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