



Committee Minutes

Long Term Care Redevelopment Planning Task Force

March 19, 2021 – 2:00 PM

The Long Term Care Redevelopment Planning Task Force met on the above date through electronic means with the following members in attendance:

Present: Chair Burley, Councillors O’Leary, Milne, Robinson, McQueen, and Warden Hicks

Regrets Councillor Mackey

Staff

Present: Kim Wingrove, Chief Administrative Officer; Randy Scherzer, Director of Planning; Kevin Wepler, Director of Corporate Services; Anne Marie Shaw, Director of Housing; Jennifer Cornell, Director of Long-Term Care; Heather Morrison, Clerk; Joanna Alpajaro, Deputy Director of Finance; Rob Hatten, Communications Manager.

Call to Order

Chair Burley called the meeting to order at 2:00 pm.

Declaration of Interest

There were no declarations of interest.

Delegation

Ed Starr, Dalton Wudrich and Gary Pilon-SHS/Salter Pilon Consulting

Ms. Wingrove introduced Ed Starr, Dalton Wudrich and Gary Pilon from SHS/Salter Pilon Consulting who provided an overview of the site findings for the proposed Rockwood Terrace property. Mr. Wudrich outlined the purpose of the work and the components of a campus of care model along with a review of campus of care examples from other areas.

Mr. Wudrich spoke to the supply and demand for long-term care. He noted that Grey County has a higher proportion of residents over 55 years of age and thus could be seen as a retirement destination and would support more long-term care options. He spoke to the campus size and unit options including 100 units of senior housing options made up of a variety of options including assisted living units, affordable rent and market rent units.

Mr. Wudrich spoke to potential amenities to be located within the campus of care that would attract and retain residents and benefit the community. He outlined potential rent ranges for the senior units which will be refined in further studies.

Stakeholder engagement was then highlighted. Mr. Wudrich spoke to the highlights of these engagements including allowing pets, offering library services and having a school and childcare close by to provide opportunities for intergenerational interactions. Also noted were outdoor opportunities, high speed internet and a local hospital nearby. Stakeholders noted that a rural feel should be maintained with an outdoor pavilion and community garden. as options to consider in the planning of the development.

Interior amenities included personal care and day programming, respite care, congregate dining, charging stations for wheelchairs and scooters and ample indoor space among others.

Questions arose regarding the potential for a pharmacy or wellness hub as part of the community as well as further details relative to the apartment designs. Walkability to a downtown core was also highlighted. Roof design was discussed noting the options of a flat roof versus a sloped roof. Accessibility of the entire campus of care was outlined as a requirement for the full site to follow universal access design requirements. All accessible spaces must follow this principle.

Gerry Pilon provided an outline of the site and noted GM BluePlan Engineering was part of the site review. Both companies looked at the potential servicing of the site. He spoke about water findings related to the property and noted that there are available connections in several areas surrounding the site. Follow up on pressure and fire flow availability will take place with West Grey.

Mr. Pilon spoke about the sanitary services in the area. He noted the possible connection points and identified that the current network appears to have sufficient available capacity. He did identify some capacity concerns but will investigate further on these with the ability to obtain more information on the downstream capacity.

Stormwater areas were then highlighted. Mr. Pilon identified three catchment areas on the site. He noted that further geotechnical work will need to be completed to determine soil hydraulic conductivity for infiltration, the water table and how the subsurface soils vary across the site. He indicated that the west portion of the site may not have an

adequate outlet and identified next steps including further investigation and evaluation of existing drainage outlets, review of available soils and peak flow runoffs for the catchments. Mr. Pilon then provided an overview of natural gas, Bell Canada and Hydro One information.

Mr. Pilon outlined options related to site concept plans for the task force members. Option 1, being the preferred option, includes a phased-in approach for the new construction rebuild including a 128 bed long-term care home, village square with commercial opportunities, assisted care living facility, shared lobby and approximately 30 affordable and 30 market rent apartments, parking areas and the eventual demolition of Rockwood Terrace. He spoke to potential road extensions within the site and grade level considerations. Mr. Pilon highlighted details relative to each of the campus of care components. He noted that a phased-in approach is preferred noting that the long-term care home would be in the first phase with the approved funding.

Mr. Pilon outlined Option 2 which includes the renovation and repurposing of the existing Rockwood Terrace and phased in new construction rebuild. In this option there would be similar facilities outlined in Option 1 along with 30 market rent homes and 30 affordable rent homes built by repurposing the existing Rockwood Terrace facility. He noted the potential difficulties, including a significant cost, in renovating the existing Rockwood Terrace for another purpose.

Questions from the members included the potential for underground parking, natural light features, timing of demolition and scope of engineering work noting much of this will be completed in the process of next steps. The high demand for assisted living was noted with the potential for a second phase in the future.

Warden Hicks joined the meeting during the follow up questions.

Councillor O'Leary left the meeting.

CAO Wingrove noted the 2025 timeline for the redevelopment of the long-term care facility. A further review of the mix of housing options was noted in the hope of being self-sustainable without any additional funding from Grey County once the project is fully complete.

Phase two considerations were then reviewed by Mr. Starr.

Chair Burley thanked the delegates for the information.

Reports

CAOR-RP-05-21 LTC Redevelopment Project Management Services

Kim Wingrove addressed the above report. She noted the merit of having professional project management services for the two long-term care redevelopment projects. She outlined the services that the project manager will be overseeing including the provincial project plan, budget preparation and oversight, drawings etc. This position will coordinate other components of the project such as architecture services as required.

Main Motion

Moved by: Councillor Milne

Seconded by: Councillor Robinson

That Report CAOR-RP-05-21 LTC Redevelopment Project Management Services be received; and

That the Committee approve the release of RFP-LTC-05-21 for LTC Redevelopment Project Management Services as drafted; and

That the RFP results and staff recommendations be brought back to the committee for direction

Amendment

RP04-21 Moved By: Councillor Robinson Seconded by: Warden Hicks

THAT a final clause be added to the resolution that states that staff be authorized to release RFP-LTC-05-21 ahead of Council approval in accordance with Section 25.6 b of the County's Procedural By-law.

Carried

Main Motion as Amended

RP05-21 Moved by: Councillor Milne

Seconded by: Councillor Robinson

That Report CAOR-RP-05-21 LTC Redevelopment Project Management Services be received; and

That the Committee approve the release of RFP-LTC-05-21 for LTC Redevelopment Project Management Services as drafted; and

That the RFP results and staff recommendations be brought back to the committee for direction; and

That staff be authorized to release RFP-LTC-05-21 ahead of Council approval in accordance with Section 25.6 b of the County's Procedural By-law.

Carried

Other Business

There was none.

Next Meeting Dates

May 2021

On motion by Councillor McQueen and Councillor Robinson, the meeting adjourned at 3:37 PM.

Dwight Burley, Chair