



**SENIORS HOUSING TASK FORCE  
AGENDA**

**Date and Time** Wednesday, April 30, 2014 at 1:00 p.m.

**Place** Sharbot Lake Seniors Residence, 1069 B Clement Road, Sharbot Lake

**Committee Composition - 3 Members of County Council and 1 Township Representative**

**County Council:**

Councillor McDougall - County Housing and Homelessness Advisory Committee Representative

Councillor John Purdon - County Council Member

Councillors Denis Doyle (Mayor, Frontenac Islands, (A)), Bud Clayton (Mayor, North Frontenac, (A)), Gary Davison (Mayor, South Frontenac, (A)), and Janet Gutowski (Mayor, Central Frontenac, (A))

**Township Representatives:**

Councillors Wayne Grant (Frontenac Islands, (A)), Betty Hunter (North Frontenac, (A)), Pat Barr (South Frontenac, (A)), and Frances Smith (Central Frontenac, (A))

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1. Call to order
2. Adoption of the agenda
3. Disclosure of pecuniary interest and general nature thereof
4. Adoption of minutes
  - Minutes of Meeting held March 26, 2014
  - **THAT** the minutes of the Seniors Housing Task Force meeting held March 26, 2014 be adopted as circulated.
5. Deputations and/or presentations
  - Presentation and Site Visit of the Mature Living Complex in Sharbot Lake.
  - Ms. Jane Drew, Property Manager, will facilitate this presentation and site visit.
6. Reports
7. Communications
8. Other business
9. Next meeting date
10. Adjournment
  - There will be a site visit of the former Dr. Bell Seniors Residence Property, 14244 Road 38, Sharbot Lake following the regular meeting.

2-7

8-42



**Minutes of the Seniors Housing Task Force Meeting  
(Frontenac Islands Group)  
March 26, 2014**

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A meeting of the Seniors Housing Task Force was held in the Wolfe Island Township Office, 1191 Road 96, Wolfe Island on Wednesday, March 26, 2014 at 1:00 p.m.

**In attendance:**

- Deputy Warden Doyle, Mayor of Frontenac Islands
- Councillor Purdon, Councillor, County of Frontenac
- Mr. Wayne Grant, Frontenac Islands Council Representative

**Staff:**

- Jannette Amini, Manager of Legislative Services/Clerk
- Joe Gallivan, Manager of Sustainability Planning
- Peter Young, Community Planner

**1. Call to order**

Ms. Amini called the meeting to order at 1:02 p.m. and proceeded to the election of the Chair.

**2. Election of Officers**

a) **Election of Chair**

Councillor McDougall suggested that in order to provide some consistency between all Townships, that the Mayor of each Township be Chair, to which the Committee agreed.

Moved By: Councillor McDougall

Seconded By: Mr. Grant

**THAT** Deputy Warden Doyle, Mayor of Frontenac Islands be elected Chair of the Seniors Housing Task Force for 2014.

**CARRIED**

Councillor Purdon suggested that the Council member who sits on the Housing and Homelessness Advisory Committee be the Vice-Chair to which the Committee agreed.

Being elected Chair, the meeting was turned over to Mayor Doyle.

**b) Election of Vice-Chair**

Moved By: Councillor Purdon  
Seconded By: Mr. Grant

**THAT** Councillor McDougall be elected Vice-Chair of the Seniors Housing Task Force for 2014.

**CARRIED**

**3. Adoption of the agenda**

Moved By: Councillor Purdon  
Seconded By: Mr. Grant

**THAT** the agenda for the March 26, 2014 Seniors Housing Task Force be adopted as circulated.

**CARRIED**

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

The Chair instructed the recording secretary to record that, in accordance with the *Municipal Conflict of Interest Act*, no disclosures of pecuniary interest were declared.

**5. Adoption of minutes**

This being the first meeting of the Seniors Housing Task Force, there were no minutes to adopt.

**6. Deputations and/or presentations**

**7. Items of Business**

- a) **Mr. Joe Gullivan**, Manager of Sustainability Planning provided the Seniors Housing Task Force with general Planning advice and direction. He provided the Task Force both background from a Planning perspective as well as what he and Mr. Young would be able to assist the Task Force with.

It was noted that County Council endorsed the Municipal Housing Strategy which was done collaboratively through County and the City of Kingston; however at that time, the focus of the County was on seniors housing and as a result, the County went forward on a Seniors Housing Study with models that would benefit each township.

Planning staff are able to provide advice and the tools required to build the types of housing the Task Force would like to see and can assist with funding opportunities. Moving forward, Mr. Gallivan will be involved with Joint Management between the County and the City regarding planning and the Task Force may also look to the Housing and Homelessness Advisory Committee for support. Further to this, there is an outstanding motion yet to be dealt with by County Council around the use of reserve funds for seniors housing. The Task Force also discussed bringing the issue of seniors housing to local MP's and MPP's as the provincial government is supportive of programs that assist people in staying in their homes and communities.

**b) Marysville Seniors Home Working Group**

**Mr. Walter Knott** addressed the Task Force regarding small groups that came together several years ago to see if there would be interest in pursuing a form of seniors housing and discovered that there are records back to 1981 regarding such a project. He noted a questionnaire was sent out with approximately 120 replies. He also provided the results of those surveys which indicate a strong community belief that more housing will be required on the Island. He confirmed that for this to move forward, a business plan needs to be prepared which the working group has attempted to solicit funds for and was able to collect \$5000; however this amount was insufficient and the project stalled. There needs to be a specific business plan that each Township could use and this will be a major focus of this committee.

The Task Force discussed approaching the City of Kingston regarding this matter as it is the service provider for the County and the County could provide the funding. The Committee also discussed the facility in Sharbot Lake that was done by the North Frontenac Not for Profit Housing Corporation, which is now Central Frontenac Not for Profit Housing Corporation which would already have a business plan place, where the major funding came through the City of Kingston as the service manager. After much discussion, the Task Force felt it more appropriate that it have a site visit of the Sharbot Lake facility and that all Task Force members and alternates be invited to attend. It was also pointed out that another source of funding could be through the CIP which is FGT funded.

Ms. Kathy Horton addressed the Seniors Housing Task Force on her thoughts around seniors housing, noting that when we look at seniors housing there tends to be a tendency to be very kind to seniors with the assumption they are unable to live independently; however most seniors want to live independently and if there is common space within that independent living, they form a community. The question becomes how to you create a common yet independent living space without creating a junior

nursing home. She pointed the Task Force to the housing facility in Sharbot Lake which could help drive the vision; however it was noted that Wolfe Island is more interested in a senior's residence.

Staff pointed out to the Task Force that approvals may be required at the site location, specifically with the Health Unit around water and the Ministry of the Environment regarding waste water. Staff also offered solutions through the planning process (hydro geological study) but there is a liability around maintaining a well and the Township may need to take on some of the liability. Land owners within the community were also noted that have access to major water supplies. Septic beds will also need to be addressed. There are a variety of different systems out there and options to be considered.

The Task Force discussed next steps and moving forward including setting milestones and having a project shovel ready should funding become available. Councillor Purdon will liaise with Jane Drew of the Central Frontenac Not for Profit Housing Corporation to organize a site visit for the Task Force during the week of April 28<sup>th</sup>. Once the date is confirmed, an invitation will be sent to all Alternate members. It was suggested that members forward any questions they may have for Ms. Drew to Ms. Amini in advance of the site visit.

Ms. Plumley will bring back information to the Task Force on the system run by the County of Lennox and Addington where the County runs the system and the cost is levied back to the Townships. It was also noted that the Kingston Frontenac Housing Corporation, at its presentation to County Council, advised that it would not build any additional housing in the County but would be willing to manage a facility.

Mr. Gallivan will investigate types of funding during his meeting with the City of Kingston Service Manager; however it was felt that there is more funding available for private developers who develop types of social housing and this too could be investigated.

**Ms. Kathy Horton** addressed the Task Force regarding a group that she and Ms. Claire Lovatt are part of that are looking at a type of co-housing that would be multi generational. This type of housing has similar elements which includes a shared common space and amenities. She is hoping to have a public meeting on April 8<sup>th</sup> to see if there is an interest for this type of housing on Wolfe Island. Mayor Doyle thanked Ms. Horton for this information but expressed that this type of housing was not part of the business of this Task Force.

## **8. Communications**

There were no Communications provided at this meeting.

**9. Other business**

There was none.

**10. Next meeting date**

The next meeting will be at the call of the Chair.

**11. Adjournment**

Moved By: Councillor Grant  
Seconded By: Councillor McDougall

**THAT** the meeting hereby adjourn at 2:04 p.m.

**CARRIED**

# Seniors' Housing

Sharbot Lake  
Township of Central  
Frontenac



## A Bit of History

- In April of 2008 Public Meeting was held to discuss the need for seniors' housing in the Township of Central Frontenac.
- Some important considerations from that meeting:
  - Ground floor walkouts, quiet, wooded surroundings, common room, laundry facilities, independent units.
  - A working committee was struck.

## Approval

- Approval was received in May, 2009 to build five one bedroom seniors' units with a common room, in Sharbot Lake, on property that was owned by North Frontenac Non Profit Housing Corporation.

## CMHC Contributes

- June, 2009 – \$10,000 Seed Funding Grant and in October, approved a \$10,000 loan to complete preliminary requirements.
  - Initial Survey
  - Terrain Analysis and Water Supply Assessment
  - Appraisal to discharge mortgage on existing four plex (for severance)

## Township of Central Frontenac

- A severance was required to permit separate ownership of the property for the new seniors units.
- The property was zoned rural residential and should have been multiple residential, so an Official Plan Amendment was required.

# Township of Central Frontenac

- The Township Council unanimously passed both the Severence Application and the Official Plan Amendment.
- The OP Amendment required approval from the Ministry of Municipal Affairs and Housing, which was received in October, 2009.

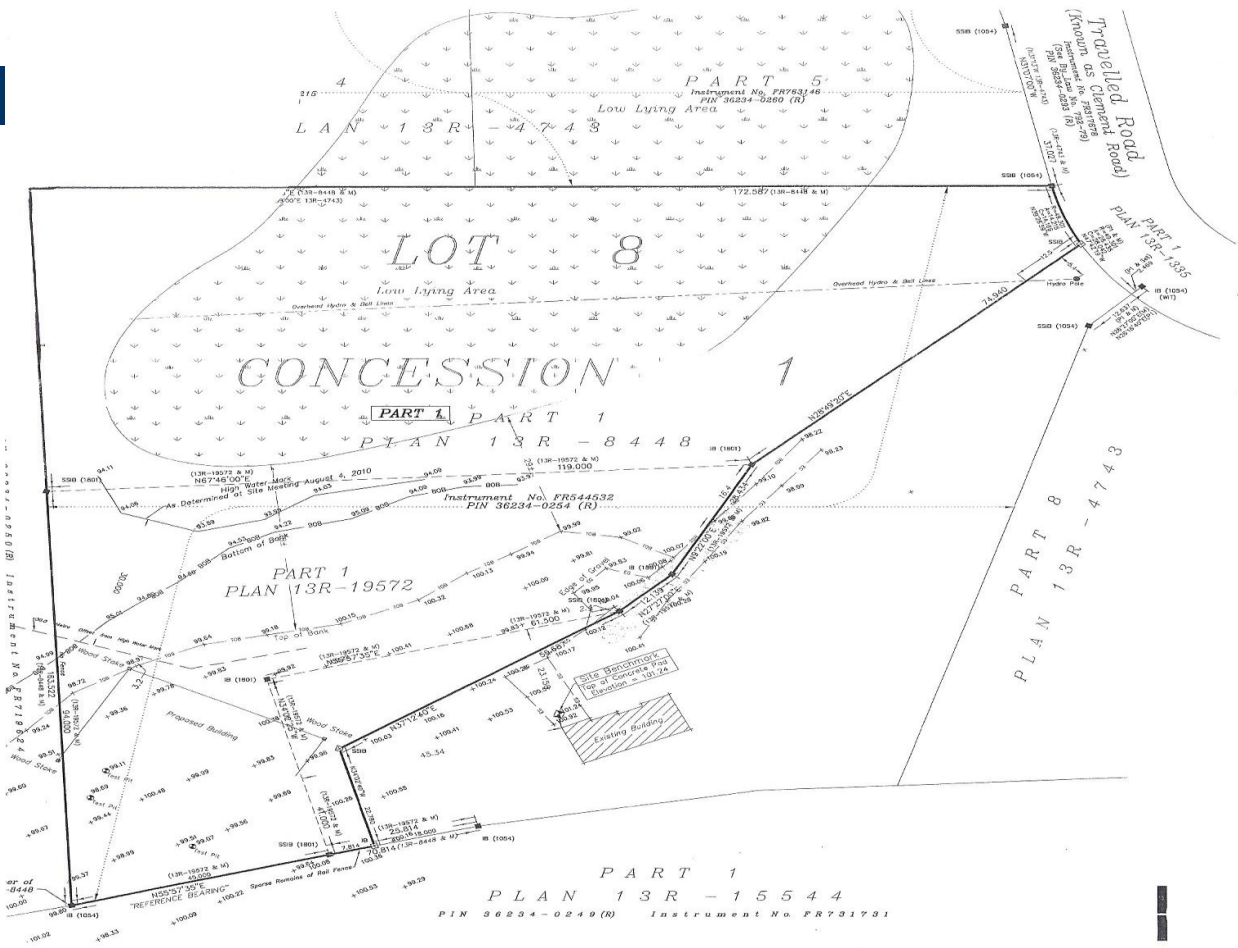
## Ontario Municipal Board Hearing

- An appeal was filed by 3 community members 20 days after the Ministry approved the OP Amendment.
- A 3-day Hearing was scheduled to begin February 3, 2010, at 10:30 am. Mr. Tony Fleming of Cunningham Swan represented both the Township and ourselves.





# 30 Meter Setback



**NOTE:**  
 THE LOCATION OF  
 BEENCHMARK BEING  
 ELEVATIONS ARE  
 IN FRONT OF THE  
 ELEVATION OF 101  
**BEARING N**  
 BEARINGS ARE AS  
 OF THE SOUTHERN  
 13R-8448, HAVING  
 DESIGNATED HERE

## OMB Results

- Decision returned on March 18, 2010.
- Limited the number of units to 5 on the severed parcel and 4 on the retained parcel; adjusting the roadway allowance to 15 meters.
- Appeals otherwise dismissed.

## Get Ready! Get Set!

- Preparation and Execution of Discharge of Mortgage on Severed Property
- Creation of Shared Facility Agreement
- Completed Survey and Site Drawings
- Site Plan Agreement with the Township was signed in May

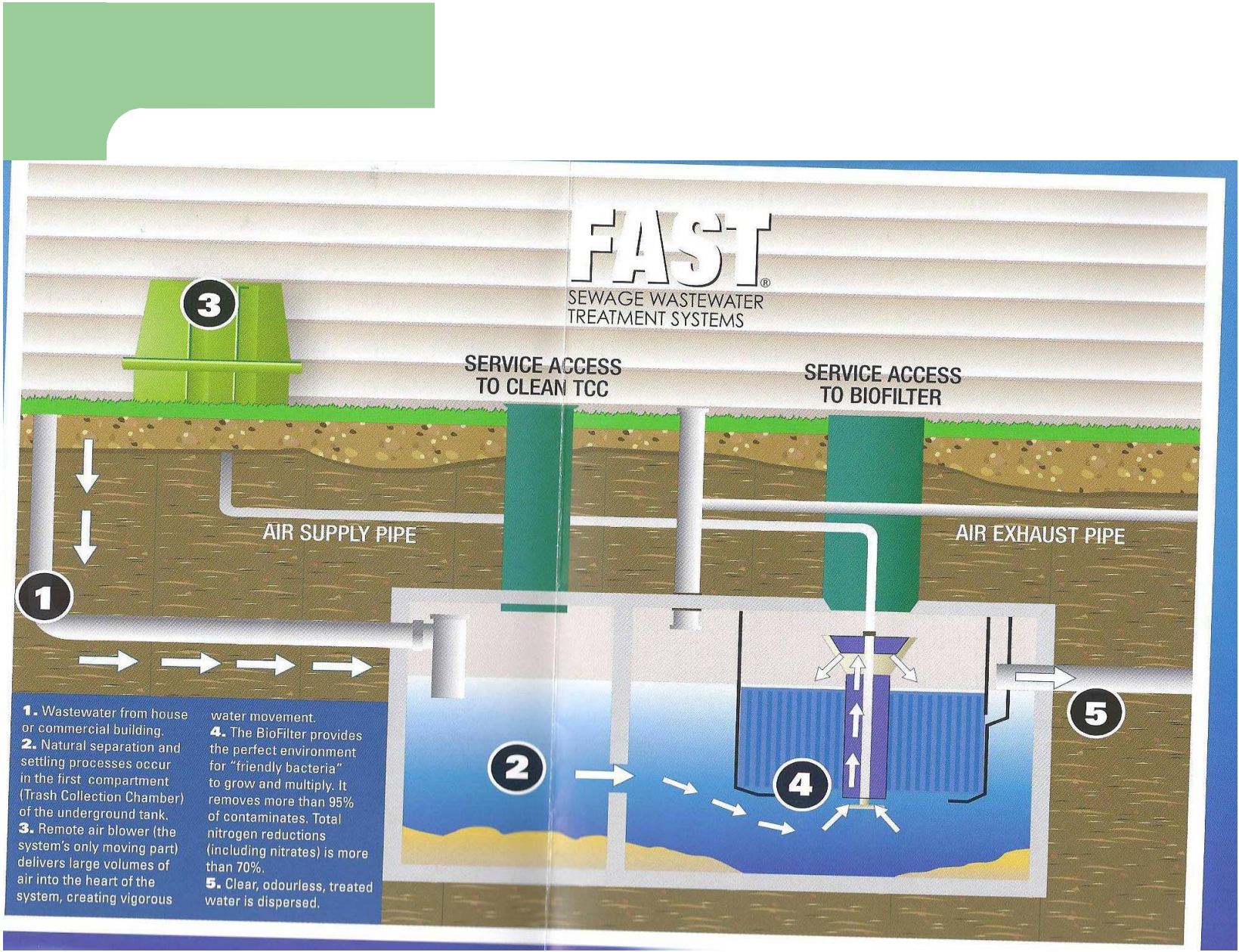
# The Dream Begins!

- July
- 
- Well drilled
- Septic System Installed
- 30 Meter Setback Investigated AGAIN!





FA



**1.** Wastewater from house or commercial building.

**2.** Natural separation and settling processes occur in the first compartment (Trash Collection Chamber) of the underground tank.

**3.** Remote air blower (the system's only moving part) delivers large volumes of air into the heart of the system, creating vigorous

water movement.

**4.** The BioFilter provides the perfect environment for "friendly bacteria" to grow and multiply. It removes more than 95% of contaminants. Total nitrogen reductions (including nitrates) is more than 70%.

**5.** Clear, odourless, treated water is dispersed.



# Preparation for the Center Pond

# August

- Building Permit is finally issued
- Site Preparation for the cement pad
- Legalett Radiant Pad Poured

# Leqalett Radiant Pad





Fin

## September

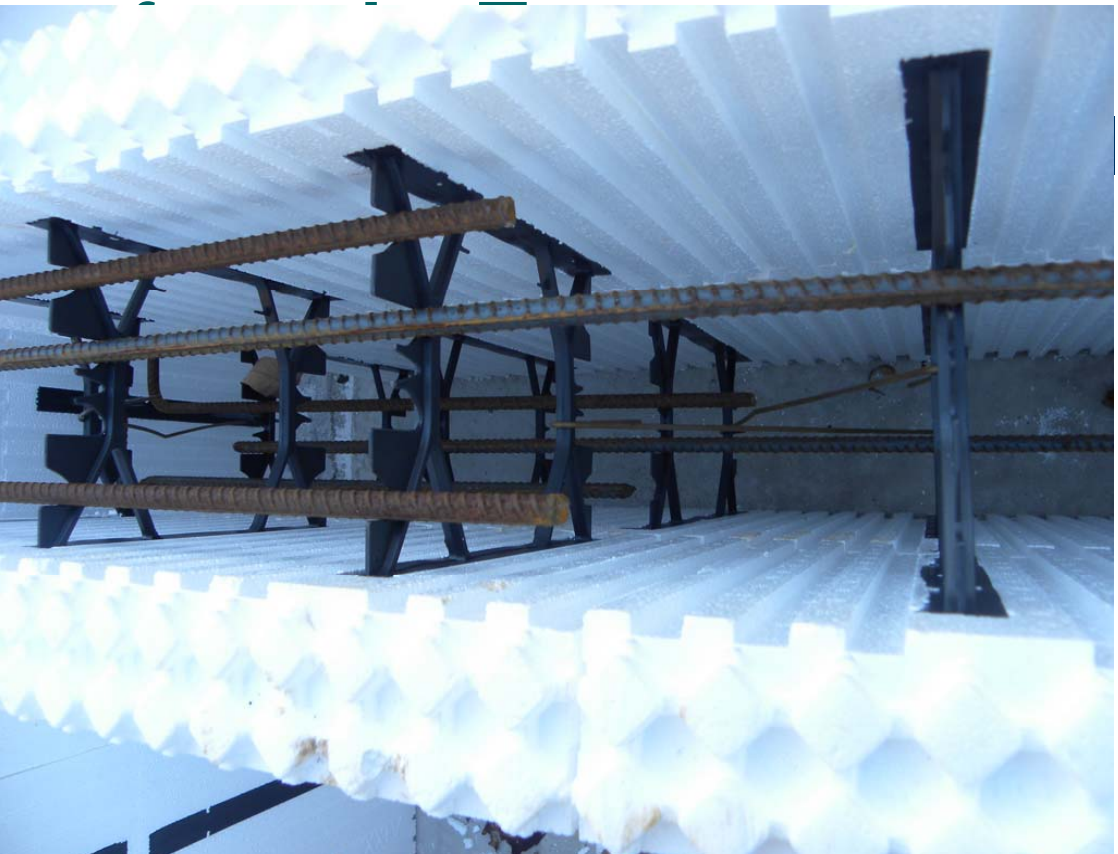
- ICF Walls erected
- Vandalism occurred at the end of September



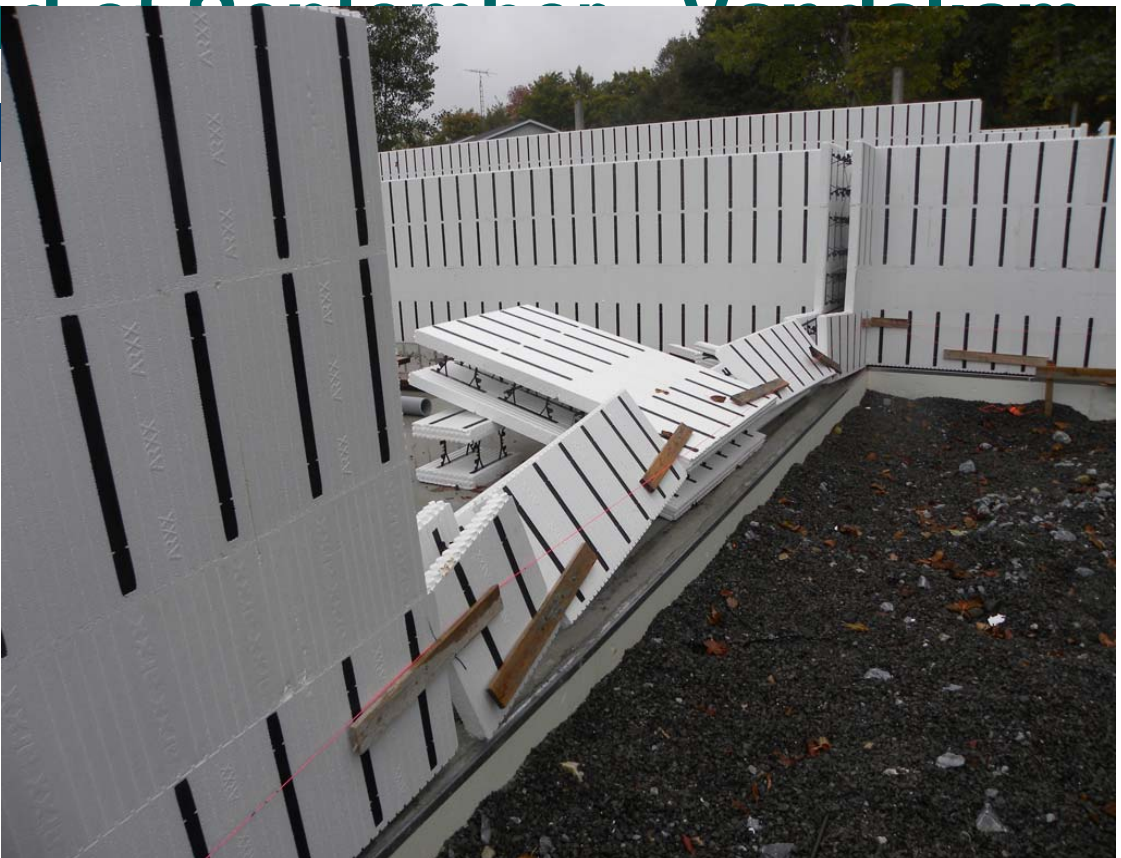
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# ADVICE WILL CONSTRUCTION



Vi



## Entire Construction Verticality



## Enhancing Outdoor Ventilation



10

# ICF Concrete Pour





## October

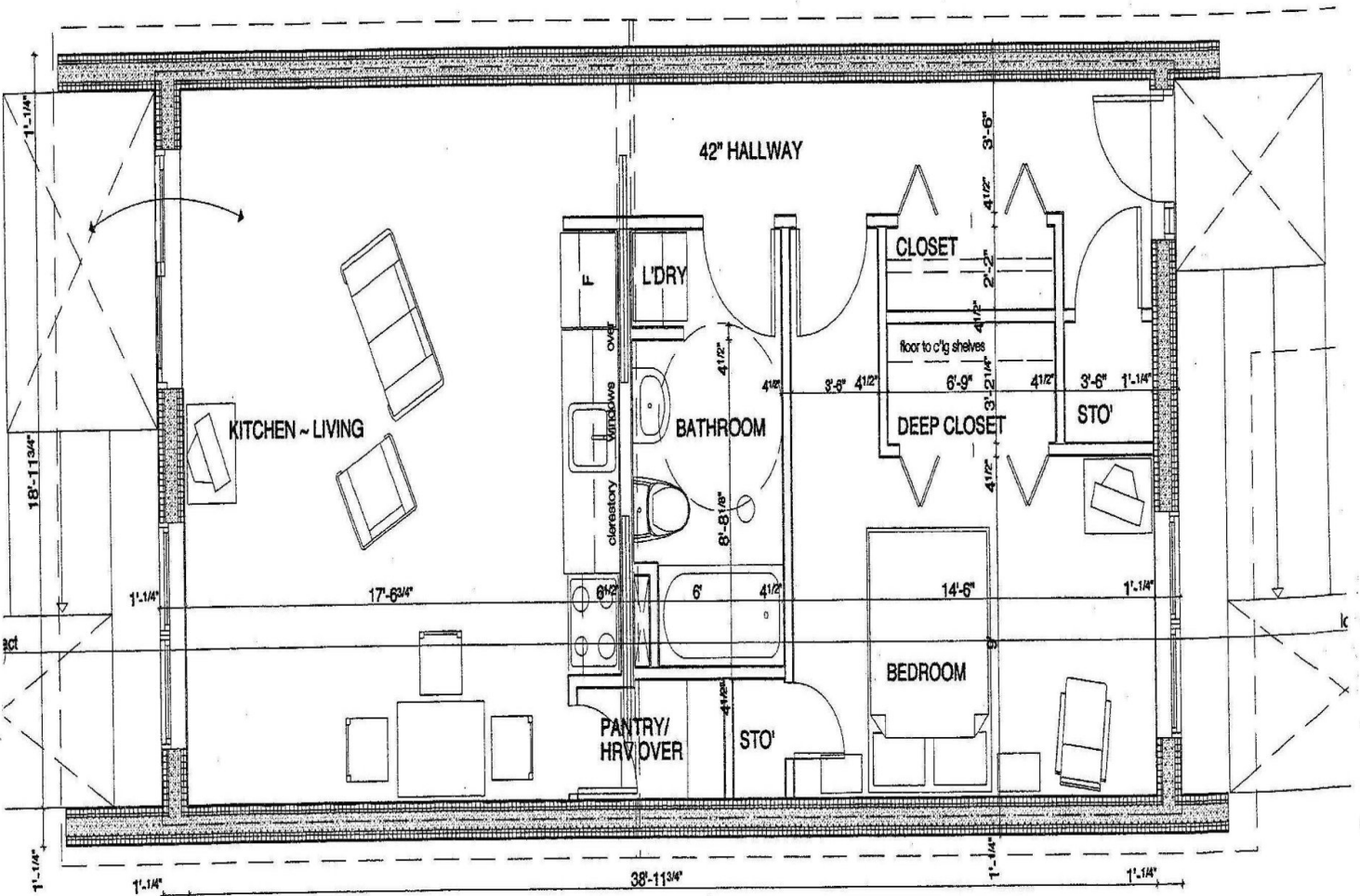
- Roof Trusses
- Roof Sheeting
- Interior Framing

# Overhaul Solar



## Features for Seniors

- Ground floor entry – no steps!
- ADA Standard Doorways
- ADA Standard Grab Bars- Bathroom Safety
- Temperature controlled thermal solar hot water
- Hands free bathroom faucet
- Ground floor walkouts, quiet, wooded surroundings, common room, laundry facilities, independent units.
- Natural Light – Sun Tubes



# Green House Certification

- Ontario Home Builders' Association
- The program focuses on
  - Energy
  - Water
  - Air
  - Materials
  - Our building has met the standards required and will be the only Green House Certified Senior's Housing in Ontario!

# Financial Information

- Total Building Costs \$937,000.00
- CMHC Grant & Loan \$20,000
- AHP Grant \$625,000
- DOOR Funding \$25,000
- Eco Energy Grant \$36,500
- HST Rebate \$78,100
- First Mortgage \$250,000

## Closing

- We are very pleased to have been able to bring this project to the Township of Central Frontenac.

Thank you