

Project Name: Kipling Acres Redevelopment – “Campus of Care”

Project Architects: Montgomery Sisam Architects

Proposed Component: Seniors Housing Opportunities

“To provide housing opportunities responding to the care & support needs of seniors in the community.”

Kipling Acres long-term care home is located in North Etobicoke on Kipling Avenue between Rexdale Boulevard and Albion Road. The home first opened in 1959 and is currently planning for redevelopment through the Ministry of Health Capital Renewal Strategy. The current building also houses an adult day program and a child care centre that serve the community and there is an intention to retain these in the redevelopment. Montgomery Sisam Architects have been retained by the City for this project.

The vision for the redevelopment of Kipling Acres includes the development of a “community hub” or “campus of care” to integrate services and expand ways that co-located services can better serve the community. The redevelopment will embed principles in creating age-friendly communities, with the guidance of *World Health Organization* and *International Federation of Ageing* resources. The proposed campus could include a number of components that respond to community need, with a primary focus on services for seniors, health promotion, integration and the provision of an effective continuum. Housing opportunities for seniors with varying levels independence would be an essential element of this campus. For seniors who do not require the amount care provided by a long-term care home, affordable *supportive housing (assisted living) and independent living* units would be valuable alternatives. This housing approach would tie into “Aging at Home” strategy developed by the *Ministry of Health and Long-Term Care*. Seniors are a quickly growing demographic group with varied levels of healthcare requirements. These needs can be addressed through the development of this innovative campus model which supports seniors as they age in place.

Etobicoke North (City of Toronto Ward 2) is home to over 50,000 people with approximately 25% of the population aged 55 and over. The number of seniors living in this area will only grow in the years ahead. While a proportion of seniors require complex care, many others need a minimal amount of community supports or healthcare services and prefer to live as independently as possible. If an individual’s health were to change and require a different level of care, moving to another building co-located on the campus could be a much easier transition due to the familiarity of the environment. Housing opportunities developed on this site would also make it easy for tenants to access the community and healthcare services being proposed for the campus.

