



## Administrative Report

### Office of the Manager, Community Services

**To:** Warden MacDonald and Members of Essex County Council

**From:** Jeanie Diamond-Francis  
Manager, Community Services

**Date:** Wednesday, February 21, 2024

**Subject:** Residential Services Homes- New Ownership

**Report #:** 2024-0221-LCS-R06-JDF

---

#### Purpose

The purpose of this Administrative Report (the "**Report**") is to provide County Council with the necessary information for a decision as to whether the County should enter into a service agreement with 1000732973 Ontario Inc., for the provision of Residential Support Services at a home located at 184 Victoria Street, Amherstburg (the "**Property**"), as part of the County's Residential Services Homes Program (the "**Program**").

#### Background

The Program provides support to County residents who require residential care and assistance with daily living activities and are also in need of financial support. This Program is provided through service agreements with ten (10) rest and retirement homes throughout the County, and provincial funding is administered by the City of Windsor Human and Health Services department as a part of the Homelessness Prevention Program ("**HPP**"). This Program is a discretionary service for the County.

#### Discussion

There is an existing home operating at the Property that receives funding from the Program, with that home being known as "Heritage Community Residence". Heritage Community Residence is currently providing residential care to a total twenty-four (24) residents, twenty-two (22) of which are subsidized by the County.

The County was advised in December of 2023, that the current owner of the Property had accepted a conditional offer to sell the home to 1000732973 Ontario Inc. (the "**Buyer**"). The Buyer submitted a letter to County Administration stating its intent to purchase the Property and confirmed its desire to continue operating the home on the Property as part of the County's Program.

The Community Services Manager and the County Solicitor met with a representative of the Buyer group, and determined that it is unlikely that there will be any disruptions to the care being provided to the residents living in the home on the Property. The group behind the Buyer operate homes in other jurisdictions, and are experienced with overseeing homes similar to the home on the Property.

Further, the Buyer corporation was formed by a group of medical professionals, as well as an engineer who created "Lifetime Vision Capital Inc.". The Buyer's representative has advised the County that the Buyer corporation is wholly owned by Lifetime Vision Capital Inc., with the Buyer being formed as a separate corporate entity for accounting and operational needs.

The County now has a standard service agreement for all homes that are funded through the Program. Administration recommends entering into the standard agreement with the Buyer, should the sale of the Property be completed.

## **Financial Implications**

There are no financial implications with entering into a fresh service agreement with the Buyer. The home on the Property currently receives funding for twenty-two (22) subsidized residents, from funds in the Program that are provided through the Province. As discussed above, the County has received both a written intent, and verbal assurances, from the potential Buyer stating that it is committed to continue operating the home and providing care for the twenty-two (22) subsidized residents.

## **Consultations**

The following county staff were consulted in the completion of this report:

- Mary Birch, Director, Legislative & Community Services/Clerk
- David Sundin, County Solicitor

Further, the Community Services Manager and the County Solicitor met with a representative for the potential new Buyer:

- (a) to discuss the Program;
- (b) to discuss the standards required by the County to operate a home as part of the Program;
- (c) to explain the annual inspection process: and
- (d) to confirm that the Buyer is committed to continuing to operate the home on the Property as part of the Program.

## Recommendation

That Essex County Council receive report number 2024-0221-LCS-R06-JDF Residential Services Homes Program – New Provider, and Authorize the Warden and Clerk to enter into a service agreement with 1000732973 Ontario Inc., to provide residential support services at 184 Victoria Street, Amherstburg, as part of the County’s Residential Services Homes Program.

## Approvals

Respectfully Submitted,

*Jeanie Diamond-Francis*

Jeanie Diamond-Francis, Manager, Community Services

Concurred With,

*Mary Birch*

Mary Birch, Director, Legislative and Community Services/Clerk

Concurred With,

*Sandra Zwiers*

Sandra Zwiers, MAcc, CPA, CA, Chief Administrative Officer

Appendix	Title
N/A	N/A