



**County of Simcoe
Long Term Care and
Seniors Services**
1110 Highway 26,
Midhurst, ON L9X 1N6

Main Line 705-726-9300
Toll Free 1-866-893-9300
Fax 705-792-5743
simcoe.ca



MINUTES

Subject: Simcoe Village Project Working Group Meeting

Meeting Date: April 25, 2022 **TIME:** 3:00 to 4:00 PM

Zoom Meeting: <https://simcoe.zoom.us/j/95383570583?pwd=L040aGYamVtWWVON0RCeEMzeWgzdz09>
Meeting ID: 953 8357 0583 **Passcode:** 596970 **Teleconference Number:** 1-855-703-8985

Chair: Jane Sinclair, General Manager, Health & Emergency Services

Attendance: *County of Simcoe:*
Susan Calder, Simcoe Manor Family Council Chair
Marilyn Compton, President, Resident Council, Simcoe Manor
Jim Dover, Vice-President, Resident Council, Simcoe Manor
Janina Grabowski, Administrator, Simcoe Village
Dawn Hipwell, Director, Procurement, Fleet and Property
Rachelle Hodinka, Simcoe Village Family Representative
Dave Kearns, Divisional Controller, Health & Emergency Services
Stacey MacKenzie, Director of Resident Care, Simcoe Manor
Diana McPherson, President, Resident Council Simcoe Village
Michelle Pauzé, Director, Seniors Services
Peter Verduin, Supervisor Seniors Services, Simcoe Village

Council Representatives:
Deputy Mayor Anita Dubeau, Town of Penetanguishene
Mayor Floyd Pinto, Township of Adjala-Tosorontio

Salter Pilon Architecture:
Ryan Stitt, Associate Architect

Regrets: Jennifer McLellan, VON (Victorian Order of Nurses), Adult Day Program
Lori Waring, VON (Victorian Order of Nurses), Adult Day Program
Mayor Rick Milne, Town of New Tecumseth
Deputy Mayor Richard Norcross Town of New Tecumseth
Mayor Stewart Strathearn, Town of Midland
Gerry Pilon, Principal Architect

Recorder: Catherine Ivanyshyn, Administrative Assistant II

ITEMS

1. Welcome and Introductions

Jane Sinclair introduced new members of the Simcoe Village Campus Working Group.

2. Approval of the previous Working Group Minutes

A motion to approve the minutes of the October 18th, 2021 Simcoe Village Campus Working Group meeting was made by Councillor Floyd Pinto and seconded by Councillor Anita Dubeau.

3. Review of March 22, 2022 Council Report

Dawn Hipwell reviewed CCW 2022-112 Simcoe Village Campus Project Update – March 22, 2022 and appended below.



CCW 2022-112
 Simcoe Village Camp

Highlights:

- On February 28th, 2022 staff were notified by the Minister of Long-Term Care that the application for funding to develop 34 new long-term care beds was approved.
- Project Planning and Approval – LTC first stage design approvals are close to be completed.
- Project Schedule – current high level target for completion of mid 2024 to mid 2025.
- Public Information and Enquiries - an email address has been set up and a toll free phone number is in process.
- Key Milestones were reported on with all current updates.

4. Design / Construction Update

Ryan Stitt gave an overview of the new design elements of Simcoe Village for the new members.

Image 1





**County of Simcoe
Long Term Care and
Seniors Services**
1110 Highway 26,
Midhurst, ON L9X 1N6

Main Line 705-726-9300
Toll Free 1-866-893-9300
Fax 705-792-5743
simcoe.ca



Building A – 160 bed Long-Term Care Home (separate entrance through Building B), Adult Day Program, Childcare Services, dedicated staff entrance
 Building B – Community Village with amenities and several tenants
 Building C – 6 Storeys, 32 Supportive Housing (first 3 floors), 32 Affordable Housing (upper three (3) floors), two (2) Guest Suites
 Building D – Link between B, C and E
 Building E – 5 Storeys - 42 Retirement Living (first two (2) floors), 20 Life Lease, 20 Market Rentals (upper 3 floors), four (4) Guest Suites
 Building F – Maintenance Garage
 Building G – 12 detached Garden Homes (single story)
 Building H – 12 townhomes (single story, two (2) blocks of six (6) townhomes)
 Building J – Co-housing bldg. single store, (nine) 9 units
 Total Housing Units – 179 plus six (6) Guest Suites

Indoor Amenities include: therapy pool, sauna, fitness centre, auditorium, greenhouse, library, beauty salon/barber, volunteer lounge, café, village restaurant

Outdoor Amenities include: pickle ball, golf greens, Bocce Ball, Shuffle Board, horseshoes, outdoor tables and benches, outdoor play areas for children, gazebos, shaded areas on campus, pond

Questions:

Regarding the Gazebo at the rear of the building that is in poor shape, what will be done about this?

This gazebo will be replaced. Within the new property, there will be a number of shaded outdoor areas for gatherings.

Will the existing building be taken down? And if so, will this be a green area?

Yes. This will be a green space which will enable expansion should there be a need for more housing in future.

In follow-up to the question about the current gazebo, how many areas will be dedicated to outdoor family gatherings on the property?

There will be approximately a dozen dedicated areas on the property for outdoor gatherings. As well, there will be courtyards within the LTC building for interaction and activities.

5. Site Plan Application and Approval Process Update

On the recommendation of Town staff, the project team submitted a 2 part Pre-Grading Agreement for the review and approval of Town Council that if approved on March 21st, would allow the deadline of March 31st for tree clearing and grubbing to be met first, with the second component of this agreement being the Earthworks/Grading plan for the site. The Agreement was approved by Town Council as hoped and updates on both Phases are below.



a. Pre Grading Agreement Phase 1 - Site Preparation Update

i. Site Clearing and Grubbing

The forested area in the south east corner needed to be cut down by March 31st due to bird nesting timelines. This has been completed. The removal of the cut trees will be underway once half load restrictions are lifted at the end of April.

ii. Barn Demolition

The barn was taken down by March 31st, also due to bird nesting timelines. The County had engaged a reclaiming company to take down the barn down and the reuse the wood. Two (2) timbers were saved for use within the building at a later time (e.g. fireplace mantel). The concrete foundation of the barn will be removed beginning of May once half load restrictions are removed. The barn is expected to be completely removed in early May.

iii. Barn Swallow habitat construction

As barn swallows nested in the barn, per Ministry guidelines, there was a need for new habitat to be constructed for these birds. The consultants had noted the number of nests and recommended two bird houses that were constructed and placed to the west of the existing Simcoe Manor where they will be monitored over the coming years.

b. Pre Grading Agreement Phase 2 - Grading Plan and Earthworks - Update

i. Grading Plan and Earthworks

The team is currently waiting on final soil analysis results from Peto-McCallum before the grading plan and earthworks design can be finalized. The initial soil reports indicated there are some areas of concern that needed to be more fully analyzed and will require remediation to support the buildings planned. It was noted that the ground is always the largest unknown and a risk factor on any major construction project. The final reports and recommendations are expected in early May and an update will be provided to the Working Group and County Council as soon as possible along with any cost implications.

ii. Site Plan Application

The initial Site Plan Application was submitted to the Town and was reviewed with comments. Comments were reviewed by the team with an upcoming meeting with the Town's Planning Department regarding the Site Plan approval process. Some changes to the Site Plan are expected to be requested. An update will be provided to the Working Group and County Council as soon as possible along with any cost implications.

c. Schedule Update

Occupancy of Buildings A – Long-Term Care, Building B –Seniors Services, and Building C Supportive and Affordable Housing is the highest priority. This is currently targeted for mid-2025 occupancy.



**County of Simcoe
Long Term Care and
Seniors Services**
1110 Highway 26,
Midhurst, ON L9X 1N6

Main Line 705-726-9300
Toll Free 1-866-893-9300
Fax 705-792-5743
simcoe.ca



The County and Architecture teams have been meeting regularly with the Ministry of Long-Term Care to ensure all of the documentation requirements are being met. The Development Agreement is in process and will be finalized as soon as possible.

d. Class C Cost Analysis Update

The last cost analysis occurred in April 2021. The team has requested an update and this should be available in early May. Updates will be included in a Report to Council in May/June 2022.

Will there be a costing per square foot?

Yes. The cost per square foot for the overall project and for each building is provided in a Cost Analysis report. These costs were provided in May 2021 to Council and will be updated in May/June 2022.

e. Key Milestone Summary Chart

Date	Action Item or Goal	Complete
2016	Enhanced Long-Term Care Renewal Strategy Update	✓
2017	Positive Aging Strategy: Older Adults Strengthening our Communities	✓
June 2020	County Council approval of preliminary & initial redevelopment concept plan	✓
May 2020	County Council approval of land acquisition and related due diligence	✓
June 2020	County Council's review of design and site plan concept, budget, schedule	✓
Sept. 2020	Complete Land acquisition	✓
Fall 2020	Master Plan Approval and Costing Report to Council for 2021 Budget Approval	✓
March 2021	Ministry of Long Term Care Approval for the additional 34 Beds	✓
May 2021	Council Approval of Final Business Plan with New Long-Term Care Beds Requirement Completed	✓
Summer 2021	Planning Discussions with Town of New Tecumseth, Design Meetings Continue, RFP issued for Construction Manager	✓
October 2021	Construction Manager engaged, Working Group Kick off Meeting, Submission to MOHLTC	✓
November 2021	Site Plan submission to Town of New Tecumseth	✓
December 2021	Response provided to design comments from Ministry of Long-Term Care	✓
January 2022	Joint Accessibility Advisory Committee Presentation and Comments	✓
March 2022	Town Approval of 2 Phase Pre Grading Agreement	✓
Spring 2022	Communications to near neighbours, clearing and grubbing, barn removal	✓
Spring 2022	Sod Turning Ceremony	
Spring 2022	First Stage Design Approval from MLTC	
Spring 2022	Development Agreement Approval	
2022	Public Information Sessions	
2022	Final Stage Approval from MLTC	
2022	Fundraising Campaign launch	
2022	Site Plan Approval	
2022 / 2023	Site Plan Preparation	
2022/2024	Construction	
2024/2025	Grand opening	

- f. **Current Risks** – Soil analysis and reporting has caused an earthworks design delay and an overall schedule delay, soil results may have unplanned cost implications, inflation is impacting costs.

6. Real Estate Update

Regular meetings are schedule to cover both the Commercial Real Estate and Residential Real Estate components of Simcoe Village.

Commercial Real Estate: Five (5) potential tenant units have been allocated on the first floor in the Village (Building B) at approximately 600 square feet each. A physiotherapist currently at Georgian Village is interested in renting two or three of those units. We have reached out to LifeLabs as a potential renter. A Request for Expression of Interest for a hair salon will go out as well as a general Request for Expression of Interest for other tenants (i.e.: general practitioner, general store, etc.). There is a space on the second floor for a general practitioner, the design for the second floor is being finalized.

Residential Real Estate – Enquiries are being added to a communication list. When more information on pricing, etc. is confirmed, the team will reach out to those on this communication list to secure deposit or be added to a formal waitlist. Word of mouth and community interest may negate the need for real estate agents. Interest will be monitored over the coming year(s).

Question:

Will there be space in the Village area for a fitness room that can be used by residents and those in the community?

Yes. There will be a fitness room and a therapy pool that can be utilized by residents. The community can access these through a membership process.

7. Communications

a. Ground Breaking - May 4th, 2022



Simcoe Village
Ground Breaking Ev

Invitations were forwarded to MPPs, representatives of the Ministry of Long-Term Care, County Councillors, Resident and Family Council members, senior staff at Simcoe Manor and Village, and members of this Working Group. Media outlets also plan to attend and cover this event.

- b. **Newsletter** – A newsletter will be developed to update this Working Group, Simcoe Manor and Village residents, families and staff.



County of Simcoe
Long Term Care and
Seniors Services
1110 Highway 26,
Midhurst, ON L9X 1N6

Main Line 705-726-9300
Toll Free 1-866-893-9300
Fax 705-792-5743
simcoe.ca



8. Questions / Roundtable

With Buildings A, B and C being completed first, can we assume those who are currently in Simcoe Village Supportive Housing will move into Building C (the new Supportive Housing Bldg) when they are complete?

Yes. Those living in the existing Simcoe Village Supportive Housing Building now will have first choice to move into the new Supportive Housing Building or another type of housing on site once those are complete. This move/transition process will be developed and communicated to residents and families.

What is the difference between Building B and Building C?

Building B is the Village/Community Hub and Building C houses the existing 32 Supportive Housing Units plus the 32 new Affordable Housing Units.

9. Adjournment: 4:00pm