



Living Well with Dignity, at Home with Us

Content

- History & Who We Are
- Answering Needs of Community
- Benefits for Our Residents
- Economic Benefits for Markham and its Residents
- Essential Features of The Residence
- Our Revenue Stream
- Cost of Living for a Senior and a Disabled Person
- Financials
- What We Need
- Questions and Project Opportunities

HISTORY: MOUNT JOY SOCCER CLUB OF 1999



SENIOR PARENTS & AN INTELLECTUALLY DISABLED SON



WHO WE ARE

- **Anand Vihar** is a **registered NFP charity** which will provide Assisted Independent Living for Low Income Earning Seniors, Individuals with Disabilities, and Women & Children fleeing Domestic Violence; totalling 100
- We are supported by:
 - Reena and its Management
 - Intentional Community Consortium
 - Community Living York South
 - Senator Sabi Marwah (Former Vice Chairman & CEO Scotia Bank)
 - Suresh Madan, CEO of MyHealth Centres of Ontario (numbering 50)
 - Architect Raymond Moriyama, Companion, Order of Canada (CC)
 - Jim Jordan, Former CEO of Special Olympics, Canada
 - SHS Consulting, Business Development Consultant

WHO WE ARE

- **Anand Vihar** is a **registered NFP charity** which will provide Assisted Independent Living for Low Income Earning Seniors, Individuals with Disabilities, and Women & Children fleeing Domestic Violence; totalling 100
- Our Political Support:
 - Honourable Steve Clark, MPP (Former Minister of MMAH)
 - Honourable Dr. Helena Jaczek, MP (Markham – Stouffville, Federal Minister)
 - Logan Kanapathi, MPP (Markham – Thornhill)

ANSWERING NEEDS OF COMMUNITY

To address priority items mentioned in Markham's Affordable and Rental Housing Strategy, we propose to build:

- **Purpose-Built Affordable Rental Complex, 69 units; 100 Residents**
- 64% of our apartments will range from 42% to 80% of the CMHC based median market rent in Markham, or rents being 30% of gross income
- High Priority Persons (National Housing Strategy), the **low-income earners** such as Seniors, Individuals with Disabilities, their Caregivers and Women & Children fleeing Domestic Violence will be accorded priority
- Our project will contribute to the future growth of Healthy and Thriving communities, and thus, support the Economic Vitality of Markham

BENEFITS FOR OUR RESIDENTS

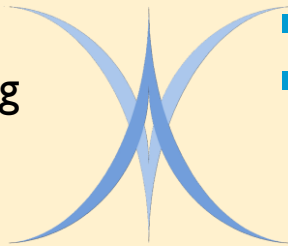
WE WILL:

- **PROVIDE PERSON CENTERED CARE:** A Care coordination of Personal Health; Mental & Physical, at onsite **medical clinic** (General practice, specializing in **Geriatrics**, & conducting research in '**Successful Aging & Healing**')
- Eradicate Isolation & Loneliness by engaging residents to onsite day programming activities and to encourage volunteering or working in & around the Residence, and in the community
- Intentional engagement with family/community while supporting their cultural, culinary & spiritual preferences



- Vulnerable Seniors
- Women & Children Fleeing Domestic Violence

- Individuals with Disabilities
- Caregivers



MARKHAM

ECONOMIC BENEFITS FOR MARKHAM

- Capital Construction Cost of \$22 million shall create 220 person jobs for two years(Onpha,2014)
- Provide Jobs to 30 future employees at \$1.3million per year in payroll
- Increased Taxes to Markham
- Local Businesses flourish as 100 residents plus staff live in the community and spend locally
- Residents & Community may work/volunteer at the premises

Productive Value for Our Residents Affordable Housing +

- With Affordable rents, residents spend more on nutritious food, healthcare, & higher education
- Diversity of Cultures Celebrated through food festivals, social events and concerts, and will be **open to the public**
- Quality of Life improves for the residents

Essential Features of The Residence

- 5 Storeys
- 69 units (100 Residents)
- 'The Tiffin' Dining Room & Café (+)
- Medical Clinic, specializing in Successful Aging (+)
- Pharmacy
- Artifacts Shop (+)
- Lounge
- Meeting Rooms & Respite Spaces
- Community Gathering & Exercise Areas
- Offices
- Outdoor Spaces & a Health Healing Garden (+)

(+) Signifies Unique Aspects



Our Revenue Stream

- Rent: The apartment rents will be the **lower** of 80% of CMHC median market rents for Markham/York Region **or** 30% of a family's gross income
- Common Supports: It includes common services like a receptionist, 24/7 floating staff for security and reassurance checks, limited personal care at a cost of \$450/month, primarily for the disabled residents
- Day Program shall cost \$1,000/month primarily for the disabled residents (main source: passport funds)
- All Meal Plan @ \$25/day for residents
- Restaurant 'The Tiffin' and Art Shop; Sales/Revenue from Residents and the Community

Cost of Living for a Senior and a Disabled

<u>A Senior</u>		<u>A Disabled Person</u>	
• Rent (80% of \$1200/month, studio apartment)	\$960	• Rent	\$497
• Hydro/Security Fee	\$150	• Common Supports	\$450
		• Direct Support (1:1) (7.5 hrs/week @ \$25/hour)	\$815
Total Monthly Cost	\$1,110	Total Monthly Cost	\$1,762
(Not included food, travel, and personal needs, etc.)		(Not included day programming, food, travel, and personal needs, etc.)	

CAPITAL COST

Land Cost (Land Required: 1.5 acres)	TBD
Construction	\$21,331,800
(Units: 69 in total, Square footage: 65,000)	
Architect & Engineering	\$909,900
Development Consultant	\$350,000
Consultants (Traffic, code, soils, security, fire, commissioning)	\$174,000
Legal & Organizational	\$325,000
Building Permit & Development Charges	\$4,476,000
Furniture, Appliances	\$664,700
Pre-Construction Interest, Bank Charges, Financing Costs + HST	\$3,760,400
TOTAL COST (Without Land Cost)	\$31,991,800

Revenue from Operations

Income (Common Supports, Direct Supports & Day Program)	\$1,082,000
Rents/Occupancy Charges (incl. rent subsidy)	\$859,000
Commercial Retail & Utility Recovery (Clinic + Retail)	\$80,000
Laundry	\$18,000
Dining Room	\$507,000
Vacancy Loss	(\$21,000)
TOTAL REVENUE	\$2,525,000

Operating Expenses

Salaries, Wages, Benefits, & Related Costs	\$1,253,800
Food & Supplies	\$194,000
Maintenance	\$110,400
Insurance	\$13,800
Office & Supplies	\$20,700
Property Taxes	\$82,800
Mortgage Payment	\$642,300
Other	\$144,300
TOTAL OPERATING EXPENSES	\$2,462,100
TOTAL REVENUE	\$2,525,000
NET OPERATING INCOME	\$62,900

WHAT WE NEED

**I.5 ACRES OF MUNICIPAL LAND
PLUS**

**A LETTER OF SUPPORT FROM CITY OF MARKHAM
TO OBTAIN**

**FEDERAL/PROVINCIAL FUNDS UNDER THE NATIONAL
HOUSING STRATEGY**

Examples of Parcels of Municipal Land for Anand Vihar:

City Land around Daniels-Fairty House at 7060 Markham Road **or**
8840 Warden Avenue **or** 55 Parkway Avenue, **or** a parcel of 1.5 acres
around the Markham Civic Centre (Markham Centre Secondary
Plan)



Two Examples with their unique and Common Benefits for the Residents

- **7060 Markham Road (Daniels-Fairty House):** 1.3 acres (Potential Surplus); besides, Developer and City owned land parcels
- **55 Parkway Avenue:** 6 acres, city owned (Our Need: 1.5 acres); across from Markhaven Seniors LTCare facility, short walk to GO Station

Both Locations offer amenities such as Close access to Public Transit, Shops, public parks, mature surrounding community, proximity to MSHospital, and the potential of establishing an Inter-Generational Care Village in the adjoining vacant land