



# Committee Minutes

## Long Term Care Redevelopment Planning Task Force

January 22, 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: Councillors O'Leary, Milne, Robinson, McQueen, Burley, Mackey and Warden Hicks

### 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; Tara Warder, Deputy Clerk/Legislative Coordinator;

## Call to Order

Heather Morrison called the meeting to order at 2:04 PM.

## Election of Chair and Vice Chair

Heather Morrison called for nominations for Chair and Vice Chair of the Committee.

*RP01-21* Moved by: Councillor O'Leary                      Seconded by: Warden Hicks

**That Councillor Burley be nominated as Chair of the Redevelopment Planning Task Force for 2021.**

On motion by Councillor Robinson, nominations closed.

Councillor Burley accepted the nomination and was acclaimed Chair.

*RP02-21* Moved by: Councillor Burley                      Seconded by: Warden Hicks

**That Councillor O'Leary be nominated as Vice Chair of the Committee of Management for 2021.**

On motion by Councillor Milne nominations closed.

Councillor O'Leary accepted the nomination and was acclaimed Vice Chair.

Councillor Burley then assumed the Chair.

## Declaration of Interest

There were no declarations of interest.

## Discussion of Terms of Reference and Mandate

The Warden left the meeting briefly.

Kim Wingrove reviewed the Terms of Reference. She noted that the original intention of this task force was to take the County to the completion of the planning stage. There was discussion regarding the Terms of Reference, as they currently include tendering and construction phases. They can be amended should the Task Force wish.

She then outlined what the oversight of the Committee of Management is versus the Redevelopment Planning Task Force relative the long-term care. It was noted that there may be times where it would be appropriate to bring the two groups together.

The Task Force discussed the advantages of the same group remaining on the task force into the construction phase as well. No changes were recommended at this time to the Terms of Reference.

Discussion occurred on the recent article in the Toronto Star about the need to look at the design of long-term care homes amidst the pandemic. Staff noted that the Province has not indicated if they have any intentions of changing the design guidelines in long-term care.

The Task Force stated the importance of bringing in the architect sooner rather than later and connecting with the Ministry as a delegation to have the dialogue needed around the legislated requirements. Ms. Wingrove noted that Grey County should be in a better position to have those discussions soon.

## Reports

### CAOR-RP-04-21 Recommendation on Consultant Proposal for Grey Gables

Kim Wingrove addressed the above report. It was noted that an RFP was let to examine options for redeveloping the current Grey Gables facility.

The Grey Gables redevelopment came with an approval to create a campus of care. The County is seeking to understand what that looks like and what the highest and best use of the facility could be. Further, how the two buildings will connect is important to understand.

SHS and Salter Pilon were the only respondents to the RFP and their response met all of the requirements as outlined in the RFP.

Ms. Wingrove noted that these consultants have substantial experience and have done work on some of Simcoe County's long-term care facilities and one in Wellington County as well.

*RP03-21* Moved by: Councillor Mackey Seconded by: Councillor Robinson

**That Report CAOR-RP-04-21 containing a summary of the results of RFP-CAO-01-21 be received; and**

**That SHS Consulting be retained to provide options for repurposing Grey Gables at a cost of \$54,000, excluding taxes; and**

**That the costs be funded from the Long-Term Care Redevelopment Reserve.**

Carried

## Update on the Rockwood Terrace Project

Kim Wingrove provided an update on the Rockwood Terrace project and the outline of the process to date. She noted that we received confirmation of additional beds for Rockwood Terrace in June 2019. Staff subsequently confirmed with the Province the intention of the County to proceed.

Ms. Wingrove then outlined the proposed phases of the project, with phase 2 anticipated to be complete by May 2021. Phase 2 includes building a concept plan for the housing, funding sources and an estimated development schedule.

The Grey Gables timeline was then reviewed. With approval today, staff will move forward with commencing the feasibility study.

She then reviewed questions and answers discussed with the project manager regarding timelines, the Behavioural Support Transitional Unit (BSTU) and if the Province has a definition of a campus of care. It was noted their definition is broad and only reflects that a range of housing be provided in a single location. She further noted that the County should only assume that the 62 additional beds at Grey Gables will receive funding and that the 66 existing Class A beds will not.

The Warden returned to the meeting at this time.

Randy Scherzer provided an outline of the planning aspects of the Rockwood Terrace property.

He noted that most of the land is designated as primary settlement area in the County Official Plan and Residential in the West Grey Official Plan. The lands are also zoned residential with a holding zone. The holding zone requires some studies to be completed to the satisfaction of West Grey.

West Grey is in the process of updating their Official Plan and Zoning By-law.

The ideal zone for the lands would likely be the MU-1 Mixed Use Zone which will provide more flexibility for developing the remaining portion of the lands and better align with the potential outcomes of the feasibility study.

West Grey staff confirmed that everything is set to move forward from a zoning perspective. All that is required for the new Rockwood Terrace is the lifting of the holding zone and engaging with an architect to design the new Rockwood Terrace and be part of the overall site plan application that will go forward to West Grey.

In terms of the Grey Gables lands, most lands retained by the County are designated as Neighbourhood Area and some as Employment Area. All other lands retained by the County are zoned as Institutional. As part of the transfer of land to Grey Bruce Health Services (GBHS) for the Markdale hospital, the County kept an option of acquiring lands back from GBHS to support the potential redevelopment of Grey Gables. Staff need to meet with GBHS to explore this in further detail and to coordinate construction traffic between the new hospital and the redevelopment. It is possible that the two projects will overlap with one another.

Grey Highlands and County staff have discussed the requirements of the planning application. The only application required is the site plan application with supporting studies and a building permit. The planning justification report, functional servicing report and stormwater management will be worked on in consultation with Grey Highlands staff.

The investigations the consultants are doing informs our thinking about Rockwood Terrace and what the purpose of the old building might be.

Staff noted that the next meeting would likely involve the consultants.

The Province takes a very hands-on approach on these projects because they are the approval authority and the process can take many months.

By April, Grey County may want to be looking at the feasibility results to discuss phasing and siting. There's a need for in depth financial analysis as well. It was noted that Grey County will front the money and the Province will pay it back yearly over 25 years.

Ms. Wingrove noted that it may be appropriate to retain a project manager to lead this work on behalf of the County to try and keep things moving forward in this timeframe.

## Workplan Development and Resources

No further information was discussed.

## Other Business

There was none.

## Next Meeting Dates

### **February 2021**

On motion by Councillor Milne, the meeting adjourned at 3:31 PM.

Dwight Burley, Chair