

# Elmvale Active Seniors Residence

## Mass email #6

### September 16, 2019

The closing of one door is the opening of the next!

We have all heard that expression before. In the case of the Elmvale Active Seniors Residence group, it has been the opening of several new doors!

In the last mass email or posted letter to you, we informed you that we had abandoned our attempt to acquire the property behind Tim Horton's due to what appears to be very unfavourable soil conditions that lie beneath the visually attractive surface. Based on the information which was provided to us, our plan to construct a multi-story building, with underground parking, would not be possible unless we spent massive amounts of money to ensure that the building was stable and safe. Therefore, we allowed the "Purchase and Sale Agreement" to expire.

We had nine sites on our list of potential building locations, some with different configurations or options and all with varying degrees of positive and negative attributes. We met several times during the summer months as we re-opened our investigation into some of the sites that were high on our original list. We have explored some of our options and have corresponded with or met with stakeholders in some of those properties. To date, we have not secured a building site, but we continue to work hard "behind the scenes". We want to ensure that our research is based on factual information and empirical evidence. This requires engaging the services of experienced and knowledgeable professional consultants. We will need to conduct Geotechnical and Soils

Investigations, Stormwater Management Analysis, Traffic Analysis, Land Use Approvals, Site Plan Approvals and a host of other studies to ensure that our Seniors Residence is suitably located. All of this has to be completed before construction can begin! Keeping all of these studies moving forward and on track requires the services of an experienced co-ordinator.



We are very pleased to announce that we have contracted with **Mr. Sid Tjeerdsma** to provide Project Management Services for the Elmvale Active Seniors Residence team. Sid has been with us in an advisory capacity since our inception. Sid has his family roots in the Elmvale area and attended Elmvale District High School. After graduating from University, he had a very successful career in Civil Engineering. In 1997, he became the first Project Manager for the not-for-profit Simcoe County Christian Senior

Home Inc., commonly known as Tollendale Village, in Barrie. As Project Manager, he was instrumental in the construction of the four residential campuses. He became the Project Manager for the construction of the Mill Creek Care Centre, a licensed long-term care facility, which completed the final phase of the Barrie Tollendale Village. Sid is currently also providing Project Manager Services for a new Tollendale Seniors Retirement Campus in Innisfil. His wealth of knowledge and experience will be invaluable!



More doors have been opened!

We have followed Internet links and have embarked on a few excursions to learn more about recent trends in the building industry, particularly as they apply to Retirement Homes. We have been investigating such things as: Net Zero Energy Use, Passive House Construction, LEED Certification, Environmental Sustainability, Insulated Concrete Forms (ICF), Structural Insulated Panels (SIP), among others.

We have listened to presentations, visited offices and toured a construction site during the past few weeks. The accompanying photo shows Project Manager Sid and EASR Chairman Sam at a construction site in the Markham area as the team members gained some more practical information about ICF uses.



These are exciting new concepts for our team, but familiar to Sid because of his experience. In the next few mass emails to you, we will be sharing some of these concepts with you. We look forward to explaining some of our new knowledge to you!

Even though we have abandoned the purchase of one property, the directors and advisors, Sam Langman, Dan McLean, Craig Beacock, Rosemary Johnston, Doug Jackson, Ken Rounds and our Project Manager, Sid Tjeerdsma, all want to ensure that our Elmvale community seniors housing initiative moves forward. We are all approachable and eager to talk with you or meet with you. You can also get in touch with us at our email address, [elmvaleseniorshousing@gmail.com](mailto:elmvaleseniorshousing@gmail.com)

A condensed version of this email or letter will appear in a future edition of the Springwater News, but we wanted to “break the news” with you first, since you have already demonstrated an interest in our project. We appreciate your ongoing support and hope that you continue to share our enthusiasm for this important community initiative!

Sincerely,

Elmvale Active Seniors Residence

Doug Jackson,  
Communications Liaison