

## PUBLIC PARTICIPATION MEETING COMMENTS

11. PUBLIC PARTICIPATION MEETING - Properties located at 3350 and 3460 Morgan Avenue (Z-8738)
  - Gary Blazak, Planning Consultant, on behalf of Revera Living Inc. – indicating that Revera Living Inc. is the largest operator of long-term care homes in the Province of Ontario; advising that they operate similar facilities elsewhere within the city and the local area; pointing out that the work that was pointed out by Ms. M. Campbell, Planner II, represents approximately one year's worth of work; noting that there was significant liaison with city departments and a preliminary site plan review; reiterating that, as Mrs. M. Campbell, Planner II, mentioned, they did go through the Urban Design Peer Review Panel and received some significant and constructive input which they managed to incorporate through their architectural team to the site plan that the Planning and Environment Committee saw that was proposed for the zoning that is accompanying Ms. Campbell's recommendation tonight; expressing support for the staff recommendation; reiterating that it culminates a years' worth of work on this file; expressing gratitude to the city for working with them diligently the past several months to meet this date as this application is involved with the completion of an application for a consent to sever on this property, which is part of the Andover Trails subdivision Phase 4; believing that the site plan that they have agreed upon that is reflected in the rezoning that is recommended tonight will form a development that will be a very attractive new piece of development in this gateway part of the city; pointing out that although it does appear that it is at the rear of the Andover Trails subdivision, this is actually an emerging part of the city in the Southwest Area Plan and this is probably the first development of any significance on this part of Morgan Avenue which is also a new street that has recently been constructed; hoping that this will result in a very attractive gateway type of project in a key area of the city;
  - Mike Briscoe, Vice President, Property Development, Revera Senior Living – advising that this project is very important to them as it marks the first of their long-term care redevelopment program; pointing out that they revitalize the portfolio of long-term care homes across the province and, through that exercise, there is a very rigorous and stringent long-term care home design manual that they are walking a very fine line with in placing the homes in different communities and different sites and the built form that was shown at the meeting today is one that is consistent with what they had built approximately fifteen years ago; advising that approximately fifteen years ago they built eighteen buildings and now, having the opportunity to operate those for so many years, they know which one yields the highest resident satisfactions, the most staff efficient and safe to operate; outlining that we have taken that built form and that is a representation of what you see here, the resident home areas are optimized to help with dementia care and the ailments that go along with seniors as we age; expressing appreciation for allowing them to be in the community, for bringing one hundred twenty jobs and they are very excited to get the program moving as quickly as possible; (*Councillor A. Hopkins wondering about the importance of why the buildings have to be consistent; asking for an expansion on the other buildings and the importance that all these buildings are the same.*); Mike Briscoe, Vice President, Property Development, Revera Senior Living, responding that the funding mechanisms that come along with these, it is a government funded program and the funding that is made available to them is very restrictive; indicating that they have really tried to optimize the floor plate so that it is consistent because they know what they can operate and they know that they can operate it well and staff it as efficiently as possible; walking that line to make sure that the residents have as positive an experience as possible within the home as well as being able to meet certain hurdle rates that are required to make the investment viable; (*Councillor Hopkins asks for a further explanation of what a Continuum-of-Care facility is, is it a retirement home or is it a seniors home.*); Mike Briscoe, Vice President, Property Development, Revera Senior Living, responding that the Revera portfolio is divided into the retirement segment and the long-term care segment and the big delineator is government funded versus private pay; this being government funded, which fall into their long-term care division and the average tenure

inside the home is eighteen months as it is for a higher level of care; advising that it is designed to be pre-institutional grade standard and one which is more expensive to construct but it makes the building safer and is part of the Ministry's Long-Term Care Home Design Manual, as well, with the mindset that, in the event of a fire or an emergency, those residents may not be able to vacate the home so they have to stay inside their suites; one of the many design attributes that they have to play to; noting that it is not so much of a Continuum of Care, this is more of an end of life care.