



# BELVEDERE HEIGHTS

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**Board of Management for the District of Parry Sound West  
(Belvedere Heights)  
Annual Information Meeting  
Monday, January 23, 2023  
7:00 p.m.  
via Zoom**

**Agenda**

1. Introductions and Welcome
2. What is happening at Belvedere Heights - How we made it through the pandemic - Voice of the Resident - K. Johnson
3. 2021 audited financial statement overview - H. Stephenson
4. Management Services Agreement - D. Sanderson
5. Campus of Care status - D. Sanderson and J. Hanna
6. Status of municipal by-laws regarding returning management of long term care beds and possible new resolution requesting a response - D. Carmichael
7. Life Lease & Belvedere Heights update: attached page - A. Coles

**\*\*If you would like a presentation to your Council, please let us know.**

## **BELVEDERE HEIGHTS BOARD OF MANAGEMENT UPDATE FOR OWNER MUNICIPALITIES (JAN. 2023)**

The Belvedere Heights Board of Management (BoM) provides this update to all eight municipal councils owning the properties at 21 Belvedere including the Belvedere Heights (BH) 101-bed long term care facility and the 24-unit life lease building. The plan to move BH to create a Campus of Care at the health centre was submitted in fall 2021 and is still in the queue for review by the government. For transparency, life lease owners were given advance notice of the future plans in summer 2021. While most residents supposed that the changes would occur after they would leave life lease, several residents remain concerned and have reached out to the media and individual councillors.

### **Facts About Life Lease**

- Life lease is a right to occupy a unit, there is NO ownership of part of a building or land. Relative real estate values have not applied to life lease sales as evidenced by the historical price per sq. foot over time.
- Recognizing the existing lease agreement was silent on the issue of termination or sale of building and the rights of the residents, Belvedere Heights engaged legal support to create an addendum to the agreement that would protect the initial purchase price for their right to occupy if the building is sold in the future. The matter was presented in summer 2021 with encouragement that residents review and obtain legal advice before signing.
- When the Campus of Care model is approved, at least three to five years will elapse (perhaps more) before current life lease holders would have to relocate. No one will be “kicked out onto the street” (terms used in the media and opinions). All remaining life lease holders will be given at least one year notice.
- We are still very early in the entire process of the relocation BH. The wording in the current occupancy agreement refers to market value and provides no option if the right to occupy life lease cannot be sold on the real estate market. If the life lease building is to be demolished after BH is relocated, the proposed addendum to the life lease agreements at least protects the purchase price.
- In the fall of 2022, two units were vacated by the residents. The BoM repurchased these units at a mutually agreeable price and both units have been converted into apartments at current rental rates.

### **Campus of Care: Consolidation of Long Term Care in West Parry Sound**

The province has deemed West Parry Sound as an underserved area for long term care (LTC) beds with an excess of a two year wait list for placement. Government has estimated a 160-LTC-bed shortfall within this decade. In 2020, government began building new LTC capacity approving projects that were campus of care submissions. In 2021, BoM began discussions with the WPSHC/Lakeland that culminated in engaging an architect to create a vision for the campus of care, which was shared with the municipalities in Oct. 2021.

The architect’s plan to build 160 new LTC beds adjacent the Lakeland LTC was bold and beautiful and the Ministry of Long Term Care was impressed by the concept of care and the visual. A campus of care is the ideal model for LTC residents. Enhancing care for our frail elderly is our top priority and we will be fair to the seniors living independently in life lease.



During the spring and summer 2021, the BoM municipal reps engaged with all eight member municipalities to support the campus of care model by 'surrendering the right to manage' the BH 101-LTC beds back to the Ministry. The Ministry could then issue a not-for-profit license to WPSHC/Lakeland to build the proposed 160-bed complex. By August 2021, all eight municipalities had passed a bylaw to support the campus of care as required by the LTC legislation when a district municipal home wishes to relinquish LTC beds. The bylaw requested the Ministry to waive the five-year minimum notice in favour of expediting the new build.

The required bylaws and BoM resolution were forwarded to the Ministry in Sept. 2021 and there has been no acknowledgement or written communication from the Ministry as of Dec 2022.

The existing BH operations and facilities stay in place until the new build is ready for occupancy, which is still uncertain and could be many years away from completion.

In Nov. 2022 we did receive confirmation that the existing management consulting services provided by WPSHC/Lakeland to BH would be replaced with an ongoing management services agreement that delegates all day-to-day management of the 21 Belvedere operations. For example, our Administrator, Kami Johnson, has been and will continue to be an employee of WPSHC/Lakeland. The management agreement is good news to allow us to continue to consolidate and coordinate LTC support services for West Parry Sound.

Belvedere Heights is a district municipal home. The eight municipalities jointly own and manage the building through an appointed board of management. Councillors representing all municipalities sit on the Board and endeavour to ensure each municipality is current and in support of all actions.