



# Staff Report

## Administration – Chief Administrative Officer

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**Report To:** Special Meeting of Council  
**Meeting Date:** May 17, 2023  
**Report Number:** FAF.23.085 REVISED  
**Title:** Introduction to the Campus of Care Concept  
**Prepared by:** Shawn Everitt, Chief Administrative Officer

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### A. Recommendations

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THAT Council receive Staff Report FAF.23.085, entitled “Introduction to the Campus of Care Concept”;

AND THAT Council provides notice to the public that it has authorized staff to enter into a Letter of Intention with Skyline Development Acquisitions Inc. and peopleCare Inc. to proceed with the disposition and sale of municipal lands for the specific purpose of developing a Campus of Care as outlined in the concept being presented at this May 17, 2023 Special Meeting of Council.

### B. Overview

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This report provides an opportunity to introduce the concept of the 125 Peel Street Campus of Care and representatives from Skyline Development Acquisitions Inc. and peopleCare Inc. who have been successful in the negotiations with the Town to acquire portions of the 125 Peel Street property specifically for developing a Campus of Care.

### C. Background

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Since early 2022, the Town has been actively working towards the development of a Campus of Care which requires the disposition of municipal land, specifically portions of the 125 Peel Street property.

This work has been a collaboration of partners including the Ministry of Long-Term Care, and the Ministry of Municipal Affairs and Housing. Staff have sent a request to Ministry of Long-Term Care staff to initiate a meeting between Town staff, peopleCare Communities, and Ministry staff to fully understand the process with regards to providing the long-term care bed allocations held for the Town to peopleCare Communities.

A series of reports have been provided to Council regarding the Campus of Care Project. These reports and other relevant information can be sourced through the Town’s website on the [125 Peel Street Community Campus of Care Project](#) webpage.

## D. Analysis

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This project and formal process are now at a point where the Town can bring forward and provide specific details relating to the negotiations with Skyline Development Acquisitions Inc. and peopleCare Inc. public.

The Town has signed a Letter of Intent (LOI) with Skyline Development Acquisitions Inc. and peopleCare Communities Inc. that includes the negotiated purchase price of 18.7 contiguous acres of the 125 Peel Street property for \$15,000,000.

### **What is a Letter of Intent (LOI)**

An LOI is a document declaring the preliminary commitment of one party to do business with another. The letter outlines the chief terms of a prospective deal. LOIs are commonly used in major business transactions.

The Town will be responsible for three (3) severances on the existing 125 Peel Street property that would create three (3) individual parcels with the Town retaining the eleven (11) acre parcel of land on the north west side of the property along the highway 26 corridor. The Town will also be responsible for installing all offsite servicing and roadworks to the property line to service the Campus of Care.

Skyline Development Acquisitions Inc. and peopleCare Inc. will be responsible for obtaining site plan approval as well as all on site works.

### **What the Concept Provides**

| <b>Element Type</b>                   | <b>Number of Storeys</b> | <b>Number of Beds or Units</b> |
|---------------------------------------|--------------------------|--------------------------------|
| Long-Term Care Facility               | 3 Storey                 | 160 Bed (minimum)              |
| Retirement Living Building 1          | 5 Storey                 | 73 Units                       |
| Retirement Living Building 2          | 5 Storey                 | 73 Units                       |
| Labour Force Housing Building 1       | 3 Storey                 | 45 Units                       |
| Multi-Family Building 2 (market rate) | 5 Storey                 | 79 Units                       |

| <b>Element Type</b>                   | <b>Number of Storeys</b> | <b>Number of Beds or Units</b> |
|---------------------------------------|--------------------------|--------------------------------|
| Multi-Family Building 3 (market rate) | 5 Storey                 | 79 Units                       |
| Multi-Family Building 4 (market rate) | 5 Storey                 | 79 Units                       |
| Multi-Family Building 5 (market rate) | 5 Storey                 | 79 Units                       |
| Labour Force Building 6               | 3 Storey                 | 45 Units                       |
| <b>Total Units</b>                    |                          | <b>552 Units</b>               |
| <b>Total Long-Term Care Beds</b>      |                          | <b>160 Beds</b>                |
| <b>Grand Total</b>                    |                          | <b>712 Beds/Units</b>          |
| <b>Daycare</b>                        |                          | <b>80 Spaces</b>               |

Representatives of Skyline Development Acquisitions Inc. and peopleCare Inc. will be present at the May 17, 2023, Special Meeting of Council to provide a brief presentation on the Campus of Care Concept that has been negotiated, along with an overview of what peopleCare Inc. are proposing to provide with regards to the long-term care facilities.

Staff will be bringing forward a staff report to recommend the execution of the required agreements to formalize the disposition and sale of municipally owned land for the specific purpose of developing the Campus of Care as presented in this report and subject to the Town's site plan and servicing approval process. Staff anticipate that this staff report will be brought forward in June of 2023.

Town staff will also be bringing a staff report forward in the future that will provide the details regarding the servicing for the Campus of Care which is actively being developed through the engineering design process.

## **E. Strategic Priorities**

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### **1. Communication and Engagement**

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

### **2. Organizational Excellence**

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

### **3. Community**

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

### **4. Quality of Life**

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

## **F. Environmental Impacts**

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Consideration of potential environmental impacts has been and will continue to be a key priority as part of the development process for this project.

## **G. Financial Impacts**

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The Negotiations have been completed with a selling price of fifteen million dollars \$15,000,000 for 18.7 acres of developable land as provided in the Campus of Care concept Plan.

In 2021, Council approved the borrowing of a 25 year debenture in the amount of \$2,352,173. The interest rate is locked in at 2.61% for the 25 years. The principal and interest payment in the amount of \$181,000 is currently funded by the annual tax levy. At this time the Town doesn't have the ability to pay this debt off before the maturity date of 2046.

The cost to service the property is being funded by the appropriate Development Charge reserve funds. The servicing of 125 Peel Street and all developable lands are growth related costs and are most appropriately funded by Development Charges.

Staff recommend that a further staff report be brought for Council's consideration on the possible uses of the \$15,000,000.

## **H. In Consultation With**

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Senior Management Team

Sam Dinsmore, Deputy Treasurer/Manager of Accounting and Budgets

## I. Public Engagement

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The topic of this Staff Report has been subject to a Public Meeting which took place on January 17, 2022. Those who provided comments at the Public Meeting, including anyone who has asked to receive notice regarding this matter, have been provided notice of this Staff Report.

Comments regarding this report should be submitted to Shawn Everitt, [cao@thebluemountains.ca](mailto:cao@thebluemountains.ca).

## J. Attached

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1. Campus of Care Concept

Respectfully submitted,

Shawn Everitt  
Chief Administrative Officer

For more information, please contact:  
[cao@thebluemountains.ca](mailto:cao@thebluemountains.ca)  
519-599-3131 extension 234

## Report Approval Details

|                      |  |
|----------------------|--|
| Document Title:      | FAF.23.085 Introduction to the Campus of Care Concept.docx |
| Attachments:         | - Attachment-1-Campus-of-Care-Concept.pdf                  |
| Final Approval Date: | May 10, 2023   |

This report and all of its attachments were approved and signed as outlined below:

**Shawn Everitt - May 10, 2023 - 7:25 AM**

