
2023 CAPITAL BUDGET BRIEFING NOTE

SSLTC Capital Redevelopment - 4610 Finch Ave. East

Issue/Background:

This briefing note responds to a request from the January 13, 2023 meeting of the Budget Committee for the General Manager, Seniors Services and Long-Term Care (SSLTC), to provide a briefing note on the specific breakdown of major project deliverables for 4610 Finch Ave. East, including deliverable description, planned delivery date, capital budget allocation, and reason for the delay.

Seniors Services and Long-Term Care (SSLTC) operates 10 long-term care homes with a total of 2,619 beds. In 2018, Council directed SSLTC to add 978 new beds. The increased beds were part of the City's drive to increase capacity so it is not in any way dependent on Ministry approval. The MLTC application for bed, license and funding is per site/project.

In June 2022, the City announced a new City of Toronto long-term care (LTC) home to be built in Scarborough at 4610 Finch Ave. East. Scheduled to open in 2027, it will deliver more beds, meet new provincial design standards, and help improve services for residents in the area. Opportunities for co-location on the site with other City divisions are being explored and may include an adult day program, community hub or community health support services.

Key Points: 4610 Finch Avenue East

- Targeted to have between 365 and 384 LTC beds on 8 to 10 floors and may include other City co-located services.
- Incorporate design elements such as Toronto Green Standards v4, Toronto Accessibility Design Guidelines.
- Model of construction is design, bid and build working with procured partners.

Capital Redevelopment Budget Allocation

- Project costs and cash flows originally approved by Council in February 2021
- The 4610 Finch Ave. East Redevelopment project has a total project cost of \$172.970 million with cash flows summarized by year as follows:

Year	\$ millions
2021-2022*	1.146
2023 Budget	2.554
2024 Budget	20.000
2025 Budget	36.000
2026 Budget	80.000
2027 Budget	33.270
Total Project Cost	\$172.970

*2022 Q3 forecast [EX1.6 Capital Variance Report for the Nine Months Ended September 30, 2022](#)

- The division has revised its cash flow requests in order to better align with revised project timelines to December 31, 2027.

Major Project Deliverables, 2023 - 2027

Year	Quarter	Key Deliverables	Status
2021	Q2	CreateTO land identification and feasibility fit for LTC on site was conducted	Completed
	Q2	SSLTC initiates Application for additional beds based on LTC capital development project for Ministry approval	In Progress
	Q3	CreateTO obtains approval for land allocation to SSLTC from Create TO	Completed
	Q4	CreateTO initiated procurement activities for Survey, Environmental Assessment and Abatement consultants	Completed
2022	Q1-4	CreateTO Abatement survey conducted	Completed
		CreateTO Site survey completed	Completed
		CreateTO completed Environmental Site Assessment Ph1	Completed
		CreateTO initiates Environmental Site Assessment Ph2 – to be completed Q1 2023	In Progress
		CreateTO in Q3 procures consultants to demolish and decant the existing building	Completed
		CreateTO consultant began site decanting and building demolition – to conclude Feb 2023	In Progress
		SSLTC procurement for a Design consultant began in January and was awarded in October 2022	Completed
2023	Q1-Q4	SSLTC Design work with stakeholders, subject matter experts and staff	In Progress

		Create TO completes the demolition of the existing one story structure in Feb 2023	In Progress
2024		Site Plan Application	
2024-2027	Q2	Construction award pending Council approval	
		Construction period starts Q2 2024 and ends Q4 2027	

Questions & Answers:

1. Why was the project delayed?

- In 2020 and 2021, SSLTC reprioritized its' operational focus and effort to address the COVID-19 pandemic. This shift and realignment of resources, including on-boarding 700+ newly hired and redeployed City staff, paused projects, including advancing capital redevelopment.

2. Do you anticipate further delays?

- SSLTC is better equipped based on our experience to respond to pandemic pressures while continuing to advance the capital redevelopment program.
- We do not anticipate further delays with the 2023 to 2027 major project deliverables and timelines.
- If any labour and/or supply shortages are identified, we will seek to proceed with alternative project deliverables while working with partners to mitigate project risks.

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