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Association of Municipalities of Ontario Annual Conference

Minister of Health
and Long-Term Care

The Honourable Dr. Eric Hoskins



Provincial Support for the Redevelopment of a Long Term Care Home

Background

- Peel Manor is a historically significant site serving the local community for almost 120 years. Over time, the site has evolved with the changing needs of the local community.
- The current building (built in 1960), is the oldest of the Region's five long term care homes, and is home to 177 residents, many of which require specialized care including dementia supports.
- In 2012, a comprehensive building condition assessment concluded that Peel Manor was nearing the end of its useful life, and the costs of ensuring a state of good repair over the next 15 years would exceed 85 per cent of the cost of a complete new build.
- In 2014, Peel's Regional Council endorsed redevelopment of the Peel Manor site into a Seniors Health and Wellness Village that will provide broader supports and services to Peel's aging population.

Transformation of the Peel Manor Site

- The redevelopment of Peel Manor is not only an opportunity to ensure the new home meets the changing needs of residents, but also to transform the site into a "service hub" that will accommodate a spectrum of services and supports to enable seniors in the community to age in place.
- The planned Seniors Health and Wellness Village will include:
 - A rebuild of the existing 177-bed long term care home, with enhanced design to support residents with complex health needs, including dementia;
 - An expanded 24/7 Adult Day program (including respite care); and
 - Other health and social services co-located on the site.
- The project presents a timely opportunity for the Ministry to partner with the Region of Peel to advance its vision for person-centred long term care homes that are integrated with community supports, and inform innovative care models for the long term care sector broadly.



Preliminary concept rendering of the new Peel Manor seniors hub

Provincial Funding Ineligibility

- Despite its age and deteriorating condition, Peel Manor has yet to qualify for any financial assistance from the Province to support redevelopment of the site. Without provincial support, the rebuild poses a significant financial challenge.
 - As an “A-rated home”, Peel Manor has been deemed ineligible for infrastructure funding through the Ministry’s Enhanced Long Term Care Home Renewal Strategy.
 - Based on our review and conversations with Ministry staff, it is also ineligible for other provincial health capital funding streams (e.g. Community Health Capital Funding).
- In addition to costs associated with the new build, the Region remains committed to ensuring a safe and high quality home for Peel Manor’s residents in the interim.
 - The current building continues to require costly renovations and repairs. Since 2012, the Region has spent over \$2.8 million on infrastructure repairs (e.g. plumbing and electrical), with another \$2.7 million expected to be required in 2018 and 2019 (e.g. roof repairs).

The Region of Peel calls on the Ministry of Health and Long-Term Care to demonstrate their support for Peel Manor by:

1. Exploring potential partnership opportunities to benefit the broader long term care sector
2. Providing funding, as Peel Manor should qualify for capital funding through Provincial programs