

MINUTES OF MEETING
OF
THE BARRIE FOCUS GROUP ON AGING IN PLACE
Tuesday September 26th, 2023 1:00 to 2:00 pm

In Attendance

Chair - Gwen Kavanagh,
Recorder – Leo Brooks
Member - Shelley Raymond,
Member - Martin Rochon,
Member - Marshall Green,
Member - Don Fenn,
CARP Observer - Anthony Quinn

Absent

Member - Rylan Kinnon,
Member - Sue Lantz,
Member at Large - John Lord

ITEM	ITEM/DESCRIPTION	ACTION BY
1	<p><u>Purpose of the Meeting</u></p> <p>1. Discussion on Establishing a Not for Profit with the intent to secure funding for seniors’ housing, co-housing, and Aging in Place Projects.</p>	
2	<p><u>Discussion</u></p> <p>2. <u>Introduction</u>. Gwen welcomed everyone and asked Shelley Raymond to describe a project she is interested in.</p> <p>3. <u>75-acre property near Sundridge, ON</u>. Shelley told the group that this property has been for sale for some time and could possibly be used to establish a Seniors’ Retirement Community, with rezoning. Shelley has been in touch with Quality Homes who build modular homes in a factory and deliver and erect them onsite. They are currently promoting and already have CSA approval for a modular self-contained Seniors’ Accommodation. Shelley assumes the 75-acre property could accommodate one- or two-Co-house units as well as the small more affordable homes from Quality Homes and would include common waste management, shared driveways, and shared wells to afford reasonable separation between the units. <u>P)</u></p>	

	<p><u>Discussion.</u> Leo acknowledged Shelley’s project but suggested that the meeting should focus on discussing setting up a NFP and securing funding. Co-Housing initiatives could be discussed in due course. Martin also suggested we should consider issues or concerns that might interfere with establishing a NFP and securing funding.</p> <p>4. <u>Community Model including Social Services and Golden Girl Project.</u> Marshall indicated that he is still working part-time for Simcoe County and is trying to develop a model along the lines of Sandy Cove Acres that would include the provision of Social Work Services of which the County has an abundance available. He has reached out to the CAO of Simcoe County but has not had time to study the Elms Project in detail yet. He is thinking of a much more integrated hub-model that would take advantage of County Services. He suggested combining Shelley’s idea with more local projects. He also mentioned discussing a condominium project with Karen Pratt of Pratt Homes to build a Golden Girls Model. Gwen asked Marshall to follow-up on Elms Project and Pratt Golden Girls Project.</p> <p>5. <u>NFP or Public/Private Initiative.</u></p> <ul style="list-style-type: none"> a. Don offered up his perspective on ideas to get action on NFP or public /private initiative. He advised that a NFP cannot apply for government until it has been established two years. However, due to the Federal Governments initiative in London, On. the restriction on available funds may be mute as we may be able to access certain accelerator funds due to the need to build more housing. b. Don suggested we need to form a united front with different groups for “Aging in Place”. c. We need to fit needs to wants with municipalities. d. We need to determine where the money for these prospective projects will be coming from. Don has had experience running into brick walls because developers ran into trouble 	<p>Shelley Raymond</p> <p>All</p> <p>Marshall Green</p>
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	<p>financially. Even working with a large firm like PCL did not prove to be productive.</p> <p>6. <u>Simcoe County Focus of Attention.</u> Shelley acknowledged that our base for seniors housing projects is Simcoe County. The 75-acre lot near the village of Sundridge, ON provides an example of:</p> <ul style="list-style-type: none"> a. Zoning requirements. b. Planning requirements for a purpose-built seniors' sub-division, and c. Funding necessity to move the project ahead. <p>7. <u>Pursuing NFP.</u></p> <ul style="list-style-type: none"> a. Anthony suggested that CARP as a National Organization with a National Board of Directors could be consulted and perhaps involved as an applicant group of committed community leaders. b. Leo also added that he would approach the National Association of Federal Retirees as well to see if they could help. c. Don added later that besides the potential for CARP and NAFR to be involved that the Teachers' Federation had also expressed interest. Secretarial Note: Don is asked to follow-up with the Teachers' Federation. <p>8. <u>Concerns Concerning Establishment of NFP.</u></p> <ul style="list-style-type: none"> a. Martin summarized that the three important concerns were: <ul style="list-style-type: none"> (1) Money to exploit these opportunities. (2) Obtaining money for a NFP by accessing accelerator funds. (3) Obtaining suitable land. (4) He also suggested we should pursue the modular co-housing 	<p>Gwen Kavanagh, Anthony Quinn</p> <p>Leo Brooks</p> <p>Don Fenn</p>
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	<p>plan in support of the Federal Governments Plan.</p> <p>b. Gwen emphasized that the modular approach provides the potential of building up to three floors as an example to accommodate 18 residents on the three floors. She mentioned the spare parking capacity at the Georgian Mall as an opportunity for intensification in Barrie to build a three-tiered modular building.</p> <p><u>Secretarial note</u>: include in NFP requirements.</p> <p>9. <u>Incorporating Technology</u>. Don mentioned meeting with IBM and the issue of the future of Aging in Place being raised and a rather interesting and animated discussion on the impending importance of AI and homes being built as smart homes. Anthony added later that there can be significant costs savings through incorporating and making use of AI. <u>Secretarial note</u>: include in building requirements.</p> <p>10. <u>Timely Plan or Forecast</u>. Gwen asked if we could put together a plan or forecast to approach the Ontario Provincial Government at this opportune time after the Greenbelt debacle. To which Don Fenn suggested that the Province of Ontario may be looking for a suitable location to build a provincial training centre for support services to include a:</p> <ul style="list-style-type: none"> a. Centre for care. b. New-home technology for seniors to live in the modern world. c. Co-located with senior housing to practice concepts and trainees. d. i.e., a Silicone Valley Concept. <p><u>Secretarial Note</u>: Gwen asked Shelley and Don to further discuss the 75-acre project training and support centre.</p> <p>11. <u>Annual Meeting planned for Barrie</u>. Don mentioned that his organizations annual meeting is planned to be held in Barrie. This would be an excellent</p>	<p>Gwen Kavanagh</p> <p>All</p> <p>Don Fenn & Shelley Raymond</p>
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	<p>opportunity to raise the profile of the Senior Housing Crisis. Date/time of the annual meeting TBC</p> <p>12. <u>Expert Meeting to Discuss Issues</u>. He suggested a separate meeting of experts to discuss the impending Seniors Housing Issue. <u>Secretarial Note</u>: Don to follow-up with an outline proposal/plan.</p> <p>13. <u>Significant Statistics</u>. By 2030? 3.8 million more homes will be required I Ontario? Don added 40,000 persons are polled each year by ????. This year of respondents over age 60:</p> <ul style="list-style-type: none"> a. 73% stated they wanted to age in place. b. 77% stated they owned their own home. c. 23% were not sure what they want to do next. d. Gwen added that for LTC only 1.4% will be able to get in, very few will get access and for the remainder there is no hope. <p>14. <u>Land Use Planning</u>. Shelley made the point that in Southern Ontario where land is very expensive the focus is on best use. Due to the cost of ownership Seniors are having to move north to purchase property if they can't rent in Southern Ontario. This is also the case with young families. In Southern Ontario they are looking at trailer parks and modular communities based on what they can afford forcing them to move north for something better.</p> <p>15. <u>Future Focus</u>. Martin asked "Which way are we going to go from here? What are we going to focus on?"</p> <p>16. <u>Social Services Department at Federal Level</u>. Don mentioned that there had been a Federal Initiative for a Social Services Department incorporating Social Services Safe at Home principles. However, it is unclear what the Federal Government is currently doing I this regard. Martin said he would follow-up on this issue.</p> <p>17. The meeting ended at 2:00 pm</p>	<p>Don Fenn</p> <p>Don Fenn</p> <p>All</p> <p>Martin Rochon</p>
3	<p>Next Meeting: Zoom Meeting planned for Oct 10th, 1;00 to 2:00 or 2:30 pm.</p>	<p>All</p>

Leo Brooks
Recorder