

Kipling Acres Redevelopment

Date:	October 27, 2010
To:	Advisory Committee on Long-Term Care Homes and Services
From:	General Manager, Long-Term Care Homes and Services
Wards:	Ward 2
Reference Number:	

SUMMARY

Planning for the redevelopment of Kipling Acres has progressed steadily throughout the year and the design process is nearing completion. This planning has been a highly collaborative process as the City of Toronto values community engagement in its decision-making process. Further, meaningful community engagement has been an important and valued component of planning and development work that the Long-Term Care Homes and Services Division (LTCHS) had led in the past. For this reason, LTCHS found it very important to establish a Community Reference Group to provide community input and guidance in the redevelopment planning, for both the approved phase 1 (192-bed long-term care home) and the proposed phase 2 (campus of care components). The first meeting of the Community Reference Group was held in December 2009 and the group has been meeting monthly since then.

In addition to the Community Reference Group, the home has hosted regular meetings with three (3) distinct groups of neighbours, namely (i) Genthorn Avenue; (ii) Hinton Road; (iii) West Acres Seniors' Club. The home also hosted a community consultation meeting with the Councillor Rob Ford (Ward 2) who is now Mayor Elect.

As committed at the September meeting of the Advisory Committee on Long-Term Care Homes and Services, this report provides an update on the process, progress and current status of the planning for redevelopment of Kipling Acres.

Financial Impact

There are no financial impacts arising from this report.

COMMENTS

Membership of the Community Reference Group includes representatives from the local community and a variety of community organizations, including North Etobicoke Tenants Association, CANES, Reconnect Mental Health Services, Christian Horizons, Rexdale CHC, West Park Healthcare Centre, International Federation of Ageing, Toronto Police Service, West Acres Seniors' Club, West Acres Housing, Kipling Acres Volunteers, Kipling Acres Family Committee, neighbours on Genthorn Avenue and Hinton Road, Humber College, Central West LHIN and Central West CCAC. The Community Reference Group is supported by representatives from Kipling Acres Montgomery Sisam Architects.

Collectively, members of the Community Reference Group, neighbours' meetings and citizens who attended the community consultation have all provided insight and advice regarding the desired design and program features that would best serve the needs of the home's residents and the local community. Many of the key messages coming from the group have been supportive of the campus of care concept and include considerations such as creating a welcoming place, inter-generational opportunities, programming space for community/service partner use, diversity of the neighbourhood and usable outdoor space for residents and the community. The Community Reference Group member affiliated with the International Federation of Ageing has brought a global perspective and has shared leading practices to guide the project in embracing the principles of an age-friendly community.

User focus groups with residents, families, staff and volunteers have also been a valuable resource in shaping the design features of the long-term care home. The focus groups have been very positive with participants being excited about taking part and providing design ideas for consideration. Some of the key suggestions have included improved outdoor spaces and terraces on upper floors, dedicated therapy rooms, a variety of family visiting spaces, environmental cueing in dementia care units, improved storage and more wheelchair-friendly spaces (e.g. wider doors, larger bathrooms) and a staff wellness room. These focus groups were engaged several times throughout the year to provide feedback as the architects refined the design of the home.

With the initial feedback they received, Montgomery Sisam developed a proposed footprint and location for the new long-term care home (see attachments). The design is based on a 3-storey, 192-bed long-term care home with consideration for potential campus of care components to be developed on the site in the future. Phase 1 consists of the 192-bed long term care home (divided into six resident home areas, each for 32 residents) and a "community hub", which is envisioned as a "connector" to the future campus of care. The community hub would house the main entrance and foyer, café, administration, auditorium, child care centre, adult day program, support services and various offices. The main entrance and foyer is envisioned to be inter-generational with a variety of quiet and busy spaces so that visiting, engagement and interaction are promoted.

The south quadrant of the site was ultimately selected as the location for the new long-term care home, for a variety of key reasons:

- Facilitates the continued operation of the current home with maximum capacity, with only partial demolition of the existing building being required in order to clear the site for construction;
- Avoids major disruption of operational systems or functions within the home, with no interruption of deliveries or service access to the home;
- Maintains a large portion of the existing site (north west) for future campus of care developments, once the remainder of the existing building is demolished; and
- Preserves many of the mature trees on the property.

Once a preferred location on the site was established for the new long-term care home, Kipling Acres held meetings for neighbours on Genthorn Avenue, Hinton Road and West Acres Seniors' Club to solicit feedback in refining the design of both the long-term care home and the site as a whole. Neighbours identified several important ideas and issues that were incorporated into the planning, including but not limited to:

- Ensure a building design that will fit into the neighbourhood;
- Maximize the set-back distance of new long-term care home to Genthorn neighbours as much as is possible;
- Consider landscaping and pathway solutions to preserve privacy;
- Preserve green space and trees as much as is possible;
- Keep long-term care beds in the community;
- Investigate contributing factors to the historical backyard and/or basement flooding to some houses on Genthorn and Hinton and seek solutions through this redevelopment project;
- Consider best location for construction site access; and
- Develop the campus of care and a smaller long-term care home on this site in order to meet multiple community needs, but restore the remaining long-term care home beds in a different location, so that access is not lost to the community as whole.

The West Acres Seniors Club (Parks, Forestry and Recreation Division) is located on the east side of the Kipling Acres property and was originally slated to be demolished to permit the redevelopment. Meetings with members resulted in a realization of the vibrancy of this seniors' club (over 300 members) and a realization of how the clubhouse could be incorporated into the redevelopment and maximize shared City services and inter-generational collaboration. The architects re-visited original design work and tabled a design option that allowed the club house to be maintained. The new design and footprint keeps the club house and improves upon the design by creating an inter-generational courtyard, bordered by the child care centre, adult day program, the seniors' club house and one resident home area of the long-term care home.

The design of the building has improved markedly as a result of the community input. Wings of the building have been refined, sight lines, access points and landscaping have been improved and residents' living areas have been enhanced. The current design will be presented to members of the Advisory Committee on Long-Term Care Homes and Services at the November meeting.

The architects continue to incorporate the tremendous feedback from all stakeholders and are now preparing project plans and the documentation required to initiate the site plan application process. Construction is expected to begin late spring 2011 and building occupancy is aimed for January 2013. Kipling Acres will continue to work with and update, through newsletters and meetings, all stakeholders throughout the redevelopment of the home.

CONTACT

Sandra Pitters, General Manager, Long-Term Care Homes and Services
Phone: (416) 392-8907; Fax: (416) 392-4180; E-mail: spitters@toronto.ca

SIGNATURE

Sandra Pitters
General Manager, Long-Term Care Homes and Services

ATTACHMENTS

1. Kipling Acres Redevelopment Update – October 2010
2. Kipling Acres Redevelopment Update Newsletter – September 2010
3. Kipling Acres Redevelopment Update Newsletter for Neighbours – August 2010
4. Kipling Acres Redevelopment Update Newsletter for West Acres Seniors Centre – August 2010