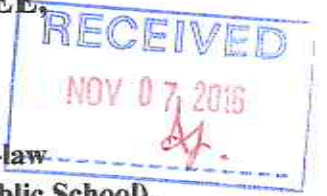


PETITION TO THE PLANNING ADVISORY COMMITTEE,
TOWN OF ST. MARYS



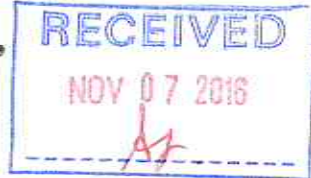
Subject: Application for Approval of an Official Plan Amendment and Zoning By-law Amendment regarding 151 Water Street North (former site of Arthur Meighen Public School).

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St. Marys ON

Signature	Name	Address
<i>Donna Dickson</i>	Donna Dickson	163 Wellington St. N
<i>Donna Dickson</i>	Donna Dickson	" " "
<i>Brenda Barinet</i>	BRENDA BARINET	100 WELLINGTON ST. N
<i>R. W. Ward</i>	ROBIN WARD	" " "
<i>Arnon Godon</i>	Arnon Godon	72 Wellington
<i>Rad Nikolasen</i>	Rad Nikolasen	72 Wellington St. N
<i>Barbara Holliday</i>	Barbara Holliday	106 Wellington St. N
<i>Doug Holliday</i>	Doug Holliday	106 Wellington St. N
<i>Larry Josse</i>	LARRY JOSSE	164 Church St. N.
<i>Patsy Josse</i>	Patsy Josse	164 Church St. N.
<i>Gretchen Rozek</i>	Gretchen Rozek	140 Church St. N
<i>David Colleen</i>	DAVID COLLEN	140 Church St. N.
<i>Sharon Cameron</i>	Sharon Cameron	99 Church St. N
<i>Don Cameron</i>	DON CAMERON	99 Church St. N.

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Signature	Name	Address
	KENT ROSSON	Kirkton
	Linda McCutcheon	186 Water St S. St Marys
	ALICE MORNING	12 MEIGHEN COURT ST. MARYS
	Gene Marvins	12 MEIGHEN CT ST MARYS
	Randy Pridham	2978 Rd 149, Motherwell.
	BARRIF BRANTON,	306 Elizabeth ST
	BENNIT LITTLE	QUEEN ST. ST MARYS
	BRENT TURNBULL	Church St S.
	Norma & Jerry Pratt	329 Jones St ¹⁰⁷ St Marys
	GARNIAN STACEY	CHURCH ST NORTH ST. MARYS
	Mike Rumble	37 Widdo St. W. St. Marys,
	Bill Poynter	14 William ST. St. Marys
	Lewis & Norma Spaves	437 Elizabeth St. St Marys.
	Glen Watkinson	728 Queen St E. #30 St. Marys ON

PETITION TO THE PLANNING ADVISORY COMMITTEE,
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Signature	Print name	Address
<i>Frances Taylor</i>	Frances Taylor	100 Peel St. S. St. Marys ON.
<i>Jennifer Leslie</i>	Jennifer Leslie	116 Jardine St. St. Marys O
<i>Don Duguay</i>	Don Duguay	114 William St. St. Marys, ON
<i>David Steward</i>	DAVID STEWARD	353 QUEEN STREET WEST ST. MARYS
<i>Wayne Steward</i>	WAYNE STEWARD	353 Queen St St. Marys
<i>Melanie Holmes</i>	Melanie Holmes	317 James St. W St. Marys
<i>Emma Farquhar</i>	Emma Farquhar	196988 19th Line Lakesh
<i>Glen Collins</i>	Glen Collins	178 Thomas St. St. Marys
<i>Charles Smith</i>	CHARLES SMITH	241 SOUTHWAVE RD. S. MARYS
<i>Ken Frazier</i>		
<i>Gerrit Hughes</i>	Gerrit Hughes	227 Church St. St. Marys
<i>Reuben Boyd</i>	Reuben Boyd	226 Queen St E. ST. MARYS
<i>Steven Simmerville</i>	STEVEN SIMMERVILLE	37 CARRALL ST. ST. MARYS



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Signature	Print name	Address
	ARIVA KAY	249 WIDDER ST. E. ST. MARY
	MIKE KAY	" " " " "
	Patti Cook	4508 Line 15 St. Marys
	Maggie Whiteroff	48 Wellington St S. St. Marys
	VICTORIA VINE	202 WIDDER ST. E.
	SYLVIA ANDERSON	66 Church St. S. #202
	Cathy Atwell	450 Elgin St. E.
	PARCA HOARE	31 SPARLING CR.
	W.E. VINE	202 WIDDER ST. EAST
	JANIS FIEGAN	231 THOMAS ST ST MARYS
	DOUGLAS CRAIG	600 EMILY ST ST MARYS



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Signature	Print name	Address
	HENRY MONTEITH	111 WIDDER ST. E
	MARILYN CASSELS	111 WIDDER ST. E.
	GERALD McMASTER	112 CHURCH ST N
	Susan McMaster	112 Church St
	Chris Young	178 Widder St. E.
	FRANK BALL	230 WIDDER ST
	MARY JANE BALL	230 WIDDER ST. E.
	IAN THOMAS	228 WIDDER ST. E.
	Aimee Brown	98 Peel St N
	Chris Brown	98 Peel St. N

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Signature	Print name	Address
<i>Robin Manzer</i>	ROBIN MANZER	183 WIDDER ST EAST.
<i>Carolyn Kelly</i>	CAROLYN KELLY	177 WIDDER ST. E.
<i>Emily Kelly</i>	Emily Kelly	177 Widder St. E
<i>Christopher Kelly</i>	CHRIS KEWY	177 WIDDER ST. E.
<i>Deborah Wunder</i>	Deborah Wunder	191 Widder St. E.
<i>Stephen Wunder</i>	Stephen Wunder	196 Widder St. E.
<i>William Kilborn</i>	WILLIAM KILBORN	197 WIDDER ST E
<i>Tama Kilborn</i>	TAMA KILBORN	197 Widder St E

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Signature	Print name	Address
<i>Paul Forte</i>	Paul Forte	24 King St. S. St Marys
<i>Don Wells</i>	Don Wells	86 Ontario, St N.
<i>Gary Austin</i>	Gary Austin	163 Maiden Ln. St M.
<i>Brian Busby</i>	BRIAN BUSBY	137 WATER ST N.
<i>Jean Sandwith</i>	Jean Sandwith	123 Maxwell St.
<i>Judy Greason</i>	JUDY GREASON	128 EMILY ST, ST MARYS.
<i>Jim Greason</i>	JIM GREASON	128 EMILY ST. ST MARYS
<i>Alissa Bartlett</i>	Alissa Bartlett	326 KINGSTON PL. 128 E
<i>Michael Greason</i>	Michael Greason	326 KINGSTON PL. MILTON, ON L9T4C8
<i>Mary Ruppel</i>	Mary Ruppel	57 ANN ST. ST. MARYS.
<i>John Ruppel</i>	JOHN RUPPEL	57 ANN ST ST. MARYS
<i>Sylvain Robichaud</i>	SYLVAIN ROBICHAUD	83 WATER ST. NORTH
<i>Jared Robichaud</i>	Jared Robichaud	83 Water St. N
<i>Diane Frenette</i>	Diane Frenette	152 Emily St. St Mary
<i>Michael Harding</i>	Michael Harding	154 Emily St. St Mary



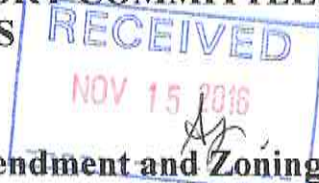
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Signature	Print name	Address
<i>Rosemary Poel</i>	Rosemary Poel	140 Emily St
<i>Melanie Froese</i>	Melanie Froese	158 Water St. N.
<i>Meg Poel</i>	Meg Poel	179 Water St. N.
<i>Marie Maisel</i>	Marie Maisel	179 Water St. N.
<i>M. Poel</i>	Nellie Poel	179 Water St. N.
<i>Steve Dill</i>	Steve Dill	129 " " "
<i>Paul Sproat</i>	Paul Sproat	177 Water N
<i>Barbara Favacho</i>	BARBARA FAVACHO	164 Emily ST.
<i>Bob Favacho</i>	BOB FAVACHO	164 Emily St
<i>Tom Froese</i>	Tom Froese	158 Water St. N.
<i>Helen Froese</i>	Helen Froese	158 Water St. N.

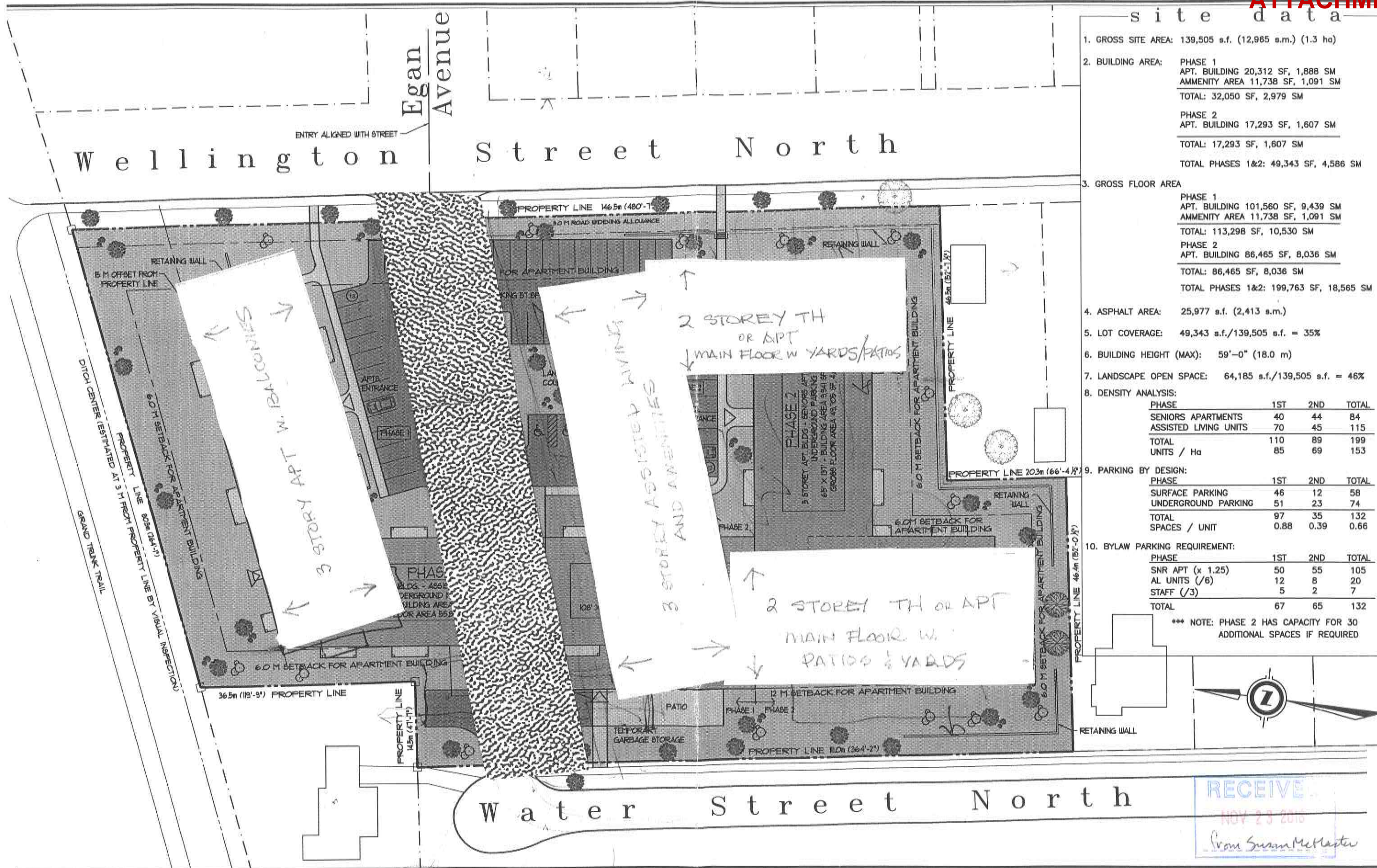
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Signature	Print name	Address
	ALAN GROOM	139 ENKIBETH ST. 3D
	RON HODGINS	177 JAMES ST NORTH
	Emily Wunder	196 Widder st E.
	Stephen Wunder	196 Widder St E.



site data

- GROSS SITE AREA: 139,505 s.f. (12,965 s.m.) (1.3 ha)
- BUILDING AREA:
 - PHASE 1
 - APT. BUILDING 20,312 SF, 1,888 SM
 - AMMENITY AREA 11,738 SF, 1,091 SM
 - TOTAL: 32,050 SF, 2,979 SM
 - PHASE 2
 - APT. BUILDING 17,293 SF, 1,607 SM
 - TOTAL: 17,293 SF, 1,607 SM
 - TOTAL PHASES 1&2: 49,343 SF, 4,586 SM

- GROSS FLOOR AREA
 - PHASE 1
 - APT. BUILDING 101,560 SF, 9,439 SM
 - AMMENITY AREA 11,738 SF, 1,091 SM
 - TOTAL: 113,298 SF, 10,530 SM
 - PHASE 2
 - APT. BUILDING 86,465 SF, 8,036 SM
 - TOTAL: 86,465 SF, 8,036 SM
 - TOTAL PHASES 1&2: 199,763 SF, 18,565 SM

- ASPHALT AREA: 25,977 s.f. (2,413 s.m.)
- LOT COVERAGE: 49,343 s.f./139,505 s.f. = 35%
- BUILDING HEIGHT (MAX): 59'-0" (18.0 m)
- LANDSCAPE OPEN SPACE: 64,185 s.f./139,505 s.f. = 46%

8. DENSITY ANALYSIS:

PHASE	1ST	2ND	TOTAL
SENIORS APARTMENTS	40	44	84
ASSISTED LIVING UNITS	70	45	115
TOTAL	110	89	199
UNITS / Ha	85	69	153

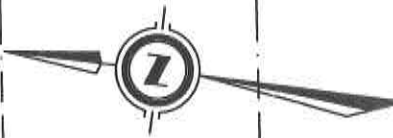
9. PARKING BY DESIGN:

PHASE	1ST	2ND	TOTAL
SURFACE PARKING	46	12	58
UNDERGROUND PARKING	51	23	74
TOTAL	97	35	132
SPACES / UNIT	0.88	0.39	0.66

10. BYLAW PARKING REQUIREMENT:

PHASE	1ST	2ND	TOTAL
SNR APT (x 1.25)	50	55	105
AL UNITS (/6)	12	8	20
STAFF (/3)	5	2	7
TOTAL	67	65	132

*** NOTE: PHASE 2 HAS CAPACITY FOR 30 ADDITIONAL SPACES IF REQUIRED



RECEIVED
 NOV 23 2016
 From Susan McMaster

FW View before meeting

From: Brent Kittmer
Sent: November 29, 2016 10:49 AM
To: Grant Brouwer; Mark Swallow
Cc: Susan Luckhardt
Subject: FW: View before meeting
Attachments: Oxford Gardens, 2 rooms to make one suite LFP Money.docx; Globe Investor.docx MTCO.docx; Suske Capital invests with MTCO Holdings Inc.docx

Sending on as an FYI.

Brent

Brent Kittmer, P.Eng., MPA
CAO/Clerk
Town of St. Marys
T: 519-284-2340 x 216

From: Al Strathdee
Sent: November 29, 2016 10:23 AM
To: Brent Kittmer <bkittmer@town.stmarys.on.ca>
Subject: Fwd: View before meeting

fyi

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----
From: Nicole Taylor <ASureHit@Rogers.com>
Date: 2016-11-29 10:17 AM (GMT-05:00)
To: Al Strathdee <astrathdee@town.stmarys.on.ca>
Subject: FW: View before meeting

Dear Al,

You might be interested in some of the information I have gathered, especially the link to Solar Panels photos at Oxford Garden, and Amenities Facilities converted into rental units, and the refurbishing of assisted living units into apartments.

As promised I will forward informations to you as I come across it.

FW View before meeting

Regards
Nicole Taylor

From: Nicole Taylor [mailto:ASureHit@Rogers.com]
Sent: November-29-16 10:06 AM
To: 'Anyes Kadowaki Busby'; 'Brian Busby'; 'Henry Monteith'; 'marilyncassels marilyncassels'; 'mcmastersusan@gmail.com'
Cc: 'alexanderbest@yahoo.com'; 'Brenda Bazinet'; 'Gretchen'; 'Judy Greason'; 'mailto:proudmom2@sympatico.ca'; 'mailto:douglas.holliday@sympatico.ca'; 'wellingtonheights@rogers.com'; 'megpoel@sympatico.ca'
Subject: View before meeting

Dear friends,

You might like to see the following information before Wednesday meeting.

One is a good view of the solar panels on Oxford Gardens roof. Even if Council agree on 3 story buildings another 10 feet will be added to the roof height for solar panels. (equivalent to another story) Cliff Zaluski did mention using solar panels when meeting with us at Anyes and Brian and again at the Creamery.

See link on Oxford Gardens Solar panels. See all pictures especially #10

<http://www.lfpress.com/money/businessmonday/2010/11/05/15986936.html>

My other issue is that the buildings will be on the crest of Wellington and Water St. adding to the impression of a Berlin Wall once completed.

Also enclosed are some of the information I gathered on the business profile of the investors. They set the site, than flip the properties for profits, the bigger the projects the bigger their profit margin. "GREED & SPECULATION" Their previous projects of Oxford Gardens in Woodstock and Hardwood Place in Orangeville are prime examples. Both projects were flip to Chartwell a giant in Seniors Housing. Also note that in Orangeville, Chartwell had the developer refurbish some of the amenities facilities to 4 extra suites. (all for more profits) what about the "Seniors Needs"

My other concern is about the use of the buildings if not profitable, or if in a

FW View before meeting

few years the intended
used become redundant. We see this with school closing as the enrolment decline,
as for the aging
population the demand of senior housing will crest in 10 years, what happens when
the demand
decline, or the market is over saturated with Senior Complex, will the buildings be
repurposed? If so will
it go to subsidize housing, low income housing?

When I asked Cliff that question; he said that it would be uneconomical to consider
turning the senior
Assisted Living Units to apartments. Well that is exactly what they did at Oxford
Gardens. Not so
impossible is it!!! See Above attachment. (2 rooms)

Our neighborhood is 140 to 150 years old, and will still be standing in the
future, what will happen with
this project 20 years from now? SLUMS!!!

Hoping that Town Council use forthcoming judgement, now only looking at a short
term for Tax Base
Revenue, but also the future use of this site and the homogeneity of our
neighborhood. Town Mayor
and Council are elected for a 4 year term, but their decision will remain with us
for generations to
come. Hopefully all of your efforts in opposing this mega project will have an
effect on town Council's
vote. (I just hope this doesn't become another Dresden Factory Blunder voted in by
previous Councils)

Looking forward to your comments at our Wednesday night meeting.

Amicalement
Nicole

Globe Investor

Report on Business

Press release from Marketwire

Chartwell Acquires Three Ontario Properties

Monday, September 14, 2015

Chartwell Acquires Three Ontario Properties

07:45 EDT Monday, September 14, 2015

MISSISSAUGA, ON --(Marketwired - September 14, 2015) - Chartwell Retirement Residences ("Chartwell") (TSX: CSH.UN) announced today that it acquired three retirement residences for an aggregate purchase price of \$170.7 million from three separate groups of vendors affiliated with MTCO Holdings Inc. ("MTCO").

The Village of Oxford Gardens is located in Woodstock and is comprised of 185 suites. Building construction was completed in two phases in 2009 and 2012. The residence has ample amenity offerings, large outdoor spaces, a complementary commercial real estate component and a state-of-the-art solar water heating system. The residence is currently 88% occupied.

Montgomery Village Seniors Community is located in Orangeville and is comprised of 136 suites. The residence opened in 2012 and is a leader in its local market with current occupancy of 93%. The campus contains excess land for development of up to 69 additional suites. Included in the purchase price of this property is \$1.0 million related to this excess land and a deferred payment of \$1.85 million due on the third anniversary of the closing.

Harwood Place Seniors Community is a 126-suite residence located in Ajax, which opened in July 2015. The residence has experienced strong pre-leasing with 56% of the suites currently reserved with move-in dates on or before October 1, 2015. The vendor has provided Chartwell with 24-months occupancy support of up to \$2.5 million. This amount will be held back on closing and released to Chartwell during the lease-up period based on an agreed-upon formula. In addition, the vendor has agreed to convert certain common areas in this building to four additional suites at their cost within 12 months of closing.

Chartwell estimates the first year unlevered yield on this transaction, including estimated occupancy support payments, to be 6.1%, with the stabilized yield estimated at 6.6%.

"This transaction is fully in line with our strategy to expand our portfolio with new, high-quality properties, located in strong and growing markets and also furthers our goal to accretively re-invest proceeds from the recent sale of our U.S. portfolio," commented Vlad Volodarski, Chartwell's Chief Financial Officer and Chief Investment Officer. "We are also pleased to establish a business relationship with MTCO, a reputable developer of seniors housing in Ontario and we are looking forward to working with them on future projects."

About Chartwell

Chartwell is an unincorporated, open-ended trust which indirectly owns and operates a complete range of seniors housing communities from independent supported living through assisted living to long term care. It is the largest owner and operator of seniors residences in Canada. Chartwell's aim is to capitalize on the strong demographic trends present in its markets to maximize the value of its existing portfolio of retirement residences, and prudently avail itself of opportunities to grow internally and through accretive acquisitions. More information can be obtained at www.chartwell.com.

Forward-Looking Information

This press release contains forward-looking information that reflects the current expectations, estimates and projections of management about the future results, performance, achievements, prospects or opportunities for Chartwell and the seniors housing industry. Forward-looking statements are based upon a number of assumptions and are subject to a number of known and unknown risks and uncertainties, many of which are beyond our control, and that could cause actual results to differ materially from those that are disclosed in or implied by such forward-looking statements. There can be no assurance that forward-looking information will prove to be accurate, as actual results and future events could differ materially from those expected or estimated in such statements. Accordingly, readers should not place undue reliance on forward-looking information. These factors are more fully described in the "Risks and Uncertainties" section in Chartwell's 2014 MD&A and in materials filed with the securities regulatory authorities in Canada from time to time, including but not limited to our most recent Annual Information Form.

London Free Press

Money

Running hot and cold

Pat Currie Special to QMI Agency

Monday, November 8, 2010 12:00:49 EST AM

When Woodingford Lodge, the county's home for 400 seniors, many in long-term care, became available after the county moved operations to a new building, VanHaeren got four partners together (his brother Tony Van Haeren, Cliff Zaluski of Sierra Construction and David Lowes of Woodstock's Kinsdale Carriers) and bought the place four years ago.

"Then we gutted it, right to the outside walls."

Ripping out some walls between the 200 existing rooms, they created 101 suites in varying sizes (rents range from \$2,000 to \$3,600 a month). When the project was finished, VanHaeren estimates they'd spent \$17-\$18 million on

Suske Capital invests with MTCO Holdings Inc. in the development of state-of-the-art retirement homes throughout Ontario. In addition to co-investing in projects, Suske Capital assists in all aspects of the pre-development, including the arranging of financing and raising of equity, financial modeling, and creation of marketing materials.

MTCO is involved with the full range of development and operational activities on every project. The company identifies attractive markets, secures land, and develops functional plans for the facilities. MTCO further oversees the consultant team and construction manager in taking each project through design development and the municipal approval process and into the construction phase. MTCO additionally manages the pre and post opening operations, marketing, and lease up.

PWL is a portfolio of 460 suites across seven properties in Alberta along with first rights on a development pipeline of five residences representing a total of 500 suites. In addition to the portfolio, PWL owns Connecting Care, a seniors housing operator of 30 residences.

Over the past 15 years, the portfolio has become one of Alberta's leading providers of quality hospitality and care for seniors in supportive living communities. An experienced, diversified and dedicated management team brings extensive industry knowledge and strong personal commitment to its contemporary retirement residences.

Since its inception in 2000, Connecting Care has grown to become Alberta's largest privately owned operator of supportive living residences. The company currently manages over 2,100 suites and has 1,500 professionally trained employees. By amalgamating hospitality, healthcare and residential services, Connecting Care has embraced and implemented the very best ideas in seniors care.



"Inspiring a Healthy Environment"

October 28, 2016

Town of St. Marys
175 Queen Street East
P.O. Box 998
St. Marys, Ontario N4X 1B6

Attention: Susan Luckhardt, Planning Coordinator, (via e-mail sluckhardt@town.stmarys.on.ca)

Dear Ms. Luckhardt,

Re: Application for Official Plan & Zoning By-law Amendments

Property Description: Lots 14-17 inclusive w/s Wellington St and Lots 13-17, inclusive e/s Wellington St, Registered Plan No. 225 and Part of Lot 16, Conc. 17, former Twp. of Blanshard in the Town of St. Marys (municipally known as 151 Water St. North)

The Upper Thames River Conservation Authority (UTRCA) has reviewed the subject application with regard for policies contained within the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The Upper Thames River Source Protection Area Assessment Report has also been reviewed in order to confirm whether the subject property is located within a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act. We offer the following comments:

PROPOSAL

The proposed Official Plan Amendment seeks to provide a special policy that will permit the redevelopment of the lands for an age-in-place medium rise residential seniors apartment development with a gross density of approximately one hundred fifty three (153) residential units per hectare and a height of five (5) stories whereas the Official Plan contains no provision for medium rise apartments but rather policies for three (3) storey low rise apartments with a maximum gross density of seventy (70) residential units per hectare.

The proposed Zoning By-law Amendment will change the zone classification from "Institutional Zone (I)" to "Residential Zone Six (R6-*)" with special provisions to permit the redevelopment of the lands for an age-in place medium rise residential seniors apartment development for five (5) stories to a maximum height of approximately 18.0 metres whereas the Zoning By-law permits three (3) stories to a maximum height of 13.5 metres on a lot with an area of approximately 1.3 hectares.

The owner is seeking to redevelop the lands for an age-in-place medium rise seniors residential apartment development consisting of approximately 84 senior's apartments and 115 assisted living units in two (2) phases.

CONSERVATION AUTHORITIES ACT

As shown on the enclosed mapping, a portion of the subject property is affected by the Authority's Regulation Limit which includes the riverine flooding hazard. The UTRCA regulates development within the Regulation Limit in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation requires the landowner to obtain written approval from the UTRCA prior to undertaking any development or site alteration in the regulated area which includes filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL

The UTRCA's Environmental Planning Policy Manual is available online at:

<http://thamesriver.on.ca/planning-permits-maps/utrca-environmental-policy-manual/>

The policies which are applicable to the subject lands include:

3.2.2 General Natural Hazard Policies

These policies direct new development and site alteration away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated.

3.2.3 Riverine Flooding Hazard Policies

These policies address matters such as the provision of detailed flood plain mapping, uses that may be permitted in the flood plain, one & two zone flood plain policy areas as well as special policy areas.

3.5.2 Policies for Stormwater Management and Erosion & Sediment Control Measures:

Generally discusses the requirements for SWM and the requirements for report submissions, while advocating for catchment area planning of SWM facilities. Section 1.6.6.7 of the Provincial Policy Statement states; *Planning for stormwater management shall;*

- a) minimize, where possible, prevent increases in contaminant loads;*
- b) minimize changes in water balance and erosion;*
- c) not increase risks to human health and safety and property damage;*
- d) maximize the extent and function of vegetation and pervious surfaces; and*
- e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

LOW IMPACT DEVELOPMENT (LID) OPPORTUNITIES

The PPS also encourages green infrastructure (e.g., permeable surfaces) and strengthens stormwater management requirements in Policy 1.6.2. We encourage Stormwater Management (SWM) Low Impact Developments (LIDs) and Best Management Practices (BMPs) where feasible. The UTRCA is currently looking for pilot projects, within our watershed, to implement LID on sites while providing educational opportunities for students. If you are interested in finding out more about this partnership opportunity please contact Teresa Hollingsworth, Coordinator of Community & Corporate Services at our office 519-451-2800 ext. 226 or hollingswortht@thamesriver.on.ca.

DRINKING WATER SOURCE PROTECTION

Clean Water Act

The *Clean Water Act* (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower

Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. We wish to advise that the subject property is within identified as being within a vulnerable area. Mapping which shows these areas is available at: http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport

Provincial Policy Statement (PPS, 2014):

Section 2.2.1 requires that:

“Planning authorities shall protect, improve or restore the quality and quantity of water by: e) implementing necessary restrictions on development and site alteration to:

- 1. protect all municipal drinking water supplies and designated vulnerable areas; and*
- 2. protect, improve or restore vulnerable surface and ground water features, and their hydrological functions”*

Section 2.2.2 requires that:

“Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored”.

Municipalities must be consistent with the Provincial Policy Statement when making decisions on land use planning and development.

Policies in the *Approved Source Protection Plan* may prohibit or restrict activities identified as posing a *significant threat* to drinking water. Municipalities may also have or be developing policies that apply to vulnerable areas when reviewing development applications. Proponents considering land use changes, site alteration or construction in these areas need to be aware of this possibility. The *Approved Source Protection Plan* is available at: <http://www.sourcewaterprotection.on.ca/source-protection-plan/approved-source-protection-plan/>

PERMIT REQUIREMENTS

During a site visit on October 13, 2016, UTRCA staff advised the property owner that any development should be kept outside of the area of interference surrounding the watercourse to the north of the subject property (shown on the attached mapping). Upon reviewing the site, the UTRCA is satisfied that development, if kept 15 metres from the existing fence line, is appropriate. Please contact Karen Winfield, Land Use Regulations Officer, at ext. 237, or via email at: winfieldk@thamesriver.on.ca, for more information regarding permits and permit fees.

RECOMMENDATION

The UTRCA has no objection to the above noted applications for Official Plan Amendment and Zoning By-law Amendment. We remind the applicant that a 15 metre setback from the existing fence line must be maintained in order to secure the required permit from the UTRCA. We look forward to reviewing the future applications/plans for this site. The foregoing is provided for the information of the applicant, the Planning Department and Council.

UTRCA REVIEW FEES

In June 2006, the UTRCA’s Board of Directors approved the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority*. This manual authorizes Staff to collect fees for the review of Planning Act applications including applications for Official Plan Amendment and Zoning By-law

UTRCA Comments
OPA & ZBA
151 Water St. St. Marys

Amendment (\$200.00 each). When submitted concurrently, the fees for the second application will be reduced by 50%. The fees for this review are \$300.00 and will be invoiced to the owner under separate cover. Thank you for the opportunity to comment. If you have any questions, please contact the undersigned at extension 228.

Yours truly,
UPPER THAMES RIVER CONSERVATION AUTHORITY



Spencer McDonald
Land Use Planner
SM/sm

c.c. Mark Swallow, Planner (via email: mswallow@perthcounty.ca)
Jenn Gaudet, Sierra Construction (via email: jgaudet@sierraconstruction.ca)

Enclosure: UTRCA Regulation Limit mapping (please print on legal-size paper for scales to be accurate)

Regulation Limit

Regulation under s.28 of the *Conservation Authorities Act*
Development, interference with wetlands, and alterations
to shorelines and watercourses. O.Reg 157/06, 97/04.

Legend

- Watercourse
 - Open
 - Tiled
- Flooding Hazard (Detail)
- Erosion Hazard (Detail)
- Regulation Limit 2015
- Natural Heritage (UTRCA, 2006)
- Assessment Parcel (St. Marys)

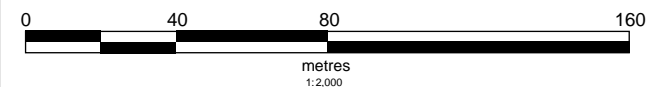
ATTACHMENT 12



Notes:
151 Water St. North, St. Marys

Created By: SM October 12, 2016

* Please note: Any reference to scale on this map is only appropriate when it is printed landscape on legal-sized (8.5" x 14") paper.



The Regulation Limit depicted on this map schedule is a representation of O.Reg 157/06 under O.Reg 97/04.

The Regulation Limit is a conservative estimation of the hazard lands within the UTRCA watershed. Depending on the specific characteristics of the hazard land and the land use proposed, the Regulation Limit may be subject to change.

The UTRCA disclaims explicitly any warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, fitness for a particular purpose, merchantability or completeness of any of the data depicted and provided herein.

The UTRCA assumes no liability for any errors, omissions or inaccuracies in the information provided herein and further assumes no liability for any decisions made or actions taken or not taken by any person in reliance upon the information and data furnished hereunder.

This map is not a substitute for professional advice. Please contact UTRCA staff for any changes, updates and amendments to the information provided.

This document is not a Plan of Survey.

Sources: Base data, 2010 Aerial Photography used under licence with the Ontario Ministry of Natural Resources Copyright © Queen's Printer for Ontario; City of London.

UPPER THAMES RIVER
CONSERVATION AUTHORITY

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MEMO

Engineering & Public Works

To: Susan Luckhardt

From: Jeff Wolfe

Date: November 1, 2016

File:

For Your Information

For Your Approval

For Your Review

As Requested

Subject: 151 Water Street OP & Zoning Bylaw Amendment Application - Comments

In reply to your circulation on October 19, 2016 and further information provided, Public Works staff has the following comments:

1. The primary vehicular access to the site as proposed from Wellington Street North is preferred.
2. Proposed delivery truck entrance off of Water Street is not preferred. Proponent to clarify whether loading area is appropriately designed for truck maneuvering.
3. Applicant to confirm sanitary system capacity requirement and that sanitary servicing to property is adequate.
4. Applicant to confirm water system capacity requirement for fire protection and hydrant flow testing will need to be completed to confirm water servicing to property is adequate.
5. Concrete curb and gutter system to be extended northerly from current termination point on Wellington St. adjacent to the property.
6. Visual block should be provided for proposed garbage storage.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jeff Wolfe'.

Jeff Wolfe, C.Tech.
Asset Management/Engineering Specialist



November 7, 2016

Memo to: Susan Luckhardt, Secretary-Treasurer Planning Advisory Committee
From: Richard Andy Anderson, Fire Chief

Re: Notice of Complete Applications for Official Plan Amendment and zoning By-law Amendment – 151 Water Street North, St. Marys

Dear Mrs. Luckhardt:

The following are my comments with respect to the abovementioned applications for the proposed development of 151 Water Street North:

1. Although the St. Marys Fire Department has the ability to fight a fire in the buildings proposed for this development, there are several operational considerations for the Fire Department in servicing structures of five storeys in height.
A secondary means of providing rescue from an elevated platform, such as windows and balconies above the third storey, would not be achieved. The reason for this is the St. Marys Fire Department currently owns a 50 foot Aerial Ladder truck. The placement of the vehicle and proper angulation of the ladder to perform such rescue operations would not prove favourable for a structure exceeding three storeys in height. There are future plans to purchase a 75 foot Aerial Ladder truck. This would assist in meeting those demands.
Currently, none of the Fire Department's ground ladders would be able to reach the top three floors. The Fire Department currently owns a 40 foot ladder which would not be adequate to service this building.
The Fire Department currently does not have the equipment to assist with fighting a fire in a structure of this height, including high-rise packs that the firefighters would carry containing hoses, nozzles, wrenches, etc. required to connect to a standpipe system to assist in fighting a fire on a given floor.
2. This Department requires that it be demonstrated that water servicing is adequate in the immediate area of the development to provide fire protection to the site. Size of fire mains; and pressure and volume of water in the immediate area need to be confirmed.
3. The Fire Department requires further details on the degree of Assisted Living proposed within the complex.

Yours truly,

Richard "Andy" Anderson,
Fire Chief/CEMC Town of St. Marys

TOWN OF ST. MARYS
P.O. Box 998, St. Marys, ON. N4X 1B6



MEMO

Engineering & Public Works

To: Susan Luckhardt

From: Jeff Wolfe

Date: November 24, 2016

File:

For Your Information

For Your Approval

For Your Review

As Requested

Subject: 151 Water Street OP & Zoning Bylaw Amendment Application – Additional Comments

Following the PAC meeting on November 7, 2016, Public Works staff were asked to provide further detail on sanitary and water servicing conditions to 151 Water St. North. Public Works provides the following additional comments:

1. Public Works reviewed the sanitary treatment and conveyance system as it relates to the current proposal. Based on the review, it was determined that the Town's sanitary treatment and conveyance system is adequately sized to accommodate the proposed land use. Assumptions on sewage volumes generated from the site will need to be verified prior to site plan approval when the proponent can submit anticipated sewage volumes from the development.
2. Public Works reviewed the water supply and distribution system as it relates to the current proposal. Based on the review, it was determined that the Town's water supply and distribution system is adequately sized to accommodate the proposed land use. Assumptions on flow volumes required at the site will need to be verified prior to site plan approval when the proponent can submit anticipated water demand volume data for the development.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Wolfe'.

Jeff Wolfe, C.Tech.
Asset Management/Engineering Specialist

4/11/2017

To St. Marys Town Council,
St. Marys Ontario.

I am writing this letter to show my concerns about the former Arthur Meighen Public School property.

I have lived in this area since 1940.

I recalled that another real estate company wanted to build in St. Marys. They wanted to build to more than three stories high.

I believe that there was a document in existence that prevented them from building to more than three ~~stor~~ stories.

I now have a copy of this document. It is part of Town of St. Marys Official Plan.

This document number is 3.1.2.7.

In this document it is stated "That the development will not involve a building in excess of three full stories above average finished grade and to be in keeping with the general character of the area."

There are other stipulations in this plan.

How many people involved in this project know this document exists?
How long have you known about this?

I believe rate payers and voters in the Town Worth Hiving & n should be informed as to the answers to these questions!

yours sincerely,
Bill Hanse -
30 ANN ST.
UNIT 71
ST. MARYS,
ONTARIO N4X 1C8

The Staffen Family

St. Marys Golf & Country Club Limited

Box 789, St. Marys, ON, N4X 1B5
519.284.1387 Home 519.857.7985 Cell

December 18, 2017

Town of St. Marys

175 Queen Street East,
St. Marys, ON, N4X 1B6

Re: **Senior Complex Water St/Wellington St**) Arthur Meighen site

Attention: Brent Kittmer, CAO

Cc. Mark Stone, MLS Planning,

Cc. Planning and Advisory Committee- Chairman Councillor Don Van Galen, Councillor Jim Craigmile, Member William J. (Bill) Galloway, Member Steve Cousins, Member Marti Lindsay, Member Dr. J. H. (Jim) Loucks, Susan Luckhardt, Secretary-Treasurer PAC, and Grant Brouwer, Director of Building and Development
Cc. Matt Staffen, Dave Hannam, Senior Planner, Zelinka Priamo Ltd.

Dear Brent (Mark and PAC);

Our Family is in full support of the Senior Complex (Water St/Wellington St), the former Arthur Meighen site for a number of reasons;

- (A) Construction investment in our Community,
- (B) Tax Assessments will be significant at \$10 Million Plus,
- (C) Shop local opportunities and distance to downtown,
- (D) Traffic in this area will be much less than when it was a school, along with noise from this age group,
- (E) Access/Use of the PRC and potential new members,
- (F) Access/Use of two of the most beautiful Churches in Southern Ontario; the Presbyterian Church and the Roman Catholic Church (just minutes away) and potential new members,
- (G) *The Community aesthetics will be enhanced and the houses in the area will actually increase in value due to this new addition to a vacant site and/or other types of housing (low income) as an option,*
- (H) Our Community needs it and it can be supported as the business analysis has shown.
- (I) *Seniors are an important to our Town.* Most of them have money, time on their hands, and are capable of contributing to the wellbeing of the community. This is an important asset, not to be ignored; successful communities capitalize on their senior population. They realize that seniors are consumers that contribute to the overall economy of the community.

Our only fear is size, possibly not in UNITS but in access and available parking. As an entrepreneur, having enough parking is critical to success. We believe parking, scope and enough green space can be achieved in order for this project to be very successful; ***under the direction of our planner and PAC***, with input from the neighbors. This is an incredible project for the Town of St. Marys.

Sincerely,

Rob and Staffen Matt and Ashton Staffen

Owners of the St.Marys Golf & CC and other Businesses in our Community

Co-Founders of the Brain and Mind Matters Community Foundation

Chair of the Presbyterian Church Enduring Mission Foundation (Legacy Fund)



December 18, 2017

Town of St. Marys
175 Queen Street East,
St. Marys, ON, N4X 1B6

Re: Seniors' Complex former Arthur Meighen School – Sent by Email

Attention: Brent Kittmer, CAO bkittmer@town.stmarys.on.ca

Cc. Mark Stone, MLS Planning, Planning and Advisory Committee mark@mlsplanning.ca

Dear Mr. Kittmer;

The Presbyterian Church Enduring Mission Fund is in full support of the proposed Seniors' Complex to be located at Water Street and Wellington Street.

Many of our aging congregation understand how important this development would be for our community. **The Presbyterian Church Enduring Mission Fund** was established originally as the Memorial Trust in 1995 and over the past 23 years has led an aggressive campaign to build a foundation based on community.

The highlights of the **Enduring Mission Fund** are:

- ◆ Within the 23 years we will have created a trust fund with a value of over \$1.2 million dollars invested with RBC Dominion Securities
- ◆ We have and will continue to educate the congregation on the mission of the Enduring Mission Fund
- ◆ This strategy allows us to get: “beyond the roof”
- ◆ Through the roof we can create a meaningful legacy that will enable a broader mission in the future....
That is Why we are here Today
- ◆ Through ongoing communication to our congregation, we have created a lasting legacy built around Estate planning with almost \$60,000 donated to the Fund through Estate planning in 2017
- ◆ Our Mandate is to develop 6 program areas whereby we can share our investment returns with the Community:
 - ✓ Scholarships and training
 - ✓ Facilities maintenance and acquisitions
 - ✓ Program and staffing
 - ✓ Music and worship
 - ✓ Mission
 - ✓ General; including local Community projects
- ◆ Since 2015 over \$16,000/year has been donated to our local Community including scholarships, mission work and to our facilities, among others.

The Enduring Mission trustees believe that the Seniors' Complex project will increase local tax assessments, and provide additional shopping opportunities for the downtown. The Trustees believe seniors are important to our town; with money, time, and experience, they are capable of contributing to the well-being of the community.

However, with limited parking at the St. Marys Presbyterian Church, we ask that careful consideration be given to providing adequate parking for this complex. We are concerned that your plan does not have sufficient parking for visitors, staff and tenants and this could seriously hinder the community both on Sundays and during special events in the area. Further, in keeping with the local area and the Grand Trunk Trail we hope that the Town Planner, Town Council and the Planning and Advisory Committee consider adequate green space for the project.

In Gratitude and with Peace;

Laurie Graham, Secretary

Leslie Shower, Treasurer Rob Staffen, Chair Murray Mitchell and Ron Hunter, Trustees

The Presbyterian Church Enduring Mission Legacy Fund