

# The Importance of the Campus of Care

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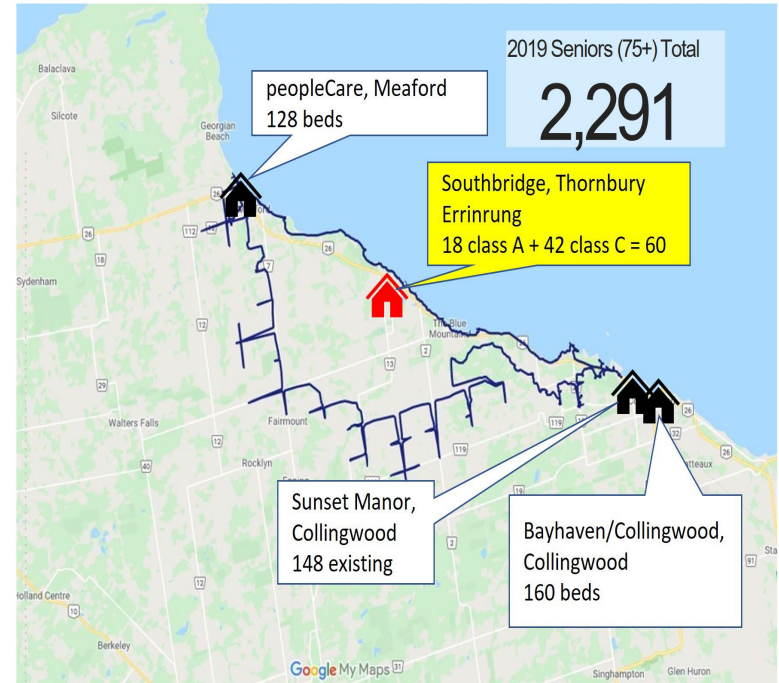
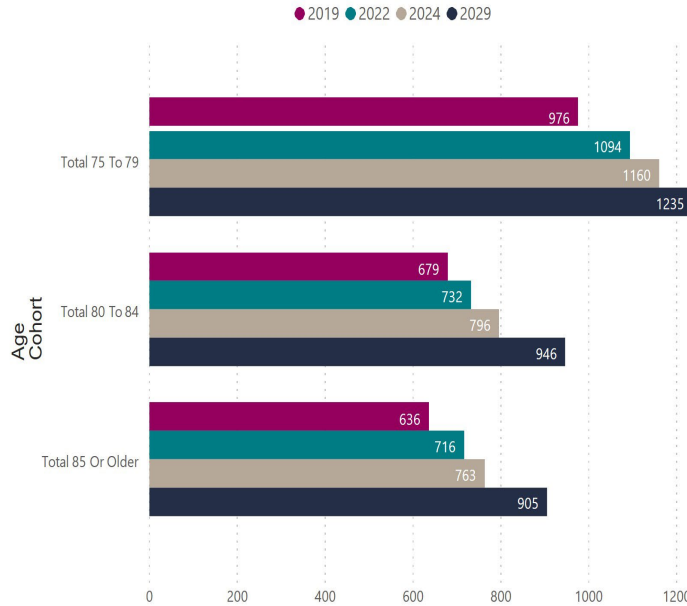
# Current Long Term Care Status

- Thornbury has only one small 60 bed Long Term Care Home and Retirement Residence
- Errinrung Long-Term Care has 18 new Class “A” beds and 42 “C” beds. The class “C” beds need to be redeveloped to meet current standards by 2025.
- Given the age and small size of Errinrung, this is unlikely to happen, and it will likely be forced to close.

# Thornbury Seniors Population Projection - 15 Minute Drive

Thornbury 15

Seniors Population Projection By Age Cohort



3 Year Seniors (75+) Projection    5-Year Seniors (75+) Projection    10 Year Seniors (75+) Projection

2,542

2,719

3,086

Source: Environics Analytics, 2019.  
 Note: Population projections developed by Environics Analytics and based on Statistics Canada Census of Population.  
 Projections are estimates only and do not consider local factors such as new developments, employers or projects.

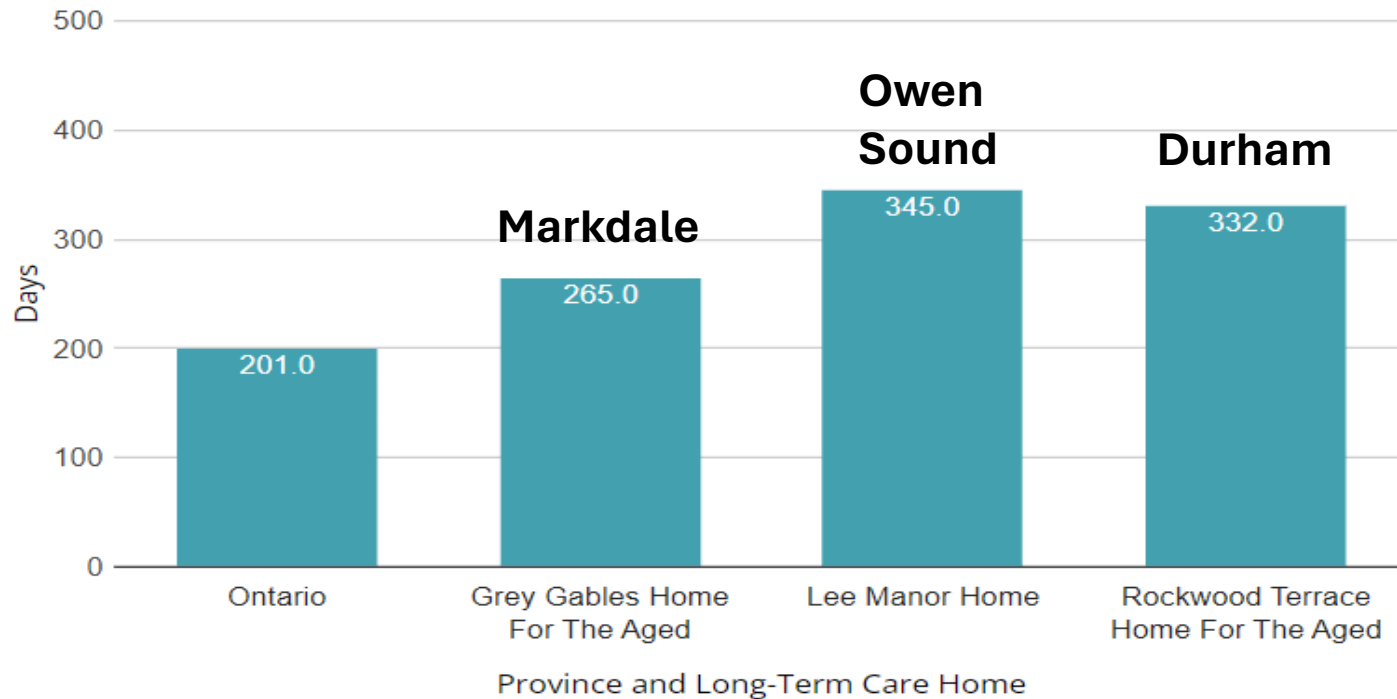
By 2029 there will be 3,086 seniors over age 75, 905 of whom will be over 85

# Long Term Care

- While we all want to live independently at home as long as possible, we all know that sometimes life intervenes.
- In the Blue Mountains this will mean that if we need to move into assisted living or long-term care, we will be forced to move away from our friends and the community which we love.
- It is well documented that outcomes are poor for seniors removed from their social support networks.

# Current Wait Times in Grey County Homes

Median number of days people waited to move into a long-term care home, in Ontario, by LTC home, by prior location, 2022/23



**Wait times range from 265 to 345 days  
Compared to Ontario average of 201**

# History of Campus of Care

- After Grey County put the expansion of Grey Gables in Markdale on hold indefinitely and with the imminent closure of Errinrung.
- Our last Council recognised senior care as an urgent priority and tried to work with Southbridge the operator of Errinrung to find a site that would work for them.
- Things did not work out and we recognized that to have any influence on what was going to be delivered for the community we needed to control the bed allocation.
- We lobbied the Ontario Ministry of Long-Term Care to allocate us beds.
- That partnership was announced in January 2022 and the Town was provisionally allocated 160 long-term care beds.
- This was the first time a municipality had been allocated beds.
- Council married this bed allocation with the 32 acre 125 Peel Street property it had purchased in 2021 for \$3,450,000 and completed a request for proposal process.
- In April 2023 the Province approved the first Community Infrastructure and Housing Accelerator in order to expedite the planning process, further enhancing the attractiveness of the project.
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# Skyline and peopleCare Communities

- In May 2023 the Town announced it had signed a Letter of Intent (LOI) to develop the 125 Peel Street site with Skyline Development Acquisitions Inc., a very reputable developer, and peopleCare Communities Inc. the operator of the new Meaford Long Term Care home, the successful proponent in the RFP process.
- The LOI included the negotiated purchase price of \$15 million for 18.7 contiguous acres of the 125 Peel Street property

# Campus of Care

- Through the RFP and subsequent negotiations, the resulting LOI includes a proposal which gave Council almost everything it had asked for, and which will deliver:
  - a 160-bed long-term care home
  - 90 units (160 beds) of attainable labour force housing
  - 146 units (>250 beds) of retirement living
  - > 300 units of family apartments
  - Centralized amenity hub
  - Daycare facility consisting of 80 spaces
  - Community gardens and open greenspace
  - Pickleball courts and a playground
  - Enhanced naturalized stream corridor and integrated and landscaped trail network

The project encompasses 10 buildings from 1 to 5 stories in height.



# Campus of Care Conceptual Proposal





# Summary

- The Campus of Care provides much needed facilities for seniors, as well as affordable labour force housing and apartments for young families, a type of housing not currently available in the TBM.
- It is being built at no cost to the taxpayer.
- This is an exceptional opportunity for our Town.
- Let's get on with it!!

# Will Council Kill This Project Through Delay

- In January 2022 the Province gave us a provisional allocation of 160 beds until 2026
- In May 2023 the Town announced it has signed a Letter of Intent with the Developer
- Now one year later there is still no signed Development Agreement and at the April 30<sup>th</sup> COW Council voted to further delay the project by tabling the servicing report.
- A vote for further delay will put this badly needed project in peril

# The Look and Feel



or



Thank you for your time

Questions?