

INDUS SENIOR'S COMMUNITY CAMPUS OF CARE

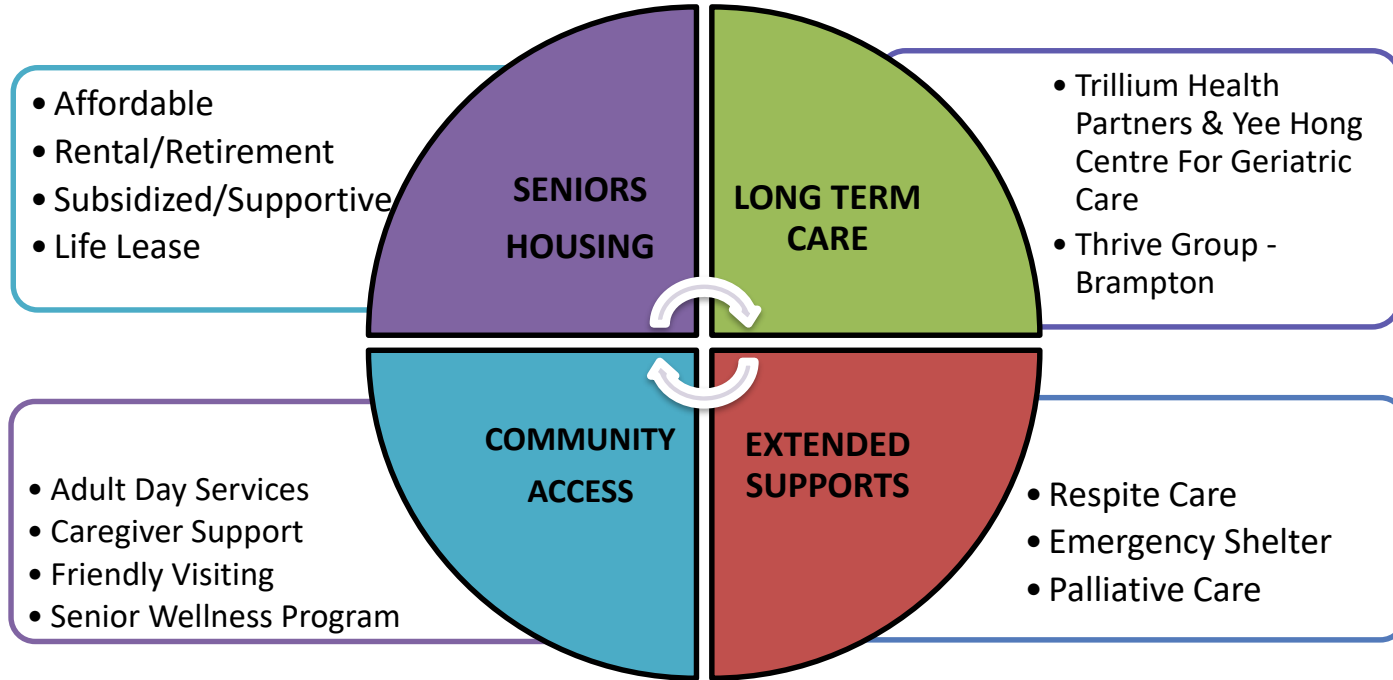
City of Brampton
Committee of Council

March 20, 2024

Gurpreet S. Malhotra, CEO



Indus Senior's Community Campus of Care



Indus Community Services: LTCH Project Progress Timeline

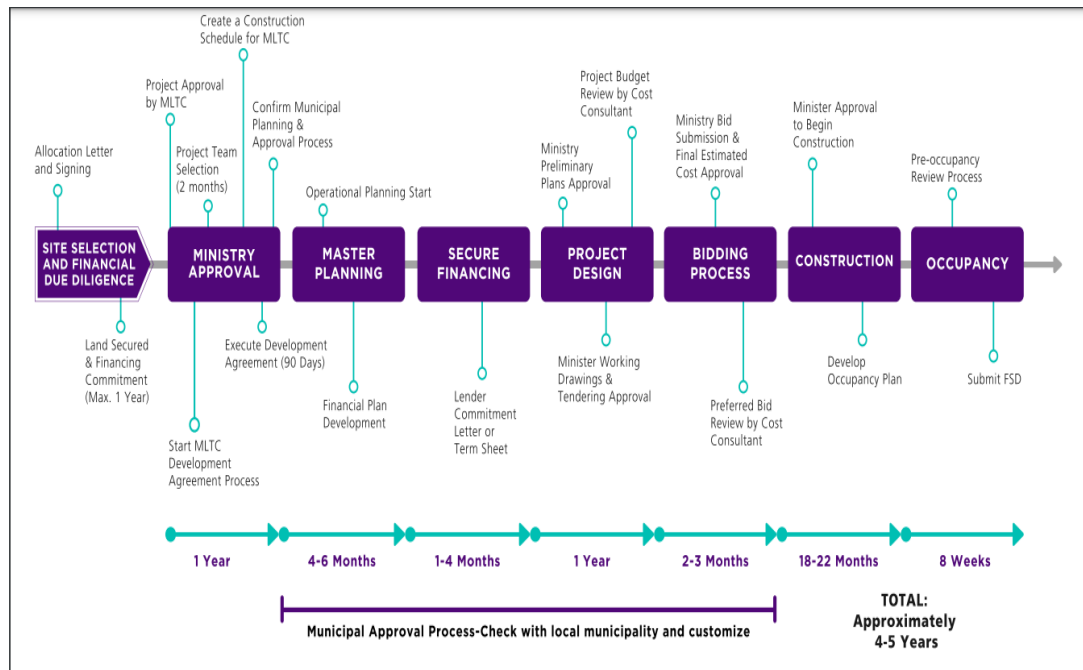
March 2020 – Indus submitted an application to build the *Indus Community Campus of Care* which would focus on a minimum 192-bed LTC Home along with affordable housing for seniors and other health care services.

March 2021 – Brampton City Council approved 5 acres of land on a 50-year lease for the Golden Age Village for the Elderly LTC Home. Indus made a similar request to acquire a parcel of land located at 0 Goreway Drive in Brampton. The Mayor's office provided a letter of support for the project.

August 2023 – Indus received a first draft of the land lease agreement from the City of Brampton. Flood and soil analysis were completed by Indus and we plan on seeking confirmation from the Toronto Region Conservation Authority on any environmental issues pertaining to developing the land.

March 2024 - Indus is in current negotiations with the city regarding a land transfer agreement and provided the City with a letter requesting the transfer of land ownership and highlighting the benefits of this arrangement.

LTCH Development Timeline



The City of Brampton's population is over 52% South Asian, yet according to the Office of the Auditor General of Ontario, the long-term care sector is not responsive to cultural needs of residents as there are no ethnocultural LTC homes in this area with staff that can provide culturally specific care and communicate with residents in their first language (2023 Value-for-Money Audit).

Requested Action – Transfer of Land Ownership

- Indus and the City of Brampton have commenced discussions on the terms and conditions of the ground lease, and through those discussions it has become increasingly apparent that the current proposed terms for the ground lease will not effectively support advancement of the LTC project.
- We are confident that a transfer of ownership of the LTC lands to Indus is the best approach to meet the needs of both parties and move the LTC project forward efficiently and effectively. Therefore, we request that Brampton City Council approve a transfer of ownership of the LTC lands to Indus.

Questions?

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Indus Community Services

Thank you!