

Fudger House

<p><i>439 Sherbourne Street</i></p> <p><i>Ward 28</i></p> <p><i>Toronto Central LHIN</i></p> <p><i>250 beds</i></p> <p><i>Structural Classification B</i></p> <p><i>Culture, Community & Partners:</i></p> <p><i>Cantonese</i></p> <p><i>Mandarin</i></p> <p><i>LGBT</i></p> <p><i>Volunteers</i></p> <p><i>Specialized Care:</i></p> <p><i>Behaviural Support</i></p> <p><i>Convalescent Care</i></p> <p><i>Short-Stay Respite</i></p>	<p><u>Plan Synopsis:</u></p> <ul style="list-style-type: none"> • 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. <p><u>Options Considered:</u></p> <ul style="list-style-type: none"> • 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.
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