



Senior Housing Task Force Meeting
Wednesday, June 29, 2016 – 10:00 a.m.
Township of South Frontenac Council Chamber,
4432 George Street, Sydenham

AGENDA

Page

1. **Call to order**

2. **Adoption of the agenda**

- a) **That** the agenda be approved.

3. **Disclosure of pecuniary interest and general nature thereof**

4. **Adoption of minutes**

- a) Minutes of Meeting held May 25, 2016

That the minutes of the Seniors Housing Task Force meeting held May 25, 2016 be adopted.

5. **Deputations and/or presentations**

6. **Reports**

- a) **Staff Briefing:** Mr. Wayne Orr, CAO, Township of South Frontenac, will brief the Task Force on his meetings with the Southern Frontenac Community Services and private developers regarding potential community partnerships.

b) **2016-078**

Seniors Housing Task Force

Support for a Seniors Housing Community Partnership Model – South Frontenac

Whereas the Seniors Housing Task Force requested that the Chief Administrative Officer of the Township of South Frontenac explore options with the Southern Frontenac Community Services, and private developers to determine if there is an interest in pursuing the development of a Business Plan for Seniors Housing in South Frontenac.

And Whereas the Chief Administrative Officer of the Township of South Frontenac has advised that there is an interest from both parties in looking at some form of a community partnership to develop seniors housing in South Frontenac:

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Be It Resolved That the Seniors Housing Task Force request that the Chief Administrative Officer of the Township of South Frontenac update the Council of the Township of South Frontenac on the progress of this committee and provide direction on the type of Seniors Housing needed in South Frontenac.

- 7. Communications**
- 8. Other business**
- 9. Next meeting date**
- 10. Adjournment**



**Minutes of the Seniors Housing Task Force Meeting
May 25, 2016**

A meeting of the Seniors Housing Task Force was held in the Township of South Frontenac Council Chamber, 4432 George Street, Sydenham on Wednesday, May 25, 2016 at 10:02 a.m.

1. Adoption of the agenda

Moved By: Councillor McDougall
Seconded By: Councillor Dewey

That the agenda for the May 25, 2016 meeting be adopted.

CARRIED

2. Disclosure of pecuniary interest and general nature thereof

There were none.

3. Adoption of minutes

Minutes of Meeting held April 19, 2016

Moved By: Councillor McDougall
Seconded By: Councillor Dewey

That the minutes of the Seniors Housing Task Force meeting held April 19, 2016 be adopted.

CARRIED

4. Deputations and/or presentations

a) Seniors Housing Needs for South Frontenac

Mr. Ken Foulds of SHS Consulting and Mr. Ed Starr of re-fact Consulting assisted the Seniors Housing Task Force - South Frontenac in determining the seniors housing needs in South Frontenac.

Mr. Starr began by explaining the consultants role in this process, beginning with the development of a Business Plan for Seniors Housing in Frontenac Islands which

included looking at potential sites, planning issues, funding models and financial requirements. The result was a Business Plan for a small 5 unit facility in Marysville. Both he and Mr. Foulds are now looking to the South Frontenac committee to determine what it is looking for in terms of location, size, and type of housing development so that a Business Plan may be developed for South Frontenac.

A brief background of what the Committee has discussed to date was provided to the consultants and it was noted that, through a presentation made by City of Kingston Housing staff, there is not a waiting list for seniors housing in the County; however a study done by the consultants 4 years ago as well as a study done by Kathy Woods indicated that there was a need for seniors housing. Unlike the project in Marysville, this Committee is not against taking advantage of funding opportunities available through the City of Kingston as the Housing Manager to accommodate an affordable housing component to the project.

Mr. Starr provided an overview of available funding, including the expansion of federal government funding which provides a maximum of \$150,000 per unit. He did note that the Seniors Community Housing Pilot Project report that was done in 2012 did identify a number of people in that lower income bracket; however it also identified that there is a broader need for housing options not just affordable. Seniors who do not require affordable housing and as such, would not show up on the City's housing register. There are options available to the Committee, including working with a private developer or a community agency and the consultants could come back with various options and what they would look like including options for funding.

With respect to questions regarding retrofits, Mr. Starr confirmed that the new federal funding announcements that were made suggests funding for retrofits especially for seniors housing. The province is also looking at community houses that service community uses. The Seniors Community Housing Pilot Project study that was done identified an inventory of potential sites in each of the 4 townships as well as transportation issues and it suggested development should be located closer to population centres.

Things for the Committee to consider include:

- partnering with a community agency such as the Southern Frontenac Community Services;
- What model type it would like to see developed, ranging from independent living to assisted living;
- Potential partnering with the LHINs.
- The Abbeyfield model which might be considered as a group home for seniors where residents have a private bedroom with the remainder of the facility being a shared common area which is a much lower cost than a retirement home.

In terms of funding, it is easier to receive funding when a project has an affordable housing component to it; however the new federal funding announced has a new "innovative" aspect connected to it that looks at innovative ways of addressing the

needs of the community and this could be an innovative way of looking at a rural seniors housing model.

With respect to incentives that municipalities can provide to developers, Mr. Starr noted that this could be done by the municipality passing a Facilities By-law which could provide incentives for the purpose of creating affordable housing. Municipalities also have the ability to issue charitable receipts.

Next Step

Mr. Foulds noted that if the South Frontenac model is to be a different concept than that of Frontenac Islands, this would change the parameters of what was done for the County and the consultants would need to put forward a letter to the County that they are prepared to undertake a Business Plan for the township including costs associated with that. The work would include looking at sites, demographics, Public Private Partnership scenarios and funding opportunities.

The Committee identified two potential sites, one in Verona and one in Sydenham; however felt that the more appropriate site would be located in Sydenham given that some servicing is available.

Mr. Orr observed that the challenge is getting the Committee to narrow its scope to determine what type of housing it would like to consider as well as models of partnerships. Once this is determined, the consultants can put forward a proposal.

Moved by: Councillor McDougall
Seconded by: Ms. Barr

That the Committee request that the Chief Administrative Officer of the Township of South Frontenac explore options with the Southern Frontenac Community Services, and private developers to determine if there is an interest in pursuing the development of a Business Plan for Seniors Housing in South Frontenac.

CARRIED

5. Reports

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**6. Communications**

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iterations and that the Warden and Clerk be authorized to sign a contract with the successful consultant;

AND FURTHER THAT funding for the business plan be taken from monies allocated by County Council for Senior's projects based upon the formula noted in the report;

AND FINALLY THAT the successful Consultant report back to County Council on the project by October 15, 2014.

CARRIED

The intent was that the Business Plan would be of a generic nature that could easily be changed to accommodate the other three Townships at a minimal cost.

Mr. Ken Foulds and Mr. Ed Star of SHS consulting attended the May 25, 2016 Seniors Housing Task Force – South Frontenac meeting to assist the Task Force in determining the seniors housing needs in South Frontenac. Mr. Foulds did note that if the South Frontenac model was to be a different concept than that of Frontenac Islands, this would change the parameters of what was done for the County and the consultants would need to put forward a letter to the County that they are prepared to undertake a Business Plan for the township including costs associated with that. The work would include looking at sites, demographics, Public Private Partnership scenarios and funding opportunities.

At that same meeting, the following resolution was passed:

That the Committee request that the Chief Administrative Officer of the Township of South Frontenac explore options with the Southern Frontenac Community Services, and private developers to determine if there is an interest in pursuing the development of a Business Plan for Seniors Housing in South Frontenac.

CARRIED

Comment

Mr. Orr and Mayor Vandewal met with the Southern Frontenac Community Services on June 16, 2016 and with Mr Morgan on June 22, 2016 to determine each potential partner's interest. There is an interest from both in looking at some form of a community partnership to develop seniors housing in South Frontenac.

To date South Frontenac Council has not been updated on the progress of this committee.

Sustainability Implications

As noted in Directions for our Future, Government decision-making processes are clear, transparent, forward thinking and focused on the longer term.

Financial Implications

There are no direct financial implications associated with this report. The resolution that was passed at the June 18, 2014 County Council meeting, Council authorized the creation of a Seniors Issues Reserve in the amount of \$1.5M. \$25,000 of this was allocated in 2014 to cover the cost of initiating the Senior's Housing Business Plan.

Organizations, Departments and Individuals Consulted and/or Affected

Kelly Pender, Chief Administrative Officer

Wayne Orr, Chief Administrative Officer for the Township of South Frontenac