



Living Well with Dignity, at Home with Us

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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

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- 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

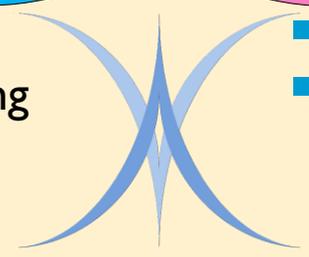
WE WILL:

- **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



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
<i>(Not included food, travel, and personal needs, etc.)</i>		<i>(Not included day programming, food, travel, and personal needs, etc.)</i>	

CAPITAL COST

Land Cost (Land Required: 1.5 acres)	TBD
Construction	\$21,331,800
<i>(Units: 69 in total, Square footage: 65,000)</i>	
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)**



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at home with us

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