



Frequently Asked Questions

peopleCare LTC Development

What is peopleCare's experience with LTC?

peopleCare Communities peopleCare is a Canadian, family owned and mission-driven leading developer and operator of senior living communities, with strong values and a 57-year history of service. We currently manage and operate nine senior living communities in Ontario, inclusive of long-term care (LTC), retirement, assisted living and memory care. peopleCare's innovation and leadership has earned Accreditation Canada Exemplary Status and Canada's Best Managed Companies Platinum designation. Our vision is to change the world of senior living with a focus on transforming experiences, designing vibrant communities, innovating for tomorrow, and having a lasting positive impact in our communities and beyond. Learn more at www.peoplecare.ca

How was peopleCare selected for this partnership?

At the November 25, 2024, Special Meeting of Council, direction was given by Council to review municipally owned properties that could provide opportunities to see that the long-term care (LTC) beds allocated to peopleCare remain within The Town of the Blue Mountains. Based on this direction, Town staff continued to work with representatives from peopleCare.

Does this use the previously allocated beds granted to the Town by the Ministry of Long-Term Care?

Yes, peopleCare has an allocation for 160 long-term care beds in the Town of The Blue Mountains. The site is large enough to accommodate a home with up to 192 beds. Through the collaborative planning process, peopleCare will work with the Town and the Ministry of Long-Term Care to explore the potential for a top-up allocation, ensuring the home can best meet the community's needs.

Does the new LTC project include workforce or attainable housing?

The new project only focuses on increasing access to long-term care.

What relation does the new LTC project have with the MZO/CIHA that was previously approved?

The new LTC project will be proceeding through the Town's standard planning process, which does not involve an MZO/CIHA. For reference, MZO refers to a Minister's Zoning Order, and CIHA refers to Community Infrastructure and Housing Accelerator.

Will there be a public consultation process?

Yes, a public open house and formal public meeting will be held as part of the planning process.

The proposed LTC home will follow the full Town planning process, which includes amendments to the Official Plan and Zoning By-law. Once these public processes are concluded, the home will still be subject to Site Plan Control before a building permit is issued.

Will the property be serviced?

Yes, the property will be fully serviced with municipal water and sewer. Connection is available from existing water and sewer utilities near the property.

How many stories will the LTC home be?

The proposed LTC home will be no more than three stories.

What will be done with the remaining land the Town owns?

The Town-owned former Tee's Please property is 18 acres. The land sale is only related to three acres of the total 18-acre property. The remaining 15 acres of land will be retained by the Town. A variety of complementary uses and recreational amenities may be considered, but nothing has been determined at this time.

If approved, when will construction begin?

Subject to the Town's planning and development review process, construction is targeted for 2026.

What other properties were investigated for use?

In partnership with peopleCare, a review of suitable Town-owned lands was conducted. Through review, the former Tee's Please property was identified as being the most suitable, given its strategic location, proximity to municipal services and appropriate size.

If built, what will be the Town's involvement with the LTC home?

peopleCare will own and operate the home. The Town will not be involved in the ownership or management of the home.

How will the new LTC home be staffed?

The Town is actively pursuing opportunities to diversify housing options in the community, including workforce housing. In addition, the site's proximity to Collingwood offers the ability to ease the impact of this issue through access to a larger labour area. peopleCare has a proven recruitment strategy that has supported their developments in other areas of the province. This includes strong partnerships with academic partners to train future healthcare workforce.

What impact will the new LTC home have on local LTC home(s)?

There is a large and growing waitlist for LTC across Ontario. The new LTC home will serve the community and help meet the care, support and housing needs of seniors and their families. It will also ease pressures on local LTC homes and hospitals for acute care.

Will Town of The Blue Mountains residents receive priority for the LTC beds?

Long-term care (LTC) homes are licensed and regulated by the Ministry of Long-Term Care, with admission supported by Ontario Health atHome care coordinators. The province has specific laws and regulations for admission to LTC homes that are designed to ensure fairness and equity in the system, so that it can serve both the needs of people with high care needs and people who are independent.

Throughout Ontario, there are some beds available specifically for veterans, reuniting spouses who both require LTC, and for those with religious, cultural or language preferences. To learn more, visit:

<https://ontariohealthathome.ca/long-term-care/>

Accommodation rates (and available rate reductions for individuals) are determined by the Ministry and more details are available on their website: <https://www.ontario.ca/page/paying-long-term-care>

What services will the proposed LTC home provide and to who?

LTC homes are residential homes that provide ongoing care to patients whose care needs cannot be met in the community. Care and services include help with most or all daily activities and access to 24-hour nursing and personal care. People may require this level of support due to advancing age, disability or declining health.

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