

*York Region Christian Senior Homes Inc. (YRCSHI) - "The Meadows of Aurora"*

*"The Meadows of Aurora"* aims to blend country charm with urban comforts.

Come embrace nature's wonderland right in your backyard. Nestled amongst mature forests, landscaped walking trails, a pond and an oasis of greenery, this site is teeming with wildlife.

Bird enthusiasts and aspiring birdwatchers alike will be enthralled by the multitude of species, such as the yellow warbler, cedar waxwing and song sparrow many that will migrate and nest near the pond area.

Designed to harmonize with the scenic beauty of the conservation landscape, this property offers a secluded enclave of tranquility and privacy. It strives to provide appropriate, flexible and personalized services and amenities. We desire to offer exemplary care aimed at maintaining your independence and enhancing your future living needs. This is your invitation to experience this new venture together.

# York Region Christian Senior Homes Inc.

## President's Letter

On behalf of the Board of Directors of York Region Christian Senior Homes Inc, I thank each and every member for allowing us to purchase 15600 Leslie Street. You entrusted us with a great responsibility at our Annual General Meeting on October 16th, 2006. We are grateful that so many of you took advantage of our investment opportunities. Through your efforts we were able to take possession of our land on March 30<sup>th</sup>, 2007.

After two years of exploring York Region for suitable land, we located a unique property, ideally suited for senior homes. We've been richly blessed to find such an appropriate location considering the numerous environmental restrictions in this area. The scenic beauty of the land and the close proximity to numerous amenities makes this park like setting truly a rare find.

I invite you to stay informed about "The Meadows of Aurora" site by reading the **newsletters** and attending our October **Annual General Meeting**. From time to time investments opportunities will become available and, should you be interested, it would be my pleasure to further discuss these with you.

The Board realizes its awesome task to be good stewards; it's a task we take very seriously. Please continue to pray for the Board in its deliberations. As we proceed we will seek extensive input and feedback from you to determine your needs and vision.

Sincerely,

Simon Frankruyter

## **Our Vision:**

- 1) Our vision is to enable Christian seniors to “age in place”. We believe our seniors prefer to remain in their own community near family, friends, church and health care providers. We desire to provide a quality-oriented facility while striving to meet the needs of this diverse group.
- 2) We aim to promote a caring Christian community. We are not just constructing a building of ‘bricks and mortar’ but we desire to cultivate a supportive milieu. We believe that seniors must be treated with dignity and respect irrespective of declining capabilities. We aim to be advocates on your behalf, if you so wish, with various medical and health service providers. We believe it is our responsibility to provide a Christian care approach in a changing social climate that may place a different value on compassionate life care issues.
- 3) We intend to be on the “cutting edge” in researching and evaluating new technologies, programs and services. We are dedicated to providing quality-constructed homes with excellent care and services. We strive to be innovative in offering an appropriate level of service. This means offering flexible health and supportive services to meet the changing needs of members as they age. In addition, this means seeking to surpass accreditation standards for facilities similar to ours.

## **Who Are We**

**Bert Dekkema 905-415-3634; Béa Denbroeder 905-884-9985**

**Simon Frankruyter 905-640-4245; Hank Kampen 905-884-6650**

**John Kalsbeek 905-642-0102; Albert Romkema 905-642-2630**

**Jim Verkaik 905-775-2052; George Wiggers 705-431-6470**

## **Information regarding 15600 Leslie Street Property, its vicinity and the Proposed Seniors Home Complex**

### **Property Information:**

- The property is located on the west side of Leslie Street approximately one kilometre north of Wellington Street in Aurora.
- This 25 acre property has about 11 acres of developable land, the rest is protected bush land with a stream that runs along the entire southern boundary from east to west. It also has a one acre pond.
- The property is protected on the entire west side by roughly 70 acres of wetlands owned by Ducks Unlimited.
- The property has a Residential development of 17 acres immediately to the north of the property and just beyond this approximately 80 acres of protected bush lands.
- Based on the above, this means that the property is protected on all sides except at Leslie Street by bush and wetlands and the 17 acre residential development noted above.
- The property has access to Leslie Street, a main thoroughfare.
- Since February of 2008, the property has been re-designated as urban developable lands rather than agricultural. The development and approval of a secondary plan is the next major step.
- The property has been audited for environmental issues and soil tested to ensure that the lands are suitable for the intended purposes and both these reports have come back favourably.

### **Additional Facts regarding the Vicinity of the Property:**

- The site is in close proximity to numerous churches in the Aurora, Newmarket and the Richmond Hill area.
- The property is located less than a half a kilometre from a huge new shopping complex with Wal-Mart as the anchor store.
- The Aurora Recreational Complex and pool is located just west (on the north side) of Leslie Street at 1400 Wellington Street East. The Fred Bolsby Fire Station is adjacent to this facility. The Aurora Family Leisure Complex housing the Club Aurora Fitness Centre is only minutes from the site.
- Bayview Avenue shopping, restaurants and cinema is less than two kilometres west of the property.
- The Go station for the trains and buses is less than three kilometres away and will be serviced by a local bus at the time the building is ready to be completed.

- The South Lake Hospital located in Newmarket is less than ten minutes from this site.
- The Town of Aurora and the Town of Newmarket offer live theatre in which they frequently perform drama and musicals.
- The downtown core for Aurora is less than four kilometres from the new property.
- Highway 404 is less than a kilometre from the site; it is just a few hundred metres east of the Leslie Street and Wellington Street intersection.
- This property is close to various walking and bike trails.
- The fully accessible Aurora Seniors' Centre, Town Hall and Civic Square Park are only minutes from the property. The Town of Aurora's website is: [www.town.aurora.on.ca](http://www.town.aurora.on.ca). This website is an excellent resource on recreational and leisure activities and community services. Also, the website offers insights into the Town's plans with regard to various properties in the surrounding area as well as the natural heritage plan.

### **Building and Design Features:**

In accomplishing this building project, Roland Jonker will be retained as the Architect. Mr. Jonker brings a wealth of experience to this project having been involved in various senior home designs including Tollendale Village in Barrie and Holland Christian Homes in Brampton.

Located in a park-like setting, each building will be four or five stories high, with some overlooking the pond area. Approximately 400 suites will be developed in stages. In the first year of construction 100 suites will be built followed by another 100 units in the 2<sup>nd</sup> year, and so forth until the project is completed.

### **Design Features:**

Architecturally, we envision offering a contemporary classic design with age-specific amenities that are both functional and designed to be aesthetically pleasing. For instance, the use of open spaces and natural light in common areas will create a spacious, inviting milieu and encourage interaction. A warm cozy room such as a fireside large foyer would enhance the ambience, as would a few nooks and crannies where one could sit, read or write quietly while still observing the hustle and bustle of the homes. The facility will offer such features as glare-free lighting, slip resistant flooring that is easy on the eyes, and supportive hand railings in hallways. All areas will be wheelchair accessible. Each building will feature a TV monitored security surveillance in the lobby and parking garage.

The suites will be designed to a maximum square feet possible according to allowable overall plans with one or two bedrooms. Suites will be specially equipped with lever door handles, sit-down showers, bathroom grab bars, higher toilets, emergency call features, individually controlled thermostat, and television access to various church services. Some suites will be equipped with laundry facility as well as laundry services on each floor. A storage area will be available in each suite. In addition, residents have the ability to retrofit their suite as their aging needs require with the prior consent of the Corporation. As part of the construction feature agreement, new residents will have access to extensive suite upgrades.

### **Amenities:**

The amenities will increase as the various building phases develop. We envision such services as:

- Fellowship Hall/Chapel
- Coffee Shop and Dining Room
- Activity and Games room, including a woodworking room
- Library
- Fireplace in large Foyer sitting area
- Party Room
- Scheduled Health Resource Person (e.g., Registered Nurse/Practical Nurse)
- Outdoor patio and a gazebo overlooking the pond area
- Garden plots
- Limited underground parking with car wash at an additional cost
- Limited basement storage areas at an additional cost
- Some vendors including a regularly scheduled bank teller/or ATM, and hair stylist

The buildings will be linked by underground walkways to allow easy movement from building to building. The property is ideal for walking and outdoor activities. Walking trails with sitting areas throughout the park-like area of protected lands will be developed.

### **Supportive health and living services:**

These services will enable us to live independently and conveniently. These will be added on a required basis at an additional cost - a "pay-as-you-go" service.

- Meals on wheels
- Housekeeping
- Laundry services

- Home safety checks
- Handyman and repair assistance
- Assistance with activities of daily living such as personal grooming, medication reminders
- Guest suites for visiting family/friends
- Some vendors including a regularly scheduled bank teller and hair stylist
- Scheduled transportation for medical appointments and shopping
- Caregiver relief will be assessed
- Space will be available for a Physician's Office.

### Multi skilled care facility:

We will be working with various levels of government to secure approval of nursing home beds. This facility will be independent of the York Region Christian Senior Homes Inc. Nursing homes are regulated by provincial and regional levels of government. While there is no guarantee that approval for such a facility will be given, we have received positive information in this regard. Construction of such a facility will occur after the suites are built.

Extensive research and evaluation into the use of new and existing technologies and services is vital. In our planning, we will consult with various experts to ensure an appropriate level of flexibility and innovation in delivering services. We encourage you to provide input and feedback. If you have any further building and amenity ideas that you would like us to explore, please feel free to notify us.

### Life Lease and Rental Units:

Units may be rented or life leased. Under a "Life Lease" Agreement, the occupant purchases a "Right to Occupy" the suite. The occupant, renting or leasing, pays a monthly maintenance fee to cover the costs of operating and servicing the facility. The ownership of the suites will be retained by the Corporation. Residents will have input into the operation of the complex through a Residents' Association together with the Board and Management of the Corporation.

### Costs Associated with this Project

- The monies required to purchase the land was raised through promissory notes amongst the membership.
- Once the property is ready for servicing it is expected that the value of the land will go up significantly.
- The servicing of the property will be done with additional promissory notes or the land will be mortgaged until we begin to build.

- It is anticipated that by 2013 the infrastructure (i.e., water and sewer), planning and building application permits will be in place and construction can commence. It is expected that occupancy will occur during 2014.

## **This is your home to live in and invest in.**

If you like our vision, understand our values, and would like to see this project evolve then we need your support. We need your prayers and we need you to talk to your family and friends about “The Meadows of Aurora”. Let them know what a wonderful opportunity we have been given. As well, we need your financial support. We encourage you to consider a financial investment in this project.

Please consider your role in this endeavor. Together we are a team and we need to work alongside one another to accomplish our goal. If you would like to become a member please fill in the attached membership form or contact one of the Board Directors. We would be pleased to discuss, in confidence, our project and investment options with you.

## Contact

**Simon Frankruyter, President**  
905-640-4245

Our new mailing address effective immediately is UPS, 1111 Davis Drive, Unit 1, Suite 117, Newmarket, Ontario, L3Y 9E5

Due to the closure of the Postnet office in Aurora, we have relocated to the above mailbox site.

## Fundraising Chair

John Kalsbeek, 905-642-0102

Make Membership Dues payable to: **York Region Christian Senior Homes Inc.**

**Send Application and Dues to:**  
Hank Kampen, Treasurer  
23 Tomlin Crescent  
Richmond Hill, ON  
L4C 7T4  
905-884-6650

## **FREQUENTLY ASKED QUESTIONS (FAQs)**

Q. When was York Region Christian Senior Homes Inc. (YRCSHI ) officially incorporated?

A. We were incorporated as a nonprofit organization on October 24, 2005.

Q. Are Board Directors paid for their involvement?

A. No, Board Directors are volunteers. Directors are dedicated to the concept of developing homes for Christian seniors.

Q. What is the overall vision of the YRCSHI?

A. Our primary goal is to enable Christian seniors to “age in place”. We believe our seniors prefer to remain near their community near family, friends and church.

Q. Where will the homes be built?

A. Our address is 15600 Leslie Street. It comprises 25 acres of picturesque land located south of St. John’s Side Road and about 1 kilometre north of Wellington Street on the west side of Leslie Street.

Q. What was the property search boundary?

A. Our parameters included Hwy 400 on the west and 404 on the east, Hwy 9 to the north and Bloomington Road to the south.

Q. Is there other land available in York Region?

A. We explored York Region for suitable property for approximately two years. With much of the environmentally sensitive land falling in the Greenbelt zone or the Oak Ridges Moraine, we are blessed to find such a large parcel of land ideally suited for development.

Q. Are regional and municipal planners in Aurora interested in our project?

A. Numerous meetings have been held with regional and local planners, including the mayor of Aurora. All have responded in a most favorable manner to constructing senior homes in this area.

Q. When can we move in?

A. Our current time line indicates that we will be under construction by 2013 which should allow occupancy to begin one year later.

Q. Can we move in sooner?

We plan to begin construction as soon as possible. Considering the extensive planning that goes into building a quality home, the paperwork in ensuring the zoning and building permits are in place, and the projected completion of the necessary infrastructure particularly sewer and water, we do not anticipate an earlier occupancy.

Q. Who gets to move in first?

A. If you are a member and signed up as one of our first 100 members, you will receive a phone call to see if you are interested in moving in.

Q. What happens if I am not ready to move in when your call me?

A. If you are not ready to move in then you will be placed on a waiting list.

Q. What type of services will you provide?

A. The amenities will increase as the various building phases develop. For instance we envision a coffee shop and dining room, activity and games room, library, guest suites, scheduled health resource personnel, security features, outdoor patio and garden plots as well as some vendors including a regularly scheduled bank teller/or ATM and hair stylist.

Q. Will there be supportive health and living services.

A. Supportive health and living services will support your independence. Such services as meals on wheels, housekeeping, laundry, home safety check, handyman and repair assistance and guest suites will be available on an as required basis.

Q. Will there be a nursing home on the premises?

A. Once finished, we aim to offer multiple levels of care to enable you to remain on site. Initially not all types of care services will be available. It is the intent of YRCSHI to add a nursing home at a later date.

Q. If I invest, will I receive an annual statement outlining my investment?

Y. Yes, annually, a T5 form will be issued showing the interest earned that year, paid or not paid, as well as the value of your investment at the end of that year (principal plus accrued interest).

**YORK REGION CHRISTIAN SENIOR HOMES INC (YRCSHI)**  
**MEMBERSHIP APPLICATION**

Acknowledging that the exercise of Christian mercy is a communal responsibility, this Corporation was founded by persons who believe that it is a communal responsibility to care for Senior Citizens, by providing facilities for their use and benefit.

Any person who completes the Membership Application form and signs it may be admitted to membership in the Corporation with the approval of the Board of Directors, with payment of the current membership fee, and who respects the following principles:

- a) that the Holy Bible is the inspired, written Word of God and our final authority;
- b) that there is only one Creator God, existent in three Persons: the Father, the Son and the Holy Spirit;
- c) that Jesus Christ came into this world to pay for our sins to reconcile us with God, the Father;
- d) that Jesus Christ is Lord over all life and guides us through the Holy Spirit.

Membership Fee: \$50.00 per annum    Life time membership Fee: \$600.00

Name (s): \_\_\_\_\_  
(if married,  
please specify  
both names)

Address: \_\_\_\_\_  
\_\_\_\_\_  
Postal Code \_\_\_\_\_

Tel. No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Church Affiliation:

Signature(s): x \_\_\_\_\_ x \_\_\_\_\_  
(if married, both signatures are required)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Please make Cheques payable to YRCSHI (above) and send Application and Dues to:  
Hank Kampen, Treasurer, 23 Tomlin Crescent, Richmond Hill, ON L4C 7T4; Tel 905-884-6650

I was referred by; \_\_\_\_\_