



The Journey of 125 Peel Street South

Paul Reale

Presented to the Town of the Blue
Mountains

Council Meeting, June 24th, 2024

Paving the Path Forward: Key Points Achieved

Thank you, Madame Mayor and Councillors, for the positive aspects of the motion:

- Scheduling the public meeting during the planning process
- Prioritizing safety engagements with MTO and Grey County
- Providing a proactive approach to infrastructure improvements
- Maximizing environmental impact mitigation
- Offering affordability guideline options for residents on Peel Street South
- Discerning the difference between a collector road and a local road



Unanswered Questions: Who Will Guide Us?

- Is there a plan for implementation oversight?
- How will the council ensure that the design beyond 60% is contingent on satisfactory discussions with MTO?
- Can the council provide regular updates on the discussions with MTO and Grey County to ensure transparency and accountability?
- How will the council monitor and report on the progress of these environmental impact mitigation efforts?
- Can Council ensure that these updates are communicated transparently and regularly to the public?



HOME > THE BLUE MOUNTAINS AND GREY HIGHLANDS

TBM unveils \$15 million deal for Campus of Care property

The project includes a long-term care home, retirement living, work force housing, family housing and a daycare facility

Chris Fell, Local Journalism Initiative reporter
May 17, 2023 6:00 PM



2 / 3 Skyline Development Acquisitions President Greg Jones outlines the preliminary site plan for the proposed Campus of Care project near Thornbury. | Chris Fell/CollingwoodToday

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The Town of The Blue Mountains has announced a \$15 million deal with two companies to advance the Campus of Care project.

The Blue Mountains council held a special meeting on May 17 to announce it had reached a deal with Skyline Development Acquisitions and peopleCare to move forward with the development of property at 125 Peel Street near Thornbury into a multi-faceted Campus of Care development.

Council voted 7-0 in favour of a resolution to enter a [letter of intention](#) to sell 18.7 acres of the Peel Street property to the two companies to develop the Campus of Care project. The sale price is \$15 million. The town purchased the Peel Street property in 2021 for a total of \$3.45 million. Just over \$2.3 million of the purchase was funded by long-term debt.

"This is a pretty proud moment for everybody," CAO Shawn Everitt said.

- Planting a garden
- Building or fixing a deck/patio
- Installing a fence
- Painting home exterior
- Adding siding to home
- Adding a shed or garage

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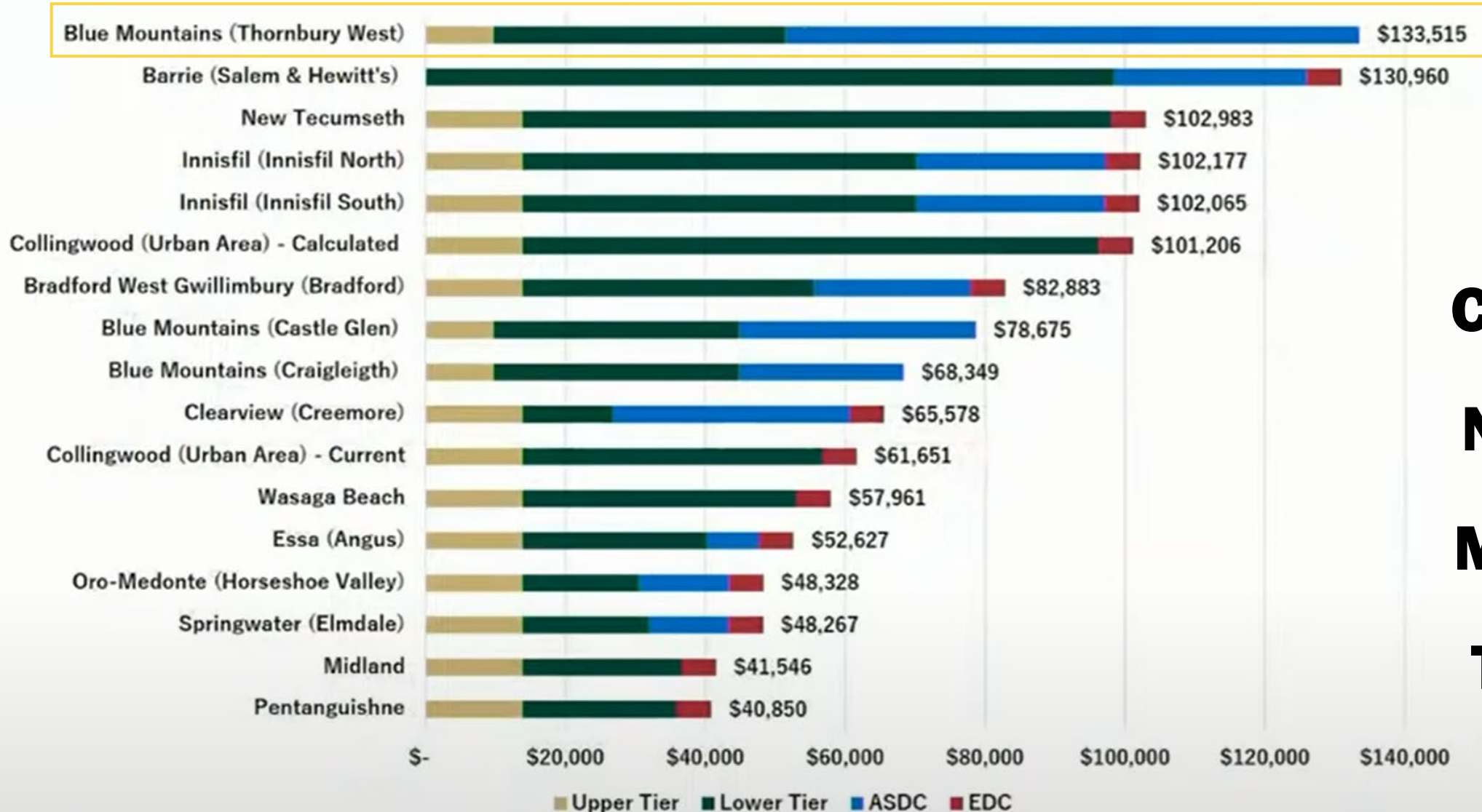
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Unwrapping the Mystery: The Financial Puzzle

The Quest for Funds: Are We Prepared?

1. Was allocating \$11.5 million for servicing 125 Peel Street South in the February 2022 budget before having it for sale a prudent decision?
2. Was the \$11.55 million profit from the sale of the property in June 2023 enough to pay for the servicing of 125 Peel Street South?
3. Where is the money coming from to pay for the full urbanization of Peel Street South, Peel Street North and Bay Street East?
4. Is there a detailed breakdown of how Development Charges will be used?
5. Can we receive clarity on the range of other funding sources for these projects?

Residential Rate Comparison: Single/Semi-Detached



**Crunching
the
Numbers:
What It
Means for
the
Taxpayer**



Communicating the Vision

Who Baked the Cake?

January 17, 2022: CAO releases staff report to announce Campus of Care.

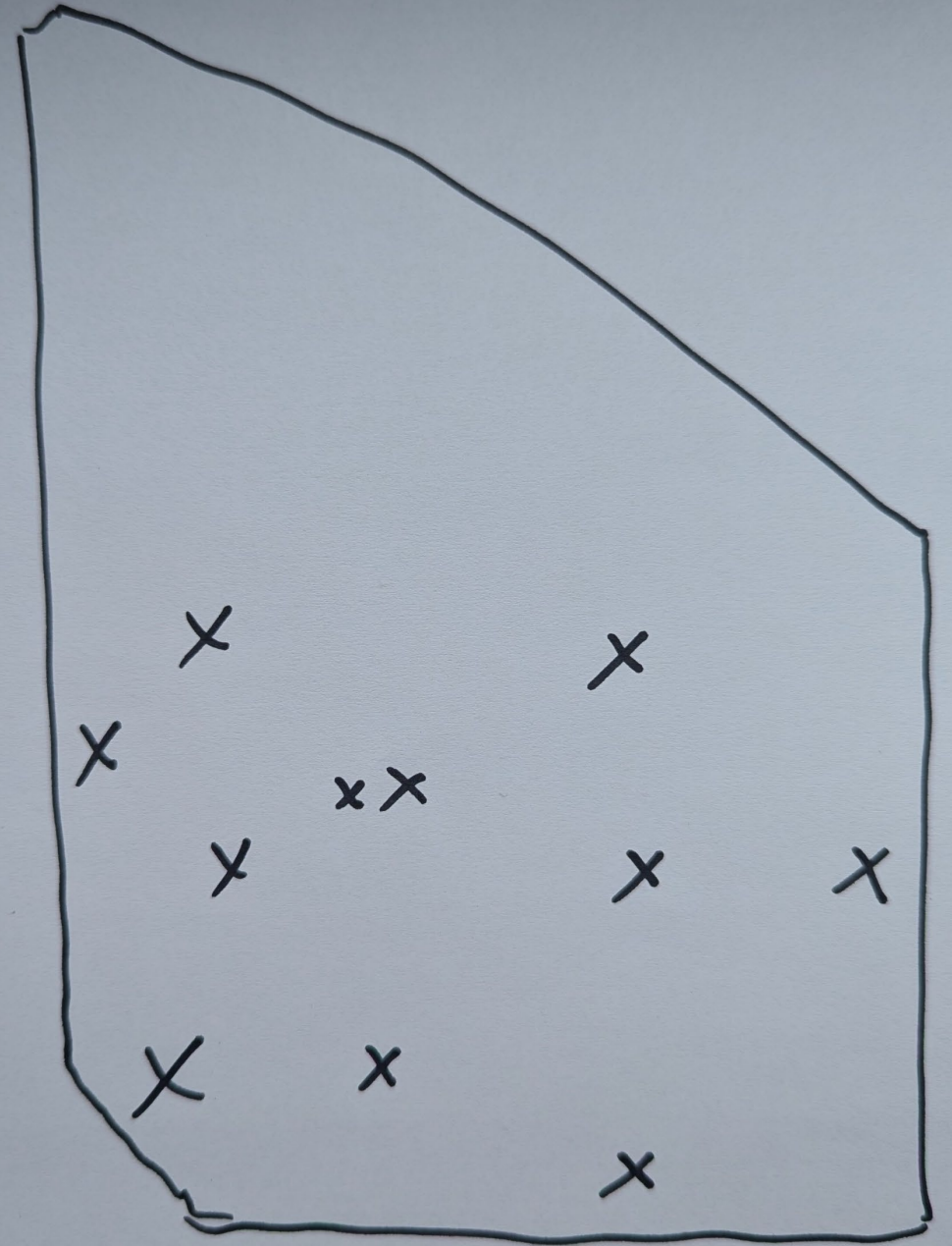
February 7, 2022, Virtual Public Meeting on Declaring a Portion of 125 Peel Street as Surplus: 0 members of the public attend the meeting and 0 written comments are received by the Town Clerk.

March 7, 2022, Public Feedback Requested Regarding the Community Campus of Care: Window for written comments opens on Town's website on March 7 and closes March 10 @ 12PM (12 written comments are received).

November 22, 2022: Public notice posted on the draft of the CIHA (Community Infrastructure and Housing Accelerator): All questions and comments are to be submitted in writing (no information available on written comments received).

Imagining Tomorrow: Campus of Care

- One 3 storey long-term care facility
- Two 3 storey attainable labour force buildings
- Two 5 storey retirement housing units
- Four 5 storey residential housing units
- Daycare facility
- Amenity building
- 786 parking spaces



Call To Action: Shaping Our Future Together

The public deserves and needs a meeting on the vision of the Campus of Care. This discussion should have happened 2 years ago and didn't. We need a public meeting as soon as possible. A public meeting during the planning process is a moot point because there is no recourse to appeal a site plan under the Community Infrastructure and Housing Accelerator (CIHA).



THE BLUE MOUNTAINS

FUTURE
STORY



Thank You

“Only when the last tree has died and the last river has been poisoned and the last fish been caught will we realize we cannot eat money.”

– *Proverb often attributed to First Nations or Indigenous Peoples*