

Resort Village of Manitou Beach

701 Lakeview Avenue
Manitou Beach, SK

**Mayor Cheryl Hanson**

Councillor Sandra Hessdorfer
Councillor Doug Guenther
Councillor Rebecca Worobec
Councillor Scott Murray

June 26, 2025

Dear Mayor and Council,

Thank you for the invitation to attend your next meeting, July 21.

Mayor Hanson and I met recently, we had the chance to talk about Manitou Beach, and she took the time to read my work. I am encouraged to hear there is excitement and curiosity about what it could mean for our community.

The questions you've been sitting with — around housing, care, growth, and preservation — are the same ones I build my work around. Not in theory, but in structure. The documents attached, *The Table: Business Development Plan* and *Building the Future: Senior Housing*, are not proposals. They're templates, built to be adapted by the communities that want them.

Our next conversation is about alignment. Not if the project is possible, but whether it's right for the land, the families, the local economy, and the future you want to build.

The Table is not just a blueprint for a facility. It's a replacement model for how rural Canada can age with dignity, stay economically sovereign, and hold its families together.

Please review the material, and feel free to share any comment, question, criticism, or consideration for the project. The more questions I can answer before we meet, the more we can get done.

I look forward to the visit!

B

Ben Beveridge

Proconsul | Plains North Capital
ben@proconsul.ca

<https://proconsul.ghost.io/>

The Table: Business Development Plan DRAFT

The Table: Business Development Plan

The Table is a proposed age-in-place, senior housing and community development project envisioned for the Resort Village of Manitou Beach, Saskatchewan. Developed by Ben Beveridge under the Proconsul system and backed by Plains North Capital, the project represents a strategic response to rural demographic shifts, family disconnection, and the economic erosion of small communities.

The Table is not a conventional retirement complex. It is a care-integrated, climate-secure, multi-generational housing format designed to allow seniors to age with dignity while remaining embedded in the life of their families and communities. The project is structured around the concept of "community preservation through design"—rebuilding the social, economic, and intergenerational cohesion often lost in institutionalised care systems.

The Manitou Beach edition of *The Table* is anticipated to comprise approximately 100 residential units, along with on-site care services, food production infrastructure, community gathering spaces, and programmatic elements that blend healthcare, spirituality, economic opportunity, and environmental resilience.

The project was initiated following informal discussions between Beveridge and local residents, and gained momentum after Manitou Beach Mayor Cheryl Hanson shared Beveridge's previous strategic documents with Council. It is currently in early-stage dialogue, focused on mutual alignment, land-use suitability, and long-term community benefit.

The Table is intended as a replicable prototype for rural Canadian towns facing similar challenges of aging populations, limited healthcare access, and declining economic resilience.

Building the Future: A Comprehensive Guide to Senior Housing in Canada

BTF: Senior Housing

Building the Future: A Comprehensive Guide to Senior Housing in Canada is a strategic development manual authored by Ben Beveridge. Published in 2024, the book serves as a foundational resource for individuals, municipalities, and organisations involved in the planning, financing, and operation of senior housing across Canada.

The guide outlines a full lifecycle approach to age-in-place community development, addressing both the technical and human aspects of senior living. It covers a wide range of topics including demographic analysis, legal frameworks, stakeholder engagement, design innovation, capital structuring, operational models, and long-term sustainability.

Structured as both an educational resource and a practical implementation guide, *Building the Future* equips readers with tools to navigate the complex regulatory landscape while maintaining a

community-first ethos. It places particular emphasis on integrated care models, age-friendly design, and the importance of preserving intergenerational relationships in rural and urban contexts alike.

The book is widely referenced by developers, planners, healthcare providers, and local governments exploring alternatives to institutionalised elder care. It functions as the technical backbone for *The Table* project format and similar developments that aim to redefine senior housing as a vehicle for community resilience rather than decline.

Building the Future is not a promotional document or sales asset—it is an open-source framework designed to democratise access to high-quality senior housing design and to inform a new generation of community leaders seeking to build with intention.