



Vision for the development of a community campus of care pilot project

March 2, 2022

Introduction

- The Town of The Blue Mountains (the Town) is acting as catalyst for a new Campus of Care (the Campus).
- The Campus is to be developed on part of a 32-acre site currently owned by the Town at 125 Peel Street, Thornbury.
- The campus would accommodate increases in housing and service needs for seniors, and attainable housing options for workers to provide care and support to an aging population.
- The Town does not have experience in the development of a Campus of Care; therefore, Council determined the most effective approach to a successful development is through a competitive process.
- An allocation of one hundred and sixty (160) long-term care beds from the Ministry of Long-Term Care has been secured.
- The land could be conveyed to a successful consortium lead either through sale or long-term lease

Visioning session

- Council appointed a Task Force to guide the process of selecting the consortium and working with them to develop the Campus of Care.
- The task force consists of:
 - two members of Council
 - senior Town staff
- SHS Consulting, an experienced Development Management Consultant, was retained as a resource supporting the Task Force and Council.
- **February 9:** SHS facilitated a Visioning Session to confirm the vision for the campus and the process for its development.

Goal

To facilitate a self-sustaining Community of Communities in the Town of The Blue Mountains that:

- ❖ focuses on healthy senior's care and living
- ❖ allows the builders and champions of our community to age within the community they love and belong to, and
- ❖ provides the human and supportive industry services to support the Community of Communities.

Guiding principles

A seniors' focused community with:

- Long-term care beds
- Variety of housing and care support options
- Housing for a mixed income and mixed tenure (rent/own) community

Developed using a holistic approach from three core perspectives:

- Social
- Environmental
- Cultural

Guiding principles

Environmentally sustainable, focusing on:

- Reducing development's environmental impact
- Reducing overall carbon footprint
- Achieving long term energy cost savings

Guiding principles

- Will set a standard and expectations for future development in the Town.
- Will be financially self-sustaining without need of ongoing Town financial support.
- Design, financing, construction and operation of the campus will be the responsibility of a consortium with the experience and resources to achieve the overall goal.
- Innovation is a high priority to show Town leadership in the provision of seniors housing.
- Risks must be minimized.

Role of the Campus in the community

- Fill the gap for seniors housing options so long-time residents of The Blue Mountains may age in place, in a familiar environment and community.
- Fill the gap for attainable housing for support workers needed to provide care for seniors.
- Provide opportunities for space to fill other important community service gaps (i.e. childcare).
- Showcase innovative approaches to meeting housing needs outside from the current reliance on large detached homes.

Site plan guidelines

- Emphasis on **walking trails** for social and physical well-being.
- Enhancing the existing **watercourse** as a key natural and land design element.
- Supports and enhances **active transportation** and connectivity.
- Outdoor gathering spaces to **enhance socialization** and reduce isolation.
- Site servicing **viability**.
- Enhanced **connection** to the existing **nearby recreation** facility.
- Ensure land is reserved for a **future** multi-use recreation facility.

Project elements

Mandatory elements:

- 160-bed long term care facility (project anchor)
- Attainable worker housing

Optional elements, at the discretion of proponents:

- Retirement housing/assisted living
- Life lease housing
- Bungalows/cottages
- Central social/recreational hub
- Community gardens
- Childcare facility
- Seniors' day program centre
- Housing diversity in built form, tenure type and price point

Criteria for selection

Consortia could include any one or a combination of:

- private sector organizations
- not-for-profit sector organizations

Priority is to select a developer with:

- Resources to undertake, and
- Experience to complete and operate a project of this magnitude.

Consortia should also include:

- a long-term care operator with proven experience in LTC operations
- an experienced architect in long term care design, multi-unit residential housing (low/mid rise) and innovative gentle density housing design

Criteria for selection

Other preferred areas of expertise could include:

- the development of Campus of Care communities
- sustainable design
- on-site servicing methods
- innovative building forms and methods
- energy efficient design and development, such as experience in Passive House, geothermal, solar or other such approaches
- knowledge of universal design and functional accessibility
- knowledge in accessing government funding programs to enhance affordability

Risk mitigation

Risk

- The selected proponent might fail to deliver the development as intended
- The financial resources needed to develop the project might not be secured
- Potential concerns of the use of the Ministerial Zoning Order (MZO) process, could cost the municipality some community support

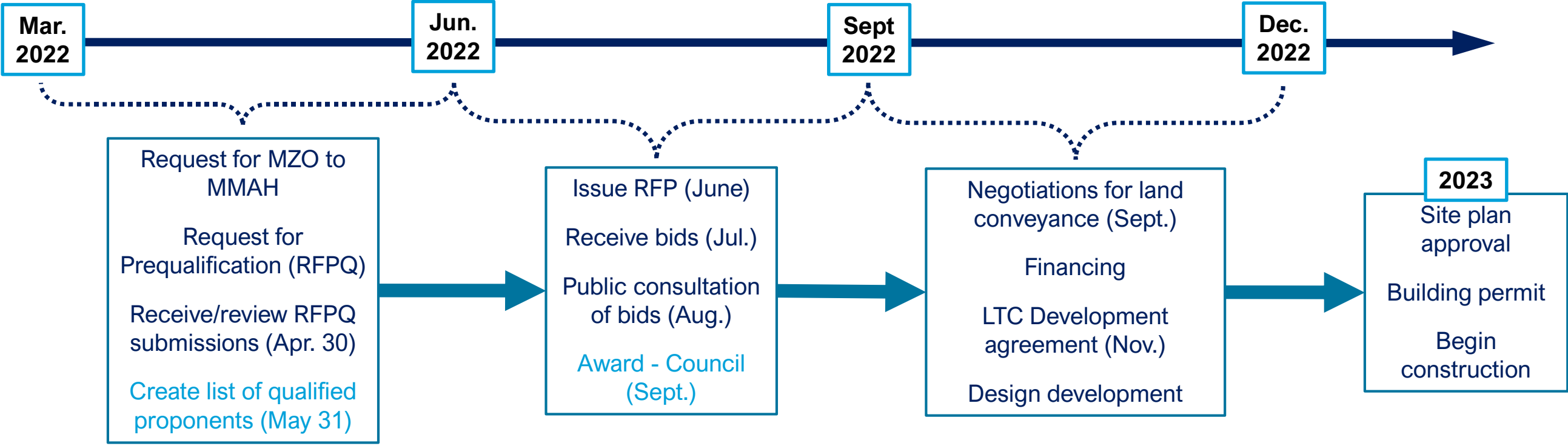
Mitigation

- Transfer of land will be subject to clear penalties upon breach of the agreement.
- The Town may support the proponent in accessing funding programs where possible and support to accelerate approval of program funding.
- While there might be some concern about the MZO process, benefits to be gained far outweigh negative implications of delays in the approval process.

Process and timeline

- **Timeline objective:** to achieve approval of successful consortium prior to the 2022 municipal election.
- Reduced risk would attract a greater number and range of bidders.
- An MZO from the Ministry of Municipal Affairs and Housing would provide certainty of planning approvals and significantly accelerate the timeline.
- The Town will coordinate the selection process for the consortium; the Ministry of Long-Term Care must approve of the recommended proponent.
- The Town intends to reach an agreement on the transfer of the property to the consortium as soon as possible after approval of the selected proponent.
- Target to commence construction no later than fall of 2023.

Process and timeline





Thank You