

# Niagara Region Long Term Care

LTC Master Plan  
Committee of the Whole Presentation

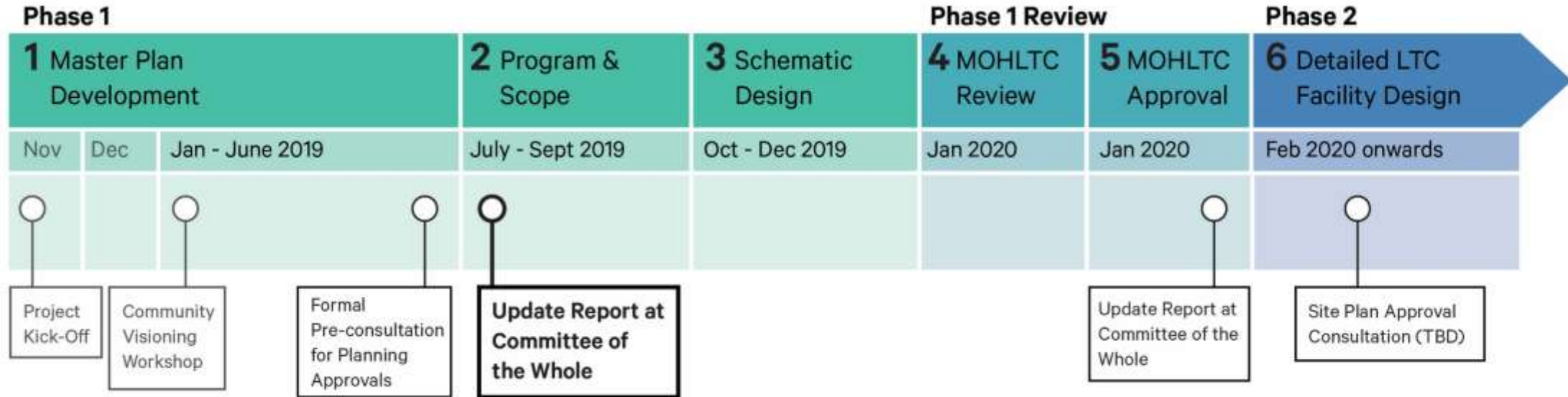
2019.07.04

## REGION'S GOALS

Early in the process the Region identified seven key goals and objectives for the project:

1. Determine **optimal location** for new LTCs within each site.
2. Develop **a vision for campuses** in both Fort Erie and St. Catharines.
3. Provide **LTC, housing and co-located services to support independent living** and delay transfer to LTC.
4. Demonstrate how lands not used for LTC can be **developed with suitable and appropriate uses.**
5. Demonstrate **land use compatibility** between the proposed development and surrounding neighbourhoods.
6. **Provide a preliminary rationale** for land uses, the siting of buildings, building density, and open space designs.
7. Demonstrate **key infrastructure** and what improvements may be required.

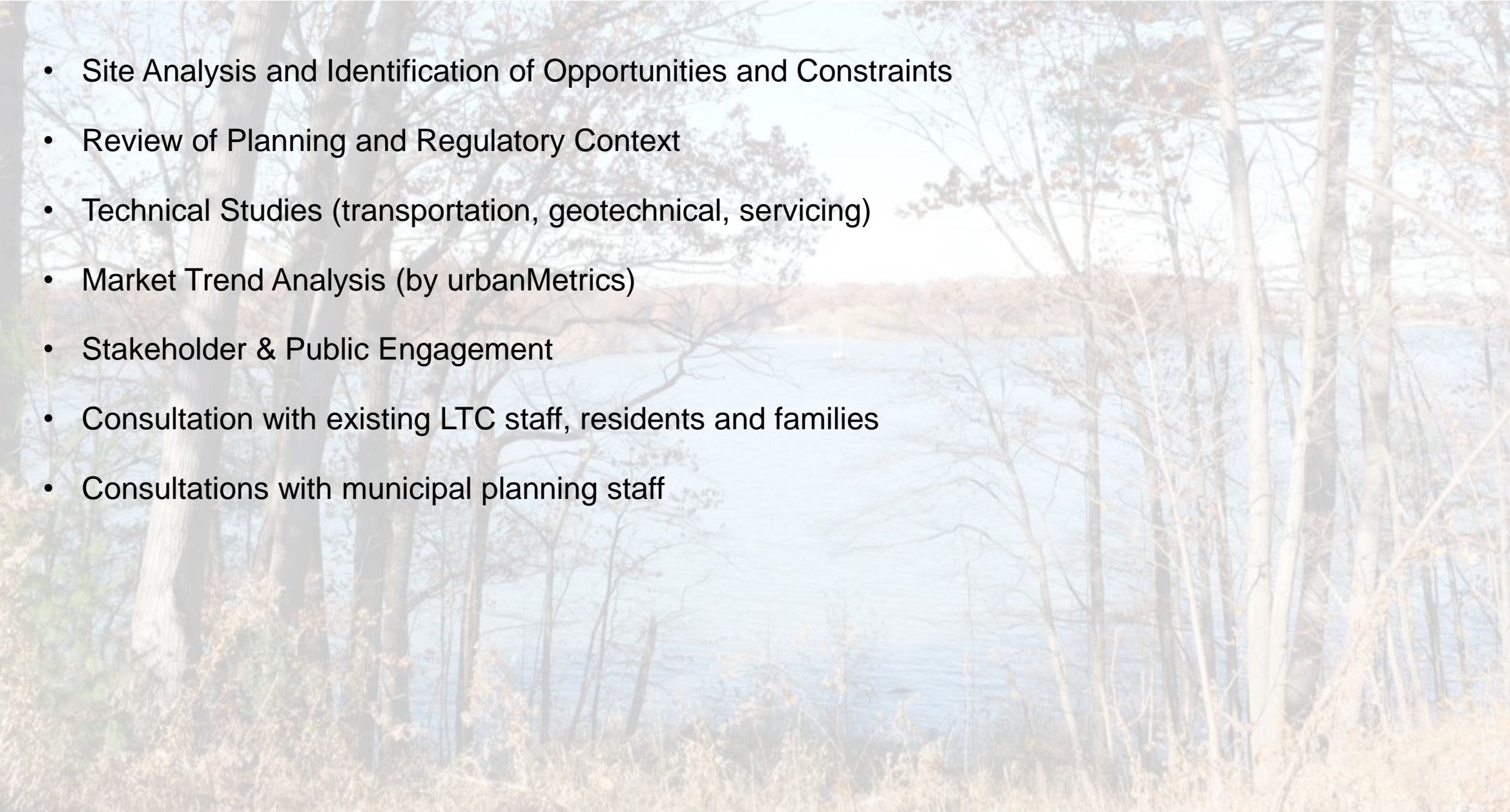
# STUDY PROCESS & TIMELINE



**WE ARE HERE**

MOHLTC: Government of Ontario, Ministry of Health and Long Term Care



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- Site Analysis and Identification of Opportunities and Constraints
  - Review of Planning and Regulatory Context
  - Technical Studies (transportation, geotechnical, servicing)
  - Market Trend Analysis (by urbanMetrics)
  - Stakeholder & Public Engagement
  - Consultation with existing LTC staff, residents and families
  - Consultations with municipal planning staff

- December 13, 2018** **Political and Administrative Stakeholder Meeting** *w/ local and regional councilors of St. Catharines and Ft. Erie*
- December 17, 2018** **Combined Fort Erie and St.Catharines Stakeholder Meeting** *w/ Fort Erie AB, Senior Citizen's Advisory Committee, Brock University, Niagara College, DSNB, Alzheimer's Society, Hospice Niagara, Niagara Health, Hotel Dieu Shaver Hospital, Niagara Region Health (NRH), Emergency Medical Services (EMS), Pioneer Eldercare, Niagara Home Builders' Association (NHBA), Niagara Association of Realtors, Hamilton Niagara Haldimand Brant (HNHN) Local Health Integration Network (LHIN), Community Health Services, Age Friendly Niagara, LTC Home staff / families / volunteers / residents, Greater Niagara Chamber of Commerce, City of St.Catharines Economic Development*
- December 20, 2018** **Fort Erie Stakeholder Meeting** *w/ Meals on Wheels, Senior Citizen's Advisory Committee, Beachcombers, LTC Home staff / families / volunteers, Medical Director, Fort Erie Chamber of Commerce, Town of Fort Erie Economic Development, Fort Erie Native Friendship Centre, Lions Club of Fort Erie, Fort Erie Seniors Centre, Community Living Fort Erie.*
- January 16, 2019** **Fort Erie Community Visioning Workshop** *w/ current Long Term Care home residents, family members, staff and volunteers, neighbours, property owners, local politicians and other community stakeholders*
- January 17, 2019** **St.Catharines Community Visioning Workshop** *w/ current Long Term Care home residents, family members, staff and volunteers, neighbours, property owners, local politicians and other community stakeholders*
- March 29, 2019** **Informal consultation with Town of Fort Erie Staff**
- April 1, 2019** **Informal consultation with City of St.Catharines Staff**
- June 19, 2019** **Formal pre-consultation meeting with City of St.Catharines Planning Staff**
- June 27, 2019** **Formal pre-consultation meeting with Town of Fort Erie Planning Staff**





# LINHAVEN SITE

St. Catharines



**DEVELOPING THE  
LINHAVEN MASTER  
PLAN**



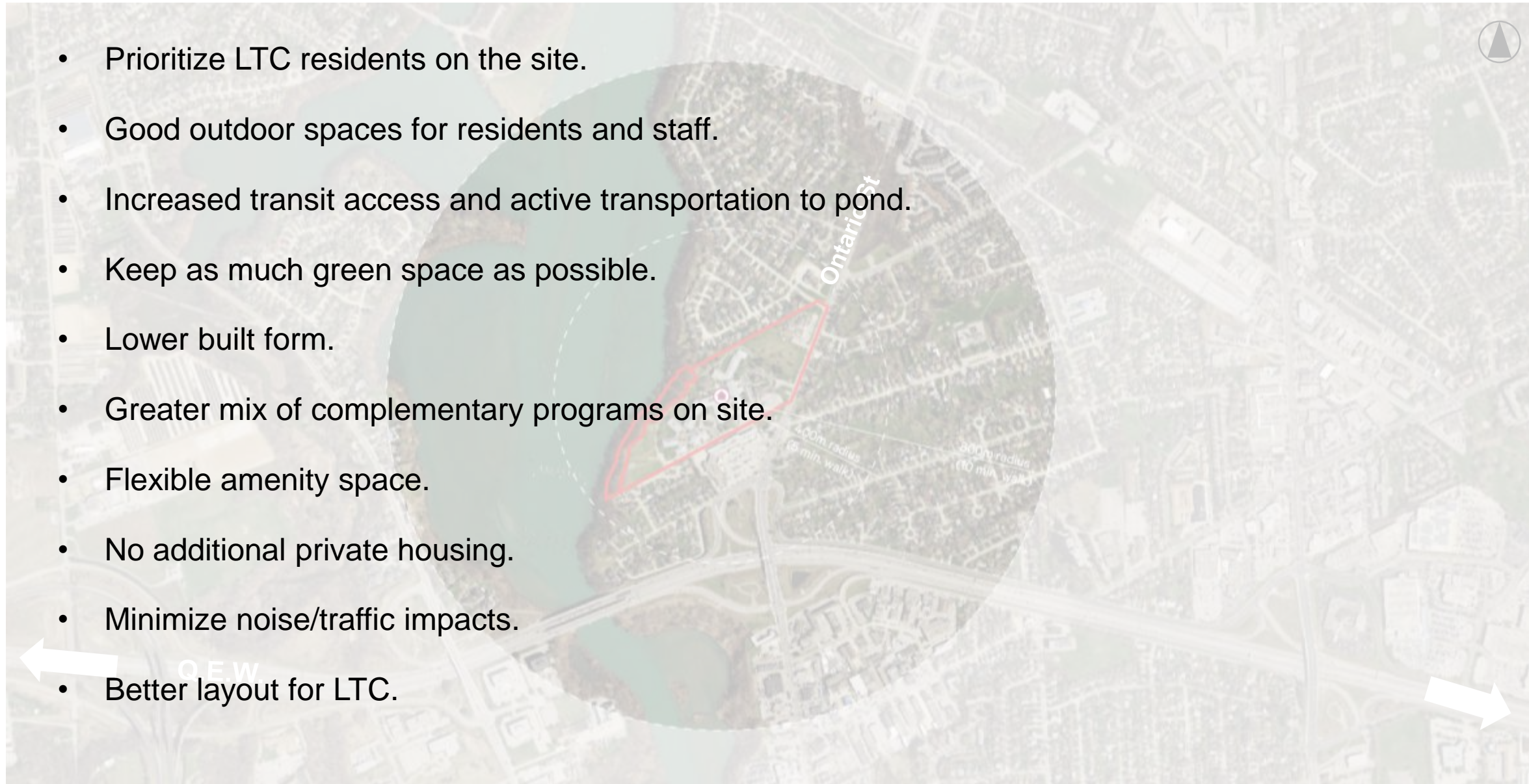
- **Site's proximity to Martindale Pond** is a great advantage, but also requires careful consideration regarding development setbacks and consideration of environmentally sensitive species
- Large site provides **opportunities for higher density development** in the interior with a transition to adjacent low-rise neighbourhoods
- There is **sufficient Servicing and Transportation capacity** for the proposed master plans
- Market Trends Study:
  - **high viability for residential** including higher density development;
  - **high viability for private retirement housing;**
  - **high viability for medical services;** and
  - **minimal viability for retail space**
- Land values can **support underground parking** for private development



Q.E.W.



- Prioritize LTC residents on the site.
- Good outdoor spaces for residents and staff.
- Increased transit access and active transportation to pond.
- Keep as much green space as possible.
- Lower built form.
- Greater mix of complementary programs on site.
- Flexible amenity space.
- No additional private housing.
- Minimize noise/traffic impacts.
- Better layout for LTC.



## LONG-TERM CARE

- To accommodate 261 residents (current number = 248 residents)

## COMMUNITY PROGRAMS

- Adult Day Program / 45 clients per day
- Caregiver “Cafe”/ wellness centre / visiting clinical spaces / community programming
- Linhaven community multi-purpose room
- Ambulatory Rehabilitation Program with focus on fall prevention
- Opportunities for co-location / integration with community partners





# **LINHAVEN MASTER PLAN**

# EXISTING CONDITIONS





# DEVELOPMENT ZONES





# MASTER PLAN





# BIRD'S EYE VIEW





# CONCEPTUAL RENDERING 1



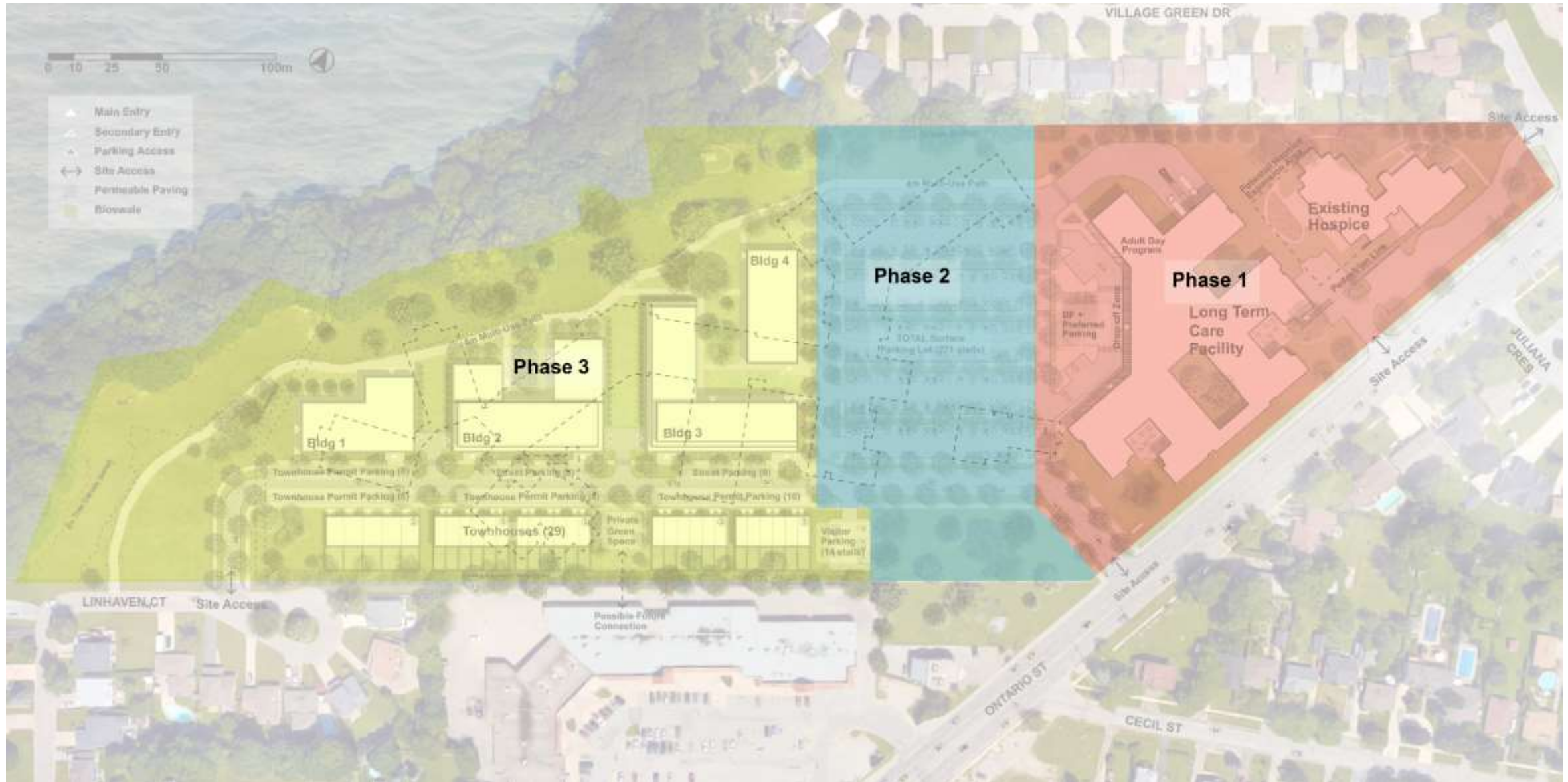


# CONCEPTUAL RENDERING 2





# PHASING





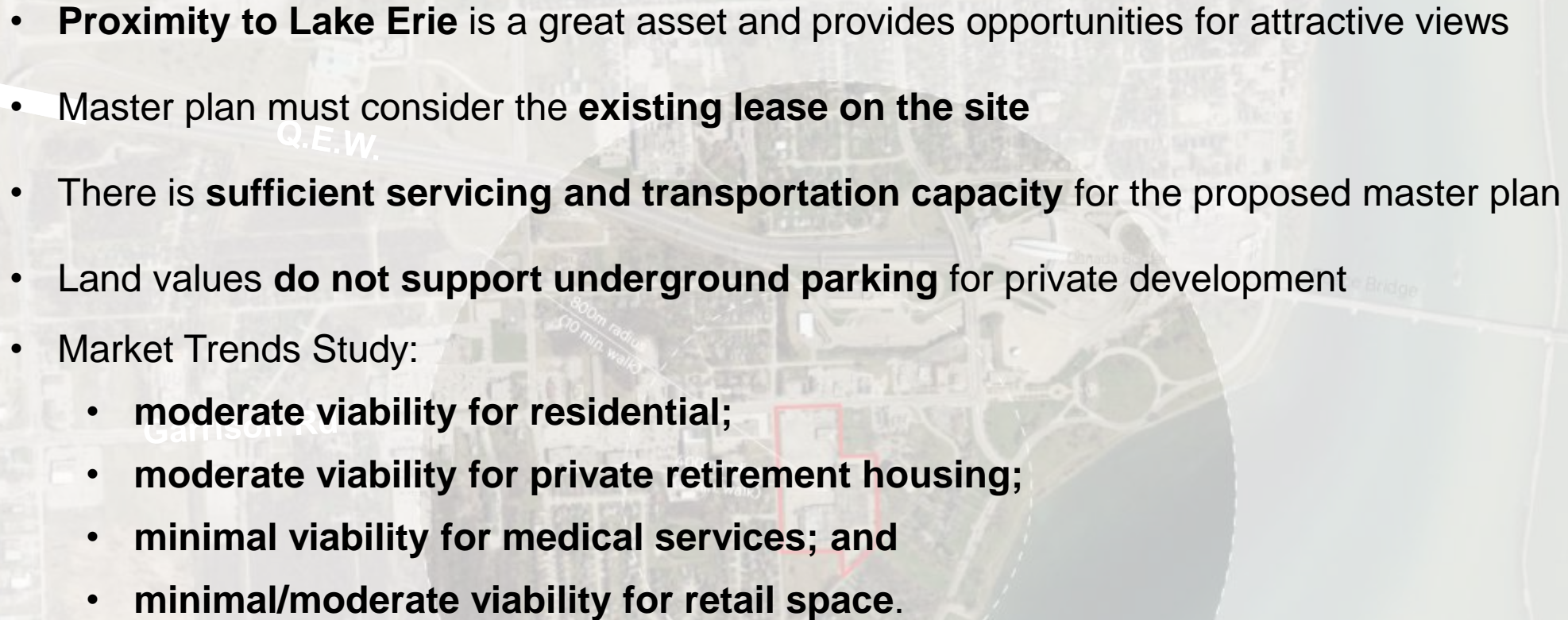


# **GILMORE LODGE SITE**

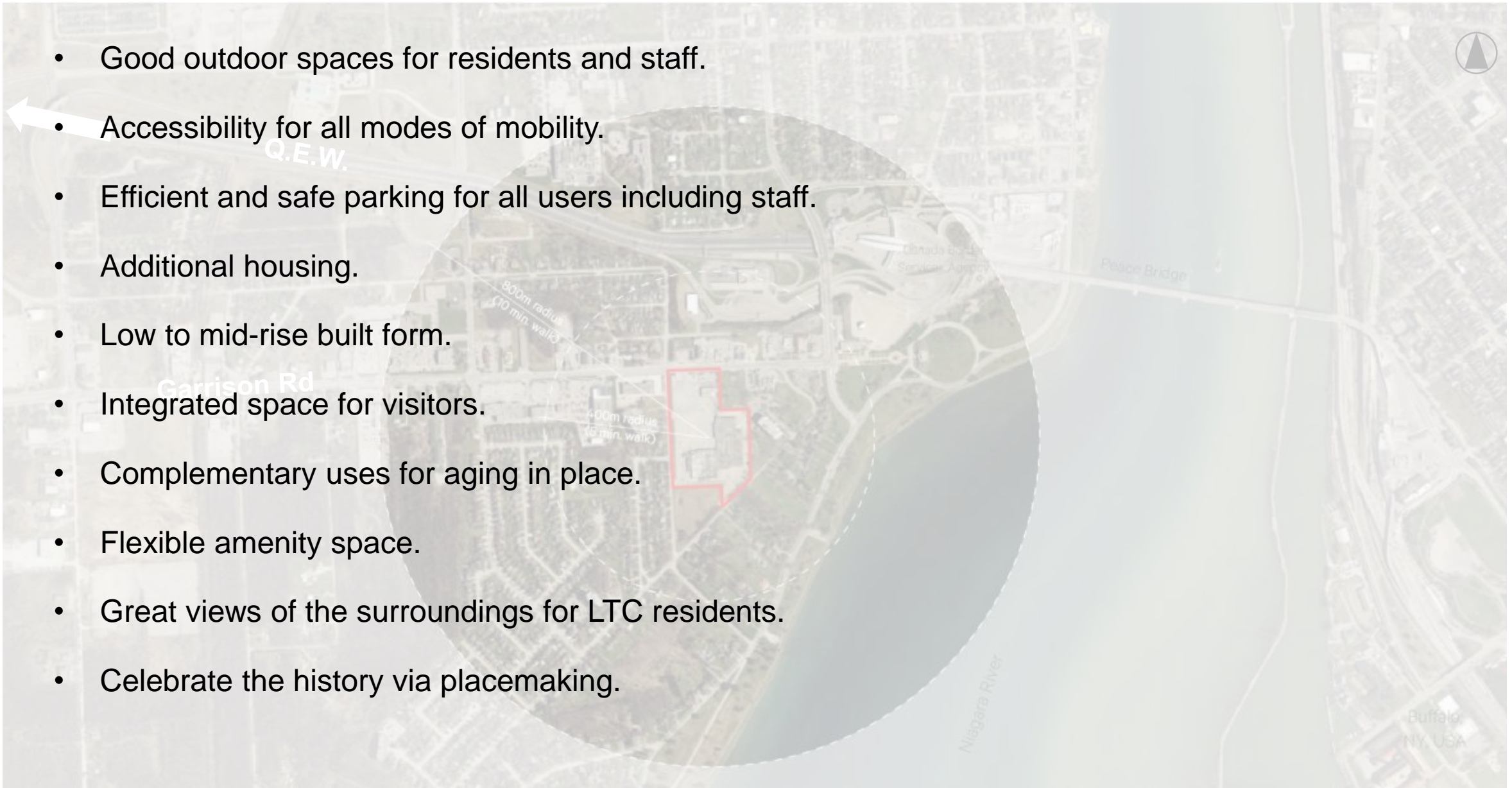
**Fort Erie**

**DEVELOPING THE  
GILMORE LODGE  
MASTER PLAN**



- 
- **Proximity to Lake Erie** is a great asset and provides opportunities for attractive views
  - Master plan must consider the **existing lease on the site**
  - There is **sufficient servicing and transportation capacity** for the proposed master plan
  - Land values **do not support underground parking** for private development
  - Market Trends Study:
    - **moderate viability for residential;**
    - **moderate viability for private retirement housing;**
    - **minimal viability for medical services; and**
    - **minimal/moderate viability for retail space.**

- Good outdoor spaces for residents and staff.
- Accessibility for all modes of mobility.
- Efficient and safe parking for all users including staff.
- Additional housing.
- Low to mid-rise built form.
- Integrated space for visitors.
- Complementary uses for aging in place.
- Flexible amenity space.
- Great views of the surroundings for LTC residents.
- Celebrate the history via placemaking.



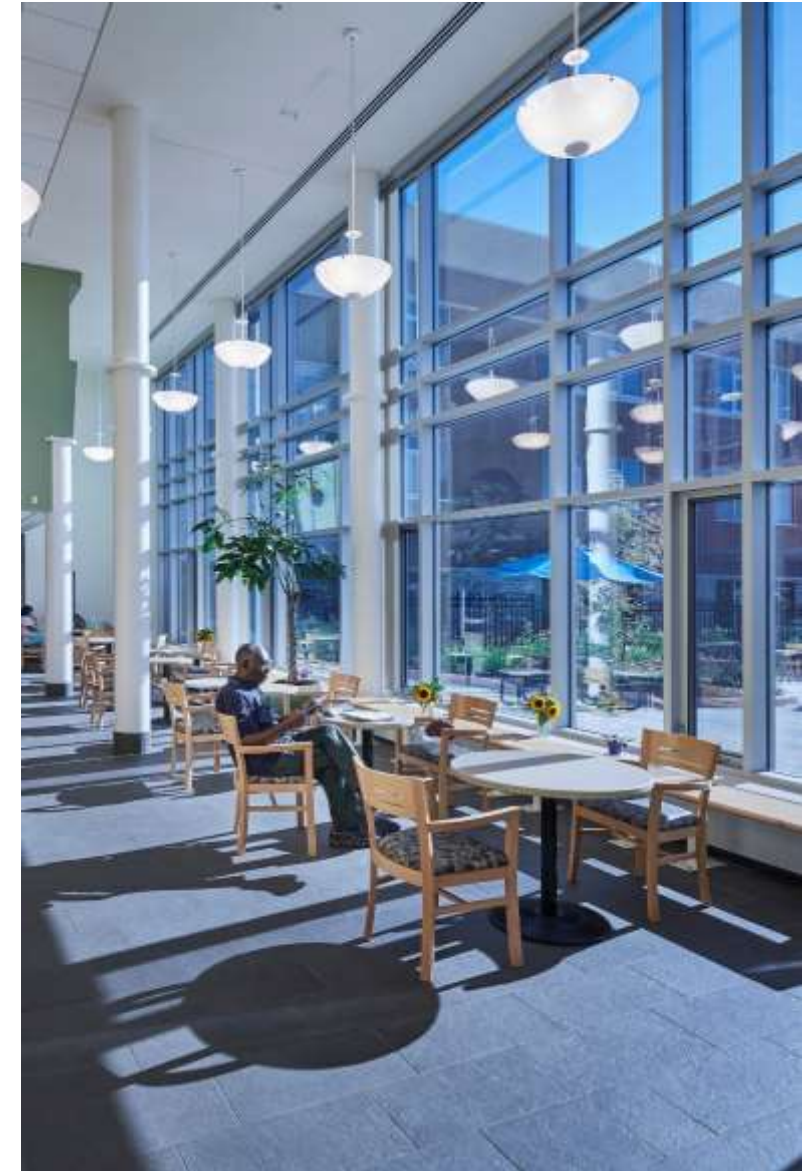


## LONG-TERM CARE

- To accommodate 160 residents

## COMMUNITY PROGRAMS

- Adult Day Program / 20 clients per day
- Caregiver ‘Cafe’/ wellness centre / visiting clinical spaces / community programming
- Geographically designated physio clinic (to be confirmed)
- Opportunities for co-location / integration with community partners
- Potential for Hospice Niagara 10-bed residential program with education, clinical, shared care team and mobile hospice program to serve southern Niagara Region



**GILMORE LODGE  
MASTER PLAN**



# EXISTING CONDITION



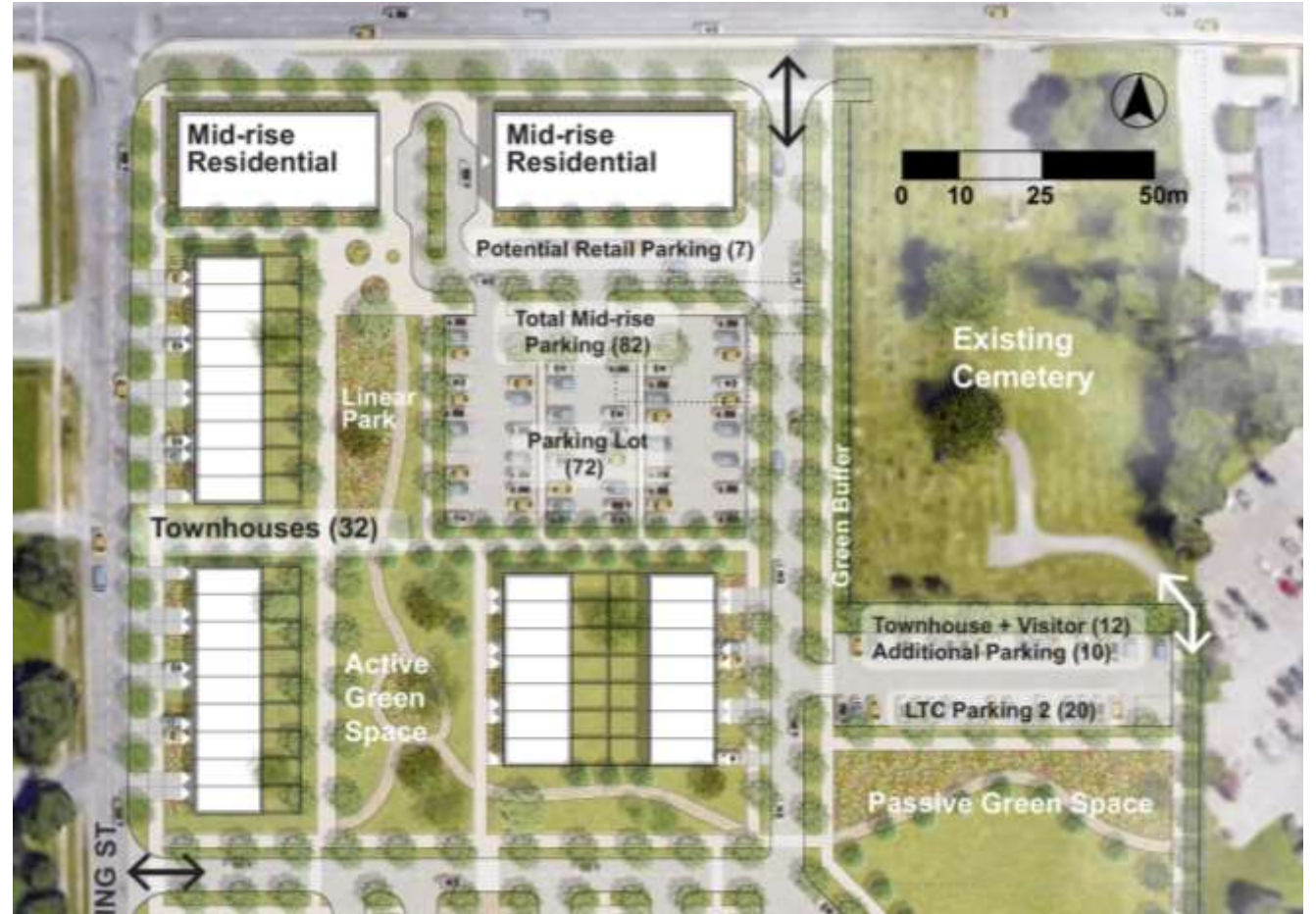








# MASTER PLAN







\*Grade change not shown

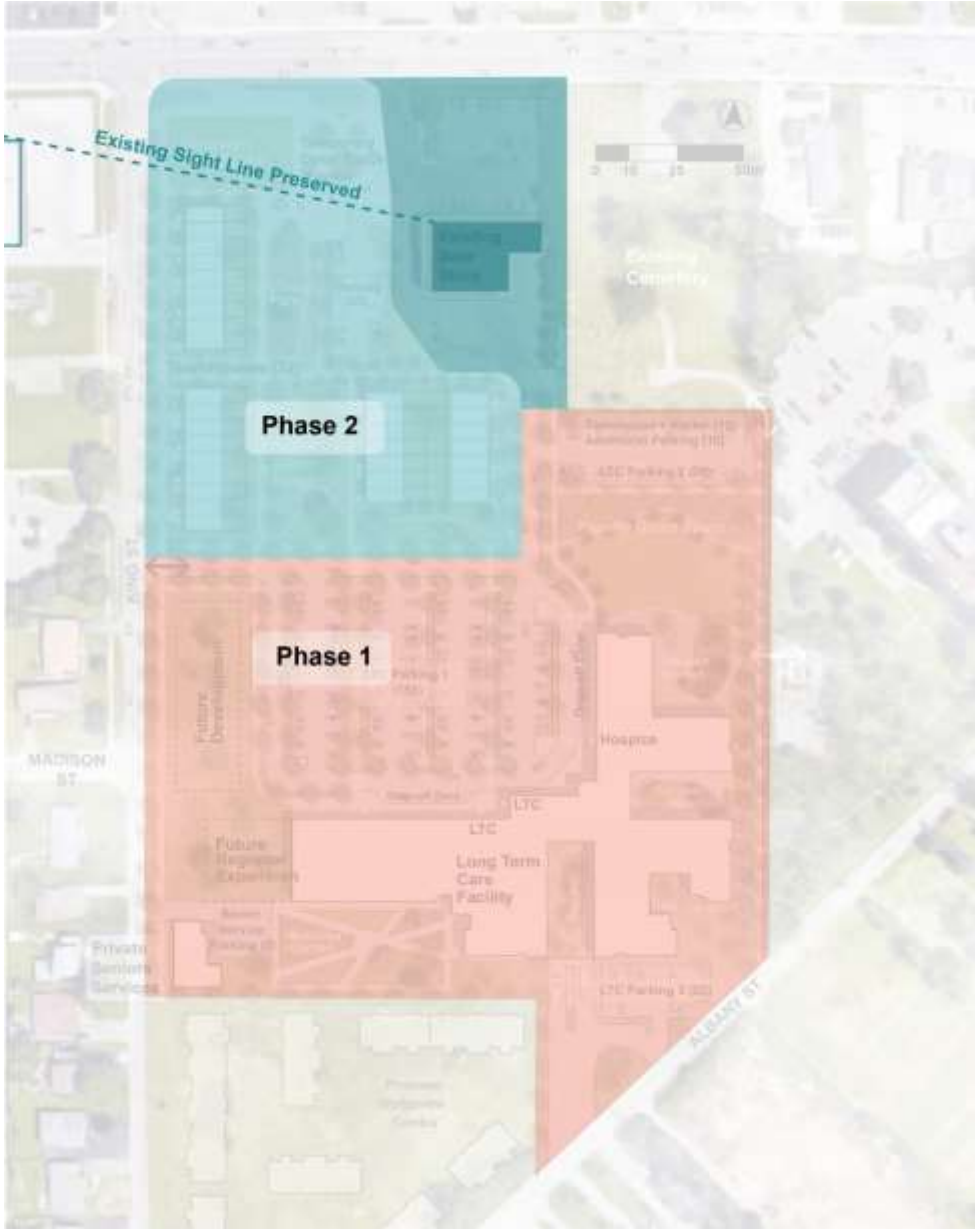


# CONCEPTUAL RENDERING





# PHASING



# PHASING





**NEXT STEPS**

1. Start detailed design and initiate approvals for LTC.
2. Use the master plans to attract development partners and communicate vision.
3. Use the master plans as a basis to amend site zoning by-laws and to reduce delay for development partners.
4. Ensure future zoning provides maximum flexibility while maintaining the overall master plan objectives.
5. Leverage LTC investments to make sites attractive for development partners.
6. Initiate conversations to explore opportunities for complementary housing on non-LTC lands.



**Thank you.**