

LTC Redevelopment

Workplan Development
January 2021

Rockwood Terrace Timeline

- June 2019 – received confirmation of 28 additional beds for Rockwood Terrace
- July 2019 – committed to proceeding with Rockwood Terrace to province
- May 2020 – development agreement template and copy of design standards (Hasmik and handoff to Julie Girard)
- June 2020 – provided bylaw re land exchange to satisfy acquisition of property
- July/August 2020 – MLTC completed licensing review (confirming no objections to location or otherwise building new home). Note this is NOT licensing approval.
- Sept 2020 – Minister's letter approving project to proceed, also NOT licensing or funding approval.
- Oct 2020 – ADM's letter (dated Sept 26th) follow up to minister's letter, noting eligibility for construction funding subsidy under revised funding structure, subject to executing a development agreement within 90 days.
- Nov 2020 – SHS and Salter Pilon begin work on feasibility study for campus of care on Durham site

Rockwood Terrace Lands Feasibility Study

Tasks	week of																								
	November				December			January				February				March				April					
	2	9	16	23	1	8	15	4	11	18	25	1	8	15	22	1	8	15	22	29	5	12	19	26	3
Phase One: Market Assessment																									
1.1	▲																								
1.2	■	■	■	▲	■	■	▲	■	■	■	■	■	■	▲	■	■	■	■	■	■	■	■	■	■	▲
1.3			●																						
1.4			●																						
1.5			■	▲	▲	●																			
1.6			■	▲	▲	■																			
1.7			■	▲	▲	■																			
1.8			■	●																					
1.9					■	●																			
1.10								▲																	
1.11										★															
Phase Two: Preparation of Business Plan																									
2.01			■	■	■																				
2.02					■	■	■	■	■																
2.1										★															
2.2												■	■	■	■	■	■	■	■	■	■	■	■	■	■
2.3													■	■	■	■	■	■	■	■	■	■	■	■	■
2.4														■	■	■	■	■	■	■	■	■	■	■	■
2.5															■	■	■	■	■	■	■	■	■	■	■
2.6																■	■	■	■	■	■	■	■	■	■
2.7																	■	■	■	■	■	■	■	■	■
2.8																			■	■	■	■	■	■	■
2.9																					■	■	■	■	■
2.10																									★

- ★ Major Deliverable
- Minor Deliverable
- ▲ Meeting/Engagement

RT Phase One Report

- Summarizes the information gathered over the course of Phase One, will highlight key findings and conclusions and provide recommendations on the market potential for various proposed elements of the development. The report would also provide advice on key related areas such as pricing, unit size and type, tenure options, key design features, support service needs, and so on.
- Due: end of January

RT Phase Two

- Based on results of Phase One, develop concept plan for the housing as well as a governance and organizational model
- Identify support services to consider
- Develop capital and operating cost estimates
- Identify funding sources, partnership opportunities, planning approvals
- Develop a business plan including implementation and estimated development schedule.
- Due: May 2021

Grey Gables Timeline

- Nov 20, 2020 – Minister's letter approving Grey Gables 62 beds
- Nov 20, 2020 – ADM's letter, noting eligibility for construction funding subsidy, subject to executing a development agreement within 90 days. Signed back confirmation Dec 9
- Commence feasibility study re campus of care/re-use of existing facility Feb 2021
- Est. completion of study May 2021

Grey Gables Q+A with PM

Are we to plan to include a behavioural support transition unit in the new build?

The application indicates that you will not provide a specialized unit (p. 21) so we are not expecting that this will be part of the project.

Does this project have the same 2025 completion date as Rockwood Terrace?

The application does indicate that the completion date is December 2025 however that seems long if construction is to start April 2022. We typically see 18-24 months duration for projects this size.

Does the province have a working definition of campus of care?

Our working definition...A campus of care is a care model that generally envisions a single location with a range of housing, from independent housing to assisted living (supportive housing), LTC and other service options. On page 23 of the application, it mentions that the project will be part of a campus of care. On page 13, it mentions the space currently occupied by the 66 beds will be redeveloped to provide assisted living or retirement residences.

Should we assume that only the 62 new beds at Grey Gables will receive construction funding or does the whole 128 qualify?

Only the 62 new beds will receive the construction funding subsidy and the development grant will also be based on the 62 new beds. The ADM letter identifies that the 66 beds are ineligible.

Planning Considerations

- **Rockwood Terrace**
 - Lands are designated and zoned as Residential
 - West Grey in the process of completing an Official Plan Update and Zoning Update – opportunity to redesignate/rezone lands to align with vision
 - Lift of Holding Zone and Site Plan Application required with supporting studies
- **Grey Gables**
 - Lands are designated as Neighbourhood Area and Employment Area and zoned as Institutional
 - Site Plan Application required with supporting studies
 - Need to coordinate construction with Grey Bruce Health Services re: new Markdale Hospital

Next Steps – a few of many...

Immediate

- Meet with SHS and Salter Pilon re Phase One Rockwood
- Obtain update from province on funding approval and timeline expectations re execution of development agreement and project completions
- Review Simcoe and Wellington County project information

April 2021

- Review findings of feasibility studies, determine phasing, siting
- Financial analysis – construction financing and cashflow
- Plan next steps re design of new facilities

May to December '21

- Facility design, retain project manager