

Inglewood Care Centre Redevelopment Proposal

Priority Questions

1. Is the scale of the project truly necessary?

Is the scale justified by care needs or financing?

1. Could the long-term care (LTC) beds be delivered with a smaller project or less market housing?
2. What is the primary driver of the scale—care need or financial requirements?
3. Were lower-height or lower-density alternatives evaluated, and if so, why rejected?

2. Is the financial case transparent and credible?

Is the project economically justified?

1. Has a financial feasibility analysis been provided and will it be made public?
2. Has a comparison been done of LTC-only vs. partial vs. full project—why were alternatives rejected?
3. What is the total project cost and how is it financed?

3. Are the seniors' housing units needed?

Does the project include unnecessary components?

1. What evidence supports the need for 161 seniors rental units?
2. Were vacancy rates, waitlists, and comparable projects analyzed?
3. Are these units driven by demand or by financial viability?

4. What is the total public subsidy—and is it fair?

1. What is the total value of all subsidies (DCC and CAC waivers, tax exemptions, etc.)?
2. Who benefits vs. who pays (including non-local residents)?
3. Why is this project receiving exemptions when others do not?

5. Is provincial funding conditional on approving the full project?

1. Will LTC funding be lost if only the care component is approved?
2. Is there documented proof of this condition?
3. Has full funding for all phases been secured?

6. What happens if later phases fail?

1. Is the project financially structured in phases, and do later phases fund earlier ones?
2. What happens if Phase 2 is delayed or never built?

3. What safeguards prevent land resale after rezoning?

7. Will the continuum of care actually work?

Does the “campus of care” concept work in practice, or is it theoretical?

1. Are there guaranteed transitions between independent living, assisted living, and LTC?
2. Will on-site residents get priority access to LTC beds?
3. What happens if no bed is available?

8. What are the long-term financial and infrastructure impacts?

Will this project create long-term fiscal strain?

1. Will DCC waivers reduce infrastructure funding or delay projects?
2. Can water/sewer systems handle this **and future growth**?
3. Will tax revenues offset the subsidies over time?

9. Why is Council being asked to decide without information?

Decisions should not be made with incomplete or withheld information.

1. Why is parking not finalized before approval?
2. Why hasn't the Transportation Impact Assessment been released?
3. Why were public concerns and assumptions not included in reports?