

A Senior Living Community for New Canaan

TOWN COUNCIL PRESENTATION | JULY 15, 2026

Begin the public review

Tonight is not a request for final project approval. It is a request to authorize the next step in evaluating whether New Canaan can responsibly create a senior living option for longtime residents.



The proposal should be studied, questioned, refined, and reviewed before any final approvals are considered.

Keeping seniors connected

When longtime residents leave New Canaan for care elsewhere, the town loses more than neighbors.

1 Civic participation

Boards, commissions, volunteerism, and institutional memory.

2 Philanthropy

Local giving, campaign support, and nonprofit leadership.

3 Daily connection

Family visits, local spending, mentorship, and community presence.

What is different today

1 Demographics have changed

More residents are aging into a period where housing, access, and care continuity matter.

2 The need has been tested

New Canaan has explored senior housing for more than two decades. Site, scale, and fit matter.

3 Community benefit is broader

Senior living can support families, local participation, philanthropy, and economic continuity.

4 The process can be better

A transparent review can test assumptions before any final decision.



The purpose of the next phase is to give the community the information, context, and answers needed to evaluate the proposal thoughtfully.

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The Lapham legacy

Parcel E is part of the 1967 Waveny conveyance to the Town of New Canaan. The deed context, public expectations, and history of the land must be treated with care.

- 1967 conveyance divided the Waveny estate into parcels.
- Parcel E sits west of Lapham Road, between Route 106 and the Merritt Parkway.
- The deed language includes recreation, health, horticulture, public park, and gardens.
- Detailed deed and legal questions should be addressed through counsel and public review.



Waveny Zone - Parcel "E" Highlighted

The missing piece

Waveny already serves families across a wide continuum of care. The proposed Life Plan Community would create an earlier entry point for residents who want stability, services, and continuity as needs change.



Help residents remain connected to New Canaan with the right support over time.



Why this matters

16%+

of New Canaan residents
are seniors

~80

age-restricted units in town

42.9%

of departing residents cite
downsizing or similar
housing needs

i The need is real, documented, and growing.



A location worth evaluating

- Near Waveny's existing care campus
- Within the designated Waveny Zone
- Opportunity to preserve and improve open space access
- Subject to full public review and municipal approvals



Waveny Zone: Parcel E – The Mulch Area

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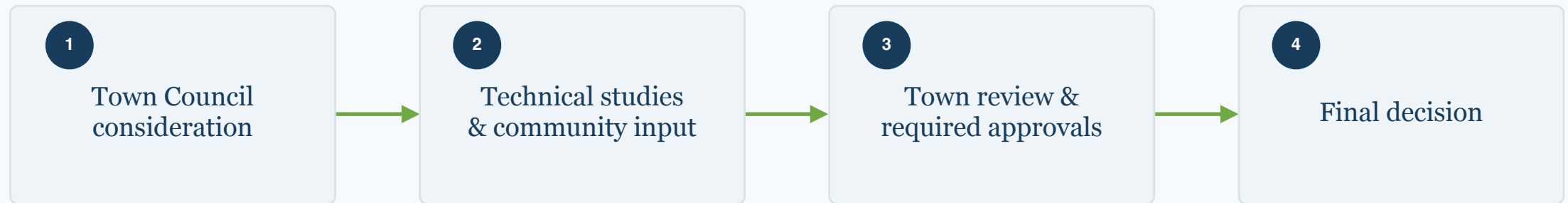
Five reasons this is worth evaluating

- 1 Senior need** Addresses a documented gap in local senior living options.
- 2 Continuity** Helps longtime residents remain connected to New Canaan.
- 3 Mission fit** Builds on Waveny's nonprofit care continuum and Town partnership.
- 4 Public benefit** Improve access, open space, infrastructure, and community assets.
- 5 Process** Allows the Town and public to study the proposal before any final decision.

i The need and potential community benefit justify careful public review.

How the process works

Tonight is the beginning of a public review process — not final project approval.



What happens after tonight

The process moves from preliminary exploration and information gathering into broader public review.

- Refine public-facing materials and FAQ.
- Launch a project page with what is and is not decided.
- Hold listening sessions with neighbors, conservation voices, seniors, families, and civic stakeholders.
- Prepare technical studies, public updates, and required municipal review materials.

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