



Stratford City Council
Special Council Open Session
AGENDA

Date: Tuesday, July 23, 2024

Time: 4:00 P.M.

Location: Council Chamber, City Hall

Council Present: Mayor Ritsma - Chair Presiding, Councillor Beatty, Councillor Biehn, Councillor Briscoe, Councillor Burbach, Councillor Henderson, Councillor Hunter, Councillor McCabe, Councillor Nijjar, Councillor Sebben, Councillor Wordofa

Staff Present: Joan Thomson - Chief Administrative Officer, Audrey Pascual - Deputy Clerk, Kim McElroy - Director of Social Services, Karmen Krueger - Director of Corporate Services, Tim Wolfe - Director of Community Services, Adam Betteridge - Director of Building and Planning Services, Neil Anderson - Director of Emergency Services/Fire Chief, Dave Bush - Director of Human Resources, Miranda Franken - Council Clerk Secretary

To watch the Council meeting live, please click the following link:

<https://video.isilive.ca/stratford/live.html>

A video recording of the meeting will also be available through a link on the City's website

<https://calendar.stratford.ca/meetings> following the meeting.

Pages

1. Call to Order:

Mayor Ritsma, Chair presiding, to call the Council meeting to order.

Land Acknowledgment

Moment of Silent Reflection

Respectful Workplace Policy Statement

2. Declarations of Pecuniary Interest and the General Nature Thereof:

The *Municipal Conflict of Interest Act* requires any member of Council declaring

a pecuniary interest and the general nature thereof, where the interest of a member of Council has not been disclosed by reason of the member's absence from the meeting, to disclose the interest at the first open meeting attended by the member of Council and to otherwise comply with the *Act*.

Name, Item and General Nature Thereof

3. Orders of the Day:

- 3.1 Proposed Disposition of Land (Long Term Care Home) 3188 Vivian Line 37

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Motion by

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.

4. Reading of the By-laws:

The following By-laws require First and Second Readings and Third and Final Readings and can be taken collectively upon unanimous vote of Council present:

Motion by

THAT By-laws 4.1 to 4.3 be taken collectively.

Motion by

THAT By-laws 4.1 to 4.3 be read a First and Second Time.

Motion by**THAT By-laws 4.1 to 4.3 be read a Third Time and Finally Passed.****4.1 Agreement of Purchase and Sale - 3188 Vivian Line 37**

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To authorize the execution of an Agreement of Purchase and Sale with Stratford Long Term Care LP for 3188 Vivian Line 37.

4.2 Conveyance of 3188 Vivian Line 37

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To authorize the transfer (conveyance) to Stratford Long Term Care LP of 3188 Vivian Line 37.

4.3 Confirmatory By-law

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To confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on July 23, 2024.

5. Adjournment:**Motion by****THAT the July 23, 2024, Special Council Meeting adjourn.**



MANAGEMENT REPORT

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

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 income.

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



**BY-LAW NUMBER XXX-2024
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the execution of an Agreement of Purchase and Sale with Stratford Long Term Care LP for 3188 Vivian Line 37.

WHEREAS Section 8(1) of the Municipal Act, 2001, S.O. 2001, c.25 as amended, (the "**Municipal Act, 2001**") provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Section 9 of the *Municipal Act, 2001*, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 10(1) of the *Municipal Act, 2001*, provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS the Sale and Other Disposition of Land Policy P.3.1 sets out the provisions for the sale and other disposition of surplus land by the Council of The Corporation of the City of Stratford (the "**City**"), including the declaration as surplus and the giving of notice;

AND WHEREAS Council of the City at the June 10, 2024, Regular Council meeting declared the vacant city-owned land known municipally as 3188 Vivian Line 37 to be surplus to the needs of the Corporation and 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 WHEREAS Stratford Long Term Care LP intends to develop a minimum 160 bed long term care home and continuum of care facility;

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. That the Mayor and Clerk of The Corporation of the City of Stratford, as Owner, or their respective delegates, are hereby authorized to execute an Agreement of Purchase and Sale with Stratford Long Term Care LP, as Purchaser, for the lands described in Section 2 below.
2. That the lands subject to this by-law are legally described as 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 identified as vacant city-owned land known municipally as 3188 Vivian Line 37.

DRAFT By-law 11.1

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 23rd day of July, 2024.

Mayor – Martin Ritsma

Deputy Clerk – Audrey Pascual



**BY-LAW NUMBER XXX-2024
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to authorize the transfer (conveyance) to Stratford Long Term Care LP of 3188 Vivian Line 37.

WHEREAS Section 8(1) of the *Municipal Act, 2001*, S.O. 2001, c.25 as amended, (the "**Municipal Act, 2001**") provides that the powers of a municipality under this or any other Act, shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS Section 9 of the *Municipal Act, 2001*, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS Section 10(1) of the *Municipal Act, 2001*, provides that a single-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. That the Council of The Corporation of the City of Stratford hereby authorizes conveyance of the lands described in section 2 below to Stratford Long Term Care LP.
2. That the lands subject to this by-law are legally described as 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 identified as vacant city-owned land known municipally as 3188 Vivian Line 37.
3. That the Mayor and Clerk representing The Corporation of the City of Stratford, or their authorized delegates, are hereby authorized to execute the conveyance documents and all necessary documents related to this conveyance.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 23rd day of July, 2024.

Mayor – Martin Ritsma

Deputy Clerk – Audrey Pascual



**BY-LAW NUMBER XXX-2024
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a By-law to confirm the proceedings of Council of The Corporation of the City of Stratford at its meeting held on July 23, 2024.

WHEREAS subsection 5(1) of the *Municipal Act, 2001, S.O. 2001 c.25*, as amended, (*the Act*) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS subsection 5(3) of the *Act* provides that the powers of council are to be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of The Corporation of the City of Stratford at this meeting be confirmed and adopted by By-law;

NOW THEREFORE BE IT ENACTED by the Council of The Corporation of the City of Stratford as follows:

1. That the action of the Council at its meeting held on July 23, 2024, in respect of each report, motion, resolution, recommendation or other action passed and taken by the Council at its meeting, is hereby adopted, ratified and confirmed, as if each report, motion, resolution or other action was adopted, ratified and confirmed by its separate by-law.
2. The Mayor of the Council and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to the said action, to obtain approvals where required, and, except where otherwise provided, to execute all documents necessary in that behalf in accordance with the by-laws of the Council relating thereto.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 23nd day of July, 2024.

Mayor – Martin Ritsma

Deputy Clerk – Audrey Pascual