Fudger House

439 Sherbourne Street
Ward 28
Toronto Central LHIN
250 beds
Structural Classification B

Culture, Community & Partners:
  Cantonese
  Mandarin
  LGBT
  Volunteers

Specialized Care:
  Behavioural Support
  Convalescent Care
  Short-Stay Respite

Plan Synopsis:
- Relocate beds to other City homes but continue Fudger House operations in the existing location until all other redevelopment projects are complete.
- Service levels may need to be adjusted in future years as new redeveloped homes are opened.
- With 74% of long-term care beds in the downtown area in need of redevelopment, some operators may elect not to proceed. In this scenario, the MOHLTC/Toronto Central LHIN may approach the City requesting it operate additional beds and the Fudger House location would provide flexibility.
- The Province is expected to introduce a new redevelopment program for A classified homes (Bendale Acres, Cummer Lodge) so the Fudger House site could potentially be used to avoid expensive land acquisition.
- Consideration will be given to possible alternative City use of property and building.
- Plan allows time to explore interest and partnership opportunities with LGBT community to open a long-term care home or repurpose for alternative care such as palliative, hospice or assisted living.
- Continuing operations requires continued maintenance and state of good repair expenses for an older building with ward-style rooms that are not as appealing for applicants.

Options Considered:
- Retrofit of the home to meet new design standards only allows for a maximum size of 96 beds, greatly reducing operational efficiencies and represents a 41% reduction of long-term care beds in Ward 28.
- Redevelop home but maximum Resident Home Area (RHA) would be 28 beds.
- Location of GSR home is less than 1k from Fudger House.

<table>
<thead>
<tr>
<th>Current</th>
<th>Built</th>
<th>Estimate</th>
<th>Future</th>
<th>Construction</th>
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<tbody>
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<td>250 beds</td>
<td>1965</td>
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