



Development of a Community Campus of Care Pilot Project

Follow-up from March 2, 2022 Special Meeting of Council

March 14, 2022

March 2, 2022 - Council Motion

THAT Council reaffirms its support for development of a Community Campus of Care on a portion of the property municipally known as 125 Peel St., Thornbury, and that Council approves in principle, to be considered further at the March 14, 2022 Council Meeting, the inclusion of the following components and directs staff with the support of SHS Consulting as the project Development Management consultant, to begin to prepare Request For Proposal documents that facilitate a competitive process for proposals from development consortiums to design/build a master planned Community Campus of Care that will include the following minimum components and objectives:

1. Long Term Care facility for at least 160 beds with a maximum height of 6 storeys
2. Labour Force housing with a maximum height of 6 storeys
3. Day care space
4. Retirement Home
5. A variety of housing forms and unit types that include demonstrated innovation in the delivery of both attainable and market housing supply
6. 10 contiguous acres of developable land on the site reserved for future municipal facilities and retained in Town ownership
7. Naturalized stream corridor
8. Setbacks and road widenings as may be required by the Ministry of Transportation, County of Grey and Town of The Blue Mountains
9. Onsite active transportation facilities
10. High quality urban design in accordance with the Town's Community Design Guidelines
11. A cohesive architectural theme that compliments the built form within the Thornbury community
12. Environmental Sustainability including Green Building Components

What We Heard From The Community

Twelve sets of comments from the community were provided, 10 in general support for the uses and priorities as outlined in the March 2 motion. Some additional feedback includes:

- One suggestion to make the Campus Net Zero
- One suggestion to maintain the intents of the design guidelines and the OP in the development, particularly not to allow construction of 5 or 6 storeys; support from two others on the height, requesting 6 storeys to be the maximum height
- Some suggestions to partner with Georgian College in the provision of space and program for professional development in the health care and long term care sectors (i.e. PSW programs)
- Suggestion to include a medical clinic for up to 12 medical professionals on site

What We Heard From The Community

- Suggestion to maintain parking underground
- Some suggestions on housing and seniors' living facilities' density
- Many suggestions to promote partnership in the RFP
- Suggestions that the LTC facility supply convalescent and memory care beds

Recommendation

To proceed with the project by supporting an MZO for the site at 125 Peel Street:

- ❖ An MZO is a planning approval by the Minister of Municipal Affairs & Housing that does not go through typical approval processes
- ❖ an MZO does not speak to process or priorities, but rather uses – it is written in language similar to that of a zoning bylaw

Proposed MZO Outline

Institutional:

- Long-term care beds
- Child care
- Community space, seniors' programming

Residential:

- Low/Medium density
- High density with max 6 storeys in height

Commercial:

- Healthcare & medical business operations
- Conveniences for micro-community

March 2, 2022 - Council Motion

THAT Council directs staff to provide a report directly to the March 14, 2022 Council Meeting regarding the need for single source procurement of engineering and contract administration to support the need for accelerated infrastructure and servicing needs for the 125 Peel Street, Thornbury, Community Campus of Care project, including options available

Discussion and Selection of Key Elements

- Council to identify Mandatory Elements for the Community Campus of Care
- Council to identify Optional/Provisional Elements for the Community Campus of Care

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Thank You