

Villa Colombo Toronto – Revitalization Project

Virtual Town Hall January 12, 2023



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AGENDA

- Villa Colombo Toronto Resident Bed License Issue
- Options Considered To Address The Issue
- Costs Associated With Each Option
- Ministry Funding Announcement on November 25, 2022
- Decision Made With Respect To Options Considered
- Next Steps
- Questions

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- This meeting is about **Transparency**
- We are meeting with you tonight to update you on the latest information from the Ministry and what we intend to do moving forward

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Long-Term Care Resident Bed Licenses and Classification with the Ministry of Long-Term Care

- By 2030, all the resident beds within Villa Colombo Toronto need to meet the new Long-Term Care design standards. The licenses associated with the resident beds that do not meet the new standard will expire and cannot be renewed
- The existing 125 Fidani beds have a Class A status and already meet the new standards
- The existing 266 Fusco beds have a Class B status and will not meet the new design standards for Long-Term Care in 2030
- We cannot renew the Class B resident bed licenses unless they are updated to reflect current long-term care design standards
- If we do nothing, we will lose 266 long-term care beds for our residents

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Options Considered:

- (1) Renovate Existing Fusco Wings
 - (2) Build a new building adjacent to the existing building
- We engaged the third-party firm of Montgomery Sisam Architects Inc. to conduct a feasibility study of the two options
 - For the renovation option, they looked at the existing floor plan within the Fusco wings and created a new floor plan that met all the new long-term care design standards
 - For the new building option, they used best practice models for a new building that met all the new long-term care design standards and fit on the campus

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Cost of Each Option

- The third-party firm of Turner & Townsend cost consultants were engaged to provide an estimate of the renovation and new building options
- The renovation option was estimated to be \$31 million excluding up front costs for professional fees
- The new building options ranged from \$55 million for a new 160 resident bed building to \$94 million for a new 256 resident bed building
- In a poll completed by Advantage Ontario in 2022, **84%** of LTC Homes that were in the process of revitalizing their homes said that they could no longer move forward with their construction plans because of the increase in construction and financing costs

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New Construction Funding Model

On November 25, 2022, the Ministry announced a significant increase to the construction funding model

But there is a catch!

- To be eligible for the additional funding, work to renovate or build new must begin by August 31, 2023. No exceptions
- Based on our discussions with 3rd party consultants, it will be impossible to have all the planning, permits and other approvals completed by August 31, 2023 for a new building
- There is a chance that we can have the planning, permits and approvals completed by August 31, 2023 if we renovate

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Recommendation and Decision

- We intend to move forward with the option to renovate the Fusco wings
- We do not want to lose out on the new funding opportunity and the Ministry has made it clear that the August 31st date is firm
- The following is a more detailed outline of what the renovation plan will include

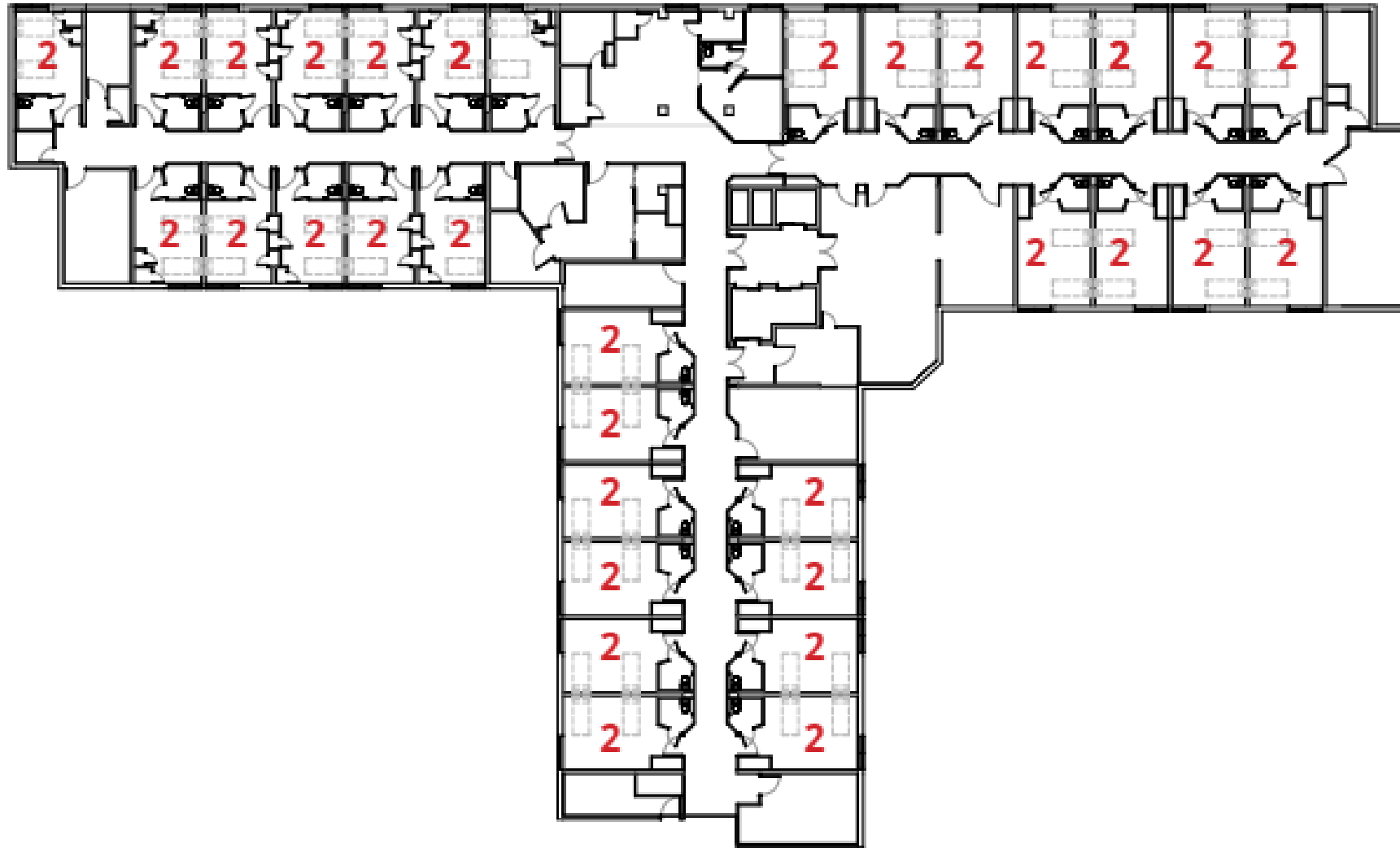


VILLA COLOMBO

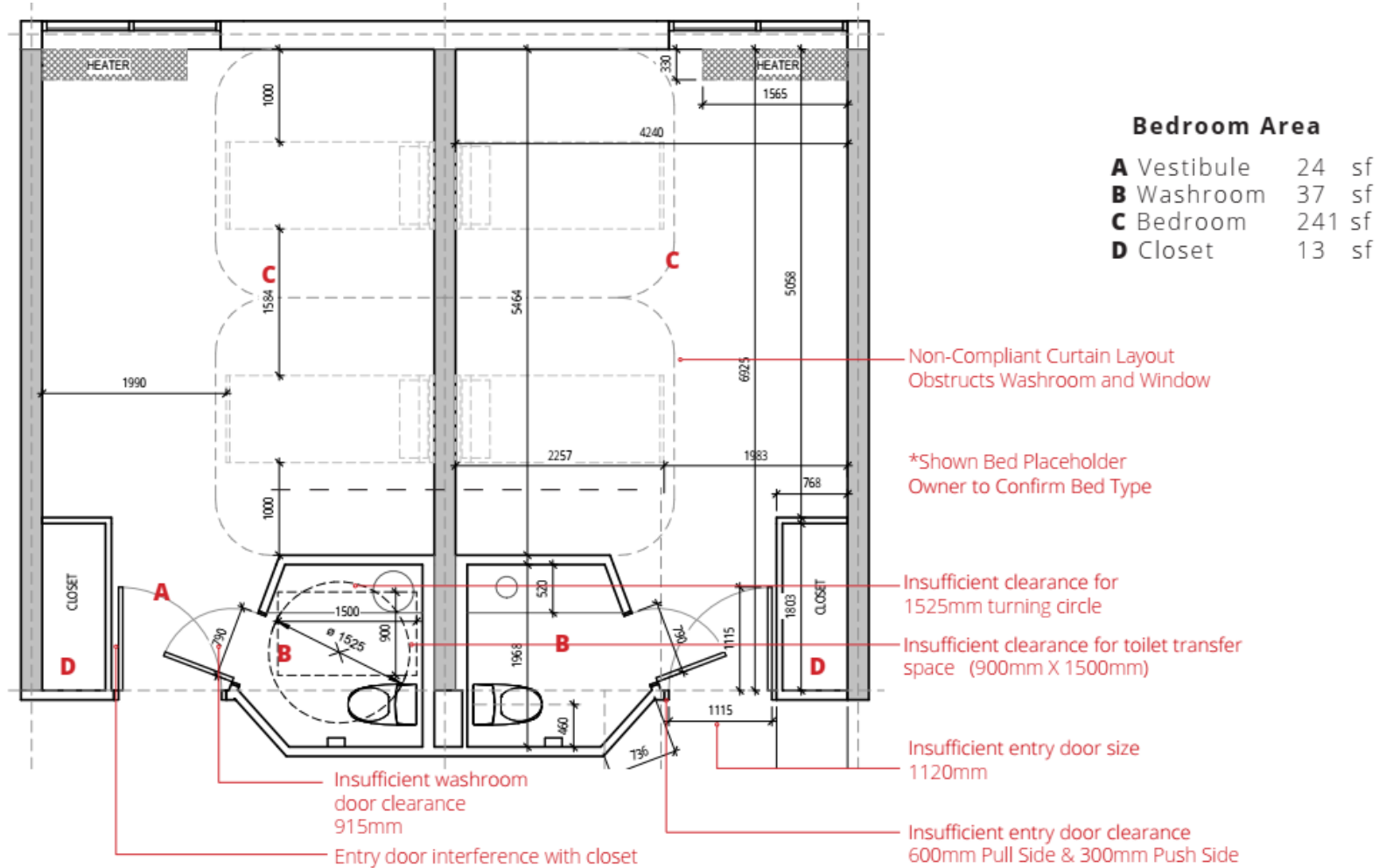
Long Term Care Revitalization Feasibility Study



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

Architectural Revitalization - Feasibility Study
MontgomerySisam

Bedroom Area			MOHLTC Required Area (Variance)	MOHLTC Required Area
A	Vestibule	24 sf		
B	Washroom	37 sf		
C	Bedroom	241 sf	210 sf	230 sf
D	Closet	13 sf	6 sf	6 sf

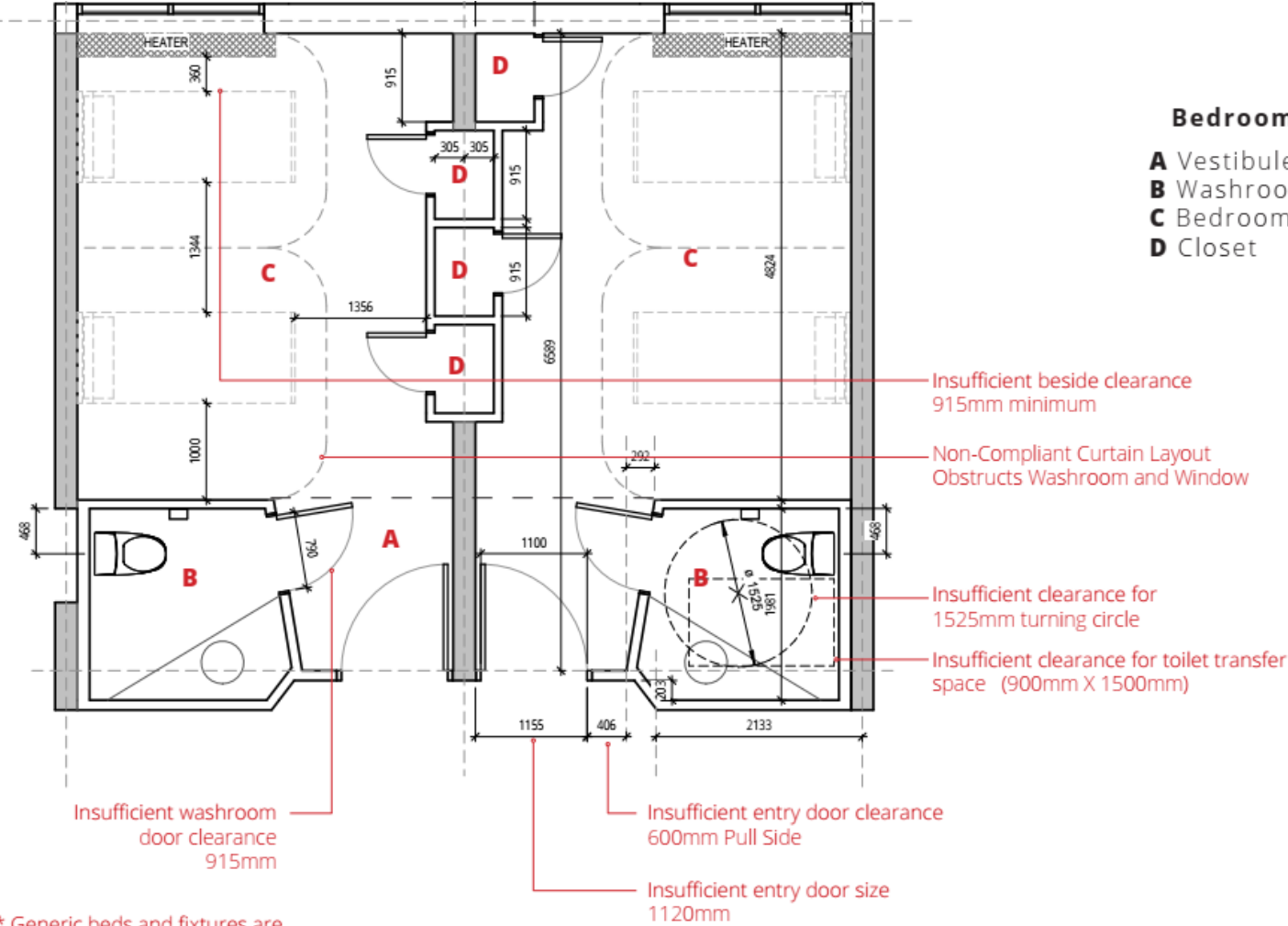
(closet area requirement is expressed per bed
/ room area requirements are shown for two
beds)



KEY PLAN

Villa Colombo Long Term Care
MLTC/OBC COMPLIANCE REVIEW: Type 'A' Bedroom - 1976 Fusco Wing

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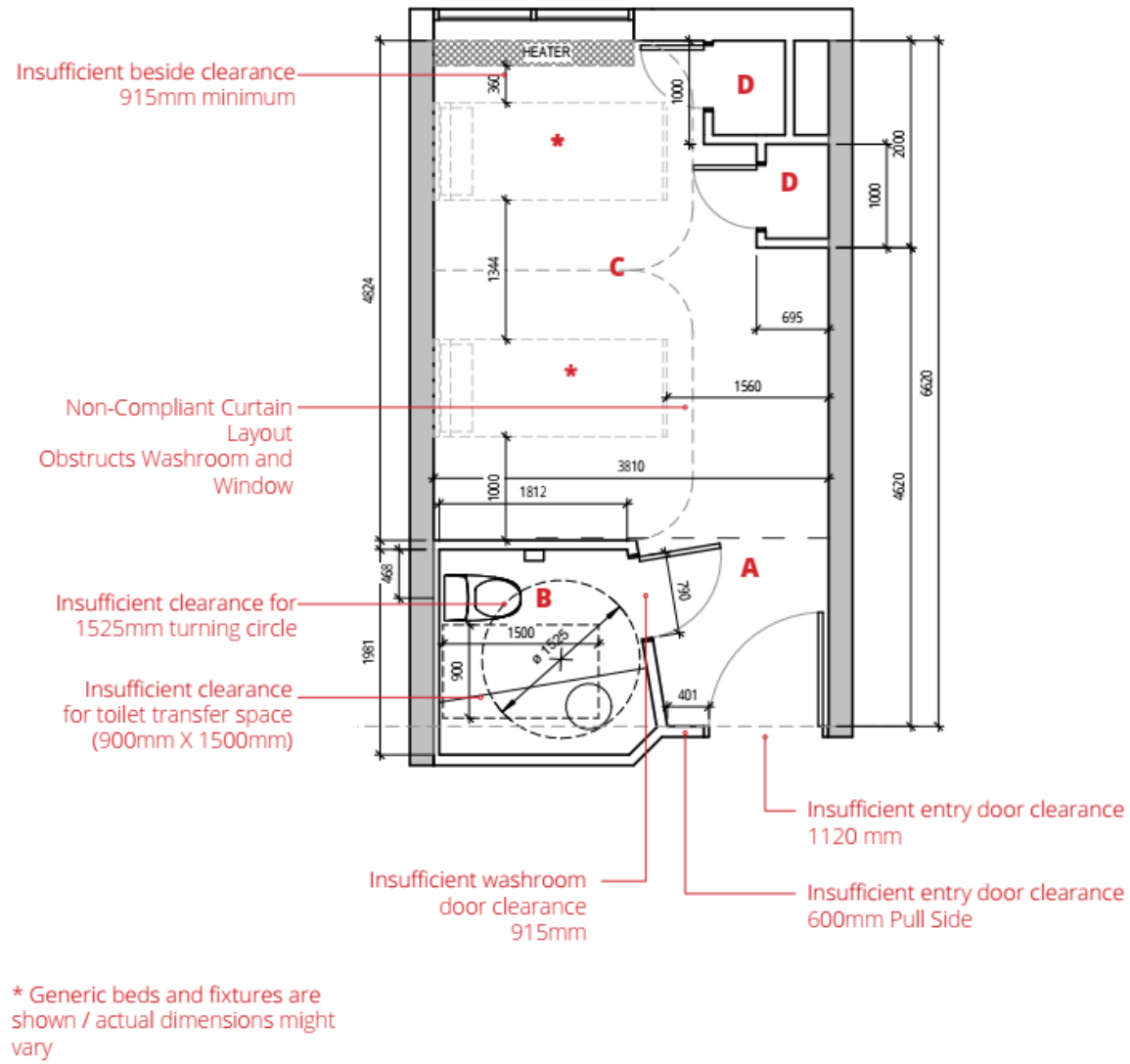


* Generic beds and fixtures are shown / actual dimensions might vary



KEY PLAN

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

**MOHLTC
Required
Area
(Variance)**

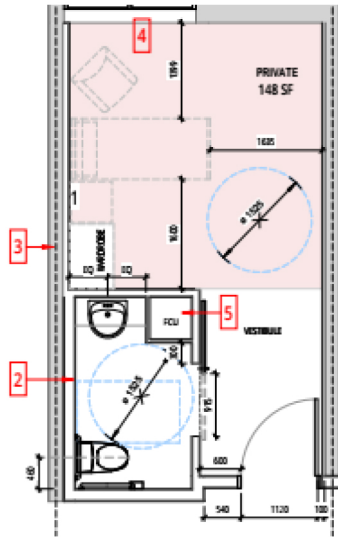
210 sf	230 sf
6 sf	6 sf

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



KEY PLAN

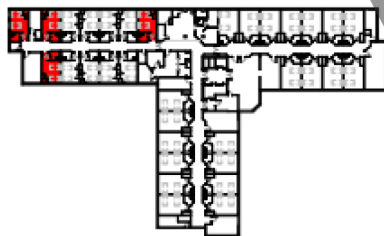
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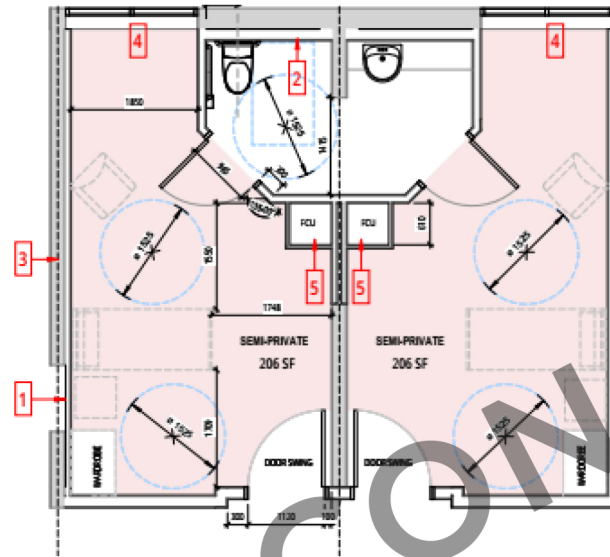
Type 'C' Bedroom
Private
1988 Fusco Wing

Private Bedroom Area

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



Type 'C' Key Plan



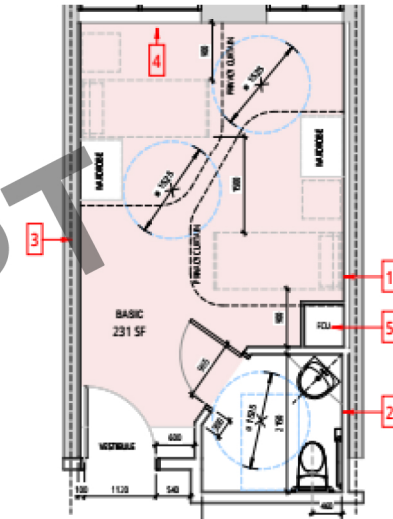
Type 'B' Bedroom
Semi-Private
1988 Fusco Wing

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

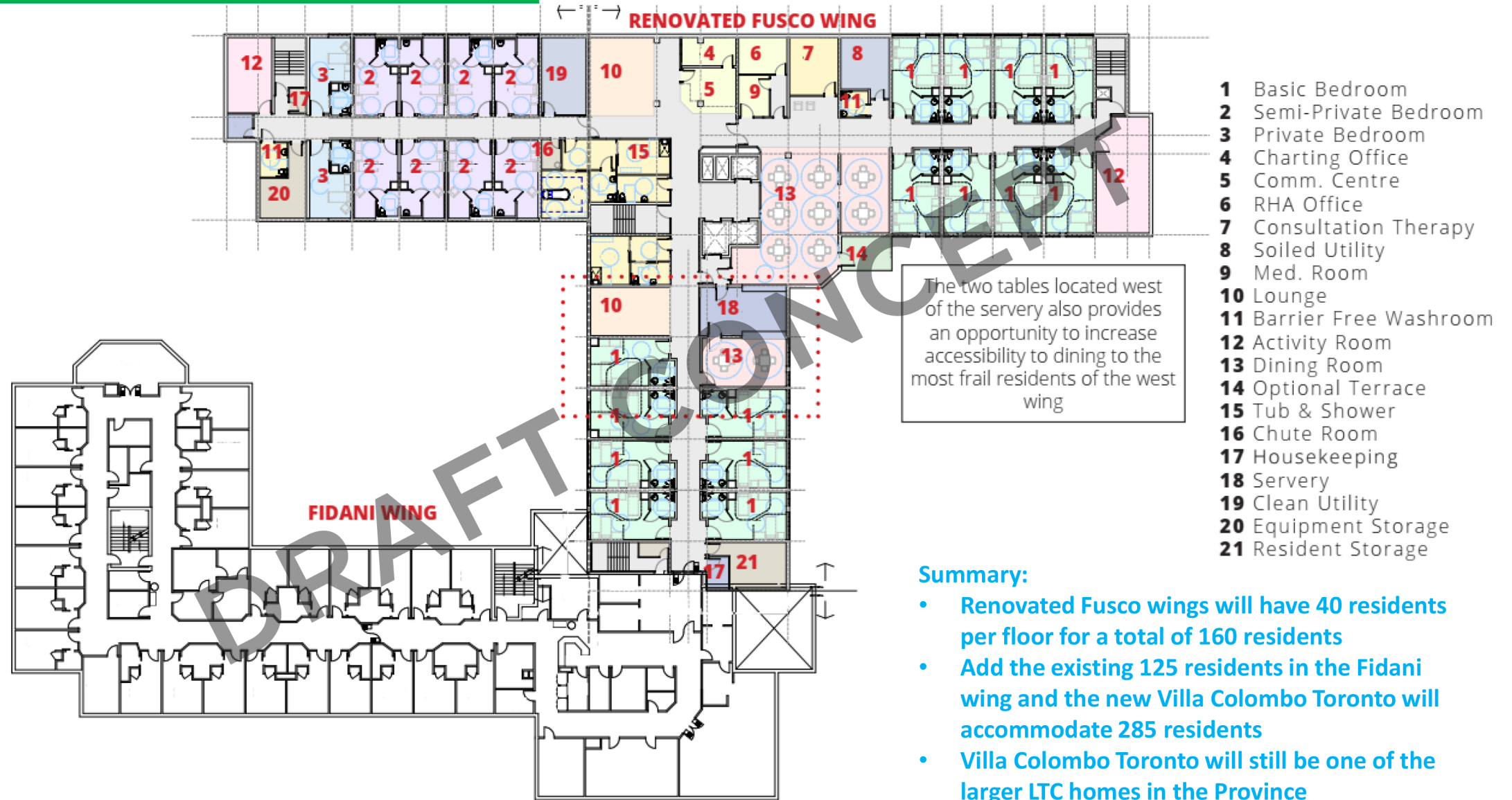
Basic Option A Bedroom Area

Min. Area (MLTC Guideline) = 230sf
Min. Area (MLTC Variance Guideline) = 210sf
Approximate Area Provided = 231sf



Type 'A' Key Plan

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Next Steps

- Awaiting Ministry approval for our renovation proposal
- Conduct a fair and transparent process to hire an architectural firm to prepare the detailed drawings
- Conduct a fair and transparent process to hire a contractor to do the work
- Commence construction by the deadline of August 31, 2023

Questions?

Send an email to: vctproject@villacharities.com