

VILLA COLOMBO

Long Term Care Revitalization Feasibility Study

JULY 18TH, 2022



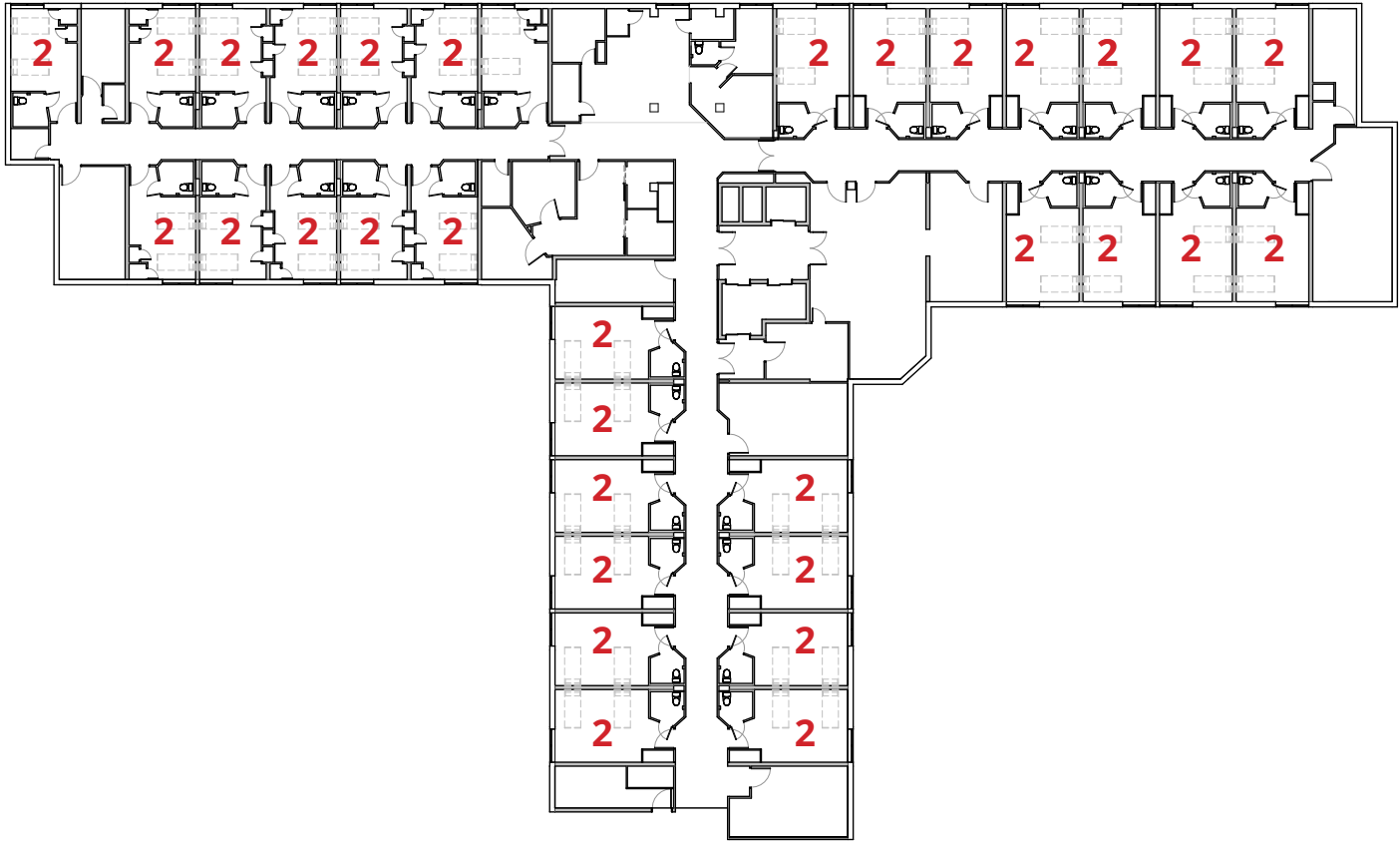
2.2 EXISTING BUILDING ANALYSIS - DETAILED ROOM REVIEW

TYPICAL EXISTING FUSCO WING RHA - ROOM

BEDROOM A			
2 BEDROOM	A	325 ft²	RHA WORK AREA
2 BEDROOM	A	325 ft²	CLEAN UTILITY
2 BEDROOM	A	325 ft²	DOCTOR'S OFFICE
2 BEDROOM	A	325 ft²	MED. ROOM
2 BEDROOM	A	325 ft²	STAFF WASHROOM
2 BEDROOM	A	325 ft²	STAFF WASHROOM
2 BEDROOM	A	325 ft²	TOTAL AREA
2 BEDROOM	A	325 ft²	
2 BEDROOM	A	325 ft²	SERVICE AND SUPPORT SPACES
2 BEDROOM	A	325 ft²	CHUTE
2 BEDROOM	A	325 ft²	CLEAN UTILITY
2 BEDROOM	A	325 ft²	ELECTRICAL
2 BEDROOM	A	325 ft²	SOILED UTILITY
2 BEDROOM	A	325 ft²	STORAGE
2 BEDROOM	A	325 ft²	SUPPLY
2 BEDROOM	A	325 ft²	TOTAL AREA
2 BEDROOM	A	325 ft²	
2 BEDROOM	A	325 ft²	
2 BEDROOM	A	325 ft²	
2 BEDROOM	A	325 ft²	
TOTAL AREA		6825 ft²	
BEDROOM B			
2 BEDROOM	B	282 ft²	
2 BEDROOM	B	282 ft²	
2 BEDROOM	B	282 ft²	
2 BEDROOM	B	282 ft²	
2 BEDROOM	B	282 ft²	
2 BEDROOM	B	282 ft²	
2 BEDROOM	B	282 ft²	
2 BEDROOM	B	282 ft²	
TOTAL AREA		2256 ft²	
BEDROOM C			
2 BEDROOMC280ft²	C	280 ft²	
2 BEDROOMC280ft²	C	280 ft²	
2 BEDROOMC280ft²	C	280 ft²	
2 BEDROOMC279ft²	C	280 ft²	
TOTAL AREA		1119 ft²	
DINING AREA AND DIETARY SERVICE SPACE			
DINING		1093 ft²	
DINING		328 ft²	
SERVERY		172 ft²	
TOTAL AREA		1593 ft²	
RESIDENT LOUNGE & ACTIVITY PROGRAM SPACES			
LOUNGE		273 ft²	
ACTIVITY ROOM		487 ft²	
LOUNGE		162 ft²	
TOTAL AREA		922 ft²	
RESIDENT PERSONAL AREA			
SHOWER		7171 ft²	
SHOWER		6363 ft²	
TUB & SHOWER		217 ft²	
TUB ROOM		143 ft²	
TUB ROOM		134 ft²	
TOTAL AREA		428 ft²	

(areas are approximate based on existing building floor plans provided by Villa Colombo. Floor plan layout was reviewed for general conformance)

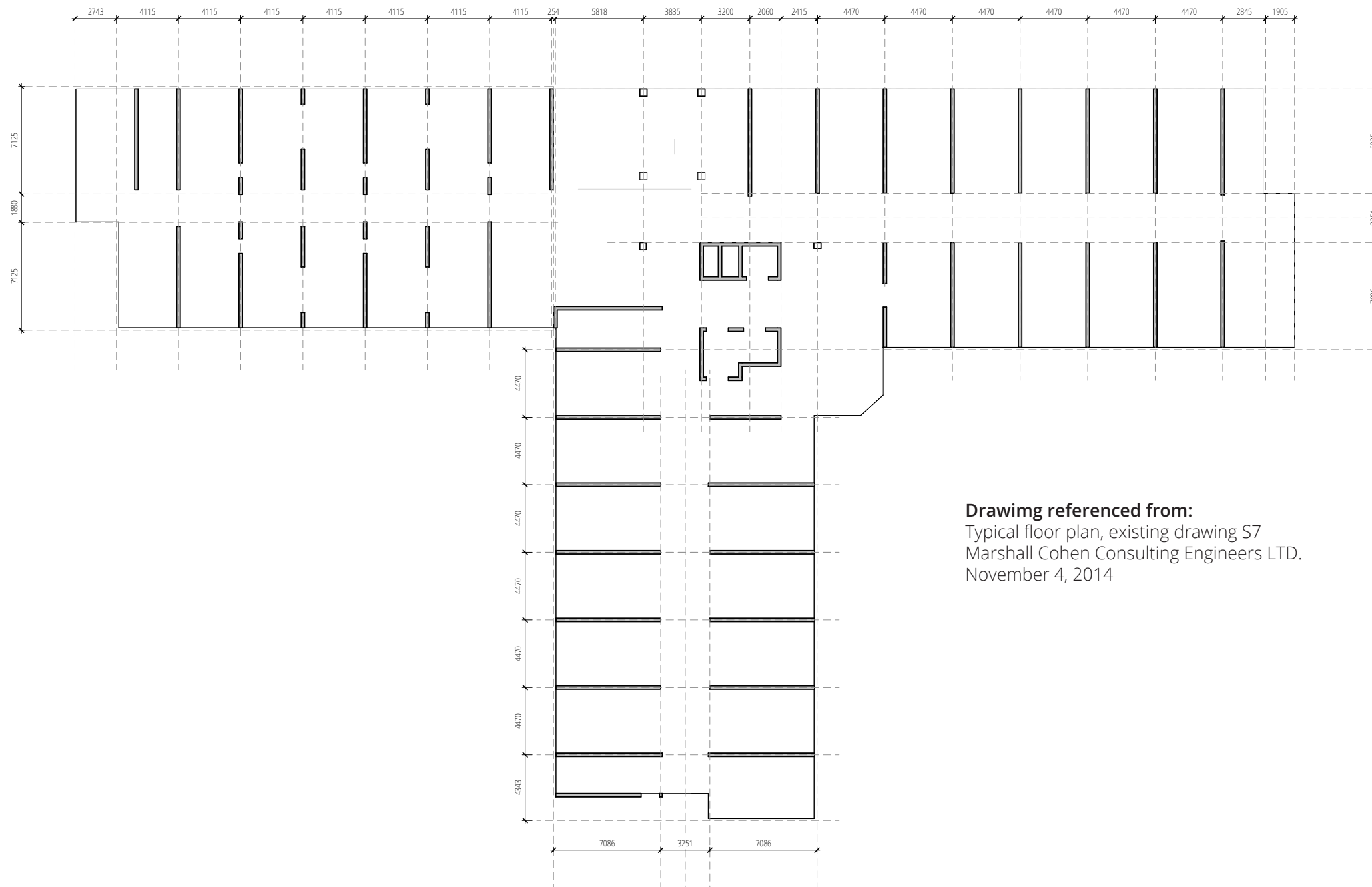
RESIDENT BED COUNT PER TYPICAL RHA - NORTH & SOUTH WING ONLY:
 (OWNER TO CONFIRM) 64 BEDS/RHA * VARIRES ON 5TH FLOOR



MISSING REQUIRED SPACES:

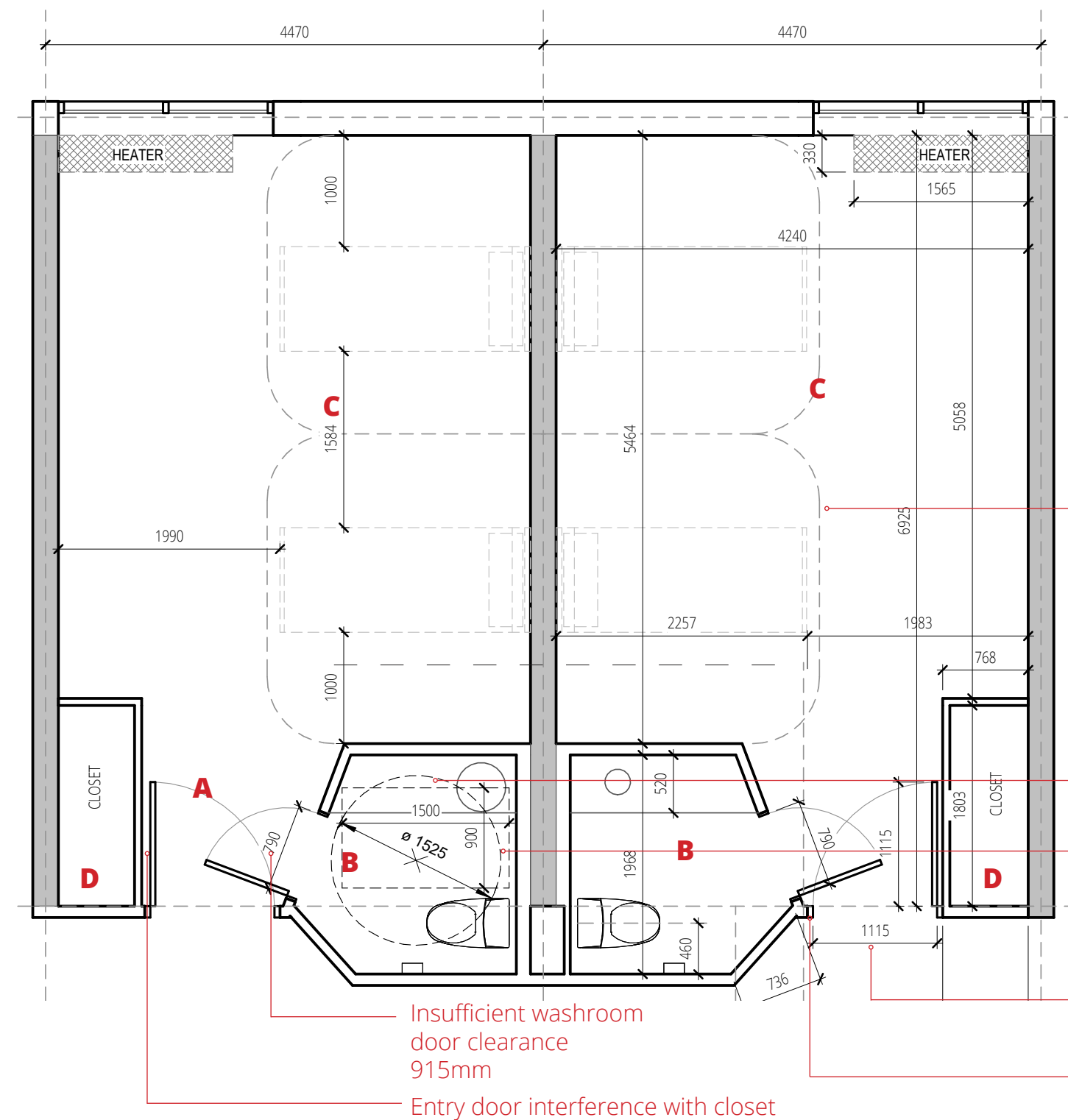
- 1.1.3
 CONSULTATION THERAPY ROOM
- 4.1.6
 DEDICATED BARRIER FREE WASHROOM ADJACENT TO LOUNGE & ACTIVITY ROOMS
- 5.1.5
 DEDICATED BARRIER FREE WASHROOM TO DINING AREA
- 5.2.17
 DEDICATED DIETARY HOUSEKEEPING

(numerical reference corresponds to the MLTC Home Design Manual 2015)



Drawing referenced from:
 Typical floor plan, existing drawing S7
 Marshall Cohen Consulting Engineers LTD.
 November 4, 2014





* Generic beds and fixtures are shown / actual dimensions might vary

Bedroom Area

A Vestibule	24	sf
B Washroom	37	sf
C Bedroom	241	sf
D Closet	13	sf

MOHLTC Required Area (Variance)

210 sf
6 sf

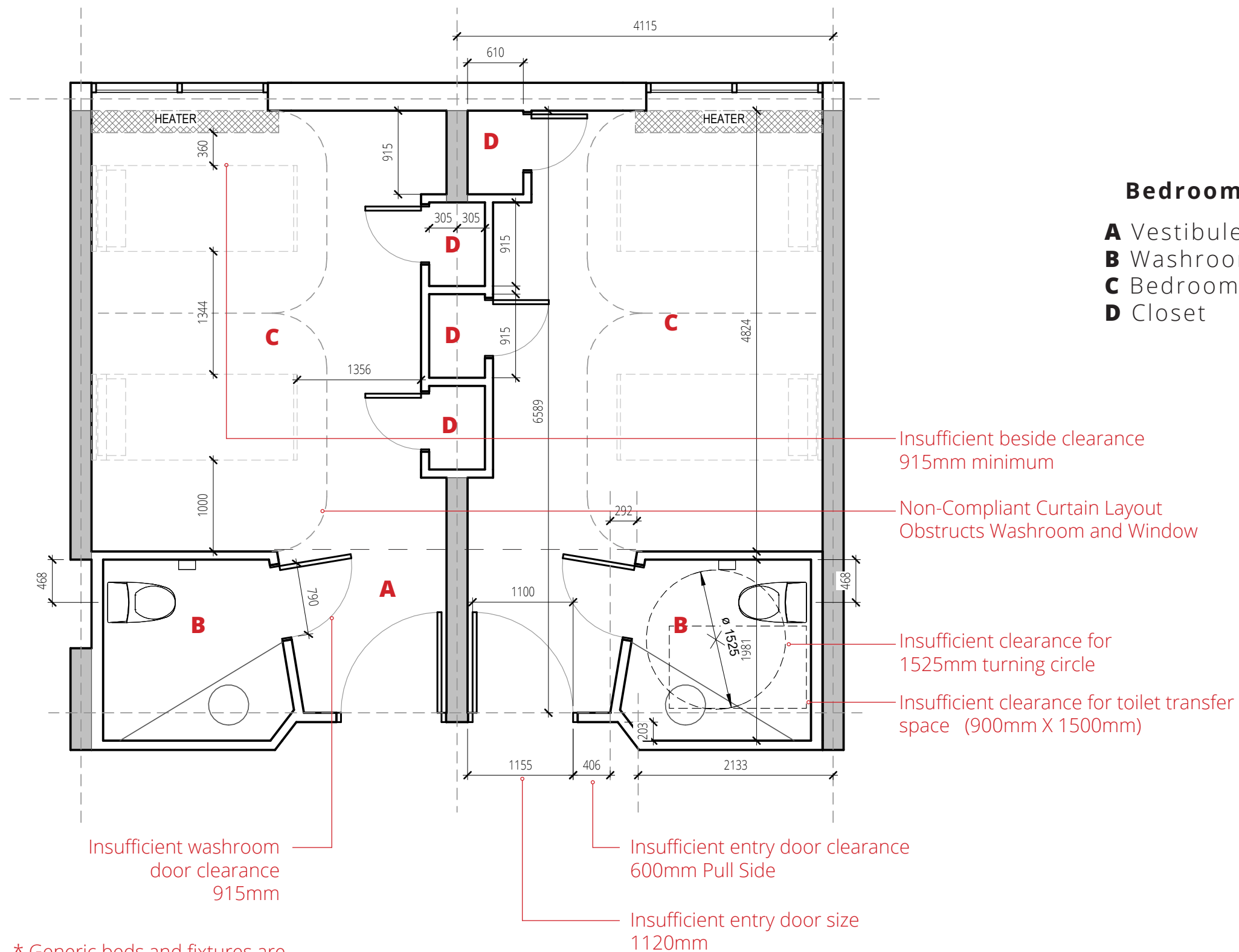
MOHLTC Required Area

230 sf
6 sf

(closet area requirement is expressed per bed / room area requirements are shown for two beds)



KEY PLAN



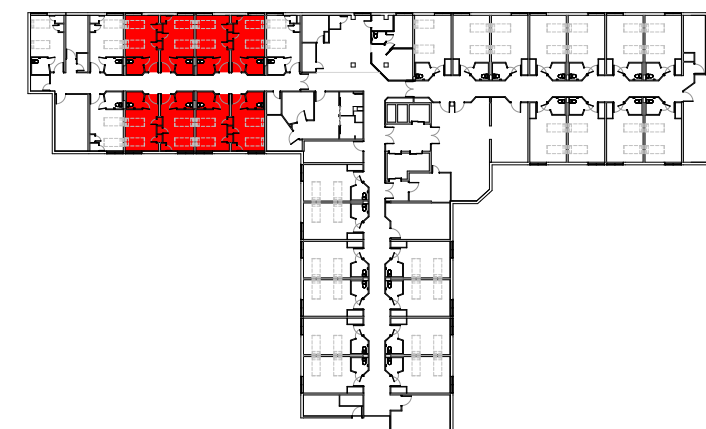
Bedroom Area		
A	Vestibule	33 sf
B	Washroom	42 sf
C	Bedroom	187 sf
D	Closet	6 sf

MOHLTC Required Area (Variance)	MOHLTC Required Area
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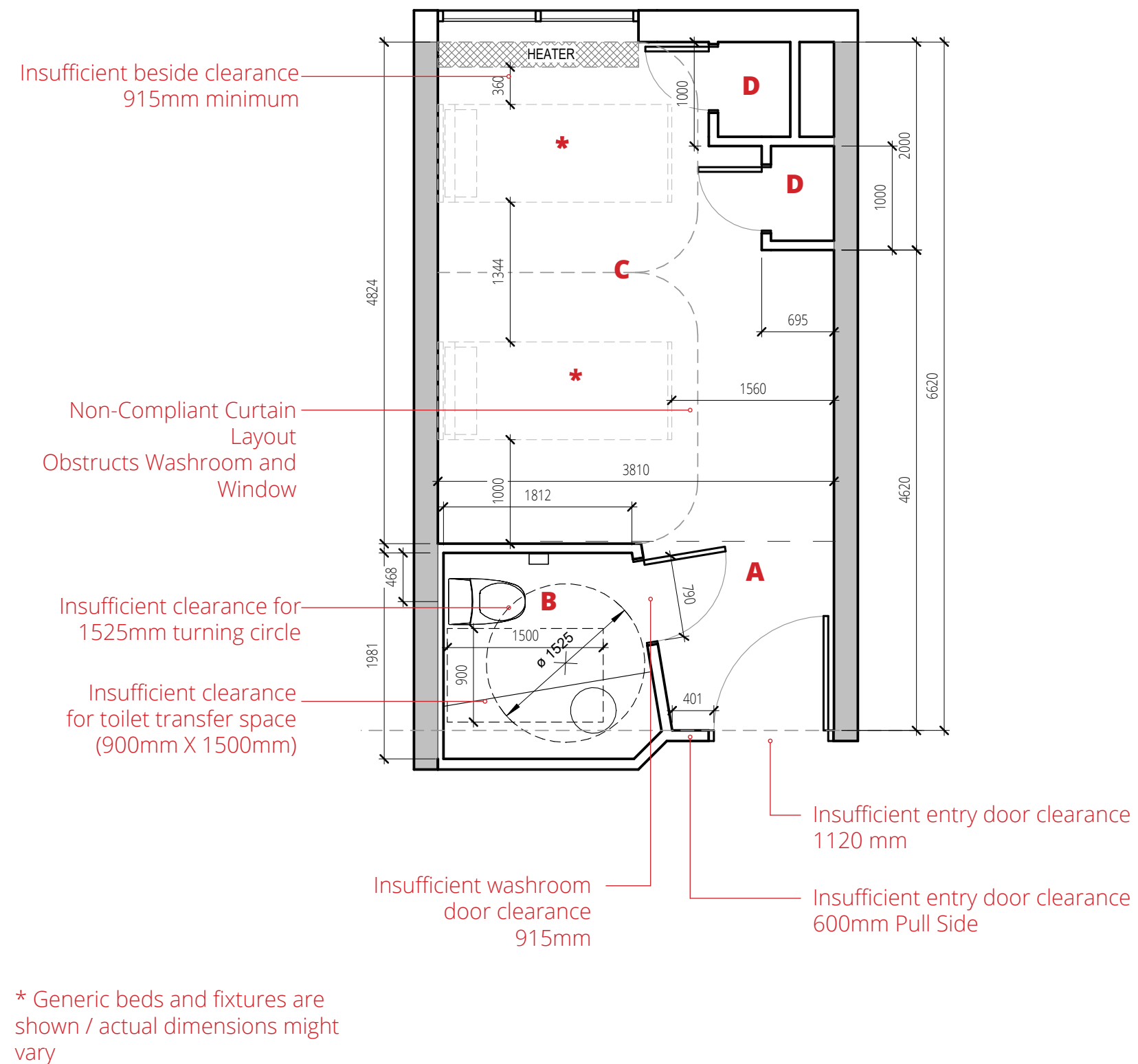
210 sf	230 sf
6 sf	6 sf

(closet area requirement is expressed per bed / room area requirements are shown for two beds)

* Generic beds and fixtures are shown / actual dimensions might vary



KEY PLAN



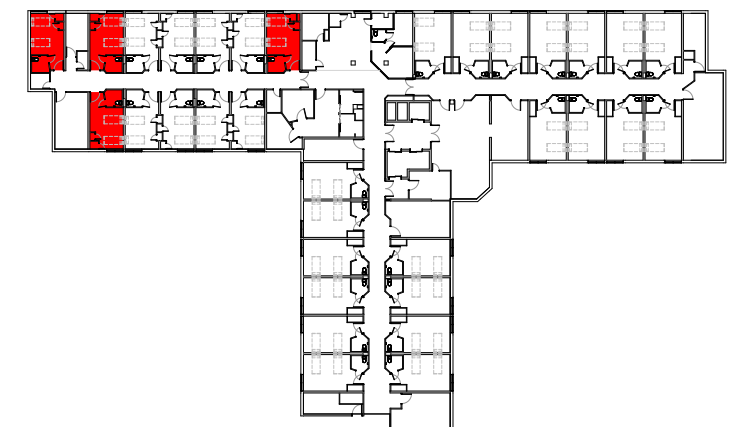
Bedroom Area

A Vestibule	33	sf
B Washroom	42	sf
C Bedroom	173	sf
D Closet	6	sf

MOHLTC Required Area (Variance)

210 sf	230 sf
6 sf	6 sf

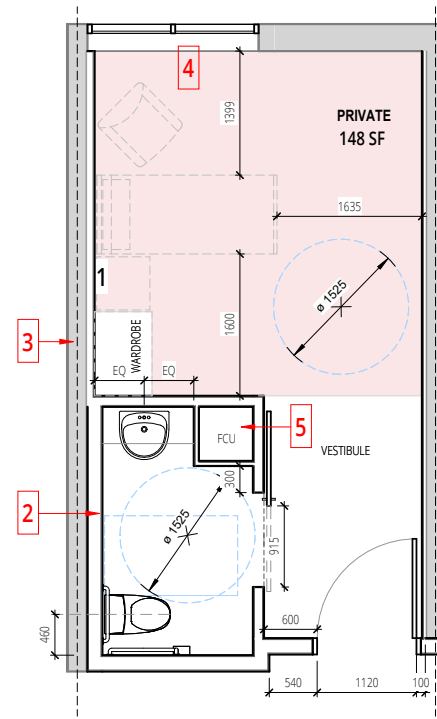
(closet area requirement is expressed per bed
/ room area requirements are shown for two
beds)



KEY PLAN

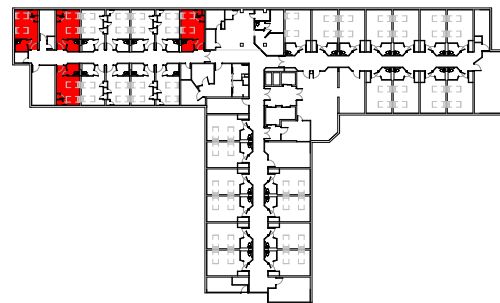
REVITALIZATION OPTIONS FOR 'A' STANDARD LONG TERM CARE

3.1 *RENOVATION OPTION*

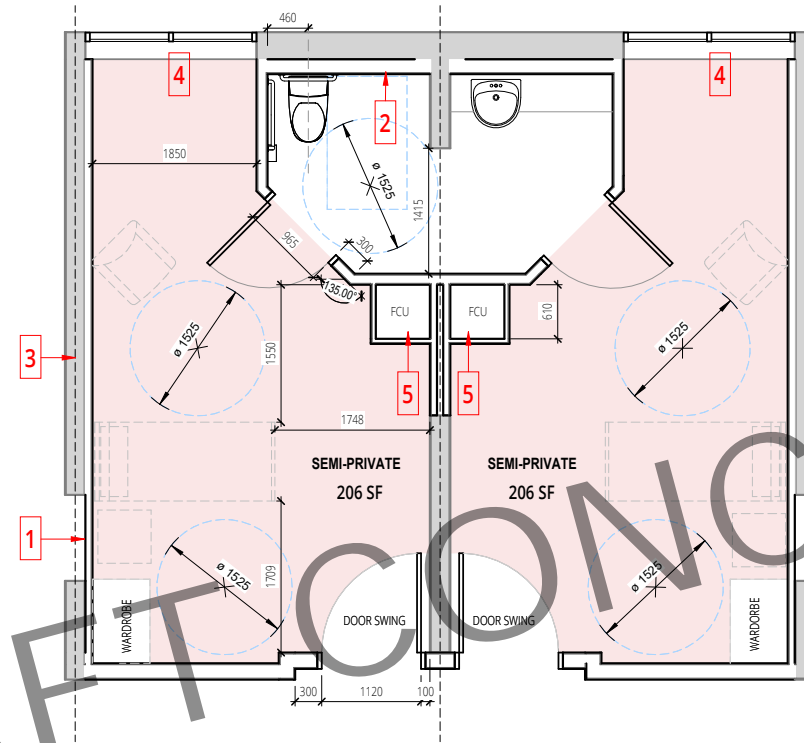


Type 'C' Bedroom
Private
1988 Fusco Wing

Private Bedroom Area
Min. Area (MLTC Guideline) = **130sf**
Min. Area (MLTC Variance Guideline) = **120sf**
Approximate Area Provided = **148sf**

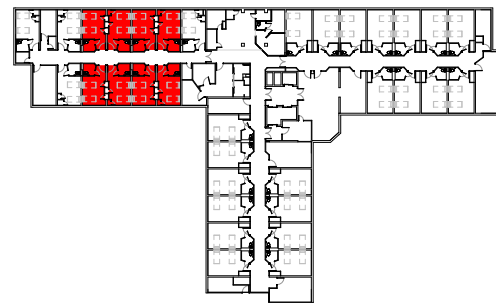


Type 'C' Key Plan

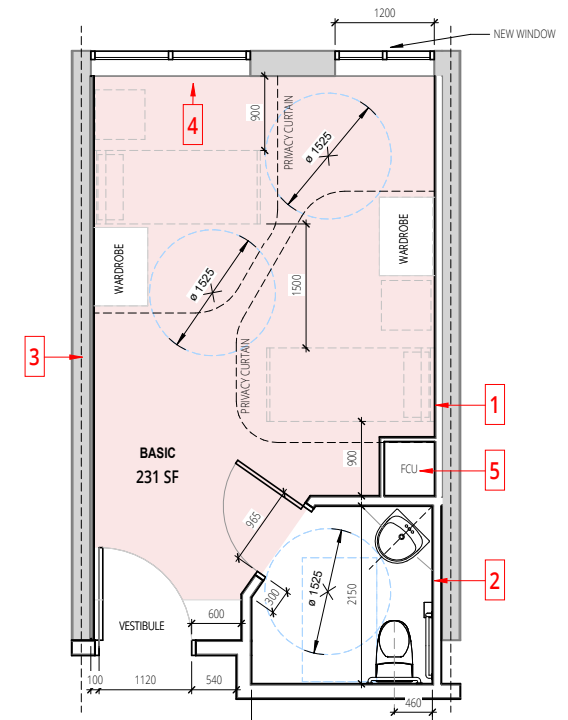


Type 'B' Bedroom
Semi-Private
1988 Fusco Wing

Semi-Private Bedroom Area
Min. Area (MLTC Guideline) = **130sf**
Min. Area (MLTC Variance Guideline) = **120sf**
Approximate Area Provided = **206sf**



Type 'B' Key Plan



Type 'A' Bedroom
Basic - Option A
1976 Fusco Wing

Basic Option A Bedroom Area
 Min. Area (MLTC Guideline) = **230sf**
 Min. Area (MLTC Variance Guideline) = **210sf**
 Approximate Area Provided = **231sf**



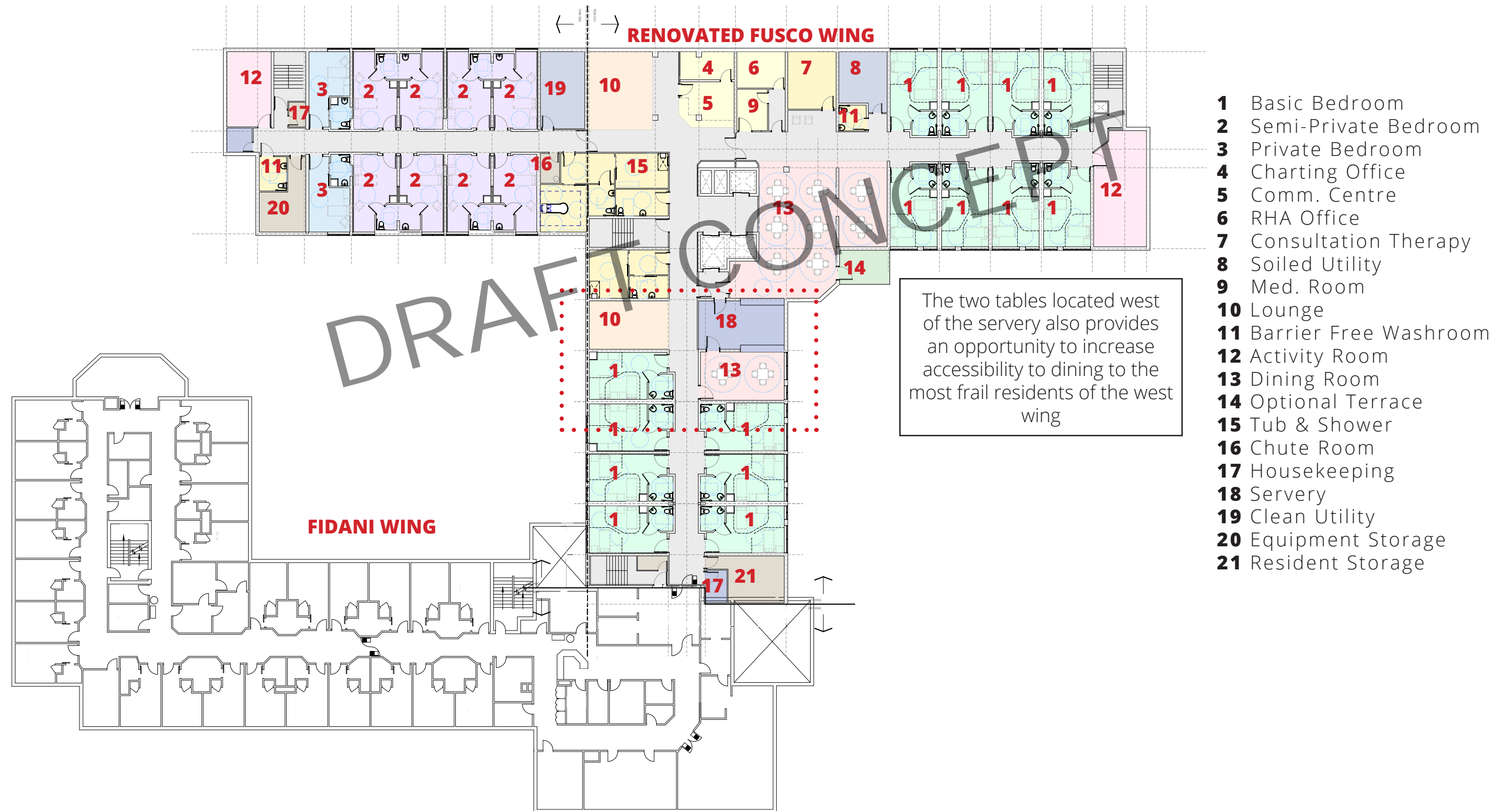
Type 'A' Key Plan

NOTES:

1. 64mm FURRING TO ALLOW FOR NEW ELECTRICAL AND LOW VOLTAGE SERVICES
2. 152mm FURRING TO ALLOW FOR NEW PLUMBING SERVICES (FINAL DIMENSION AND LOCATION OF SANITARY DRAINAGE PLENUMS TO BE CONFIRMED)
3. SHADING INDICATES EXISTING STRUCTURE TO REMAIN
4. EXISTING HEATER TO BE REMOVED AND REPLACED WITH NEW HEATING SYSTEM (TBC)
5. PROPOSED LOCATION FOR VERTICAL FAN COIL UNIT (IF FCU IS FINAL SELECTED HEATING AND COOLING SYSTEM)

Plan Legend

Shaded Area Denotes Bedroom Area
Following MLTC Area Calculation
Guidelines

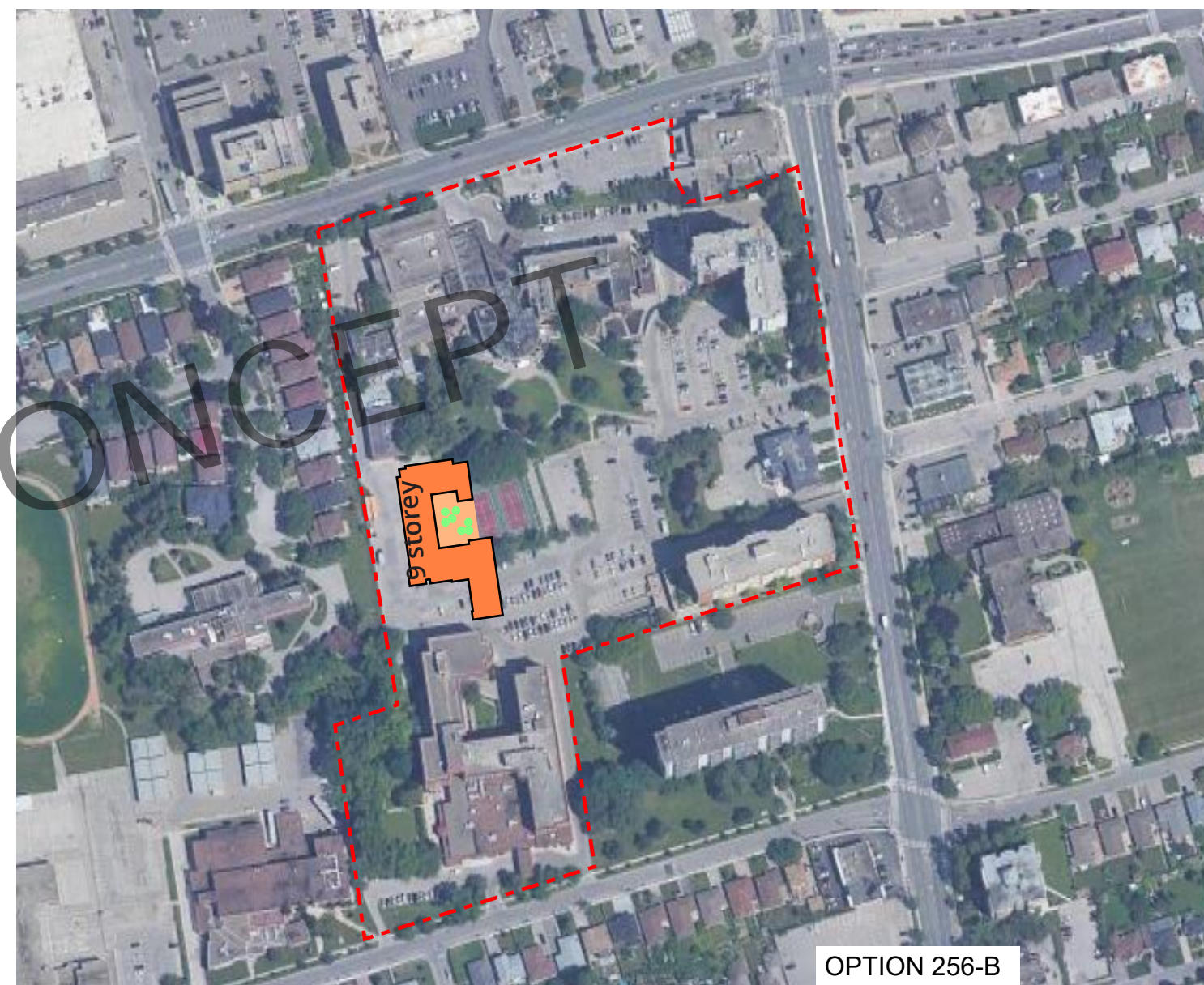


DRAFT CONCEPT

REVITALIZATION OPTIONS FOR 'A' STANDARD LONG TERM CARE
3.2 *NEW BUILD OPTION*

DRAFT CONCEPT

New built option: We have provided diagrams illustrating 4 options (two 160 bed options and two 256 bed options). The options are differentiated by their RHA configurations; two options present back to back 32 bed RHA's and two options present stacked RHAs.

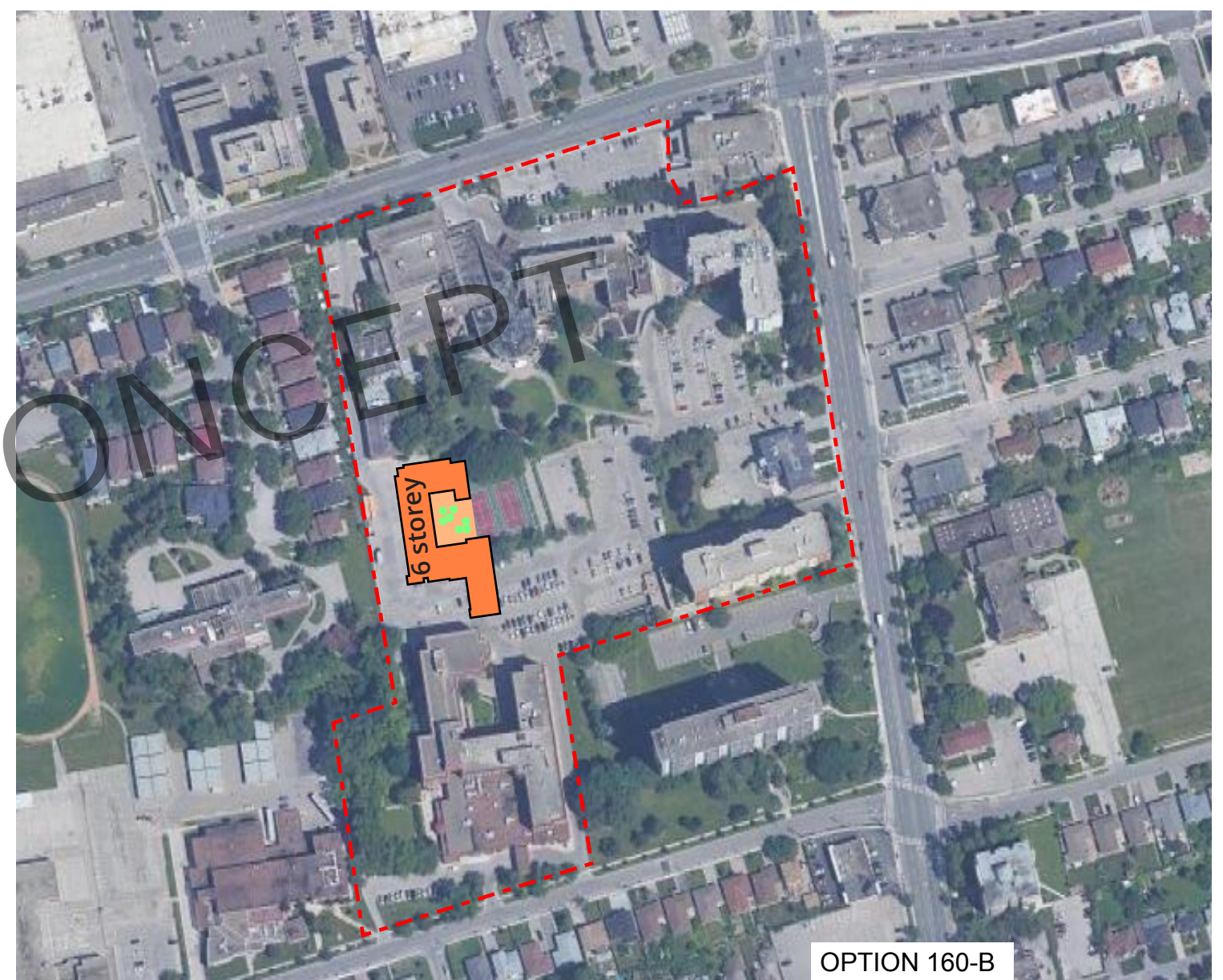


256 Bed LTC using a compact configuration with one 32 bed RHA per floor

- This configuration will use less site but will be more inefficient to run staffing wise as you will not be able to take the advantages of the efficiencies of the back to back RHA configuration.
- A 256 bed LTC stacked RHA configuration (one RHA per floor) with a common area floor and a partial basement. This option will be 9 storey in height.

Option 256 B / Description:

The 256 bed LTC home based on a single 32 bed RHA configuration would take the same footprint area than the 256 bed home described on the previous page. The building organization is also the same; the only difference is that this option would result on a 9 storey building



160 Bed LTC using a compact configuration with one 32 bed RHA per floor

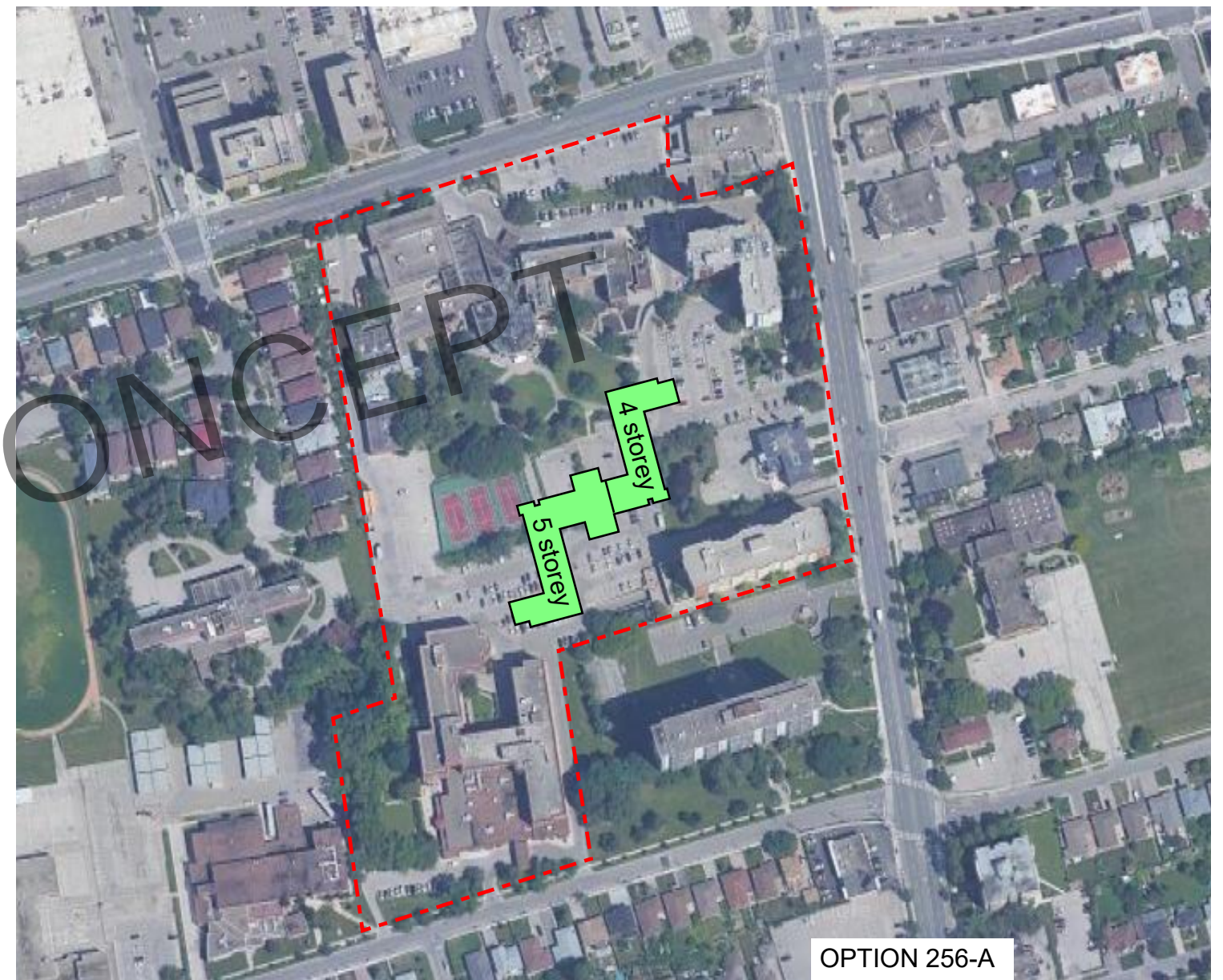
- This configuration will use less site but will be more inefficient to run staffing wise as you will not be able to take the advantages of the efficiencies of the back to back RHA configuration.
- A 160 bed LTC stacked RHA configuration (one RHA per floor) with a common area floor and a partial basement. This option will be 6 storey in height.

Option 160 B / Description:

This option is more compact than option 160 A as it only accommodates one 32 bed RHA per floor; as a result it takes less footprint and offers more flexibility in terms of site placement. It would probably be less efficient to operate as it does not offer the advantages of the back to back RHA configuration; it will also be a larger building in terms of square footage per bed. The resulting building is a 6 storey structure.

The ground floor area accommodates the common amenity and activity area which would also contain the main reception and administration functions. The receiving functions can be located on the west side. A partial basement to locate the central laundry and kitchen, storage, mechanical and electrical infrastructure would be required as well as a partial mechanical penthouse.

As this option presents a smaller footprint it's impact on the parking is less than in the previous options



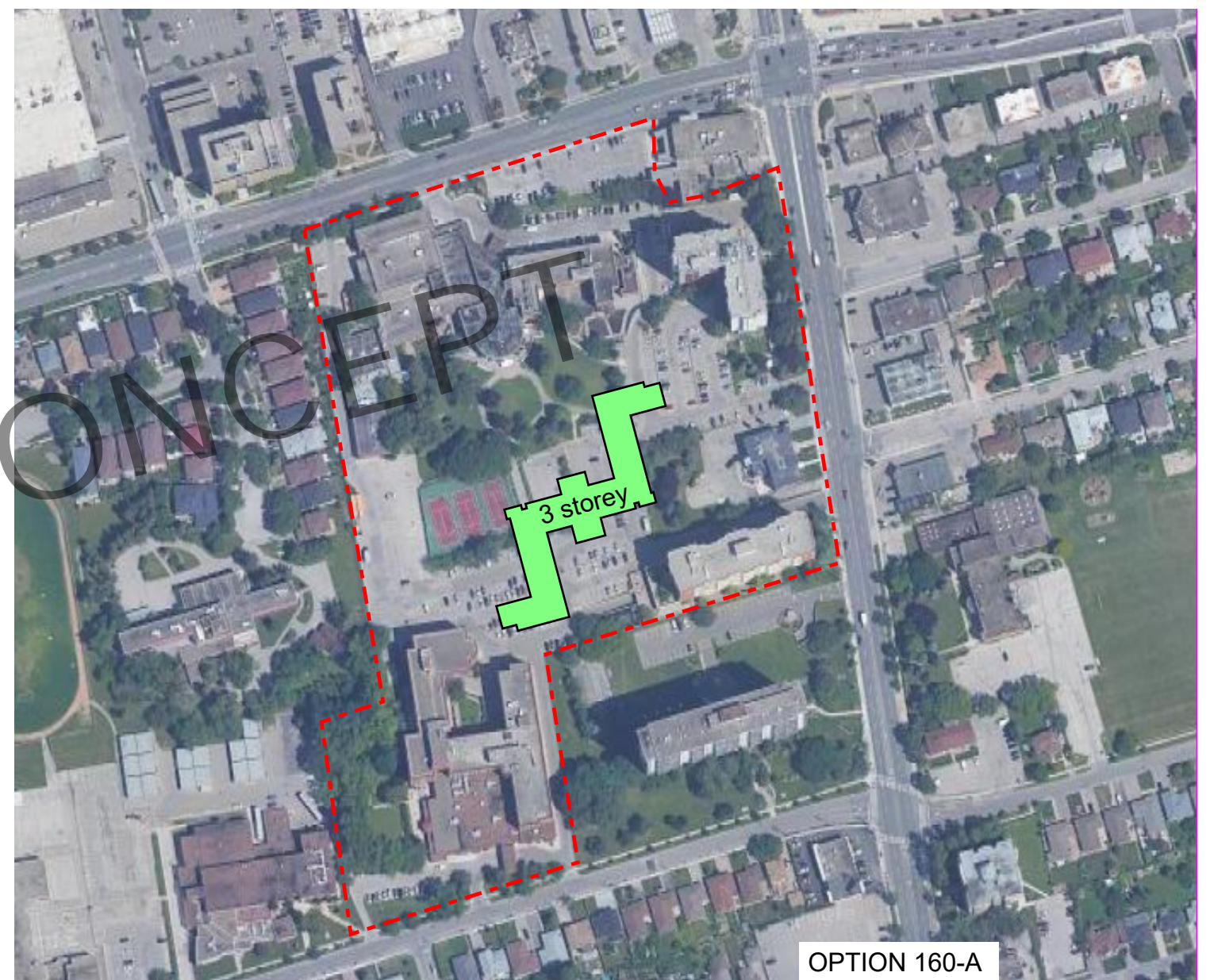
256 bed LTC using a back to back RHA configuration.

- More efficient planning from a staffing perspective
- 4 and 5 storey building with 2 “orphan” RHAs (one on the ground floor and one on the 5th floor) and 6 back to back 32 bed RHAs + a partial basement.

Option 256 A / Description:

The 256 bed LTC home based on a back to back 32 bed RHA configuration would take the same footprint area than the 160 bed home described on the previous page.

The 256 bed LTC would have additional parking requirements.



160 bed LTC using a back to back RHA configuration.

- More efficient planning from a staffing perspective
- 3 Storey building with 4 back to back 32 bed RHAs and one "orphan" 32 bed RHA on the ground floor + a partial basement.

Option 160 A / Description:

The site appears to be sufficiently large to accommodate a 3 storey / 160 bed LTC home based on a back to back 32 bed RHA configuration with an "orphan" RHA on the ground floor. A common amenity and activity area which would also contain the main reception and administration functions would also be located at grade adjacent to the orphan RHA. The receiving functions can be located on the north side. A partial basement to locate the central laundry and kitchen, storage, mechanical and electrical infrastructure would be required as well as a partial mechanical penthouse

The building could be placed to minimize disruption to the existing building's views and it appears that the majority of the significant existing green spaces could be maintained.

Further analysis would be required to determine parking requirements and the future of the existing Villa Colombo building.