

# STILLBROOK

## Accessible Retirement Residences

A CRA-registered charitable organization providing a solution to the most significant social justice issue facing Ontario...safe, affordable supported seniors housing.

As a charitable organization Stillbrook can leverage advantages that translate into sustainable affordability at scale.

# STILLBROOK Affordable Retirement Residences

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AFFORDABLE	CONNECTED	COMPREHENSIVE
<ul style="list-style-type: none"><li>• Alternative model of housing for adults that is <b>safe, dignified and affordable</b></li><li>• <b>Infection control designed into each residence</b></li></ul>	<ul style="list-style-type: none"><li>• Serves patients waiting in hospitals and <b>seniors living precariously in their homes</b> who are unable to afford traditional for-profit retirement home offerings</li></ul>	<ul style="list-style-type: none"><li>• Access to LHIN-funded <b>personal support workers</b> 24/7; nutritional meals; active living services; medication support and respite care</li></ul>

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= a dignified retirement

# CRA Charitable Status

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Charitable Status is a key aspect of success



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# A Sustainable Dignified Retirement...

## Stillbrook's *Aging In Place* commitment:

- As a Non-Profit, PSW care can be provided by Home & Community staff; as health needs increase allows for planned/predictable transfer to LTCH.
- Leverage technology to create a safe, healthful environment
- Well-designed space-efficient suites create value; modular construction and repeatable platform reduce costs
- IPAC “Covid-proofing” throughout design process
- A key solution to “Hallway Healthcare”
- End of life care can be offered without displacing residents
- Couples can live together without being separated
- Respite Care for Caregiver Support
- One Bariatric suite per residence



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# Proprietary Design and Scale Driving Cost Efficiency



01

**Passive House** design concepts to reduce cost of operations + **Modular construction**

02

**Repeatable** 4 or 7-storey residences for low to mid socio-economic status seniors

03

Each building provides **177 units**, mix of suites for singles and couples + respite care

04

Care, nutritional meals, laundry services, **medical clinic**, & social activities on site

05

Can be stand-alone or built as part of a “**campus of care**”

06

**Central management** of common functions results in cost and quality control



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# Statistics: Amherstburg

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- 18.1% of Amherstburg's population is over the age of 65 as of 2019 (Statistics Canada).
- This number is projected to be over 25% by 2024, representing a 39% growth in this demographic over a 5 year period (Statistics Canada).
- As of January 2019, there were 76 seniors (comprise of individuals and couples) waiting for a one bedroom unit (Central Housing Registry Waitlist Data for Windsor/Essex Count).

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# Meeting a Growing Demand

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30,000 patients designated ALC in hospital waiting for assisted living per year<sup>(1)</sup>



Demographic and economic pressures increasing demand for affordable retirement living

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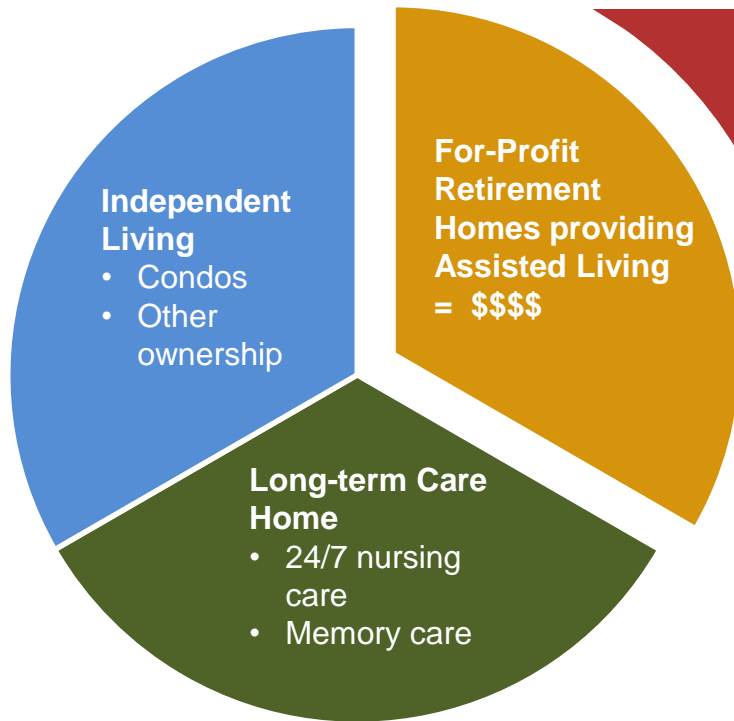
Many Ontarians in Long-term care facilities do not require 24/7 nursing care



Currently many for profit retirement home residents paying \$5,500/mo<sup>(2)</sup> for assisted living services

# “Market Disruptor” in Seniors Housing with Supports

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## Stillbrook focus

- ✓ Monthly rent including all meals and services at \$3,200 per person
- ✓ Federal payments to seniors (CPP + OAS + GIS) = approx \$2,400

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“Market Disruptor”



# We need your help to advance access to affordable retirement living across Ontario...

- STILLBROOK Amherstburg will be the first of many sites across Ontario and be a showpiece of accessible seniors housing + care.
- Ministries of Seniors & Accessibility, Health, Long Term Care, Treasury, Municipal Affairs & Housing and Infrastructure Ontario all supportive.
- Project Partners include: HDGH, Amico, Sub-Region H&CC, Cerieco Canada, Aramark, Telus, Cushman Wakefield, Welltower REIT.

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# We need your help to advance access to affordable retirement living across Ontario...

- Agreement to sale of land at previously appraised value (each \$1m of cost results in \$100 increase in residents' monthly rent over the 50 year lifespan)
- Waiver of Development Charges and Building Fees (Stillbrook is a NFP Charitable organization)
- Variance for 4m height increase (to create affordable monthly rents)

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Thank you for your kind consideration.

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