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## MANAGEMENT REPORT

**Date:** July 23, 2024  
**To:** Mayor and City Councillors  
**From:** Joan Thomson, Chief Administrative Officer  
**Report Number:** COU24-82  
**Attachments:** None

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**Title:** Proposed Disposition of Land (Long Term Care Home) 3188 Vivian Line 37

**Objective:** To obtain Council authorization for the sale and disposition of 3188 Vivian Line 37 to facilitate the development of a long term care home and continuum of care facility by Stratford Long Term Care LP [peopleCare].

**Background:** On January 13, 2022, the Ontario Ministry of Long-Term Care and then Perth-Wellington MPP Randy Pettapiece announced that approval had been given to peopleCare to build a new 160-bed long-term care home in Stratford.

That new home was proposed to restore the 60 beds from the previous Stratford home on Mornington Street (which was closed after a flood), plus an additional 100 new beds. It has been envisioned as part of a "campus of care" which would include a range of seniors housing and supports to be developed in stages.

In October 2022, the City of Stratford announced discussions with Stratford Long Term Care LP on the potential development of the new long-term care home on one of two City-owned properties being considered: a portion of the Grand Trunk site (also known as the Cooper block), or a vacant greenfield property on Vivian Line 37 in the north end of the City.

The Vivian Line 37 property has been identified as the preferred choice for the proposed development for a variety of reasons. It is approximately 5.7 acres in area, with access to servicing from Vivian Line 37. Under the City's Official Plan, the property is currently designated Residential and zoned Future Residential.

At the May 28, 2024 City Council meeting, a Notice of Intent was issued to Consider Declaring as Surplus and to Dispose of 3188 Vivian Line 37. The matter was subsequently considered by City Council at its June 10, 2024 Regular Meeting.

At the June 10, 2024 Regular Council meeting, City Council considered the matter, and approved the following resolution:

- **That City Council hereby declare PT LT 45 CON 3, N Easthope PT 2, 44R1587 & PT 2, 44R1032 except PT1. 44R1674, Perth E, City of Stratford, Perth County, Province of Ontario, PIN 53080-0027, being vacant city-owned land known municipally as 3188 Vivian Line 37, to be surplus to the needs of The Corporation of the City of Stratford;**
- **That the method of disposal of the surplus land be by direct negotiation and sale to a long-term care home provider, including a continuum of care development;**
- **And that Staff be directed to prepare a further report regarding the sale for Council's consideration.**

#### **Analysis:**

- There is a need for long term care beds to address the wait list for seniors housing and care capacity in the Province.
- Over 44,000 people in Ontario are waiting for admission to a LTC home.
- This proposed LTC home and continuum of care facility will enable adults and seniors to age in place with their needs met over time.
- Range of options include long term care, independent or retirement living, assisted care and memory care
- LTC is often the sole affordable housing option for aging adults and seniors requiring 24 hour care. While a preferred option for many seniors is to age at home, LTC is an option when staying in their own homes is no longer possible.
- In Ontario, no citizens are turned away from LTC based on financial means and are entitled to receive the same level of care and support services regardless of their individual financial means.
- The Ministry of Long-Term Care sets maximum co-payment fees each year. These are standard across all long-term care homes in Ontario, whether for profit or not-for-profit.
- LTC rates are set by the Provincial Government and are based on room type. The Province also mandates that 40 to 50 percent of rooms in a LTC home must be developed and offered as basic/standard accommodation that can be geared to residents with low in-come.

Hospitals are experiencing high levels of alternate care patients who no longer require hospital care services but are not able to return to their own homes. These proposed new 160 LTC beds may relieve some pressure on the hospital system with respect to alternate level of care [ALC].

Stratford Long Term Care LP is working on timelines with the Ministry of Long Term Care to obtain construction funding approval for this proposed development by November 2024.

There is provision in the agreement of purchase and sale for the City to require the return of the lands, should the start of the phased construction and the completion of construction of the buildings within the specified timelines not be met. The first phase involves the construction of a minimum 160 long term care home, parking and access.

The development of a long term care home and seniors housing on the subject lands will enable more adults and seniors to age in place with necessary supports available.

### **Financial Implications:**

#### **Financial impact to current year operating budget:**

The proposed disposition of 3188 Vivian Line 37 does not represent taxpayer dollar contribution requirements. In addition to the sale price, the Purchaser is paying related development charges, planning application and building permit fees.

Based on the appraisal of the surplus lands as vacant institutional land, Stratford Long Term Care LP is paying fair market value for the property and will be paying the associated fees on deposit to be drawn when permit applications begin.

#### **Financial impact on future year operating budget:**

Should the land transfer occur, the property will be taxable assessment, rather than the current designation as Exempt from assessment based on municipal use. Once the build out is complete, the buildings will be assessed by MPAC and will be reclassified as taxable institutional assessment and translate into new taxation dollars for the City. The amount of taxation impact is dependent on that assess value.

#### **Link to asset management plan and strategy:**

The lands known municipally as 3188 Vivian Line 37 are held in the City's asset registry with nominal historical cost. Should the land transfer occur in 2024, the property will be recorded as disposed and removed from the City's asset registry. Due to the nominal historical cost, there is likely to be little financial or accounting implication, other than the proceeds of sale and fee revenues as noted.

#### **Legal considerations:**

Legal advice has been provided to City Council with respect to this proposed sale and disposition.

**Alignment with Strategic Priorities:**

**Enhance our Infrastructure**

This report aligns with this priority and supports the community’s wellbeing and ensures a high quality of life for residents. This proposed long term care home and continuum of care will provide additional safe, attainable, affordable and supportive places to live.

**Alignment with One Planet Principles:**

**Health and Happiness**

Encouraging active, social, meaningful lives to promote good health and wellbeing.

**Equity and Local Economy**

Creating safe, equitable places to live and work which support local prosperity and international fair trade.

**Staff Recommendation: THAT Council authorize the entering into and execution of an Agreement of Purchase and Sale with Stratford Long Term Care LP for the disposition of the surplus lands known municipally as 3188 Vivian Line 37 to facilitate the development of a minimum 160 bed long term care home and continuum of care facility;**

**THAT the Mayor and Clerk, or their respective delegates, be authorized to execute the Agreement of Purchase and Sale substantially in the form provided that has been reviewed by the Chief Administrative Officer and the City Solicitor;**

**THAT the City Solicitor be directed to prepare the conveyance documents necessary for the disposition of the lands known municipally as 3188 Vivian Line 37, subject to the City’s satisfaction of the completion of the terms and conditions of sale;**

**AND THAT the Mayor and Clerk, or their respective delegates, be authorized to execute any conveyance documents prepared by the City Solicitor as required for the conveyance of the land to Stratford Long Term Care LP.**

**Prepared by:** Joan Thomson, Chief Administrative Officer

**Recommended by:** Joan Thomson, Chief Administrative Officer