



[www.springwater.ca](http://www.springwater.ca)  
2231 Nursery Road  
Minesing, Ontario  
L9X 1A8 Canada

January 20, 2020

Sam Langman  
Elmvale Active Seniors Residence  
2477 Flos Road 10 West  
Elmvale, ON L0L 1P0

**RE: Support for a Ministerial Zoning Order – Elmvale Active Seniors Residence**

Dear Mr. Langman,

I am pleased to advise that at its regular meeting on January 15, 2020, Council of the Township of Springwater passed the following resolution in support of the Elmvale Active Seniors Residence:

**C008C-2020**

Moved by: Coughlin

Seconded by: Chapman

That correspondence and information items listed herein, be received as information:

1) Letter from Elmvale Active Seniors Residence re: Request for a Ministers Zoning Order

And

That Council for the Township of Springwater hereby supports the Elmvale Active Seniors Residence application for a Ministerial Zoning Order for their Comprehensive Seniors Retirement Campus proposal; and,

That Council urge the County of Simcoe to support the application for a Ministerial Zoning Order.

And Further That this resolution be forwarded to The Honourable Steve Clark, Minister of Municipal Affairs and Housing; The Honourable Doug Downey, Attorney General and MPP for Barrie-Springwater-Oro-Medonte; Doug Shipley, MP for Barrie-Springwater-Oro-Medonte, and the County of Simcoe.

**Carried**

I am confident the proposed Elmvale Active Seniors Residence would be of great benefit to the community of Elmvale and beyond. It would allow seniors within the Township of Springwater to remain active and engaged members of their community,

and diminish the isolation and loneliness often experienced by the aging population. In addition, the proposed amenities would attract seniors from surrounding communities, and identify Springwater as a destination for those wishing to age actively.

Should you have any questions, please contact me at [don.allen@springwater.ca](mailto:don.allen@springwater.ca) or (705) 728-4784 Ext. 2040.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Allen". The signature is fluid and cursive, with the first name "Don" and last name "Allen" clearly distinguishable.

Don Allen, Mayor  
Township of Springwater

cc. Steve Clark, Minister of Municipal Affairs and Housing  
Doug Downey, Attorney General and MPP for Barrie-Springwater-Oro-Medonte  
Doug Shipley, MP for Barrie-Springwater-Oro-Medonte  
The County of Simcoe



## THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER RESOLUTION

Moved by: *Coughlin*  
Seconded by: *Chapman*

RESOLUTION NO. *CO08C-2020*  
DATE: *15 January 2020*

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Recorded Vote Requested By:						
Vote Order	Name	Yes	No	Name	Yes	No
	Councillor George Cabral			Councillor Perry Ritchie		
	Councillor Jack Hanna			Deputy Mayor Jennifer Coughlin		
	Councillor Wanda Maw-Chapman			Mayor Don Allen		
	Councillor Anita Moore					

Motion: Carried ☒ Lost ☐ Deferred ☐ Presiding Officer: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'L. Allen', is written over the line for the Presiding Officer.



## ELMVALE ACTIVE SENIORS RESIDENCE

Community • Hospitality • Equality • Generosity

**January 29, 2020**

Warden Cornell and Members of County Council

County of Simcoe  
1110 Highway 26  
Midhurst, Ontario  
L9X 1N6

### **Re: Elmvale Active Seniors Residence (EASR) Request for a Ministers Zoning Order**

Dear Warden Cornell and Members of County Council

We trust you have already heard that Elmvale Active Seniors Residence (EASR, a Non-Profit Corporation) is proposing the very first major Comprehensive Seniors Retirement Campus (Residential Accommodation with a Range of Care Services, a Seniors Medical Clinic, and a host of outdoor and indoor Amenities) in Springwater Township, to serve the entire municipality and areas beyond. These facilities will be located in Elmvale and allow Seniors to get the services and accommodation they need while staying within their own community. We have attached a detailed Fact Sheet (highlighted in yellow for a quick overview) outlining our proposal.

At a recent Springwater Township Council meeting (January 15, 2020), the Township supported our request for a Minister's Zoning Order (MZO) to expedite the approval process. A copy of their Resolution is attached). Minister Steve Clarke has shown great interest in projects that benefit entire communities (like Seniors), provide jobs, and where he is able to reduce "red tape" (his words) and shorten the time required for Approvals.

With this letter we are respectfully requesting similar support from the County of Simcoe.

We are requesting that the MZO contain provisions similar to the following:

#### **Ministers Zoning Order (MZO)**

*The Planning Act authorizes the Minister of Municipal Affairs and Housing to make Zoning Orders for regulating the use of land and the location, use, height, size and spacing of buildings and structures. (Planning Act, Sect 47)*

*There is no appeal in respect of a decision of the approval authority under Subsection (34) if the approval authority is the Minister. (Planning Act, Sect 17.36.5)*

#### **Definitions**

1. *In this MZO.*

*"accessory" means a use, building or structure that is normally incidental or subordinate to a principal use, building or structure located on lands described in section 2, including but not limited to,*





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- (a) administrative offices,
- (b) dining facilities,
- (c) doctors' offices,
- (d) nursing stations,
- (e) activity rooms,
- (f) coffee shops and restaurants used in conjunction with other uses on the lot,
- (g) banks used in conjunction with other uses on the lot,
- (h) hair salons used in conjunction with other uses on the lot,

"senior citizens home" means a dwelling or other building in which self-contained dwelling units and accessory uses for the elderly are provided, and may include some personal care, nursing services and medical services and treatment.

### Application

- 2. (1) The MZO applies to lands described as Part of the South Half of Lot 4, Concession 9, in the Township of Springwater, Geographic Township of Flos, in the County of Simcoe, being the lands outlined in red on the attached map.
- (2) For the purposes of the MZO, the lands outlined in blue on the attached map to be considered a new separate single lot.

### Permitted Uses

- 3. Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 2, except for
  - a. a Senior Citizens Home containing approximately 240 units,
  - b. accessory uses, buildings and structures.

### Zoning Requirements

- 4. (1) Despite Township of Springwater Zoning Bylaw No. 5000 as amended, the zoning requirements for the lands described in Section 2 are as follows:
  - a. The maximum building height for the Senior Citizens Home is 4 storeys
  - b. The minimum parking requirement for the Senior Citizens Home is 1 space per dwelling unit
- (2) Except as provided in subsection (1), the provisions of Township of Springwater Zoning Bylaw 5000, as amended continue to apply.

We had an opportunity for a brief conversation with Minister Clark at a recent event. He indicated that he would look very favourably at a request from EASR, provided it was accompanied by letters of support from both the Township and the County. Thus, your support of an MZO should go a long way in convincing Minister Clark to



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issue such an MZO. A recent MZO issued for the Tollendale 2 Retirement Complex development in Innisfil, as well as for a Long-Term Care Retirement complex in Bowmanville had similar support from the Councils of the local upper and lower tier municipalities.

Our local MPP, Doug Downey, Attorney General of Ontario, and MP Doug Shipley, have also been fully apprised of our request for an MZO.

The Grounds for this request include the following:

- An MZO will significantly reduce the time to bring the project to reality. It could save up to 18-24 months or longer.
- An MZO avoids any Appeals to an OPA that would significantly delay the project, and would add significant cost to EASR, the County and the Twp. in defending an OPA at LPAT.
- The urgent need for such facilities continues to grow, now that the “baby boomers” are reaching their early 70’s
- EASR is proposing to offer its Residents a Life Lease Form of Tenure. In a recent event held at Tollendale Village in Barrie, on December 10, 2019, Minister Clark announced the new “Life Lease Housing Guide”, and stated that *"As part of our plan, we're producing innovation guides, including one on life leases, because we know people want more options and choice at every stage of life."* (from: MMAH News Release December 10, 2019).
- Once lands are zoned, it facilitates applications for funding and financing .
- We believe that there are currently no other similar facilities in all of Springwater.
- In addition to expediting the Approval process, an MZO will also save significant money for EASR. As a Non-Profit, any cost savings will be passed on to the residents, and make the facilities even more affordable.
- The project, when all phases are completed, has a total estimated cost of \$60,000,000.00 to \$75,000,000.00, and could create approximately 200 full-time construction jobs for a 3-4-year period and 50 -75 full time permanent jobs when fully operational.
- The Township will still have final control over the development through the Site Plan Control Process including:
  - Location of buildings and other accessory uses (setbacks etc.)
  - Allocation of Sewer and Water capacity
  - Requirement for various applicable Studies (Traffic, Stormwater Management etc.)

### **Life Lease**

*In **life lease** housing, the buyer does not own the property. The **life lease** holder holds an interest in that property.*

*The **life lease** interest gives the holder the right to occupy (live in) a unit, rather than own the unit itself. The **life lease** sponsor owns the property.*

### **Fixed value Life Lease**

*This is also called the “no gain” model. The sponsor purchases the **life lease** back from the holder (or their estate) for the same amount originally paid when the holder purchased the life lease. The sponsor retains a percentage of the amount as an administrative and refurbishing fee.*

*This model allows the sponsor (not the market) to control the **life lease** price.*



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We thank you for your consideration.

Please contact us with any questions or comments.

Yours Sincerely

Elmvale Active Seniors Residence

Sam Langman, Chairman

cc.

MPP Doug Downey

MP Doug Shipley

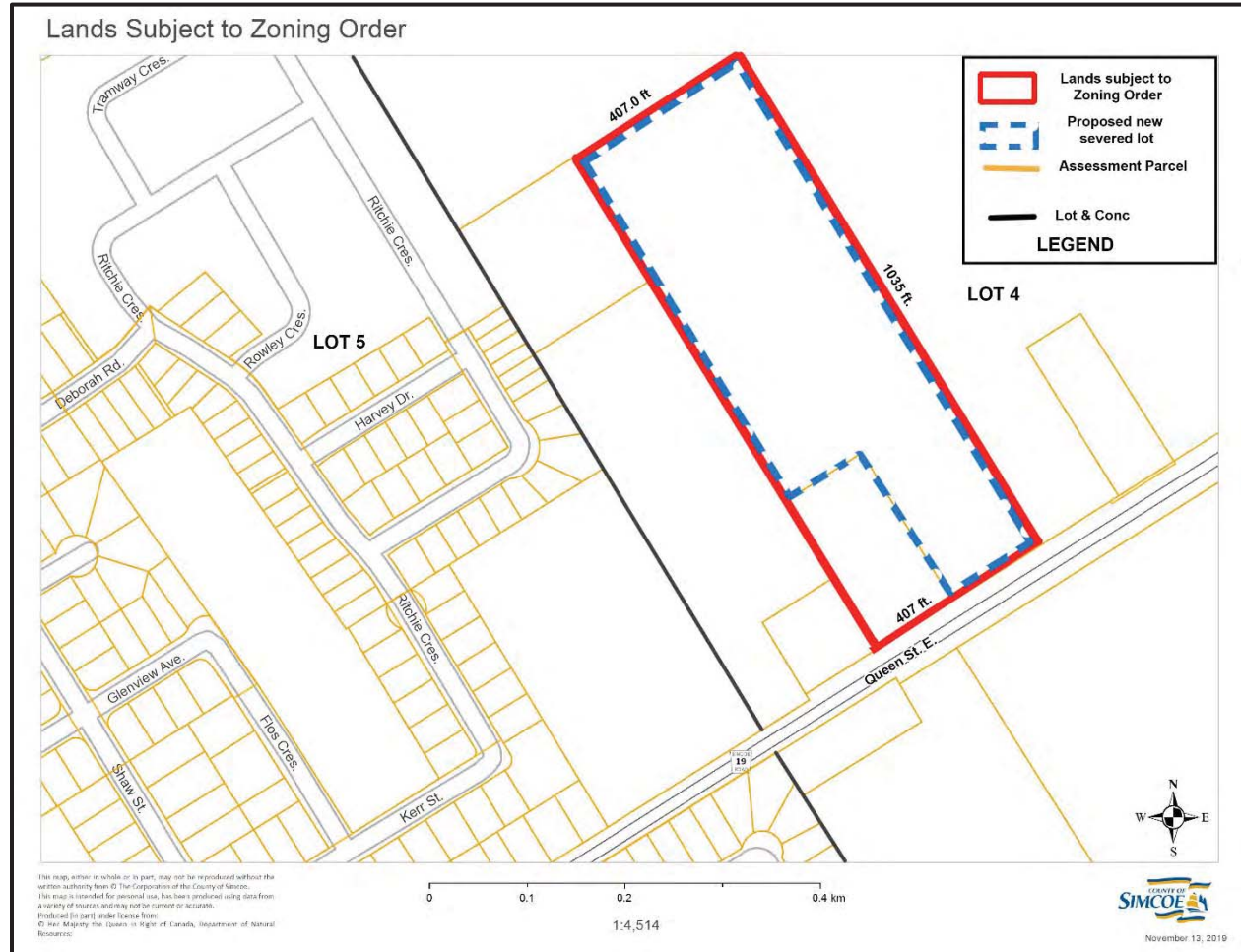
Encl. Fact Sheet

Township Resolution



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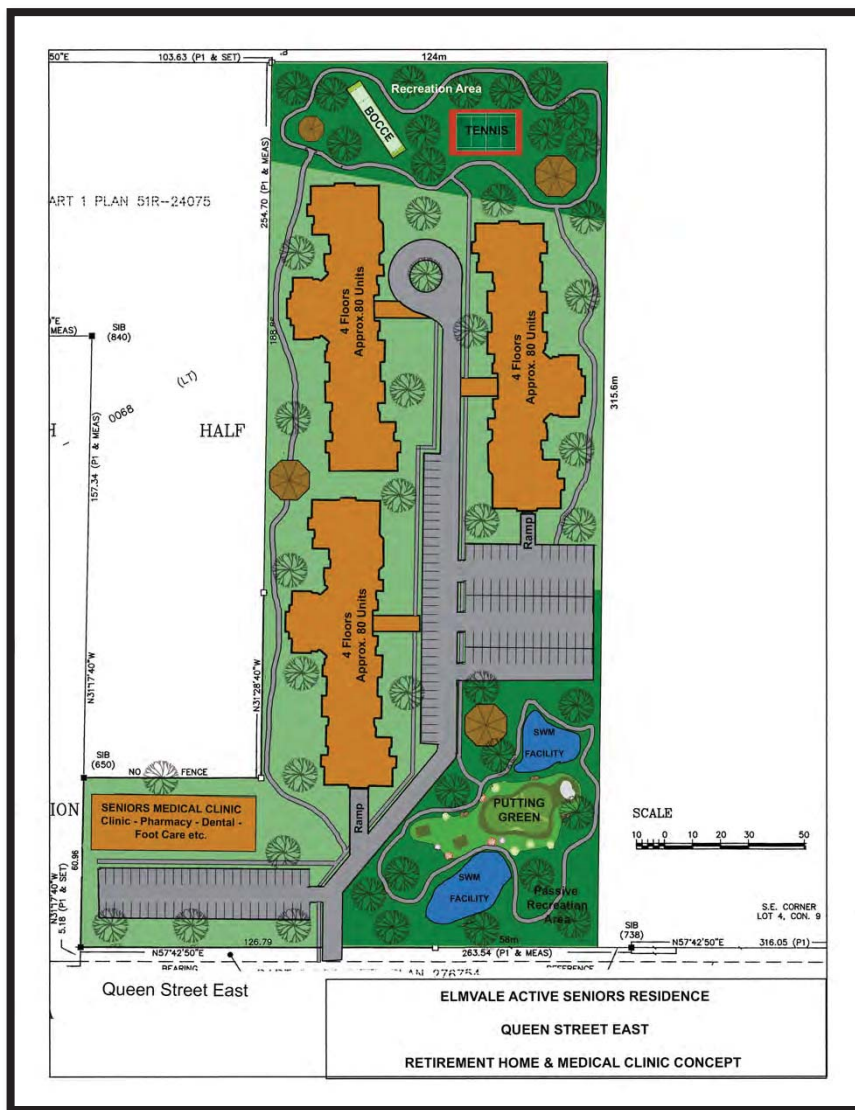




# FACT SHEET

## ELMVALE ACTIVE SENIORS RESIDENCE

### QUEEN STREET EAST LANDS



**Highlighted Version**

**For**

**A Quick Overview**

#### Summary of Site Uses

- Approx. 240 Units
- Underground Parking
- Seniors Medical Centre
- Multiple Amenities

For more Information/Clarification contact Sam Langman, Chairman EASR at [samwendyl@gmail.com](mailto:samwendyl@gmail.com) or 705-717-2800

**PUBLIC VERSION****Table of CONTENTS**

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***PUBLIC VERSION*****INTRODUCTION and BRIEF HISTORY**

In the fall of 2018, in the Town of Elmvale, a small group of individuals came together for a common cause. It had become apparent over many years that there was a real need for an Affordable Retirement Facility to serve Springwater Township.

This group decided to determine if the perceived need was indeed real, and met with several individuals and Community leaders and ascertained there was significant interest in pursuing the development of a Seniors Retirement Facility.

Prior to proceeding, the group decided that it was critical to gauge the interest of the entire Community in such a venture.

On December 4, 2018 a Public Information meeting was held in the Elmvale Community Hall and a large crowd of approximately 125 people attended. Also, in attendance were Mayor Don Allen and Councillor Cabral.

A Vision Statement has since been adopted



*Figure 1 First Public Information Meeting*

**Vision Statement**

To build a Community of Seniors whose lives will be enriched by living close to one another, sharing each others' joys and griefs, & gaining strength from mutual support. Residents' activities will be focussed on diminishing isolation and loneliness.

All of our actions will reflect Christ's example of human compassion, equality of all people, selfless giving and genuine caring.

The overall consensus of the meeting showed very strong support for an affordable Senior Retirement project to be developed in the Major Community of Elmvale.

Attendees were requested to complete a 65-question survey. More than 140 surveys were completed and returned. The significant response encouraged the group to move forward.

Subsequently the Elmvale Active Seniors Residence was incorporated as a Non-Profit Corporation.

**Survey**

More than 85% of 145 local senior respondents to a 65 question survey indicated they would like to retire in Elmvale

***PUBLIC VERSION*****THE PROJECT TEAM**

The Team from Elmvale Active Seniors Residence (EASR) will be led by **Sam Langman, Chairman of the Board** of EASR. He can be reached at 705-717-2800 or [samwendyl@gmail.com](mailto:samwendyl@gmail.com)

He will be assisted by the other Directors:

- **Craig Beacock**, Treasurer
- **Rosemary Johnston**, Secretary
- **Dan Mclean**, Director
- **Doug Jackson**, Director
- **Sid Tjeerdsma**, Managing Director

In addition, the EASR Team will rely on the expertise of numerous other individuals, when required, including:

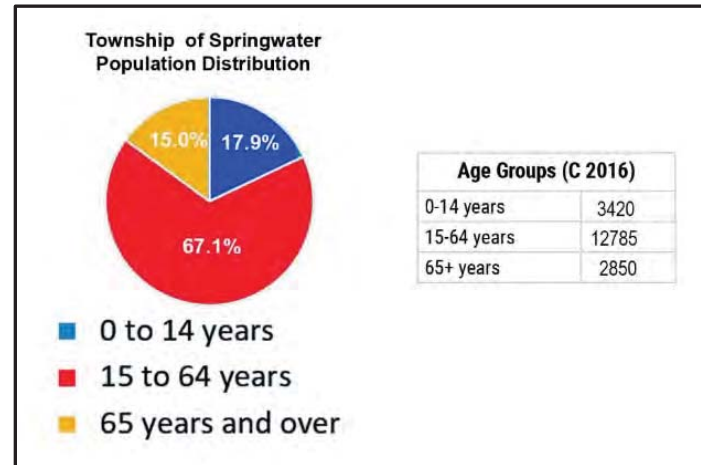
- Seniors' Housing Experts
- Architects and Engineers with specific experience in Seniors related Housing
- Seniors Care and Medical Services Providers
- Affordable Housing Advisors
- Land Use Planners
- Energy Efficiency Experts
- Environmental Consultants
- Solar Power Generation Consultants
- Cost Consultants
- Project Management Consultants
- Stormwater Management Professionals
- Life Lease and other Tenure Specialists
- Traffic and Parking Consultants
- Financing Advisors
- Marketing Consultants
- Legal and Accounting Professionals
- Construction Managers
- Others, as required



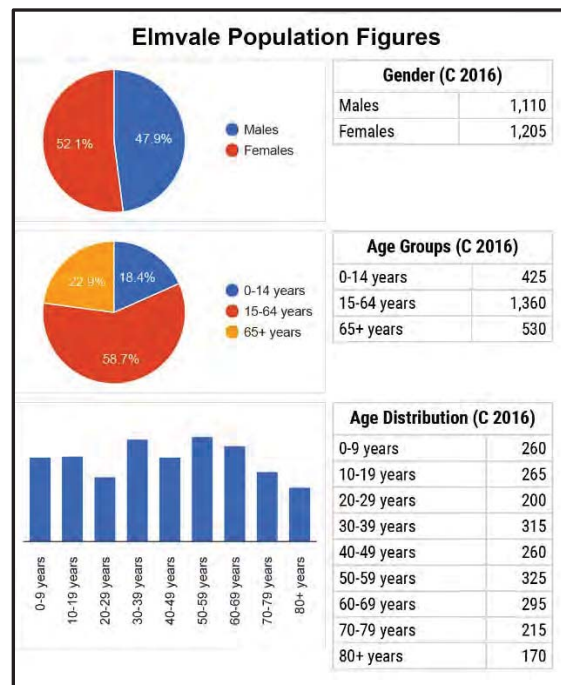
## PUBLIC VERSION

### THE NEED

In the 2016 census, the population of Springwater stood at 19,055 of which 16.0 % were age 65 and over.



Springwater is mainly a Rural municipality with a number of smaller urban centres, the second largest of which is the Community of Elmvale. Currently considered a Major Community with full services (municipal water and sewer) in the Township, Elmvale's population alone stood at 2315 in 2016. Statistics Canada provides the following population statistics for the Town of Elmvale itself.



## PUBLIC VERSION

As a complete community hub of the Northern half of the Township, Elmvale attracts many seniors from the surrounding farms and nearby built-up hamlets and villages, including:

- **Elmvale:** Population 2315
- **Hillsdale:** Population 1000
- **Anten Mills:** Population 800
- **Wyevale:** Population 1000
- **Phelpston:** Population 300 (est)

Including the local farming areas, Elmvale is central to a population of approximately 5000 to 6000 persons.

The percentage of residents in Elmvale over the age of 65 is 22.9%, well above the average for the Township (15.0%). The provincial average is 16.7%.

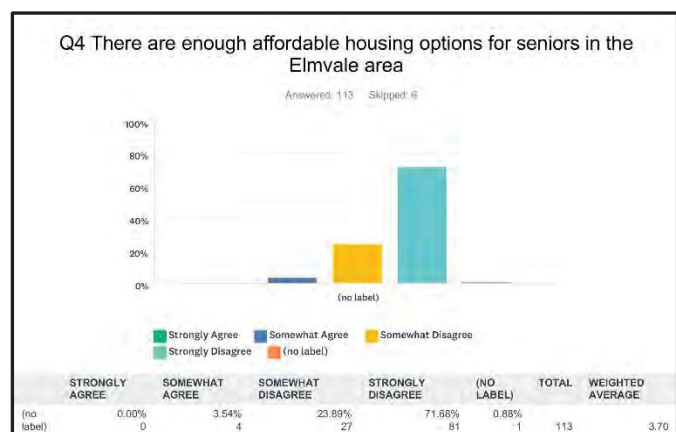
### Senior Population Served

The Community of Elmvale serves a Township-wide Seniors population of approximately 1200 to 1500 persons. There is currently no major Seniors facility within the Township.

There is currently only one other designated 'Affordable' Seniors Residence in the entire Township. It is operated by the County of Simcoe and is located at 32 Yonge Street North in Elmvale. It has 20 'Rent Geared to Income' apartments. According to John Connell, Implementation Manager, Social Housing Department, in an email dated October 31, 2019, there is currently a waitlist of 245 Seniors for these units. Elmvale also has the Sara Vista Long Term Care home with 60 beds, providing accommodation to those individuals needing Long-Term care.

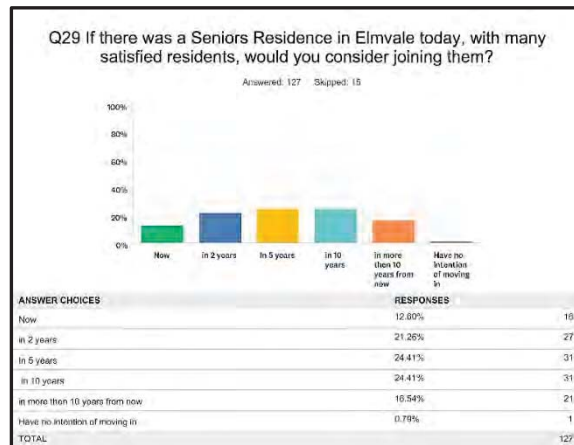
Although there is a significant proportion of residents over 65 in the Township, and particularly in the Elmvale region, those Seniors currently looking for dedicated Seniors Retirement housing must move out of their community and look outside the Township.

Survey Monkey, an online Survey Service, was used to collect information from area citizens to assist in the determination of the need for a Senior Housing project and other services in Springwater/Elmvale. A total of 65 questions were developed, and to facilitate completing the survey, all questions were presented in a multiple-choice format with options to provide additional information.



**PUBLIC VERSION**

Of the more than 140 responses received, 127 answered the following question:



*Q29 If there was a Seniors Residence in Elmvale today, with many satisfied residents, would you consider joining them?*

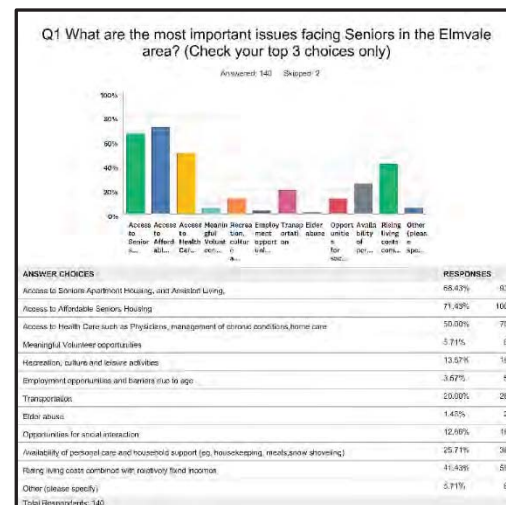
99% of those that responded indicated that they would consider moving to a Seniors Residence over the next 10 years or more, with nearly 60% wishing to move in over the next 5 years.

The following question confirms that there is currently a significant lack of Housing for Seniors.

*Q1 What are the most important issues facing Seniors in the Elmvale area? (Check your top 3 choices only)*

Approximately 70% indicated that “Access to Seniors Apartment Housing and Assisted Living” is the most important issue facing seniors in Elmvale today, with 100% of respondents confirming that there is a lack of local “Affordable Seniors Housing”.

“Access to Health Care” was the third most common answer as to issues facing seniors (50%).



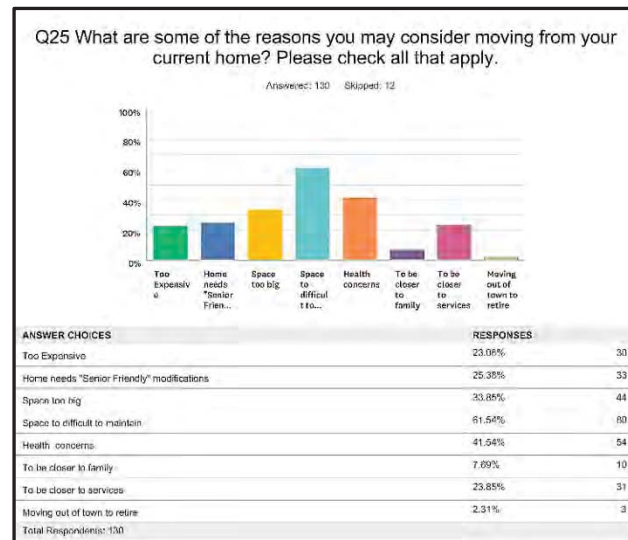
## PUBLIC VERSION

There are a variety of reasons that seniors would consider moving from their current home. Question 25 asked this question:

*Q25 What are some of the reasons you may consider moving from your current home?*

### Reason for Relocating

Over 60% of survey respondents indicated that 'difficulty in maintaining their current home' is the main reason for wanting to relocate to a dedicated Seniors facility

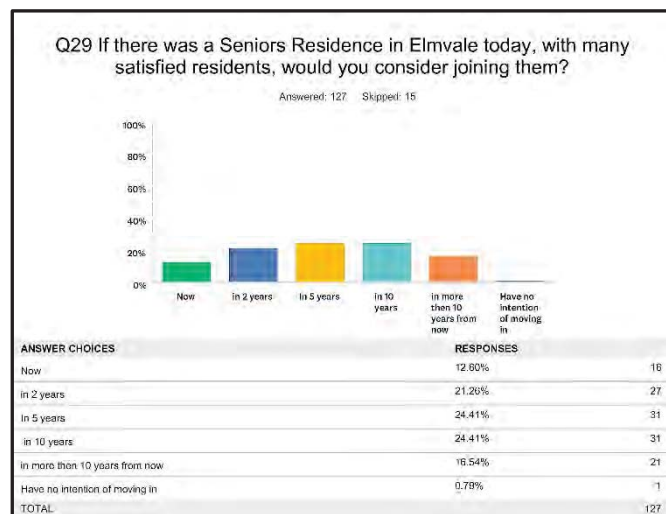


Moving to a Seniors Housing facility would significantly alleviate that concern. Health concerns (42%), and current space being too large (34%), were the next most popular reasons for relocating.

*Q29 If there was a Seniors Residence in Elmvale today, with many satisfied residents, would you consider joining them?*

The response to this question indicates that of the respondents, 73 individuals (nearly 60%) would consider moving in over the next 5 years.

Extrapolating this over the entire over-65 population of Seniors in the Elmvale area Elmvale (1200 to 1500 persons), there is a potential market of approximately 700 to 900 individuals. Converting this to the number of living units (at average 1.5 persons per unit), a total of approximately 400 to 600 units will be required over time.



The survey also included numerous questions related to the nature of other services that the community would like to see when the facility is operational, including:

- Opportunities to Volunteer
- Opportunities to Socialize
- Opportunities to learn new things
- Assistance in seeking out information



## PUBLIC VERSION

For a complete summary of the Survey Results please visit our website at:

<http://elmvaleseniorshousing.com/survey-results/>

### SITE SELECTION

**Elmvale** is currently the only Complete Community with Municipal Water and Sanitary Sewers to service a large Seniors facility, but also has vital Community Amenities such as a Library, Arena, Shopping and Service commercial uses and is the only practical location for a Retirement Housing Facility.

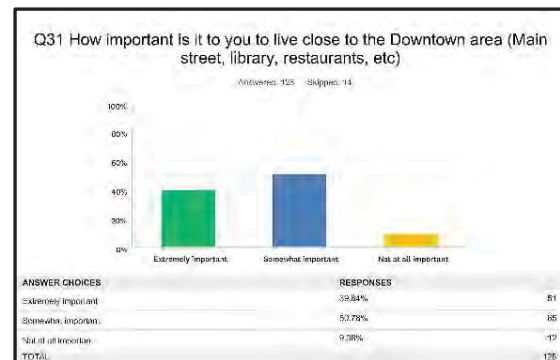
Elmvale is also conveniently located on the Simcoe County LINX Penetanguishene / Midland to Barrie Transit Route, with hourly bus service to Barrie (Georgian College, Royal Victoria Hospital, ) and the Midland-Penetang area.

Although the Springwater Planning Department has indicated that there should be capacity available in the Elmvale Sewage treatment and Water supply system for a proposed Seniors Retirement development, this will need to be confirmed.

The Survey also provides some indication as to the desired location.

*Q31 How important is it to you to live close to the Downtown area (Main street, library, restaurants, etc.)*

Although 40% find it extremely important to be close to downtown, the remainder find it less important. Also, the definition of “close to” is debateable.



For more than a year EASR investigated numerous sites with respect to:

- Availability
- Location
- Size
- Official Plan Designation
- Current Zoning
- NVCA Jurisdiction
- Servicing available

## ***PUBLIC VERSION***

- Soil Conditions
- Water Table
- Price

After a thorough analysis EASR concluded that in many cases the existing subsurface soils within the Elmvale Settlement area are inadequate to provide a solid foundation for a 3 or 4 storey building without adding very substantial costs, significantly reducing the affordability of the Housing units. Remediation

options could include installing piles, preloading the ground for a lengthy period of time, or removing and replacing unsuitable soils, etc., all of which are onerous and expensive. For the concept included with this Fact Sheet, a very preliminary estimate of the additional cost for piling only, would be in the order of \$1,500,000.00, or higher, depending on the depth to acceptable bearing soil. There would also be additional costs related to strengthening the footings and foundations, dewatering, etc.

The relatively high-water table and Minimum Opening elevations would also preclude the opportunity to construct underground parking structures at many of the sites.

Although it may be technically possible to build such a building on these challenging soils, it would not be prudent to take the risk of possible future failure when a more suitable site is available nearby.

Therefore, EASR shifted its focus to the very easterly portion of the Village, immediately east of the cemetery. EASR retained Cambium Inc. to undertake a Geotechnical investigation of the preferred site.

In general terms the *“native soils consisted of clayey silt, silty sands and sandy silts throughout the*

*borehole locations which generally extended to the termination depths of 9.6 mbgs”*. At footing level and below, the existing soils were adequate to accommodate a 3 to 4 story building.

### **Soil conditions**

Investigation of numerous sites throughout Elmvale, found many challenging soil condition. The preferred site was found to be the only site that would allow a 4 storey building and underground parking.

In addition, the water table at the site was found to be at approximately 4 to 5 metres below the surface, which should make this site suitable for underground parking construction.

In concluding its analysis, EASR determined that this location best meets all their objectives!

**PUBLIC VERSION***Figure 2 Preferred Site Location**Figure 3 Aerial View of Site and Concept*

## **PUBLIC VERSION**

### **TENURE & AFFORDABILITY**

Referring again to the above-mentioned Survey, 100% of respondents indicated that one of the most important issue facing seniors in their community today, is a lack of local “**Affordable** Seniors Housing”.

There are currently no Affordable Residential units in all of Springwater. See the “Affordable Housing Contact List” provided by the County of Simcoe which can be found at

(<https://www.simcoe.ca/SocialHousing/Documents/Website%20Rental%20Development%20List.pdf>).

Elmvale does have 2 Rent-Geared-To-Income facilities, one of which is designated for Seniors; however, it only contains 20 units and there is a current waiting list of 245.

The 2014 County 10-Year Affordable Housing and Homelessness Prevention Strategy has set a target of an additional 96 Affordable Housing Units (by 2024) for Springwater (Table 19: Affordable Housing Targets by Community). In email communication with John Connell of the County on November 13, 2019, we understand that 11 of the 96 units have been created to date.

#### **Affordable Units**

There are currently no Affordable Residential units in all of Springwater. The 2014 County 10-Year Affordable Housing and Homelessness Prevention Strategy has set a target of an additional 96 Affordable Housing Units (by 2024) for Springwater

The following is the definition of Affordable Housing as per the Provincial Policy Statement:

#### ***Affordable: means***

*a) in the case of ownership housing, the least expensive of:*

- 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households;*
- or 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;*

*b) in the case of rental housing, the least expensive of:*

- 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or*
- 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.*

(from Provincial policy Statement 2014)

In the Life Lease Housing Resource Guide, published by MMAH, it describes Life Lease Housing as:

*In life lease housing, you do not own a property; you hold an “interest” in that property in exchange for a lump sum payment up-front, with monthly maintenance fees and property tax payments. The life lease interest gives you the right to occupy, or live in a unit rather than owning the unit itself.*

#### **Life Lease**

EASR intends to set up a Life Lease tenure structure in its facility that will minimize the housing cost for Seniors. Life lease housing is an alternative and increasingly popular tenure choice for primarily older adults.



## ***PUBLIC VERSION***

Life Lease tenure also provides the Developer/Operator with an opportunity to self-fund the development.

While there are a variety of Life Lease models. EASR intends to implement the “Fixed Value” Life Lease Model which is described as follows:

*This is also called the “No Gain” model. The sponsor purchases the life lease back from you (or your estate) for the same amount you originally paid when you purchased the life lease. The sponsor retains a percentage of the amount as an administrative and refurbishing fee.*

### **Fixed Value Life Lease (Example)**

This model is specifically designed to be very effective in maintaining and even increasing affordability of the living units.

The Total Development cost is determined and then used to calculate the per square foot cost of the individual units.

As EASR is a Non-Profit corporation, the cost of the unit need not include any profit, but can be “purchased” at the original development cost.

The Life Lease Tenant pays a Life Lease Entrance Fee for their unit based on this cost.

In addition to this up-front Entrance Fee, the Senior resident will also pay a monthly Occupancy Fee (Property Taxes, Utilities, Insurance, Administration, Maintenance, Reserve fee, Parking, Special Seniors Activities and Care Services, etc.).

When the resident vacates the unit, under the “Fixed Value” Life Lease model, EASR will re-purchase the Life Lease at the original price less an administrative and refurbishing fee (anywhere between 5% and 10%).

This will allow EASR to “re-sell” the Life Lease to a new resident at the original price. Even though the market value of the unit increases over time, EASR will be able to keep the Life Lease cost well below Market value, making the unit increasingly affordable.

:

Prospective residents who contemplate entering into a Fixed Value Life Lease will need to consider that this model does not take inflation or market value into account so the funds they use to purchase the life lease may lose some of its value over time. However, it should be kept in mind that the purchase price of the Life Lease is usually well below what would be required to purchase a similar condo unit on the open market. Tollendale Village is a Seniors Retirement Community in Barrie that has used this system for nearly 20 years and has found that this consideration has not been a deterrent to Seniors wanting to take advantage of this arrangement. In addition, this model provides a hedge against a decrease in market values. At the age that Seniors generally move into such a facility, they have less interest in

## ***PUBLIC VERSION***

ensuring a high return on their investments, but are much more interested in the less tangible aspects of the facility (ie: sense of community, amenities, etc.).

Life Lease projects differ from condominium projects in that there is only one owner registered on title to the property. In most cases, this owner is a not-for-profit or charitable organization which continues to own and manage the project to ensure that the life lease owners' interests are maintained. These organizations are referred to as the sponsor. Actual ownership and title of the Life Lease development remains in the name and protection of the non-profit organization. With no motivation of profit, the organization can concentrate on high quality management and long-term maintenance. Under the Fixed Life Lease model, the Sponsor controls the "price" of the unit (not the Market) and can therefore maintain affordability.

### **Affordability**

- EASR as a Non-Profit is not motivated by Profit
- It is anticipated that the Life Lease Entrance Fee for most units will fall well below the threshold of Affordable Housing in Springwater.

Under their Homeownership Program, the County of Simcoe has established the maximum price of a home to be qualified as "Affordable", and for which Financial Assistance may be available.

EASR may also set aside a number of units for standard rental tenure. The quantity of rental units will depend on demand at the time of building occupancy, and may vary from time to time. Rental rates will also be based on actual development cost, with no allowance for profit.

It should be noted that the Life Lease cost of the units and the monthly Occupancy Fee include the cost of many extra Amenities and Care Services not normally present in traditional apartment style living. The cost of these additional features/service should be taken into account (subtracted) when determining the true housing (Lease/Rental/Occupancy) costs.

## **DESIGN CONSIDERATIONS**

A Seniors Housing and Retirement complex is significantly more than an Apartment building. Of course, the main physical features of a Retirement complex are the buildings themselves.

In determining some of the design considerations for a Seniors Retirement building, the survey provided some preliminary insights.

### **What do Seniors Look for?**

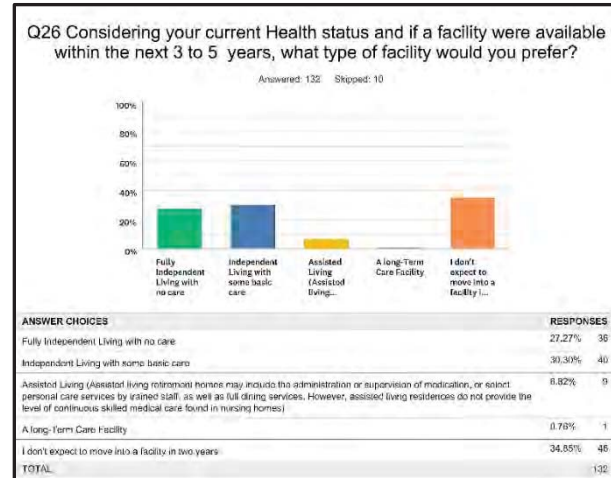
Seniors are looking for a well-designed facility that promotes a strong sense of Community as articulated in the EASR Vision Statement as well as having a range of Care Services available.

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The survey asked the following question:

*Q26 Considering your current Health status and if a facility were available within the next 3 to 5 years, what type of facility would you prefer?*

The greatest need as described by the survey respondents is either a Seniors facility that has fully Independent Living or Independent Living with some basic care. (nearly 60%)



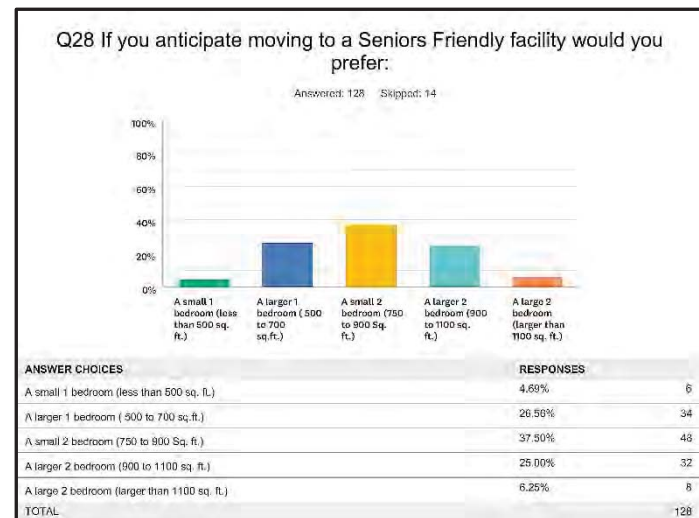
*Q28 If you anticipate moving to a Seniors Friendly facility would you prefer:*

The response to the question related to the desired unit size is shown on the adjacent chart. Most respondents (38%) would prefer a small 2-bedroom unit (750 to 900 sq. ft.). Both a larger 1 bedroom and a larger 2 bedroom were the next most popular sizes at approximately 25% each. There was minimal demand for the smallest 1 bedroom and the largest 2-bedroom units although it would be reasonable to include a few of this size in any facility.

There will also be a significant demand for parking spaces. Question 32 asks the following question:

*Q32 What type of transportation do you use most often? Please select only one answer.*

Seniors generally prefer indoor parking to avoid dealing with snow, cold, inclement weather etc. For that reason, a properly designed Seniors complex will have either underground or covered parking for the residents. The ideal site will be located on soils where such structures are possible. Parking for visitors and staff can be outdoors.



Q32 What type of transportation do you use most often? Please select only one answer.



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Although the Township sets specific Parking requirements for various uses in the Zoning Bylaw (section 3.41), there is no specified provision for Seniors Housing. Based on experience in other municipalities we suggest that the minimum Parking requirement be set at 1 space for every residential unit. As not all Seniors will have vehicles, this will provide adequate spaces for residents, visitors and staff.

### **Parking Requirements**

Approximately 90% of respondents indicated they still have their own cars, so adequate parking will indeed be necessary. We intended to provide mainly underground parking with a minimum number of 1 space per unit.

## **A Sense of Community**

As mentioned earlier, a successful Seniors Development is much more than the “bricks and mortar”. It needs to be a Community oriented space that allows the residents to experience a holistic lifestyle. Such a sense of Community requires that there be a ‘critical mass’ of residents in a building to give the opportunity for residents to participate in a variety of activities. Although we are unaware of any specific data that suggest actual numbers, a building with 60 to 80 residential units would seem reasonable.

To encourage this sense of Community, the development must also have a wide range of Amenities, which could include all or some of the following:

- **Outdoor Amenities:**

- Walking Trails
- Putting Green
- Lawn Bowling
- Pickle Ball Court
- Tennis Court
- Bocce Ball Court
- Rest Areas (Gazebos)
- Community Gardens
- Labyrinth

### **Amenities**

A wide range of Outdoor and Indoor Amenities will be provided, Not all Amenities will be available with the first phase of development.

They will also be designed to attract other Seniors from the local area.

- **Indoor Amenities:**

- Administration offices
- Gathering Place (worship services, concerts, movies, events, etc.)
- Café (with outdoor patio)
- Communal Dining Area
- Nursing offices
- Indoor walking connections between buildings
- Tuck Shop
- Hair Salon
- Banking Facility
- Library



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- Activity Areas
- Common Rooms
- Craft/Hobby Rooms
- Exercise Room
- Games Room
- Shuffleboard
- Workshop
- Storage Areas
- Bicycle Storage rooms

Considering the number of units over which to spread the cost and still keep Life Lease prices affordable, not all of these amenities may be available within the first phases of development but it will be the goal to implement as many of them as soon as possible as funds become available.

A number of these Amenities may also attract Seniors from the Surrounding Community. It is intended to work with the Township and develop a structure whereby those individuals can also take advantage of those Activities. This may require some form of Fee Structure.

### Care and Medical Services

As “Access to Health Care” was listed as the third uppermost issue facing seniors in the Elmvale area (as per the previous referenced survey), it is proposed to operate the facility and provide a range of care services as described in the Ontario Retirement Homes Act (2019).

EASR intends to apply for a license under the Retirement Homes Act. However, the Retirement Homes Regulatory Authority (RHRA) advises that an application cannot be made, nor a license issued, until the building is ready for occupancy.

The Act describes a list of 13 care services:

Initially, not all of the above care services may be provided. However, as demand for additional care services increase, they will be added as required.

In addition, EASR intends to include a Medical Clinic within the site, on those lands currently zoned Institutional, which permit a Medical Clinic, specifically designed to address the medical needs of Seniors

#### **Care Services**

When licensed by RHRA as a Retirement Home  
EASR can provide:

- ❖ *Nursing service (provided by a registered nurse)*
- ❖ *Medical service (provided by a registered physician)*
- ❖ *Pharmacy service (provided by a registered pharmacist).*
- ❖ *Administration of a drug*
- ❖ *Assistance with feeding*
- ❖ *Assistance with bathing*
- ❖ *Continence care*
- ❖ *Assistance with dressing*
- ❖ *Assistance with personal hygiene*
- ❖ *Assistance with ambulation*
- ❖ *Provision of a meal*
- ❖ *Dementia care*

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living within the proposed development, as well as those living outside the development and in the broader community. As people age, their medical needs increase significantly, and there is currently no such centralized facility in this part of the Township. The services could include the following:

### **Medical Centre**

- Gerontology medical clinic
- Pharmacy
- Physiotherapy
- Dental care
- Foot care
- Eye care
- Massage Therapy
- Etc.

### **Other Design Considerations**

The Township of Springwater Zoning Bylaw currently limits building heights to a maximum of 11 metres. However, to reduce the building footprint, and minimize costs, and as it is the intention to provide fire sprinklers throughout, buildings up to 4 stories with a flat roof are preferred. Flat roofs will also be a benefit for the installation and orientation of Solar panels, and in controlling Stormwater by providing rooftop storage.

The site and the buildings will be designed to implement the latest in Energy-efficient design where possible. (eg. Net-zero energy ready, Passive House, etc.). Advantage should be taken of the Net-

### **Other Design Considerations**

- Zero Net Energy Ready
- Flat Roofs for Rainwater storage
- Charging stations for electric vehicles

Metering option available from the Electrical Distributors, by providing the development with as much as possible of its own electricity through solar power. Charging Stations for Electric vehicles should also be provided.

Using low flow toilets and installing other low water-use fixtures will also be considered. Recycling of greywater should also be investigated. These efforts will reduce Sanitary Sewage Flows. EASR intends to install a Sewage Flow meter at the property line to record sewage flows leaving the site. This

information will be used to confirm the actual amount of the Sewage Treatment Plant capacity that is being utilized, and give guidance to the sewage infrastructure design for future phases of the development.

Over the past few years there has been significant improvement in the methodologies to handle stormwater and enhance the local environment. The latest design technologies should be implemented to improve the treatment of Stormwater runoff. These may include bio-infiltration, bio-retention, porous pavements, green roofs, ponds, etc.

**The Directors of Elmvale Active Seniors Residence hope you  
will share our Vision of an Affordable, Complete,  
Compassionate and Vibrant Retirement Community**

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We trust this Fact Sheet has been informative and please do not hesitate to contact us for further information.

*Sam Langman, Chairman of EASR  
November 22, 2019*

**The Concept drawings on the following pages show an example of what could be developed on the proposed site.**

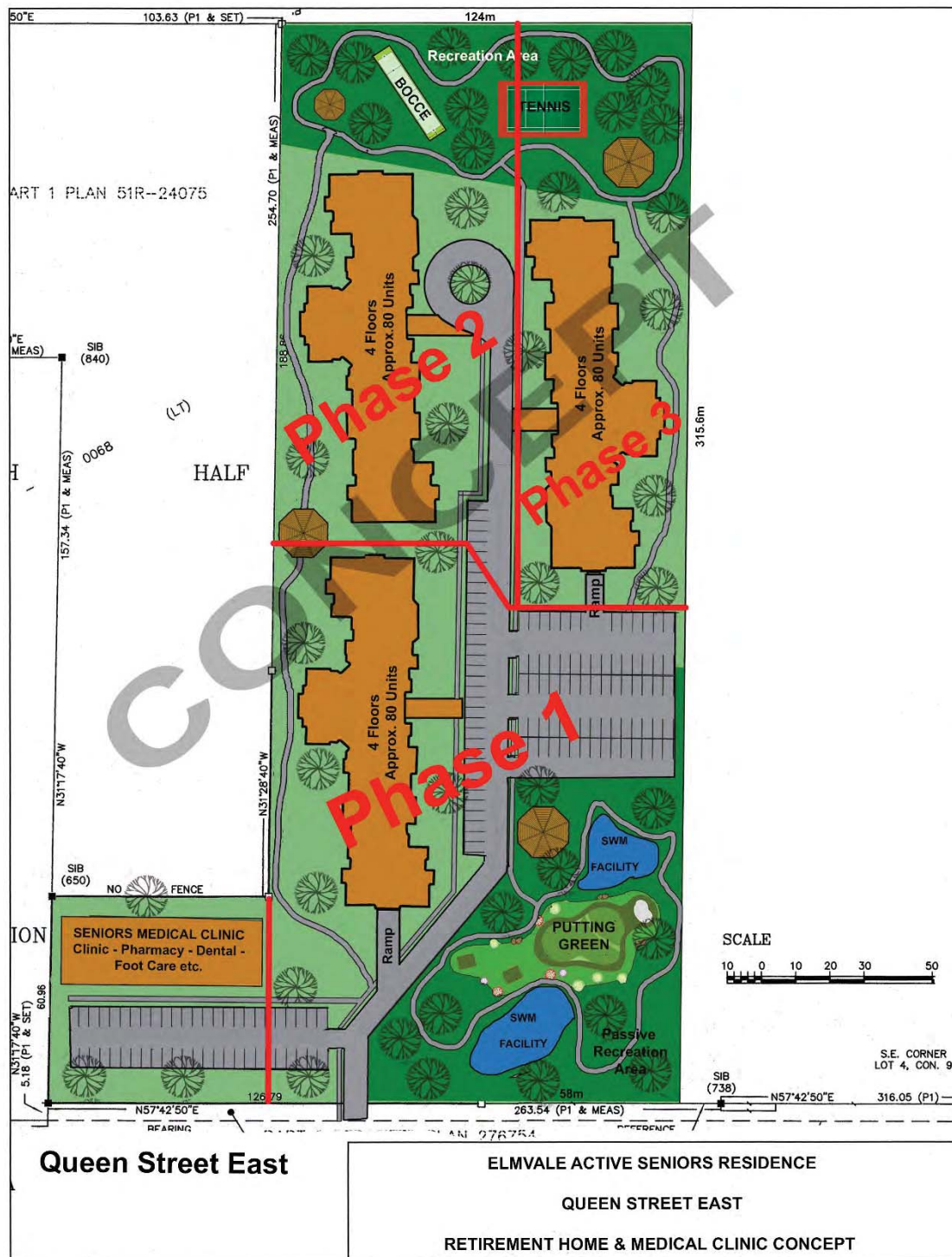
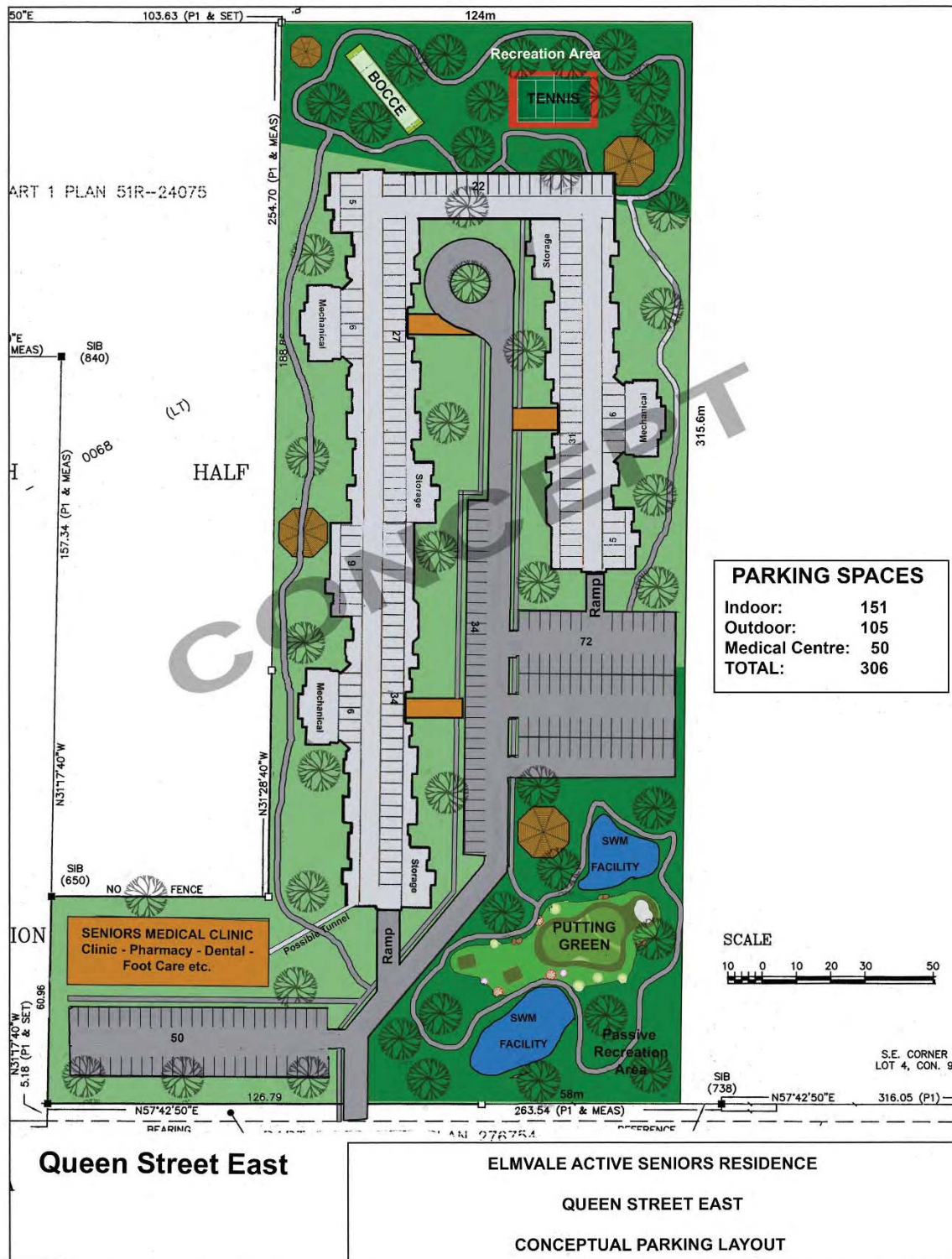
**PUBLIC VERSION****CONCEPTUAL LAYOUT**

Figure 4 Conceptual Site Plan



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*Figure 5 Conceptual Parking Layout*



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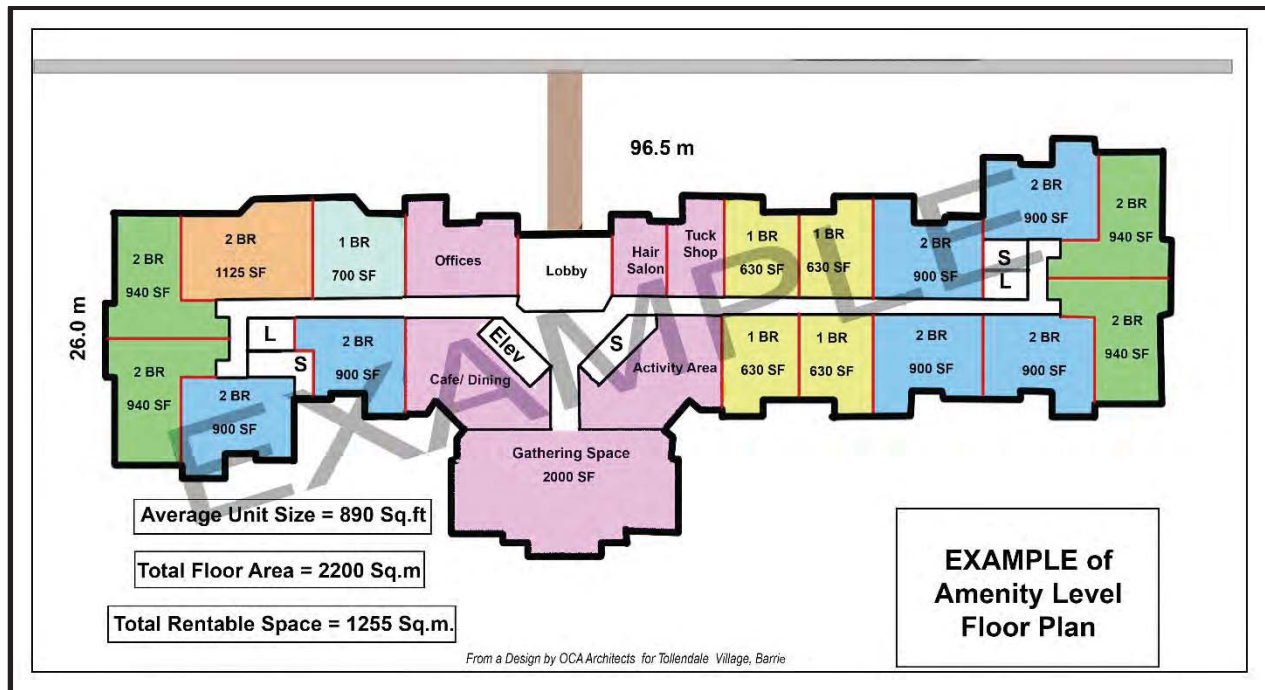
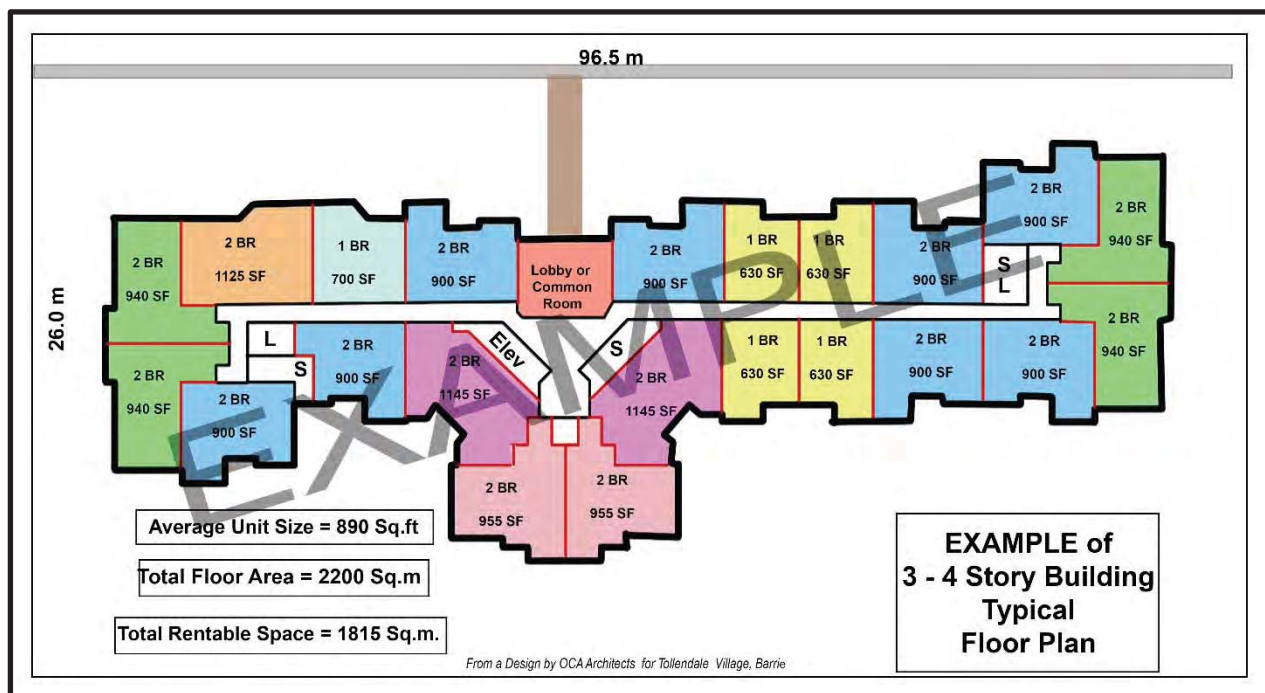


Figure 6 Example of an Amenity Level Floor Plan



*Figure 7 Example of a Typical Floor Plan*

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Doug Shipley, M.P.  
Barrie – Springwater – Oro-Medonte

January 15, 2020

To Whom it May Concern,

As the Federal Member of Parliament for Barrie-Springwater-Oro-Medonte, it is my pleasure to provide this letter of support for the proposed Elmvale Active Seniors Residence.

After a thorough briefing and review of the Elmvale Active Seniors Residence proposed on the Queen Street Lands, I am confident this would be a great addition to the Town of Elmvale. It would offer seniors, that may have difficulties remaining in their current homes, an opportunity to become a part of a development project that supports and encourages a sense of community. In addition, it will attract seniors from surrounding communities with the wide range of amenities proposed.

The project team is comprised of a competent group of directors working with a common goal to provide dedicated Seniors Retirement housing to the Town of Elmvale and service to the surrounding area.

I support any decision to move this project forward and will lend my support within my capabilities.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Shipley'.

Doug Shipley  
Member of Parliament  
Barrie-Springwater- Oro-Medonte  
705-728-2596