



# Staff Report

## Administration – Chief Administrative Officer

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**Report To:** Council Meeting  
**Meeting Date:** November 12, 2024  
**Report Number:** FAF.24.144  
**Title:** Termination of 125 Peel Street Campus of Care Negotiations  
**Prepared by:** Shawn Everitt, Chief Administrative Officer

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### A. Recommendations

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THAT Council receive Staff Report FAF.24.144, entitled “Termination of 125 Peel Street Campus of Care Negotiations”;

AND THAT Council by way of this report formally provides notice to the Community and its residents that no further advancement of the 125 Peel Street Campus of Care project will be considered and that the project is therefore terminated.

### B. Overview

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This staff report has been provided to Council to formally notify the community that the proposed 125 Peel Street Campus of Care will not proceed.

### C. Background

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Since late 2021, the Town has been actively working to support the development of a Campus of Care to increase public access to long term care, retirement housing and attainable housing to support the local community. The proposed site was located at 125 Peel Street in Thornbury. This work has been a collaborative effort between partners including the Ministry of Long-Term Care and the Ministry of Municipal Affairs and Housing.

The project was initiated in 2021 when a request by Council was submitted to the Ministry of Long-Term Care to schedule a meeting to fully understand the process regarding the long-term care bed allocation and the process to have municipal lands declared surplus and sold for the sole purpose of the Campus of Care project.

Since 2021, a series of staff reports have been provided to Council regarding the project. All of the reports and other relevant information is available on the Town website through the [125 Peel Street Community Campus of Care Project webpage](#).

In May 2023, staff report [FAF.23.085 Introduction to the Campus of Care Concept](#) was approved by Council. This report detailed the Campus of Care concept and sale price of the

lands that had been negotiated with Skyline Development Acquisitions Inc. and peopleCare Communities Inc. The report explained that the Town had 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.

## **D. Analysis**

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Based on the direction Council provided, since May 2023 Town staff along with external Legal Counsel worked closely with the representatives of Skyline Development Acquisitions Inc. and peopleCare Communities Inc. to develop a formal Agreement of Purchase and Sale (APS).

As a result of consideration and thoughtful deliberations by Council, unfortunately, a mutually acceptable agreement was unable to be reached, and Council directed staff to formally advise Skyline Development Acquisitions Inc. and peopleCare Communities Inc. that no further advancement of the 125 Peel Street Campus of Care project will be considered.

Following the direction provided by Council, Town staff have formally advised Skyline Development Acquisitions Inc. and peopleCare Communities Inc. of Councils direction.

### **Campus of Care History**

The Campus of Care project was first initiated by Council in 2021. In June of 2021 Council received a request from Southbridge Health Care LP to consider supporting an application for a Ministerial Zoning Order (MZO) for the potential development of a Long-Term Continuum of Care. Before Council considered the request, there was a follow up request by Southbridge Health Care LP to pause their request being formally considered by Council. No further requests were received from Southbridge Health Care LP.

At that time, Council identified that the recently purchase property located at 125 Peel Street in Thornbury could potentially a suitable location to support a Campus of Care concept similar to what Southbridge had outlined and as to other similar projects across the province.

It was always very clear that the Town had no interest in building and operating a Long-Term Care, and that the viability of the project would require a partnership with the Long-Term Care industry. Consideration was given to partner with private, not-for-profit, or Grey County to be potential providers/operators of the Long-Term Care facility and that the Ministry of Long-Term Care would have an essential role in the process to Pre-Qualify potential proponents.

As a result of Council proposing this unique model to the Ministry of Long-Term Care, and by offering municipal land to be purchased by pre-qualified proponents, in January 2022 the Town was provisionally allocated 160 long term care beds from the Ministry of Long-Term Care.

Since 2022, significant staff and Council time has been allocated to this project and it is unfortunate that an agreement was unable to be reached for the project to proceed. Approximately \$150,000 has been expended throughout the negotiation process which also included the completion of pre-development studies that were the responsibility of the Town

within the signed Letter of Intent (LOI) as a means to provide a development ready site, along with the provision of the Community Housing Infrastructure Accelerator (CHIA) that the Town was successful in achieving. It is important to note that approximately 85% of those funds expended for the pre-development studies is not lost and these studies can be utilized going forward as the land is further considered in the future.

Since 2022, a few Provincial and Town level changes have been made to funding models and that updated the policies related to Development Charges. In April 2024, Council approved the Development Charges By-law that included updated fees that are reflective of development paying for development at 2024 costs.

Unfortunately, due to these changes, the Campus of Care's financial viability could not be negotiated further. The determination is that the project was not financially viable and that no further advancement be considered.

## **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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Town staff will consider works that may be required since Town ownership of 125 Peel Street will continue.

Town staff, since its ownership of 125 Peel Street has ensured that the land has continued to be farmed and professional managed through the planting and harvesting of crops.

## **G. Financial Impacts**

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Staff will outline in the 2025 Budget the financial allocations of funding spent to date and propose the appropriate funding sources since purchase of the land is no longer a consideration through a Campus of Care Project.

## **H. In Consultation With**

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Senior Management Team

## **I. Public Engagement**

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The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre 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. Any comments regarding this report should be submitted to Shawn Everitt, Chief Administrative Officer, [cao@thebluemountains.ca](mailto:cao@thebluemountains.ca).

## **J. Attached**

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None

Respectfully submitted,

Shawn Everitt  
Chief Administrative Officer

For more information, please contact:  
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**Report Approval Details**

Document Title:	FAF.24.144 Termination of 125 Peel Street Campus of Care Negotiations.docx
Attachments:	
Final Approval Date:	Nov 7, 2024

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

**Shawn Everitt - Nov 7, 2024 - 10:56 AM**