



Advancing Opportunities for the Delivery of City Operated Long-Term Care Beds

CREATETO BOARD JULY 07, 2021

CREATETO

Transforming
Toronto's Real Estate

5 LTCH SITES TO BE REDEVELOPED

KEY DRIVERS:

- SSLTC Mandated by the Province to retrofit/rebuild 5 long-term care facilities to meet the updated Ministry of Long-Term Care design guidelines (1,232 beds out of 2,641 total)*

CURRENT LTCH		ADDRESSES	# OF BEDS	PROJECT ESTIMATE (\$M)
1	Carefree Lodge	306 Finch Avenue East	127	\$180.5M (funding approved)
2	Castlevue Wychwood Towers	351 Christie St	456	\$224.5M
3	Fudger House	439 Sherbourne Street	250	\$177.5M
4	Lakeshore Lodge	3197 Lake Shore Boulevard West	150	\$90M
5	Seven Oaks	9 Neilson Road	249	\$147M
		Current Total Beds:	1232	
	May 2018 Council Direction		+978	
		Future Total Beds	2210	\$819.5m

- In order to minimize disruption to residents and maintain service during construction, the redevelopment plan includes a multi-phased plan that sees homes redeveloped in sequence
- Sequential redevelopment of LTCHs creates inter-project dependencies potentially resulting in delays in delivering SSLTC’s Capital Renewal Plan
- A new LTCH at George Street Revitalization will serve as the catalyst for redevelopment

* full list of 10 LTCH in appendix A

2 NEW SITES IDENTIFIED

Providing additional sites eliminate the need to rebuild on the same site and allows existing LTCHs to remain operational, minimizing resident disruption. CreateTO has reviewed a number of city owned properties and identified 2 sites that are suitable for the development of a LTCH.

1

4610 FINCH AVE E

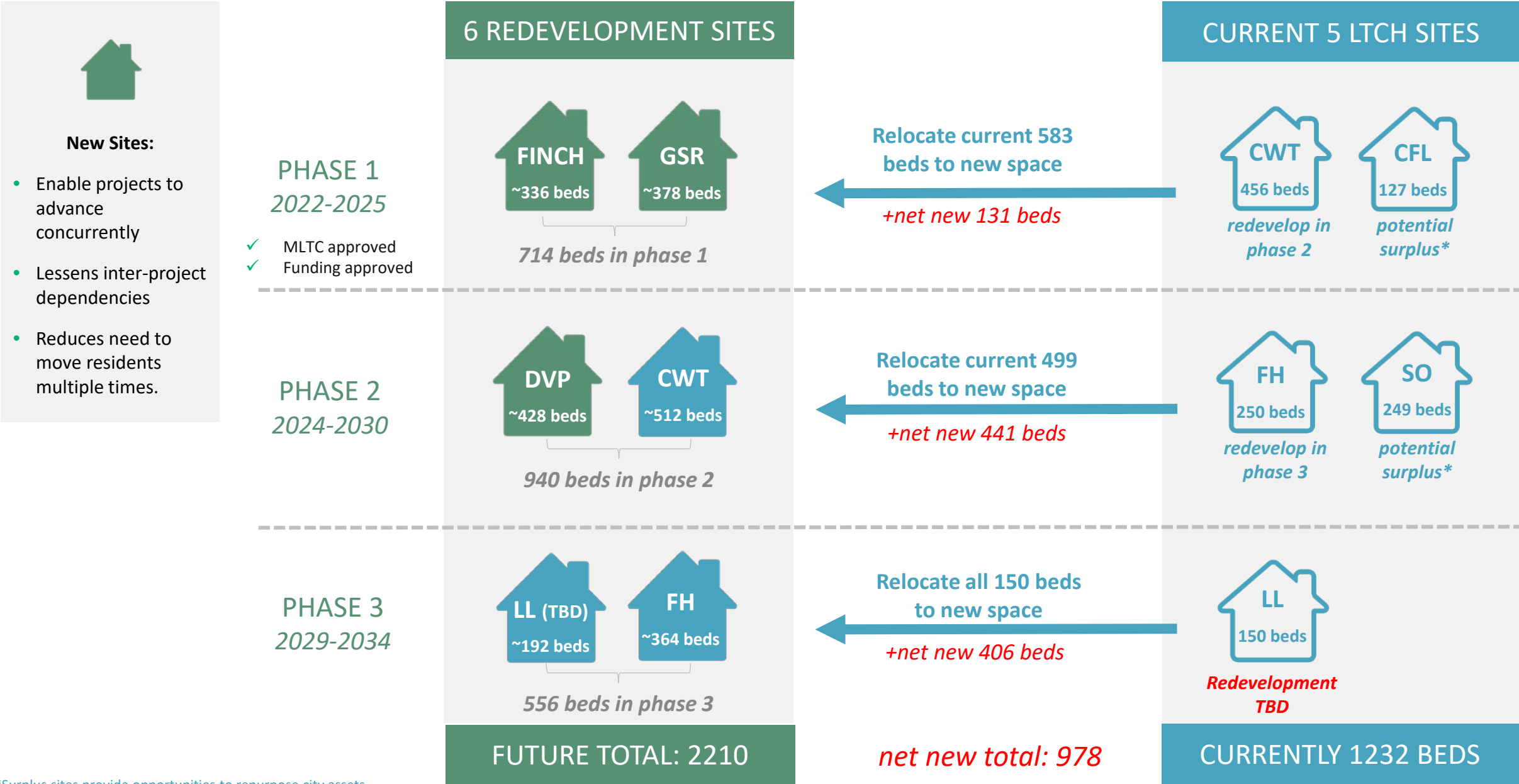
Site Description	Formerly used by TPS and declared surplus in 2016
Ward	23
Official Plan	Institutional Areas
Size	6,657 sm
Project details	• Delivery of approximately 336 beds • Phase 1: 2022-2025 • \$180.5 million approved capital budget • Collocation with Paramedics

2

DVP & YORK MILLS

Site Description	Remnants of a long ago closed on-ramp
Ward	16
Official Plan	Neighbourhoods
Size	20,000 sm
Project Details	• Delivery of approximately 428 beds • Phase 2: 2024-2030 • A funding request will be made through SSLTC's 2022 capital budget process for design and construction • Site requires further due diligence

POTENTIAL PROJECT PHASING



*Surplus sites provide opportunities to repurpose city assets for affordable and supportive housing

KEY STAFF REPORT RECOMMENDATIONS:



2 New Sites (slide 3):

- Endorse the proposed use of the City owned property located at 4610 Finch Avenue East
- Explore the feasibility of the City owned property at the Don Valley Parkway and York Mills Road
- Explore opportunities to design any new SSLTC facilities to allow as much flexibility to the future built form acknowledging the urban context of building in Toronto.



Identify future sites:

- Identify additional publicly owned properties and report back to a future CreateTO Board meeting with a proposed plan.
- Work with Toronto Lands Corporation to identify TDSB properties that may be suitable for redevelopment



Surplus sites:

- Evaluate the potential to repurpose any of the five long-term care homes identified for replacement to meet other affordable and supportive housing objectives and report back to the Board of CreateTO with the results.



Sustainability:

- Work with EED on identifying grants, partnerships, and business models for TransformTO implementation opportunities for both mitigation and improved resilience

An aerial photograph of Toronto, Canada, featuring the CN Tower and a dense urban skyline. The foreground shows a mix of green spaces, residential buildings, and railway tracks. The sky is overcast with soft clouds.

Thank you

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10 City operated long term care homes:

LTCH		ADDRESSES	# of beds	Identified for redevelopment	Redevelopment Complete
1	Bendale Acres	2920 Lawrence Avenue East	302	NO	n/a
2	Wesburn Manor	200 Dawes Rd	192	NO	n/a
3	True Davidson Acres	400 The West Mall	187	NO	n/a
4	Cummer Lodge	205 Cummer Ave	391	NO	n/a
5	Kipling Acres	2233 Kipling Avenue	337	YES	YES
6	Carefree Lodge	306 Finch Avenue East	127	YES	No
7	Castlevue Wychwood	351 Christie St	456	YES	No
8	Fudger House	439 Sherbourne Street	250	YES	No
9	Lakeshore Lodge	3197 Lake Shore Boulevard West	150	YES	No
10	Seven Oaks	9 Neilson Road	249	YES	No
		TOTAL CURRENT BEDS	2641		