



Committee Minutes

Long Term Care Redevelopment Planning Task Force

June 3, 2021 – 9:30 AM

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, Mackey, and Warden Hicks

Regrets

Staff

Present: Kim Wingrove, Chief Administrative Officer; Randy Scherzer, Director of Planning; Anne Marie Shaw, Director of Housing; Heather Morrison, Clerk; Mary Lou Spicer, Director of Finance; Joanna Alpajaro, Deputy Treasurer; Heather Aljoe, Marketing and Communications Specialist.

Call to Order

Chair Burley called the meeting to order at 9:30 am.

Declaration of Interest

There were no declarations of interest.

Delegation

Ed Starr, Dalton Wudrich, Tristina Sinopoli-SHS, Gerry Pilon-Salter Pilon

Kim Wingrove reintroduced the consultants from SHS/Salter Pilon to the Task Force members.

Mr. Starr provided an update on the projects in general.

Dalton Wudrich spoke to the feasibility study for Rockwood Terrace. He noted that the purpose of the study was to assess the feasibility of building a campus of care community when Rockwood Terrace is redeveloped at its new site. He then outlined the supply and demand analysis related to senior services and amenities. He spoke to the County's demographics noting there is a substantial senior population in the region. It is recommended that the Rockwood Terrace campus include 128 beds for long-term care, 40 seniors' assisted living units, 15 units of affordable rental and 45 market rental units. The rental opportunities for each of the options were then outlined.

Mr. Wudrich spoke to specific site considerations including keeping the development within the bounds of the extended streets to simplify utilities and keep the road grid intact. He then provided the task force with a site concept plan and spoke to the various aspects of the proposed plan. Mr. Wudrich highlighted the unit mix of housing options and potential costing for each type of housing.

Mr. Wudrich spoke to the project costs for the independent living and assisted living components of the campus of care and broken down into soft costs which include consultants, studies, permits etc. and hard costs including construction, appliances, land, and furniture. He did note the recent, steep rise of construction costs and the impact on potential projects costs. He then outlined capital and financing amounts as well as the operating revenue and expenses related to the campus of care. The total costs for the assisted living and independent living is approximately \$32 million less contributions and funding. With the proposed costs and rental revenue there is estimated to be a net operating profit for these two projects of \$144,000 annually.

Questions from the members included the viability of the project, total number of units for each component and the impact of the adjacent gravel pit. Mr. Starr noted there is an anticipated 10% profit from the independent and assisted living components. Mr. Wudrich noted that the same costs would apply whether the building was higher or wider depending on the final drawings, but that the number of units would remain the same with the buildings. Mr. Scherzer spoke to the compatibility study noting the possibility of further studies related to noise and dust on the site being necessary. Mr. Wudrich noted the parking is at grade-open air parking. The option of a covered parking area will be investigated further.

Discussion on the cost per unit then occurred. Kim Wingrove noted that the campus of care aspect including the independent and assisted living, will follow the build of the new long-term care home. This phase will not move forward until after 2025, being the deadline for the Rockwood Terrace redevelopment. This timing may have a positive or negative impact on the construction costs. Mr. Starr noted similarities between the proposed plan and Georgian Village in Simcoe County.

Mr. Wudrich highlighted the costs, revenue, and expenses relative to the construction of the long-term care facility. The expected total project costs less contributions from various sources is approximately \$42 million.

Mr. Wudrich then provided a brief overview of the next steps.

Tristina Sinopoli presented the Feasibility study relative to the Grey Gables redevelopment plan. She noted that the purpose of the study is to assess the feasibility of building a campus of care community when the new 128 bed long-term care facility is built. She outlined the methodology used to undertake the study including market and demand analysis, background research, preliminary engagement, and the determination of evaluation criteria of the second phase of the study.

Ms. Sinopoli highlighted the local demographics and trends for the area including employment opportunities, housing needs and a review of various options for senior housing and services within the area given the increase in the senior population in the area. She spoke to the potential project features including a housing continuum and intergenerational connections.

She noted that generally, the current supply of housing is owned rather than rented. She also highlighted the other facilities that offer long-term care, assisted living and independent living in the surrounding areas. She noted the lack of affordable senior rental housing in the area.

Housing needs identified by stakeholders included remaining in the community after retirement, having spouses with varying care needs, ambulatory care discharge, respite care for seniors and short term stay options for visiting families.

The market opportunities for this site include creating a campus of care model with a variety of housing options, focus on mixed income models and the opportunity for intergenerational connections. Project features and amenities include a housing continuum, craft, gathering, and green spaces, childcare options, wellness centre, personal care and retail opportunities.

She highlighted the goals and values identified by stakeholders including cohesion with the new hospital and social services partners, enabling seniors to stay within their community, maintaining the existing building, inclusion of key tenants, outdoor spaces and aligning with the vision of Markdale as a community.

Ms. Sinopoli noted a focus on assisted living and independent living along with respite care and short-term needs as the options to further research in a campus of care model. She highlighted that the project should provide value for money and financial feasibility, a continuum of housing supports, maximized uses within the site constraints and maintaining key tenants on-site.

Phase 2 will include conducting an existing building assessment, development of high-level concept plans for each option, determination of the required planning approvals, identify, and review comparable projects and review the financial and operational feasibility of each option.

Questions and comments from the members then followed including the need of ambulatory care, existing tenant options including financial analysis of revenue sources, stakeholder engagement including staff input, review of local and demographic trends, spaces concerns related to the site constraints, memory care facility and coordination with the new hospital currently under construction.

Chair Burley thanked the delegates for their information. The delegates then left the meeting.

Other Business

CAO Wingrove noted that there has been information within some social media platforms related to inaccurate financial information on long-term care. She noted the importance of ensuring the integrity of all financial information shared with Council and the public.

Ms. Wingrove spoke to Grey County specific insight into the presented feasibility studies. She noted that Joanna Alpajaro, Deputy Treasurer has reviewed the Grey County costs and provided those costs noting an anticipated a \$1.9 million operating cost increase over and above what has been estimated by SHS/Salter Pilon. The cost per bed price was discussed. Ms. Wingrove spoke to costs and the development of a full campus of care at each location and the financial implications of the projects. A further discussion with County Council, will take place by the end of July to determine the next steps.

The Task Forces wondered if there was an opportunity to have discussions with Simcoe County on best practices or lessons learned from previous projects. Potential staffing changes, specifically related to long-term care, resulting from the pandemic was highlighted. There needs to be discussions with County Council and the public around the affordability of the projects.

Discussion occurred on the financial impact of the decisions related to both projects. The option of looking at developing a priority list of projects that breaks each section of costs into a more meaningful and smaller projects was discussed. It was noted that the County would front-end all the costs associated with redevelopment with the Province repaying those costs over a 25-year period. Discussion on the focus for upcoming dialog are the priorities required for the projects and looking at the other pieces down the road. The higher cost of housing versus incomes was also highlighted.

Mary Lou Spicer provided comments related to the priorities across all County operations. Discussion also occurred regarding potential other revenue streams including provincial and federal grants.

Next Meeting Dates

At the Call of the Chair.

On motion by Councillor Milne McQueen the meeting adjourned at 11:48 AM.

Dwight Burley, Chair