



Golden Age Village for the Elderly (GAVE)

Campus of Care

Request for Waivers of Municipal

Development Charges

February 2, 2022



To achieve our mission through a

Smart Modern Campus of Continuum of Care

“To provide independent living and long-term care, foster a happy, healthy, and fulfilling lifestyle for Vietnamese seniors and others through diverse cultural, heritage, religious and social activities”

Our campus of care will include:

- a resident-centered, culturally significant long-term care facility
- independent living for seniors offering individualized supports to facilitate aging in place
- a cultural community centre fostering community and intergenerational programming

Project Status



- Offers to Lease signed with City.
- Ministry of Long-Term Care staff have confirmed all licensing requirements have been satisfied.
- CMHC has provided maximum SEED Funding to support planning and design of seniors apartment.

Status of Planning Approvals



- Preliminary concept plan drawings submitted to City Planning Department.
- Zoning is in place for project and site plan approval process underway (Pre-Consultation meeting Feb 1, 2022).
- Construction aimed for late 2022.

Proposed Site Plan



Financial Concerns



- Rise in construction costs largely due to pandemic-related supply chain disruption and shortages of labour and material.
- Pro forma budget shows a capital funding gap in excess of \$2.0 million.
- Without further funding support, project may be at risk and City may lose up to \$100 million in much needed long-term care beds and affordable housing supply.

City of Brampton Development Charges



- Development charges are significant contributors to project costs:
 - Affordable housing component: \$1,993,000
 - Long-term care component: \$1,131,000

- City of Brampton Affordable Housing Strategy (April 2021) recommends waiving municipal development charges in order to help meet affordable housing needs
- CMHC enhances housing grants when local municipality contributes to meeting project costs
- City of Brampton Central Area Community Improvement Plan provides for Development Charges Incentives for intensification of this nature. We border on the Central Area and are accomplishing important City goals and therefore should receive similar treatment

Our Request



We are requesting City to waive development charges to help meet funding gap and enable project to come to reality.

Golden Age Village for the Elderly

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