

Belmont House Addition



Toronto & East York Community Council

January 14, 2025

Belmont House

- Belmont House is a not-for-profit charitable home.
- Established in 1852 and have been on Belmont Street since 1860.
- Today, Belmont House provides long-term care and assisted living for seniors in Toronto.
- We have 140 long-term care beds and 81 assisted living apartments.
- We serve individuals – from all income levels and walks of life.
- 20% of our long-term care residents are under the guardianship of the Public Guardian Trustee and require rate reductions. Many have no family to look after their affairs.



Seniors' care at a crossroads

- Urgent need for more long-term care beds in Toronto – approximately 9,000 in Toronto are waiting for a long-term care bed out of the Ontario waitlist of 44,000.
- Belmont House has 1,200 people on our long-term care waitlist, of which 180 are in crisis. There are 350 on our assisted living waitlist.
- Five Toronto long-term care homes have closed in the past 3 years – with a loss of 524 beds and more beds will be closed between 2025 - 2027.
- Many seniors are forced into care outside of Toronto due to a shortage of beds.
- Caregivers feel guilty and overwhelmed.
- Seniors feel abandoned in their time of greatest need.



Project Highlights

- 11 stories on northwest corner of property
- 168 LTC beds (floors 2 to 9)
- 30 assisted living beds (floors 10 to 11)
- Montgomery Sisam Architects are the leading experts in long-term care design in Canada

Community Engagement

Some of the Engagement to Date:

- Meeting with ABC Co-Chairs: September 2023
- Meeting Councilor Saxe: September 2023
- Meeting with ABC Co-Chairs: March 2024
- Belmont Street Community: June 2024
- Belmont Street Community: September 2024
- City of Toronto Community Consultation: December 2024
- Letters/emails exchanged between Belmont & Neighbours

Upcoming Engagement:

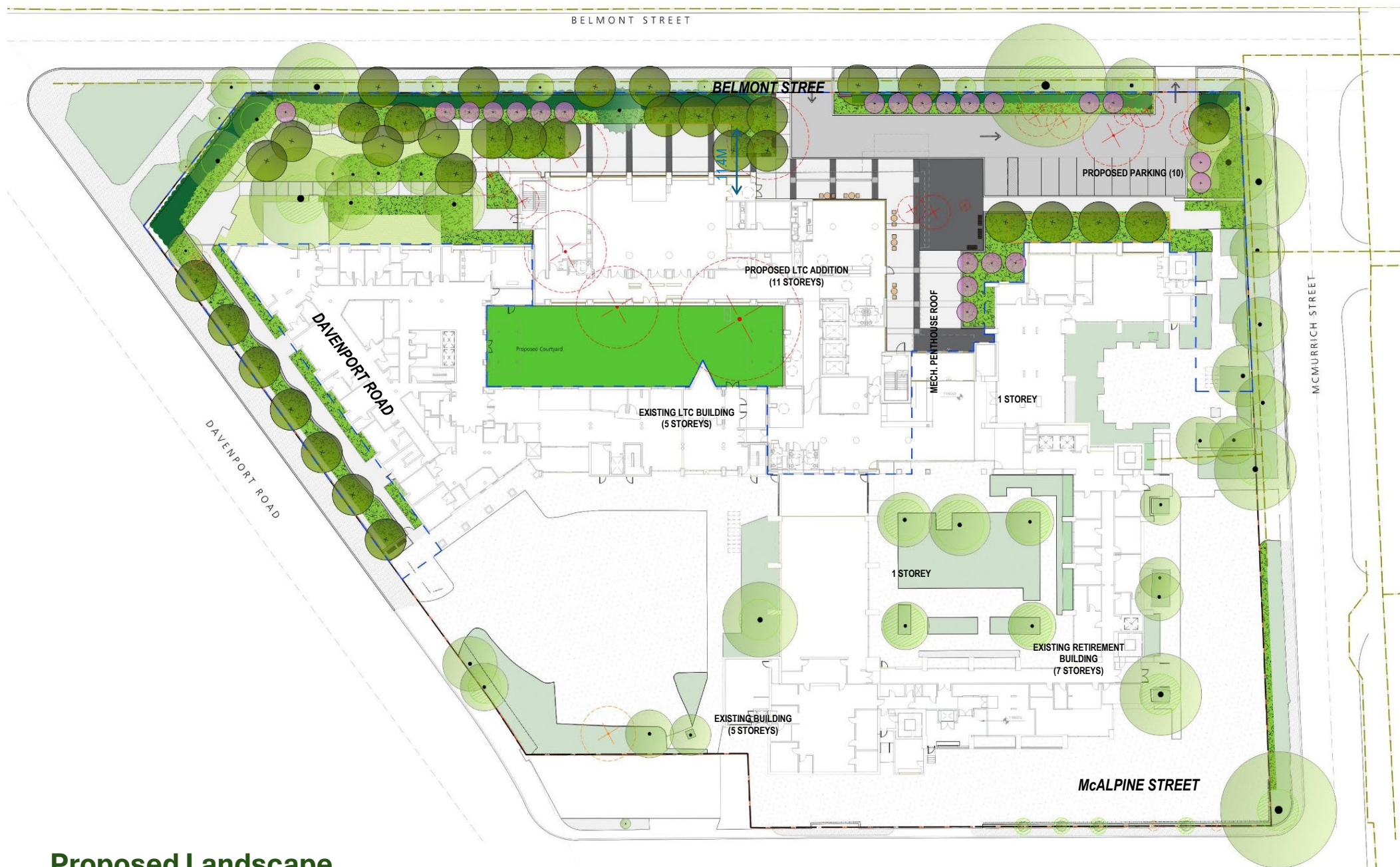
- Creating a neighbourhood advisory group for construction process and landscaping

Community Benefits

- More long-term care beds for the downtown area
- Assisted living beds for seniors waiting for long-term care beds
- Green space for the neighbourhood:
 - Walking paths
 - Rose gardens
 - Water features
 - Sculptures
 - Tables, chairs, and benches
- Community programs:
 - Exercise program for seniors
 - Lecture/speaker events
 - Community meeting space/events
 - Recreation Clubs – book, bridge, knitting, etc

Community Concerns Raised & Addressed

1. Parking – reduced from 20 to 10 parking spots (maintained more green space)
2. Height – Ministry requested 15-storey height, Belmont House reduced to 11-storey to limit shadow impact
3. Traffic Impact – minimal given it is a healthcare facility
4. Shadow Impact – acknowledged and reduced through lower building
5. Greenspace/community use – Belmont gardens open to public/neighbours
6. Construction noise, trucks, traffic – will work with City & neighbours to minimize impact





9 **Perspective View of Proposed Main Entrance Looking Southeast**

Doing the Right Thing for the Good of the Community

- Bringing more long-term care beds into the neighbourhood
- Caring for 200 additional seniors (currently 225 seniors live at Belmont House)
- Supporting more low-income seniors
- Supporting more seniors that do not have family support
- Reducing the # of seniors taking up hospital beds and improves hospital capacity: surgeries, emergency rooms, etc
- Belmont House acknowledges the inconveniences of construction for 2 ½ years
- Belmont House acknowledges the shadow impact on neighbours
- The sacrifices are worth the benefits - We may all need Belmont House one day

Thank you



Appendix – Options Explored



Options Explored for Expansion

1. 2002 - Long-term Care expansion on Davenport Rd parking lot

- Ministry issued a call for more long-term care beds
- Government funding for construction and operations
- 5-storeys to align with west wing
- Insufficient space to meet design standards and have enough beds to operate efficiently
- **Project abandoned.**

2. 2006 - Retirement Apartment Building on Davenport Rd parking lot

- 26 - storeys
- 85 to 100 units units
- Too tall
- Not feasible to maintain existing operations during construction
- No government funding - unaffordable to build
- **Project abandoned.**

Options Explored for Expansion – cont'd

3. **2008 - Partnership with Private Developer for retirement apartments on Davenport Rd. parking lot**

- Looking at partnership where developer would design/build for Belmont
- Developer wanted complete control of land, building, and management
- Not feasible to maintain existing operations during construction
- **Project abandoned.**

4. **2008-2012 - Long-term Care expansion – Davenport Rd parking lot**

- Ministry issued calls for more long-term care beds
- Government funding for construction and operations
- Approached Sullivan property to purchase – but unsuccessful
- Insufficient space for beds required to meet MLTC design standards (similar to 2002)
- **Project abandoned.**

Options Explored for Expansion – cont'd

5. 2022 – Present - Long-term Care expansion – Belmont St. location

- Ministry issued a call for more long-term care beds in 2019 and 2021
- Belmont House received Ministry approval for beds in Spring, 2022
- Government funding for construction and operations provided
- Government requested that Belmont increase the number of LTC beds from original approval
- Government funding for construction of \$90 million separate from operating funding
- Government funding tied to construction start of 2025
- **Project proceeding.**