

FAB Village Square

Bassano Reimagined

Innovation is the way of the future and Bassano town council is taking bold steps to achieve its vision to “be the most attractive and affordable urban community under 2,500 in Alberta where **industry leaders want to invest, where tourists come for a new experience, and where people choose to live, work and play.**” Over the past year, a study was completed to determine the economic feasibility of developing an intergenerational and/or multigenerational “tiny home” project in Bassano as per the Town’s strategic plan (Goal 2 – Task 3). The report was approved by town council in April 2020 and steps were taken to begin its implementation.

The first task was to develop a business plan to “Deploy an Age Friendly Village Pilot Project” known as FAB Village Square. The project consists of seven 580 square foot FAB (Future Adaptive Buildings) homes located on the green space adjacent to the Community Hall. Both the greenspace and the Community Hall are integrated into the project creating a unique community that supports healthy aging and a sense of belonging for residents (see Figure 1). The meeting room at the Community Hall will be converted into a common room for the Village residents. The rest of the Community Hall will remain unchanged and will continue to support all community functions and events.



Figure 1: Concept Rendering of FAB Village Square

Town council unanimously approved the business case analysis in June with the intent of forming a partnership with the Newell Foundation to deploy FAB Village Square because the project could be used to enhance both parties’ efforts to build a multi-use Continuing Care Facility (the Bassano Project). The partnership provides better access to resources, eliminates the duplication of services, and ensures the

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parties remain focused on their core competencies (Town of Bassano, economic development and policy; Newell Foundations, seniors care and housing).

FAB Village Square is a made in Alberta solution that will have lasting benefits and will solve a worldwide crisis by providing a new way to care for individuals as they age. Because of the Town's steadfast dedication to planning, its openness to innovation and the previous years' research, the Town is positioned to be the leading community to deliver on the much needed change. If deployed, FAB Village Square will stimulate the local economy, it will support investment and attraction, improve Bassano's competitive advantage, and enhance the quality of life offered in our community. The benefits of this project are endless. Unit costing (rental rates) and capital investment costs will be finalized in the coming weeks.

To be clear, this is not a traditional housing project, it is innovation. There is a strong team of dedicated professionals designing this project and we can confirm, there is interest in FAB Village Square. The Town and the Newell Foundation are now engaged in negotiations to deploy the pilot project. The parties are working with upper levels of government to redirect grant funds towards this innovative project.

Information will be shared with the public as it becomes available. In the meantime, a copy of the business case analysis can be found on the Town's website at www.bassano.ca or picked up at the Town Office. To get an in depth understanding of the FABhome innovation, check out www.fabhome.ca.

Next Steps

- A Public Hearing will be held at the Community Hall on July 13 at 6:00 p.m. to address the Land Use Bylaw zoning amendment. After the Public Hearing, a Q&A session will be held to discuss the FAB Village Square project.

Interesting Facts

FABhomes are unique because they are built with passive house characteristics that include but are not limited to heavy insulation, airtight construction, sound proofing, and enhanced ventilation making them highly efficient. Plus, they are adaptive and filled with cutting edge technology to improve an individual's quality of life.

Across the globe, Bassano was selected as the first community to pilot FABhomes. Once deployed, the world will be looking to Bassano to learn about its innovation. Consider the opportunities this brings in the form of business development/diversification, investment and tourism for our great community.

Beautify – Build – Benefit