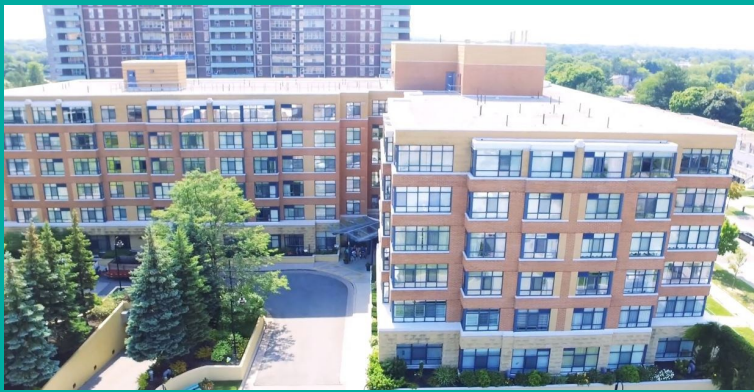


SHEPHERD VILLAGE
A Caring Christian Seniors' Community



SHEPHERD GARDENS BUYER'S GUIDE



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TABLE OF CONTENTS

Understanding The Life Lease Concept	4
Today's Resident Funded Lifestyle	5
Benefits Of Life Lease Living	6
Shepherd Village-A Brief History	7
A Closer Look At The Gardens	8
The Purchase Process	9-10
Life Lease Occupancy Agreement (LLOA)	11
Amenities And Services	12-13
The Gardens Floor Plans	14-17
Frequently Asked Questions	18





Understanding Life Lease Concept

So You're Interested in a Life Lease at Shepherd Gardens...

Thank you for your interest in purchasing a Life Lease unit at Shepherd Gardens, part of the Shepherd Village community. This Buyer's Guide is designed to help you understand what Life Lease living entails, how the purchase process works, and what to expect once you've entered into an agreement to purchase.

Our Role in the Process

Shepherd Village facilitates the sale process, offering guidance throughout. While we are not a real estate agent and cannot act as one, we will support you in completing the required legal documentation and ensure all admission requirements are met.

Please note:

- Units at Shepherd Gardens are sold privately.
- The owner of the unit is responsible for determining the sale price.
- Shepherd Village does not set or appraise unit prices, though a third-party appraisal can be arranged at the owner's cost.
- Unit tours and showings are also the responsibility of the owner (or their representative) and are scheduled at their convenience.

What Is a Life Lease?

The Life Lease model is a growing housing concept in Canada, gaining popularity over the past decade. While Life Lease units resemble condominiums in layout and community living, they differ in how ownership and transfer are structured.

At Shepherd Gardens:

- Residents hold a leasehold interest, meaning they have the right to occupy the unit for life.
- Unlike traditional home ownership (freehold), a leasehold offers:
 - ◇ Return on your initial investment
 - ◇ A share in the appreciated value of the property
 - ◇ No termination date on your right to live in the unit
 - ◇ Ability to transfer the lease to your estate

Please Note: All Life Lease units at Shepherd Gardens are owner-occupied — only the named leaseholder may reside in the unit.



Today's Resident-Funded Lifestyle

Life Lease housing offers a smart and secure option for adults aged 65 and older who are looking to downsize while maintaining independence, investment value, and a strong sense of community.

Rather than owning a unit outright, Life Lease residents purchase the right to occupy a specific suite and share in the use of common areas. This model allows residents to benefit from long-term stability, equity protection, and the potential for financial return without the typical responsibilities of home maintenance.

A Community Designed for You

At Shepherd Gardens, residents enjoy the privacy and comfort of their own homes, along with the freedom to live independently. And when needed, access to support services and amenities from the broader Shepherd Village is readily available all just steps away.

Life Lease developments like Shepherd Gardens are ideal for those who want to:

- Live in a secure, age-restricted environment (65+)
- Remain active and socially connected
- Enjoy peace of mind with no property upkeep
- Have access to care and services as their needs change

Stewarded by a Trusted Non-Profit

Shepherd Gardens is part of Shepherd Village Inc., a not-for-profit charitable organization that retains full ownership and stewardship of the property. This structure ensures that residents benefit from consistent high-quality management, well-maintained facilities, and long-term operational sustainability. While residents don't hold title to the property itself, their leasehold interest provides many of the same advantages as homeownership — including the ability to assign or transfer that interest in the future (subject to community guidelines).

Built for Peace of Mind

Life Lease provides a balance of freedom and flexibility, ideal for seniors looking to invest in their future while enjoying life today. From friendly neighbour's and secure surroundings to shared amenities and optional services, Shepherd Gardens is more than a place to live, it's a place to thrive and where seniors can flourish and find peace.



Benefits of Life Lease Living

A built in community

Living at Shepherd Gardens means being part of an active, welcoming community. Shared amenities foster connection and engagement, and include:

- Social lounges and multipurpose spaces
- Hobby and games rooms
- On-site library and meeting areas
- Outdoor recreation spaces
- Secure accessible storage

Whether you're hosting family, joining a card game, or attending a community event, there's always something to take part in right outside your door.

Support When You Need

For residents who live alone or require occasional support, Shepherd Gardens offers peace of mind. The environment is designed with safety and accessibility in mind, including:

- Secure entry systems
- Well-lit public areas
- 24/7 monitored security (around the premises of the Village including the IGardens lobby and garage)
- On-campus gatehouse
- Barrier-free design features

Additionally, residents benefit from priority access to the broader services and care options offered within Shepherd Village, should needs change over time.

Worry Free Living

Residents can preserve and potentially grow their initial investment—similar to home equity—while avoiding the responsibilities that come with maintaining a private home. All building upkeep and repairs are managed by the not-for-profit organization and covered through a predictable monthly occupancy fee. This arrangement is ideal for those who want to enjoy the security of having a stake in their home, along with the flexibility to travel or pursue other interests—without worrying about maintenance, repairs, or property management.

Independence With Assurance

Shepherd Gardens offers the best of both worlds — the privacy and freedom of your own home, with the reassurance of supportive services available nearby. Whether you're active and independent or planning for future needs, Life Lease provides a secure and flexible housing solution tailored to your lifestyle.



Shepherd Village - A brief History

The Story Behind The Village

The Shepherd Village we see today comes from humble roots and has been many years in the making. Shepherd Village has been associated with the Pentecostal Assemblies of Canada and part of the local community since the early 1960's.

In 1957, members of several Pentecostal churches banded together to address the issue of low-rental housing for retired pastors and missionaries. As a result, '**Shepherd Lodge**' was incorporated in 1957 and completed in 1961.

The 'old' Shepherd Lodge featured 150 beds, and provided assistance to meet the physical, emotional, social and spiritual needs of its residents. This building remained in service until 2000 when the decision was made to redevelop Shepherd Lodge. Completed in 2004, the 'new' Shepherd Lodge features 252 basic and private rooms, and is one of the newest and largest long-term care facilities in Toronto.

In 1976 a seniors rental apartment building was built and named **Shepherd Manor**.

Featuring 263 bachelor, one-bedroom and two-bedroom apartments, the Manor was the second addition to what would later become 'Shepherd Village'.

In 1991, **Shepherd Terrace** was completed and added a third building on the same site. The Terrace offers 143 private retirement and assisted-living suites for seniors who require some assistance with the functions of daily living, but do not require a placement in long-term care.

Growing quickly, management realized that a 'continuum of care' was now being offered, from independent living at Shepherd Manor, to assisted-living at the Terrace, and long-term care at the Lodge.

Finally, 1999 saw the addition of **Shepherd Gardens**, a private 'Life Lease Residence' for mature and active seniors. Similar in nature to condominiums, The Gardens offered an alternative to rental apartments for those capable of living independently, but wanted to be part of a Christian Community.

In 1998, Shepherd Lodge, Shepherd Manor, Shepherd Terrace, and the soon to be Shepherd Gardens, officially became **Shepherd Village**.

To date, Shepherd Village consists of these four inter-connected buildings that offer a full continuum of care for seniors 65 years +, who wish to live in a warm, secure, caring Christian environment.

Expanding over the years from a single building to a four- building, multi-dimensional complex, Shepherd Village continues to maintain its affiliation with the Pentecostal Assemblies of Canada, local churches, and the principles and values upon which it was founded.



A Closer Look At The Gardens

LOCATION:

Shepherd Gardens is located at 115 Bonis Avenue adjacent to Shepherd Manor, one block North of Kennedy Road and Sheppard Avenue in Scarborough. This ideal location provides excellent accessibility to public transportation, direct access from Highway 401 and Highway 407 and is close to hospitals and churches. Agincourt Mall, the public library and the Tam O'Shanter Golf course are all within steps of Shepherd Gardens.

Building Features:

- | | | |
|---------------------------------|---------------------------------|---------------------------------|
| Main floor common rooms | Party room with full kitchen | Games, exercise & reading rooms |
| Resident lounges & social rooms | Workshop/crafts/hobby room | Coin-operated laundry rooms |
| Secure main entrance system | 24hr Security personnel on-site | CCTV surveillance |
| Guest Suite | Two elevators | Underground parking |
| Car wash bay | Bike and scooter storage | Resident storage lockers |
| Garbage chute & Recycling | Lush landscaped grounds | Wheelchair accessible |

Suite Features:

- Spacious living and dining room, private heated sunroom
- Modern eat-in kitchen with 3 energy-efficient appliances (refrigerator, stove, dishwasher)
- Ample storage and closet space, microwave shelf in kitchen
- Large storage/laundry room with hook-ups for optional washer & dryer
- Individual heating/air conditioning units
- Smart-metered¹ electrical service

Easy Living Features:

- | | |
|---|---|
| Wide recessed entrances and doorways | Large bathrooms and medicine cabinets |
| Electrical receptacles 18" above floor level | Rocker type light switches |
| Double wing handle faucets | Wall blocking for grab bars in bathrooms |
| Roll over thresholds at sunroom doors | Task lighting at kitchen counters |
| Light switches & thermostats at 4ft height | Wide public corridors with convenient handrails |
| Lever-style hardware on all doors | Easy grip cabinet handles |
| Electrical rough-in for future automatic suite door operators | |



Purchase Process

Step 1-	Visit the Shepherd Village Website: <ul style="list-style-type: none">• www.shepherdvillage.org• Browse the “Available Units” under live here and Gardens Life Lease Residence to view active listings, pricing trends, and unit types.• Review available units, pricing, floorplans, and community information.• Review the buyers guide.
Step 2-	Contact the Seller or Real Estate Agent: <ul style="list-style-type: none">• Schedule a viewing of the unit(s) you are interested in.• Ask questions about the unit, monthly fees, amenities, and community policies. <p><i>If you have any further questions about the process please contact the Sales and Marketing Manager on extension 332.</i></p>
Step 3-	View the Unit: <ul style="list-style-type: none">• Attend the scheduled viewing.• Take note of the unit’s condition, layout, and any updates or repairs needed.• Ask about what’s included e.g. appliances, window coverings, storage, etc. <p>Please note: all discussion & negotiation regarding sale price, conditions of sale and items included in the sale must be conducted between the buyer and seller only.</p>
Step 4-	Offer To Purchase: <ul style="list-style-type: none">• Once a firm verbal agreement has been reached between the buyer and seller, both parties must sign the offer to purchase. <p>Please note: By signing the Offer to Purchase this is now considered a <u>binding</u> offer.</p>
Step 5-	Approval Meeting with Marketing Manager: <ul style="list-style-type: none">• You need \$5000 certified cheque for the deposit made payable to Shepherd Village This will be held ‘in-trust’ until the closing date, this will be applied to the agreed purchase price on the closing day.• A Statement of Account will be prepared and given to the buyers, this includes the final purchase amount, the cheque amounts required for closing, and who the cheques should be made payable to on the closing day.



Purchase Process Continued

	<ul style="list-style-type: none">• A copy of the buyers ID, SIN card and health card must be provided so we can take photocopies to keep on file.• All policies will be given along with a policy acknowledgement form.• A read-only copy of the Life Lease Occupancy Agreement is provided for your review and may be taken to a lawyer for independent legal advice. <p>Other paper work will be given including:</p> <ul style="list-style-type: none">* Insurance requirements* Shepherd Gardens budget* Shepherd Gardens reserve fund* Waiver of Independent Legal Advice (to be signed if you choose not to obtain legal representation during the purchase process)* Certificate of Independent Legal Advice (to be completed if you obtain legal representation during the purchase process)
Step 8-	<p>Closing Date:</p> <ul style="list-style-type: none">• A closing date must be established and agreed upon by both parties, and is subject to approval of Shepherd Village.
Step 9-	<p>Closing Day:</p> <ul style="list-style-type: none">• All individuals named on the Life Lease Occupancy Agreement must be present on the closing date.• Please ensure you bring certified cheques in the required amounts, as specified on the Statement Of Account.• Proof of insurance must be provided, including coverage for personal property and a minimum of \$2,000,000 in personal liability. <p>Please Note: The unit will not close unless valid proof of insurance for the correct amount of liability is received.</p> <ul style="list-style-type: none">• All required documents must be signed on closing, including: The Life Lease Occupancy Agreement, the Waiver or Acknowledgement of Independent Legal Advice, the Policy Acknowledgement, and any other applicable forms.• Final Steps: Once all documents are signed and certified cheques are submitted, you will receive your keys along with copies of all signed paperwork.



Life Lease Occupancy Agreement (LLOA)

The Life Lease Occupancy Agreement, referred to as the *LLOA*, is the cornerstone of the Life Lease model at Shepherd Village. It is a binding legal document that grants the right to occupy a specific unit for the duration of the resident's lifetime.

We strongly recommend reviewing the LLOA thoroughly and seeking independent legal advice to ensure you make a fully informed decision.

The LLOA is prepared by Shepherd Village and must be signed on the closing date. In accordance with our admission policy, only individuals whose names appear on the LLOA are permitted to reside in the unit. Each named individual must sign the agreement at closing. Names may be added or removed at a later date, subject to Shepherd Village Guidelines guide lines and policies and procedures.

Once signed, the LLOA confirms your right to occupy the unit for life. In cases of death, incapacity, or declining health that necessitates a move to an Assisted Living or Long-Term Care facility, a designated Power of Attorney or Executor may act and sign on behalf of the occupant.

Owners, POA's and Executor's are welcome to sell their unit to whomever they choose, provided that they meet our admission requirements.

Admission Requirements

- The buyer must be at least 65 years of age (or older)
- Must be capable of living independently
- The purchase is a cash purchase. No liens, mortgages or loan are permitted. All cheques must certified and be presented on closing for the full sale price.
- All units are owner occupied (*The occupant of the unit must have their name on the Life Lease and must not rent out the unit*).



Amenities and Services

One of the greatest benefits of choosing Shepherd Gardens is the lifestyle that comes with it. As part of the welcoming Shepherd Village community, you'll enjoy access to a wide range of on-site amenities and supportive services—all designed to make daily life easier, safer, and more fulfilling.

Whether it's enjoying a meal with friends, participating in community events, or simply having the peace of mind that comes from professional support and maintenance-free living, everything here is designed to help you live with confidence, comfort, and connection.

Spiritual care is also at the heart of our community. Residents are invited to take part in our vibrant spiritual life through regular worship services, pastoral care, and quiet reflection in our on-site chapel.

At Shepherd Gardens, you're not just moving into a home, you're becoming part of a community that supports your physical, emotional, and spiritual well-being. It's all designed to give you peace of mind and the freedom to live life your way.

HOUSEKEEPING SERVICE

Light housekeeping services as well as annual spring and fall cleaning are available on a pay-per-use basis.

LAUNDRY SERVICE

Residents can take advantage of individual suite hook-ups for optional washer/dryer or use the laundry facilities provided on the second and fifth floors. Arrangements can also be made for laundry pick-up and delivery at reasonable rates.

MEAL SERVICE

The Cafe & Restaurant are operational 7-days per week, 365 days a year offering Breakfast, Lunch and Dinner options.

Monday to Sunday 8 am to 6 pm

HAIRDRESSING/BARBER SERVICES & SPA

The hair salon is located on the main floor of Shepherd Lodge and is managed by a private operator.

The salon hours are:

Monday	By Appointment
Tuesday - Saturday	9:00 am to 6:00 pm
Sunday	Closed



PHARMACY & CONVENIENCE STORE

Located on the ground floor of the Lodge, Summit Pharmacy offers a wide range of common prescriptions for convenient and fast pickup.

SOCIAL & RECREATIONAL PROGRAMS

Programming may be organized by residents through their Residents Council or they may choose to participate in programming provided by Shepherd Village including church services at the Church in the Village, recreational events, entertainment and excursions.

THE FITNESS CENTRE AND POOL

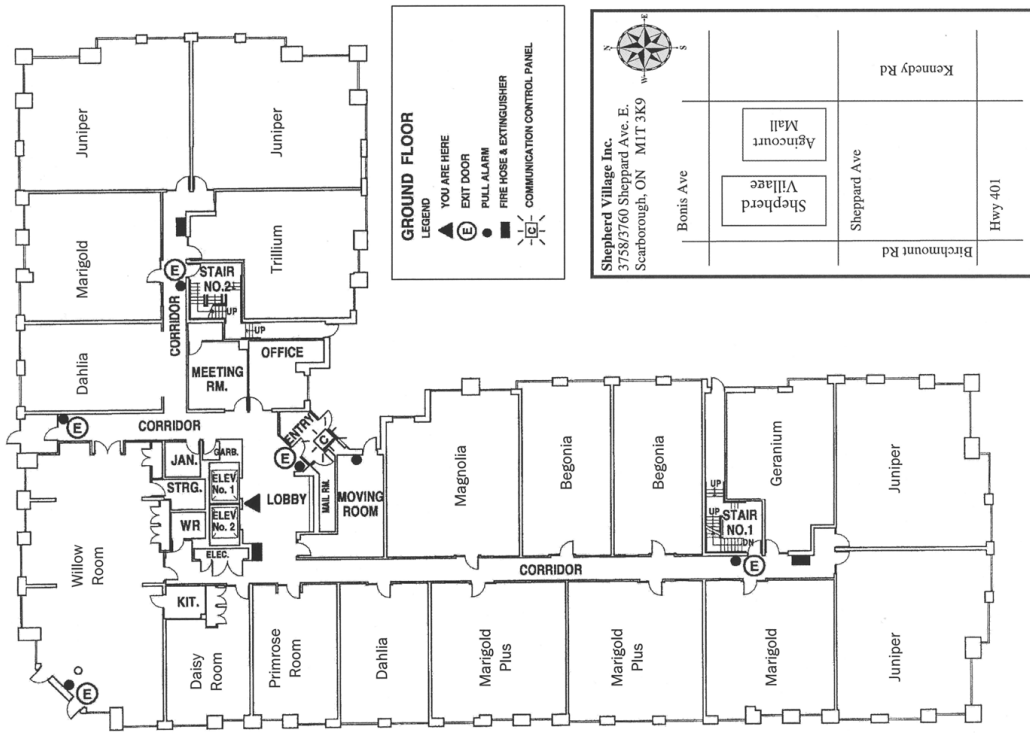
Is a welcoming space for our residents to stay active and energized with our modern fitness centre and indoor pool. A membership fee is charged monthly.

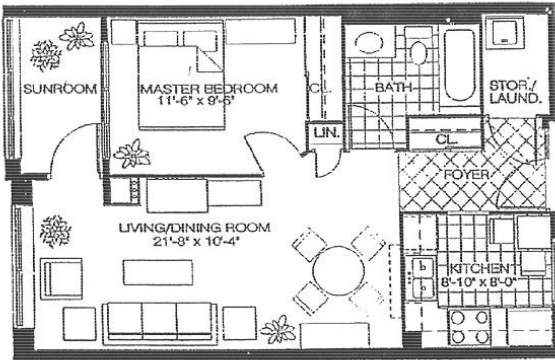
LIBRARY

The library is located on the third floor of Shepherd Gardens. You are welcome to borrow any of the books in the Library and return them when you are finished.



The Gardens Floor Plans





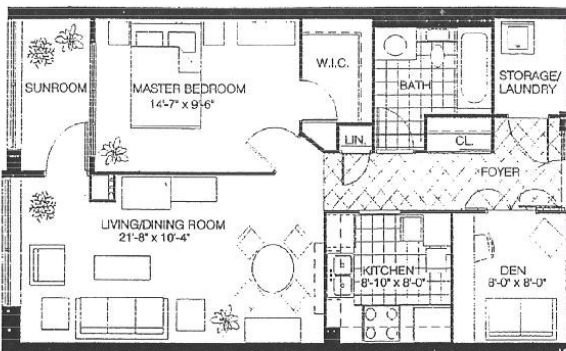
Dahlia

- One bedroom suite
- Number of suites—17 679 square feet
- One full bathroom
- Full kitchen (fridge, stove, dishwasher)
- Glass-walled sunroom, storage/laundry room
- Large bright windows



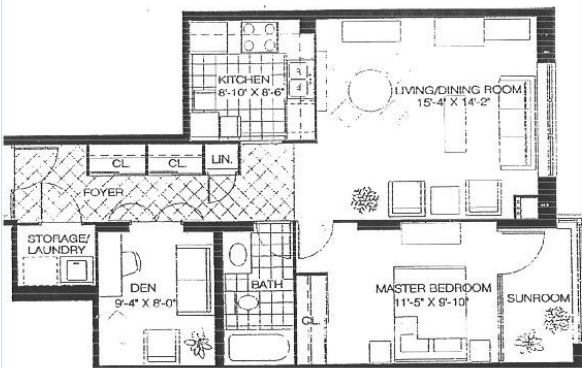
Dogwood

- One bedroom suite
- Number of suites—10 737 square feet
- One full bathroom
- Walk-in closet in master bedroom
- Full kitchen (fridge, stove, dishwasher)
- Glass-walled sunroom, storage/laundry room
- Large bright windows



Begonia

- One bedroom + den suite
- Number of suites—12 843 square feet
- One full bathroom
- Walk-in closet in master bedroom
- Full kitchen (fridge, stove, dishwasher)
- Glass-walled sunroom, storage/laundry room
- Convenient den

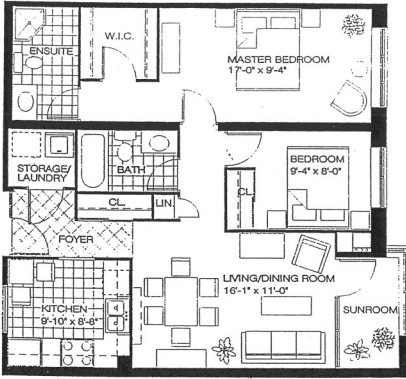


Geranium

- One bedroom + den suite
- Number of suites —1 843 square feet
- Located on the ground floor only, large floor-to-ceiling windows
- One full bathroom, storage/laundry room, full kitchen (fridge, stove, dishwasher), glass-walled sunroom, convenient den, 4 clothes/coat closets



Marigold



- Two bedroom suite
- Number of suites—22 946 square feet
- One full bathroom + ensuite
- Walk-in closet in master bedroom
- Full kitchen (fridge, stove, dishwasher)
- Glass-walled sunroom, storage/laundry room

Trillium



- Two bedroom suite
- Number of suites—1 973 square feet
- Located on the ground floor only, large floor-to-ceiling windows
- One full bathroom + ensuite
- Walk-in closet in master bedroom
- Full kitchen (fridge, stove, dishwasher)
- Glass-walled sunroom, storage/laundry room

Plus Marigold



- Two bedroom suite
- Number of suites—12 1,018 square feet
- One full bathroom + ensuite
- Walk-in closet in master bedroom
- Full kitchen (fridge, stove, dishwasher)
- Glass-walled sunroom, storage/laundry room

Hawthorne



- Two bedroom suite
- Number of suites—10 1,029 square feet
- One full bathroom + ensuite
- Walk-in closet in master bedroom
- Full kitchen (fridge, stove, dishwasher)
- Glass-walled sunroom, storage/laundry room

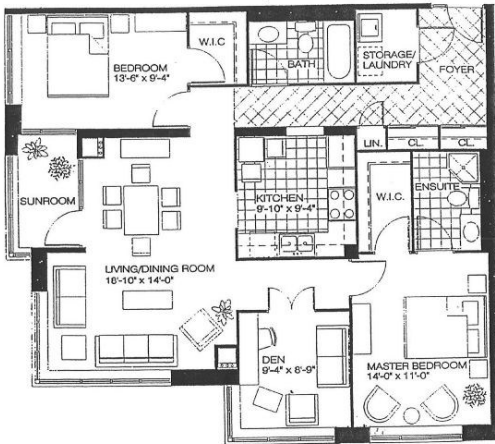


Magnolia



- Two bedroom suite
- Number of suites —6 1,222 square feet
- One full bathroom + ensuite
- Walk-in closet in master bedroom
- Full kitchen (fridge, stove, dishwasher)
- Glass-walled sunroom, storage/laundry room

Juniper



- Two bedroom + den suite
- Number of suites—24 1,284 square feet
- One full bathroom + ensuite
- Walk-in closet in master bedroom
- Full kitchen (fridge, stove, dishwasher)
- Glass-walled sunroom, storage/laundry room
- Convenient den

Suite Name	# of	Type	Sq ft
Dahlia	17	One Bedroom Suite	679
Dogwood	10	One Bedroom Suite	737
Begonia	12	One Bedroom + Den Suite	843
Geranium	1	One Bedroom + Den Suite	843
Marigold	22	Two Bedroom Suite	946
Trillium	1	Two Bedroom Suite	973
Marigold Plus	12	Two Bedroom Suite	1,018
Hawthorne	10	Two Bedroom Suite	1,029
Magnolia	6	Two Bedroom Suite	1,222
Juniper	24	Two Bedroom + Den Suite	1,284



Frequently Asked Questions

What do the maintenance fees cover?

The maintenance fee covers heating, air conditioning, water, and taxes.

Do we need homeowners' insurance? What kind?

Yes, you do need life lease insurance; it is the homeowner's responsibility to have insurance. You should get insurance for contents and personal liability for \$2,000,000.00 (two million dollars, which is the minimum requirement). Shepherd Gardens has insurance coverage for the building.

What is included with the purchase of the unit?

There is a wide range of amenities, including a games and exercise room, a car wash bay, resident lounges and social rooms, a workshop, a craft and hobby room, and 24-hour security surveillance cameras. There is also a hair salon, a pharmacy, and a convenience store.

Is there any medical assistance in the building?

The Gardens is for active, independent adults. Shepherd Village does not offer healthcare services to residents of the Gardens. However, there is a wellness clinic for residents who are not assigned to a family doctor.

Is the pool and gym included in the occupancy fees?

No, there is a monthly gym membership fee.

What happens in a medical emergency?

You would call 911.

Are pets allowed in the building?

Yes, dogs must be 25 lbs. MAX, as per the pet policy. The third floor of the building is pet-free.

Is there a sunroom in each unit?

Some units have sunrooms, but not all.

Does the building have storage lockers?

The storage lockers are all at the underground parking level. They are throughout the parking level and the common area, and the key works on all of them.

When we need Assisted Living, do we get priority to come to the Terrace?

Yes, you would have priority when moving to the Retirement Home (The Terrace), either for Independent or Assisted Living. For more information, please speak to the Marketing Manager.

When we need LTC, do we go directly to the Lodge? Will we get priority placement?

No, you would not get priority placement at the Lodge. There is an application form that needs to be completed. Shepherd Village does not have any influence on placements.

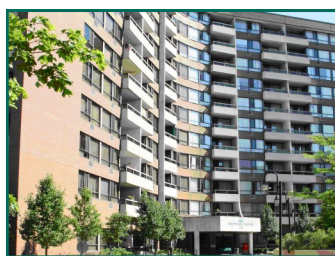
SHEPHERD VILLAGE

A Caring Christian Seniors' Community



GARDENS

Life Lease Residences



MANOR

Seniors' Apartments



TERRACE

Retirement Suites



LODGE

Long-Term Care

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www.shepherdvillage.org