



# Staff Report

## Administration – Chief Administrative Officer

---

**Report To:** COW-Finance, Admin, Fire, Legal, Community Services  
**Meeting Date:** June 26, 2023  
**Report Number:** FAF.23.112  
**Title:** Disposition and Sale of Portions of 125 Peel Street for the Development of a Community Campus of Care  
**Prepared by:** Shawn Everitt, Chief Administrative Officer

---

### A. Recommendations

---

THAT Council receive Staff Report FAF.23.112, entitled “Disposition and Sale of Portions of 125 Peel for the Development of a Community Campus of Care”;

AND THAT Council approve the sale of 18.7 acres of 125 Peel Street to Skyline Skydev as outlined in the Campus of Care Concept for fifteen million dollars (\$15,000,000);

AND THAT Council authorize the Mayor and Clerk to execute formal agreements with Skyline Skydev and peopleCare that provides the mutually agreed upon Terms and Conditions outlined in the executed Letter of Intention and additional Terms of Conditions that are to the satisfaction of the Town’s external Legal Counsel and the Town’s Senior Management Team;

AND THAT Council authorize the Mayor and Clerk to execute all required documents and land transfers to finalize the land acquisition pending the satisfaction and clearances of all conditions that have been mutually agreed upon by way of the previously executed Letter of Intent.

### B. Overview

---

This report provides Council with the opportunity to finalize the disposition and sale of 18.7 acres of 125 Peel Street as identified in the proposed Community Campus of Care Concept Plan with the remaining 11+ acres of land being retained by the Town for future municipal use.

### C. Background

---

At the May 17, 2023 Special Meeting of Council, staff brought forward a [Staff Report FAF.23.085](#) that introduced both Skyline and peopleCare who presented the [Proposed Campus of Care Concept](#) that has been endorsed by Council.

Council had provided staff with authorization to execute a formal Letter of Intention with Skyline and peopleCare to initiate the process where municipal lands declared surplus through the required process will be disposed of and sold to the successful and qualified proponent for

the purposes of developing, managing, and operating the Long-Term Care and Retirement Living facilities.

The process to formally declare the lands surplus to the needs of the Town, including the formal public meeting process, has been completed with the stipulation that the disposition and sale were specifically for the development of a Community Campus of Care that would include the allocation of one hundred and sixty (160) Long-Term Care Beds currently being held by the Ministry of Long-Term Care for this project.

#### **D. Analysis**

---

Town staff have worked diligently to get to a point where the formal disposition and sale of the lands can be recommended for Council consideration.

Staff were previously authorized to execute a formal Letter of Intent that provided the parameters of the mutually accepted Terms and Conditions. The Town, Skyline Skydev, and peoplesCare are now at a point where it is appropriate for the formal Agreement of purchase and sale to be executed. This would allow the project to move forward into the site plan and land development stage while adhering to the 2026 timeline for Long-Term Care Facility requirements set by the Ministry of Long-Term Care and the allocation of the 160 Long-Term Care Beds.

<b>Building Type</b>	<b>Bed/Unit Count</b>
Long-Term Care Facility	3 Storey 160 Bed
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 (Development Charge Ineligible)
Multi-Family Building 2 (market rate)	5 Storey 79 Units (Development Charge Eligible)
Multi-Family Building 3 (market rate)	5 Storey 79 Units (Development Charge Eligible)

<b>Building Type</b>	<b>Bed/Unit Count</b>
Multi-Family Building 4 (market rate)	5 Storey 79 Units (Development Charge Eligible)
Multi-Family Building 5 (market rate)	5 Storey 79 Units (Development Charge Eligible)
Labour Force Building 6	3 Storey 45 Units (Development Charge Ineligible)
<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>

## **E. Strategic Priorities**

---

### **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

---

It is a shared priority to ensure that the environmental impact of this project is limited and anticipate that proposed enhancements to the existing drainage corridor will improve the overall water quality and watercourse conditions both on-site as well as up and downstream.

Staff suggest that continued dialogue with key stakeholders such as the Beaver River Watershed Initiative could assist with a strategic approach to enhancing these existing assets.

## G. Financial Impacts

---

The negotiated sale of the 18.7 acres of land is \$15,000,000 million dollars.

As of June 14, 2023, the Town has expended a total of \$183,415 as outlined in the Table below.

Expense	Cost To Date
Property Constraints Analysis	\$4,579
Legal Services	\$22,968
Fairness Advisor	\$6,587
Stage 1 & 2 Archaeological Analysis	\$14,130
Property Survey	\$12,150
Development Management for RFP Process	\$54,459
Appraisal Services	\$2,340
Additional Pre-Development Studies	\$61,074
Consultation	\$5,128
<b>TOTAL</b>	<b>\$183,415</b>

In addition to the external costs noted in the Table above, since March of 2021 Town staff have allocated a total of 1,181.50 hours with a total staff costs of \$118,804.34 as of June 16, 2023.

Operations staff will be bringing forward a staff report to identify the work completed to date on the engineering design.

The cost of servicing will be financed through a range of funding sources including, but not limited to, existing Development Charges and future Development Charges. This project allows for the servicing of a secondary development area that will have additional properties being serviced through this work. It is anticipated that Bill 23 may have a significant impact on the

collection of Development Fees based on the potential development of housing that could meet the eligibility of Attainable Housing that has yet to be defined by the Province.

## **H. In Consultation With**

---

Senior Management Team

## **I. Public Engagement**

---

The topic of this Staff Report has been subject to a [Public Meeting](#) which took place on February 7, 2022. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report.

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

## **J. Attached**

---

1. Final Community Campus of Care Concept Plan

Respectfully submitted,

Shawn Everitt  
Chief Administrative Officer

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

### Report Approval Details

Document Title:	FAF.23.112 Disposition and Sale of Portions of 125 Peel Street for the Development of a Community Campus of Care.docx
Attachments:	- Attachment-1-Final-Community-Campus-of-Care-Concept-Plan.pdf
Final Approval Date:	Jun 16, 2023

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

**Shawn Everitt - Jun 16, 2023 - 12:54 PM**

