

To: Committee of Management
From: Kim Wingrove, CAO
Date: June 9, 2020
Subject: Long Term Care Redevelopment Update

Item 1: Direction from Ministry of Long-Term Care, Julie Girard, Project Manager

Discussions were held between CAO Wingrove and MLTC staff on May 19 and June 3, regarding the Rockwood Terrace project and next steps.

The province provided the Development Application template and the LTC Home Preliminary Plan Submission Standards for review.

The Grey County by-law approving the property exchange was provided to the province.

The next step in the approval process is the licensing review. The province needs to confirm that they will grant the license to operate the beds in the new location. A decision will be made about the format of any public consultation in the coming weeks. We will be contacted.

Ministry staff will also begin work on seeking funding approval from the Minister of Long-Term Care (MLTC) for the project construction. This is an internal process to MLTC that is expected to take several months. Grey County has already provided the necessary information.

Following receipt of funding approval, our ministry project manager will be in contact to obtain the information needed to create the Development Agreement.

We are advised there may be changes to the design standards and construction funding in response to learnings from COVID 19. If this happens, we will be advised.

Item 2: Summary notes from Visioning Session held Wednesday June 3, 2020 in Grey County Council Chambers

Attendees

- Grey County – Kim Wingrove, Randy Scherzer, Savanna Myers, Jennifer Cornell, Karen Kraus
- West Grey – Laura Johnston, Lorelie Spencer, Ron Davidson

Timeline – where are we now and what decision points/milestones are we aware of?

- Property acquisition underway, projected close date July 2020
- Rebuild of the new Rockwood Terrace to a 128-bed facility which currently needs be completed by 2025
- GM BluePlan completed a phase 1 and scoped phase 2 EA on the property as part of acquisition due diligence and there are no outstanding environmental concerns
- SVCA was consulted re species at risk and Grey County staff were able to review the known species at risk information for this area and there are no species at risk occurrences on this site or on the adjacent lands.
- Grey County will arrange completion of D6 study to examine any compatibility issues between proposed uses of property and adjacent DSPI industrial/aggregate uses. Consult with West Grey staff on Terms of Reference.
- Grey County will arrange completion of overall Functional Servicing and stormwater management plan – water, wastewater, storm water, road network, berms for the property
- West Grey Council to provide approval of overall concept for the parcel, to lift the Hold and enable development to proceed.
- West Grey is currently updating their Official Plan and zoning by-law. Further discussions to be held between Grey County and West Grey staff to determine the best designation/zone to accommodate the potential uses for the site.
- West Grey Community Improvement Plan (CIP) is currently being reviewed by the Province. CIP will be beneficial for the housing portion of the development as it will allow the County/Municipality to offer incentives (e.g. surplus land) to encourage development
- Entire property to be divided into blocks based on the concept plan – long term care, housing, service commercial, etc.
- Once desired concept established and supported by West Grey, use RFP process to work with private sector to execute development and to offer up the lands through CIP Program.

Existing Water/Sewer Servicing and Potential Road Connections (see concept drawings below for an overview of existing service locations)

- From a road perspective, extension of Rock Street would be done as part of initial phase. Eventually extend Rock Street to the South Street East extension lands and then eventually extend South Street East from Elgin Street to Rock Street and then eventually extend from Rock Street to Concession 1.
- Based on a preliminary review of the existing servicing information, there is a 300 mm sanitary sewer line that exists at the north section of the subject lands, east of Rock Street (see draft concept drawings below – existing sewer lines shown in purple).
- In terms of existing water connections, there is a 150mm watermain that exists part way down Rock Street and a 225mm watermain down Kincardine Street (see draft concept drawings below – existing watermains shown with thick black lines). Water pressure at the existing watermain at Rock Street may be on the low side so this will need to be investigated further to determine if any upgrades are required from a fire suppression perspective.
- There will be the option to loop services from Kincardine Street, down the South Street East extension lands to connect to the services on Rock Street. This will need to be investigated further as part of the overall functional servicing report.

Draft Concept Drawings

- Transportation Services staff have assisted with putting together a couple of concept plans as to what could happen on the site to assist with the visioning session discussions.
- Further detailed investigations are required to determine location of stormwater management areas, servicing design considerations, etc.
- Concept drawings can be amended by including some of the items discussed as part of this visioning session
- Below is a link to the draft concept plans that were reviewed at the visioning session:
 - [Draft Concept 1](#)
 - [Draft Concept 2](#)

Considerations for Developing Concepts

- Phased development with the initial phase focusing on the long-term care facility
- Rental housing need is acute (e.g. recent affordable housing apartment build in Durham that were on lands surplus to the County)
- Recent consultations in West Grey placed a high value on rural heritage, natural areas. Consider an alternative to urban subdivision style development for this

property (open space, recreational areas/spots to gather (e.g. pickleball courts), trails, etc.)

- Integration of existing Rockwood Terrace facility into overall concept development
- Investigate land swap with school board to get more parking and give them some of the treed/berm area along the south portion of the school property – discuss further with School Board
- Future need for new ambulance station in Durham
- Consider opportunities to link, school, new daycare and long-term care
- Are there unmet housing needs for LTC staff, hospital staff, other larger employers?
- Campus of care model whereby a variety of housing options and services could be provided allowing residents to age in place within this neighbourhood
- Assess need and space requirements for companion community programs like day away, respite care, get comments from Home and Community Support Services (HCSS)
- Revisit CBRE study to assess need for retirement, assisted living, memory care
- Provide clear link from this site to the downtown (boulevard, trails/sidewalks, etc.)
- What existing funds may be available to activate parts of the overall concept plan (e.g. parkland dedication funds, development charges, etc.)?
- What unique/specific service commercial needs should be walkable from this development? Service commercial could be considered on ground floor of apartment/condo buildings offering services such as hair stylists, dentist office, massage therapy, convenience commercial, café, small restaurants, etc.
- Discussion around possibility for underground parking/covered parking to try to maximize the overall use of the site – need to obtain quote for geotechnical investigation to see what would be feasible.
- Consultation considerations – who are the key stakeholders, developing a draft concept plan and then engaging the community on further thoughts/suggestions

Sincerely,

Kim Wingrove