to downtown Vancouver. With the additions of the new Pitt River Bridge to the west and Golden Ears Bridge to the south, Pitt Meadows is easily accessible from its surrounding municipalities.

The City and The Wesbrooke

In late 2010, the city entered into an agreement with Wesbrooke Retirement Ltd. Partnership for a seniors retirement community which included a seniors community centre. The Wesbrooke Retirement Community and Pitt Meadows Seniors Centre is a fully accessible and age-friendly development fronting on 190A Street behind the existing Family Recreation Centre. Our four-storey residential complex will complement the adjacent Pitt Meadows Family Recreation Centre, new Library, future Aquatic Centre and forms an integral part of the Civic Centre. Our new seniors facility will provide much needed room for growth in the breadth of activities available to seniors in Pitt Meadows.



Swan - E - Set Bay Resort & Country Club



Pitt Meadows Seniors Centre

The Pitt Meadows Seniors Association were very instrumental in the design of their new 9,500 square foot Centre which forms part of The Wesbrooke. It will be managed by area seniors through a not-for-profit organization contracting with the Parks and Leisure Services Commission and will be maintained by the developer/owner of The Wesbrooke. The Centre offers space for organized social activities, a large hall with a stage, arts and crafts room, lounge, billiards room and administration offices. The Centre will provide an area for Pitt Meadows seniors to meet and enjoy programs and social events which will be available to them and also to the public.