Carefree Lodge/Esther Shiner Blvd.

306 Finch Ave. East  
Ward 24  
Central LHIN  
127 beds  
Structural Classification C

Culture, Community & Partners:  
Cantonese  
Korean  
Jewish  
Mandarin  
Russian  
LGBT  
Volunteers

North York General Hospital Psychogeriatric Mental Health Outreach

Plan Synopsis:
- Continue Carefree Lodge operations until completion of new 160 bed long-term care home on Esther Shiner Boulevard.
- Project estimate $83.0 million (including land remediation), $26.9 million is recoverable debt from provincial funding.
- Land remediation is estimated to be between $10-12 million which could be offset by sale of surplus Finch Avenue East site, estimated land value of $5-10 million.
- Plan maintains beds in nearby (4 km) area.
- Current Carefree Lodge residents would be notified of the relocation but would be given the option to transfer to another home via CCAC relocation.
- The Esther Shiner Boulevard (Oriole Yard) site and its proximity to North York General Hospital could enhance the existing psychogeriatric program or expand palliative and/or facilitate convalescent care in the new larger home.
- 306 Finch Avenue East site declared surplus.

Options Considered:
- Retrofit of Carefree Lodge to meet new design standards allows for a maximum of 78 beds, greatly reducing operational efficiencies.
- Redevelopment is not possible on land-locked ravine site; its northern and eastern edges located in City's Natural Heritage System, a greater portion of site affected by City Ravine and Natural Feature Protection By-Law.
- Alternate City-owned site; placement of a long-term care home, between 160 to 428 beds could be accommodated at 251 Esther Shiner Boulevard and supports higher order uses consistent with development in the surrounding area.

<table>
<thead>
<tr>
<th>Current</th>
<th>Built</th>
<th>Estimate</th>
<th>Future</th>
<th>Construction</th>
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<tbody>
<tr>
<td>Carefree Lodge</td>
<td>127 beds</td>
<td>1967</td>
<td>$83.0M</td>
<td>160 beds</td>
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| Esther Shiner | | | | |

Attachment 1: Carefree Lodge/Esther Shiner Blvd. Plan Synopsis