



To: **Committee of the Whole**

Agenda Section: Human Services
Division: Health and Emergency Services
Department: Long Term Care and Seniors Services

Item Number: CCW - 18-067

Meeting Date: March 27, 2018

Subject: Simcoe Manor Redevelopment Update

Recommendation

That Item CCW 18-067, dated March 27, 2018 regarding an update on the Simcoe Manor Redevelopment, be received.

Executive Summary

Further to Item CCW 16-035 (January 2016) regarding an update on the Enhanced Long-Term Care Renewal Strategy, the following report provides an update on the results of the Marketing Study completed as part of a comprehensive analysis directed by Council to identify redevelopment options for Simcoe Manor located in Beeton.

In 2017, SHS Consulting services completed an inclusive review of the market potential for housing and services for seniors in the Simcoe Manor catchment area and found that the growth in population aged 55+ had grown from 2001 – 2011 by 74%, almost triple the rate of growth for the entire population during this same time period.

Seniors within the market area displayed a wide range of income levels that will draw upon an extensive array of housing options within a senior's continuum of care community, similar to that of Georgian Village in Penetanguishene. In addition to the presence of long-term care, supportive housing, and adult day programming that currently exist in this location, this study supports the need for additional seniors housing options such as affordable and market rentals, life lease, retirement living, and co-housing.

With this significant step in our investigation completed, staff continue to investigate planning and site requirements and are in the process of finalizing related work with architectural consultants in order to complete a feasibility study that considers land specifications, market potential, and identified needs of our community. This study included data analysis, focus groups, interviews and investigation of existing models of seniors care.

Background/Analysis/Options

Given the age and physical status of Simcoe Manor with original infrastructure dating back to 1898, staff have engaged in a comprehensive analysis of the redevelopment of Simcoe Manor. In 2017, SHS Consulting Services completed an in-depth analysis of the market potential for housing and services in the Simcoe Manor catchment area. This study included an environmental scan, literature reviews, data analysis, focus groups, interviews and investigation of existing models of seniors care. The primary focus area included South Simcoe communities including Innisfil, Adjala Tosorontio, Bradford West Gwillimbury, Essa, and New Tecumseth. Additional adjacent communities included in this catchment area considered Newmarket, Aurora, Richmond Hill, and Orangeville.

As a result of this study, strong support was identified in a broad variety of housing and service options that include interest in: more supportive and affordable housing; assisted living/retirement facilities; garden homes and upper limit market rental pricing; co-housing; expansion of adult day programming; the need for community based memory care facilities; and centralized recreation, dining, and meeting facilities.

Population Growth:

During the period of 2001-2011, the South Simcoe catchment area has sustained rapid population growth increasing by 27% compared to 12% in Ontario. An even greater rate of growth has been observed with aged 55+ increasing by 74% during the same time period. With 29% of the population between the ages 45-64, growth in the older population is anticipated to explode over the next decade.

Socio-economic Factors:

Some of the key socio-economic factors in the South Simcoe catchment area identified an increased percentage of higher household incomes of \$150k plus at 19.1% versus 12.5% provincially. The data also shows a high number of seniors 65+ in the area that own their home, live alone (18.3%), are unemployed and may be socially isolated. Poverty is not prevalent in South Simcoe seniors at a rate of 7.2% compared to 8.3% in Ontario however there are several pockets of low income adults living in the communities of Essa (10.7%) and Bradford West Gwillimbury (10.1%) that will require more affordable housing.

Home Ownership:

Most seniors living in the area own their home and these are valued less than \$500k. Therefore, rental options are more desirable for this group given the limited equity available in retirement living when considering the purchase of a replacement home.

Private Rental Apartments:

Bachelor and one-bedroom vacancy rates are below 2% in majority of this catchment area indicating a shortage of market rentals.

Long-Term Care Beds:

Simcoe Manor resides within the catchment area of the Central LHIN that has the lowest proportion on Long-Term Care beds in the province. Simcoe Manor has long waitlists of over 200 applicants with an average wait time of one year before placement. With optimal operational efficiencies realized at 160 beds, this study recommends expansion of an additional 30-40 beds with the redevelopment of this home.

Retirement Living:

The County has a higher proportion of seniors living in retirement homes (6.7%) than in Ontario (5.4%). Studio and one bedroom units are the preferred size and have the lowest vacancy rates in the area. In Simcoe County, vacancy rates were the same for all rentals at approximately 10% identifying a similar need for both higher and lower priced units. The Retirement Home located as part of the County's Georgian Village Seniors Campus has held a much lower vacancy rate of approximately 3% annually for the first five (5) years of operation reflective of similar trends in municipally operated facilities.

Supportive Housing:

This model of housing is currently offered at Simcoe Village. This combines independent apartment suites with supportive services that include personal care, activities and meal programs. This model offers market rentals along with subsidized rent-geared-to-income support. The demand for this housing choice continues to rise with a wait time of seven (7) years to obtain a unit.

Affordable and Social Housing:

The County's Housing and Homelessness Prevention Strategy identifies a target of 1354 affordable housing units are required for the South Simcoe area over the next eight (8) years. Given the extent of seniors living alone with limited equity to remain independent, the need for more affordable housing is a good fit for this redevelopment project.

Life Lease Housing:

Sufficient interest has been noted in Life Lease model housing such as a Garden Homes. Given the higher income levels of the area and interest in higher-end rental apartment suites and homes, the inclusion of Life Lease style apartment suites and garden homes are suggested based on a similar experience at Georgian Village.

Co-housing:

The development of residential style homes with common living spaces is increasing in popularity for seniors with limited income who are striving to maintain their independence but require some additional support in daily activities. This setting offers privacy along with an affordable model for shared services provided within social and/or community environment.

Memory Care:

With the growing prevalence of older adults presenting with some form of dementia, the need for safe and secure living environments that offer specialized programming and support services is increasing. Strong support was identified by stakeholders to include this aspect in redevelopment planning to ensure the needs of this population are being met.

Conclusion

The research conducted as part of this study identified substantive growth in our aging population, particularly in the South Simcoe catchment area, and presented some unique socio-economic factors that need be considered in redevelopment planning. Along with this growth, significant needs for additional housing options and services for seniors is evident. Another key learning observed through stakeholder engagement is the need for older adults to be part of a community setting, balancing privacy and independence with a social, safe and secure environment.

With the market study now complete, staff will continue to investigate planning, site requirements, and finalize the related work with architectural consultants in order to complete a feasibility study that considers land specifications, market potential, and identified needs of our community. This additional information will be provided to Council in a subsequent report.

Financial and Resource Implications

A comprehensive redevelopment study and analysis of options was approved by County Council estimated to cost between \$50,000 and \$100,000. Costs related to completing this portion of the analysis are within the approved budget and will be funded by the General Contingency Reserve.

Relationship to Corporate Strategic Plan

Strengthen Social, Health and Educational Opportunities: Establish partnerships to identify opportunities for strengthening human services and education to support improved health and well-being for our residents.

Reference Documents

CCW 16-035 Enhanced Long Term Care Renewal Strategy Update

Attachments

Schedule 1 – Market Assessment for a Continuing Care Community in South Simcoe

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Approvals	Date
Trevor Wilcox, General Manager, Corporate Performance	March 20, 2018
Mark Aitken, Chief Administrative Officer	March 20, 2018