

Long-Term Care Homes Redevelopment Project

Master Planning

Long-Term Care in Niagara

- 33 LTC Homes – 3,717 beds
- (private, not-for-profit, municipal)
- Accommodation charges set by MOHLTC
- 17 LTC Homes to be redeveloped
- 8 LTC Homes operated by Niagara Region – 957 beds
- 3 LTC Homes to be redeveloped – 408 beds

Guiding Principles

- Redevelopment project informed by Alternative Service Delivery review and recommendations by Deloitte:
 - Proceed with design principles of a campus style development, consistent with best practice
 - Build all new homes with at least 128 beds and with 32-bed units to offset overhead, optimize efficiencies and maximize provincial per diem funding
 - Leverage potential for additional revenue through the sale or lease of development opportunities on the sites

Role of the MOHLTC

- Provides capital funding contribution
- Final approver of where a LTC home is located and size of a home (i.e. # of beds)
- Factors the Ministry considers
 - Will the home location serve the public interest
 - Will the home size serve the public interest
 - Bed capacity within a community
 - Other facilities / services available
 - Current and future demand for LTC beds
 - Funds available for LTC homes in Ontario

Financial Implications

Preliminary Budget Estimate: \$175 million

(includes \$15 million approved to date)

- Data sources – cost consultant, square footage
- Collaborations - community programs and partner agencies
- Additional Beds – 13 beds at Linhaven

Funding Sources

- Cost recovery from partner agencies: \$6 million
- Development charges: \$26 million
- Balance: \$143 million
 - New debt to be approved in 2020 budget: \$128 million

MOHLTC Contribution

- \$66 million over 25 years to offset debt charges

Project Delay Implications

- Capital investment in aging buildings
- MOHLTC funding is at 2014 levels and not adjusted for inflation
- MOHLTC deadlines – Linhaven December 2022, Gilmore Lodge December 2024
- Joint provincial and municipal project with inter-related deadlines
- Volume of “niche” construction – competition for trades

Preliminary Master Plans

- SvN Presentation