



COBOCONK,  
NORLAND  
— & —  
AREA  
*Chamber of Commerce*

# COBOCONK WELLNESS CENTRE

## FEASIBILITY REPORT

June 9, 2020

# Objectives of the Study

To Determine:

- Health service gaps of our community
- If, and how, a wellness centre offering primary care and allied professional care could address service gaps and increase the efficiency of the current system
- A model for a wellness centre based on perceived gaps and provincial trends in care
- Potential services and the level of interest of doctors and allied health professionals in participating in the wellness centre health services delivery model
- The feasibility of a wellness centre, including the physical design of the facility, construction costs and the operating costs

# Vision for the Wellness Centre

- To provide quality medical and wellness services to the residents and visitors of the City of Kawartha Lakes, Ward One by establishing a permanent wellness centre on Legion Park parcel of land, including the historic Coboconk Train Station.
- To provide a hub for community health that will bring increased access to conventional medicine and allied health care services, as well as community organizations in an underserved geographic area.

Proposed Essential Services	Other Planned Services	Community Partners Offering Services
Primary Care (2-3 drs, NPs) *	Pre- & Post-Operative Care (RMH) *	Community Care *
Walk-In Clinic Hours *	Foot Care *	United Way *
Pharmacy *	Laboratory Services	Boys & Girls Club of KL
Dentist & Hygenist *	Courier Services	Alzheimer Society
Mental Health Supports: Addictions, Dementia	Medical Equipment	John Howard Society
Pain Management	Oxygen Services	Legal Supports
Optometrist	Services for Children	Financial Supports
Chiropractor, Massage, Physical Therapy *	Affordable Senior Living	Ambulance
Nutrition/Dietician	Hospice/Respite Care	Fire & Safety
Psychologist	Senior Care Planning & Navigation	
Naturopath	Meeting Space – small & large *	
Telemedicine Capability *	Attractive outdoor gathering/waiting space	

*\* = confirmed programming/partner*

# The Current Challenge

- # of people without a local family doctor is significantly higher than provincial average
- 30 minutes to nearest hospital or after-hours care
- Results in reliance on Emergency Departments in Lindsay and Minden for non-emergencies

# Site Options

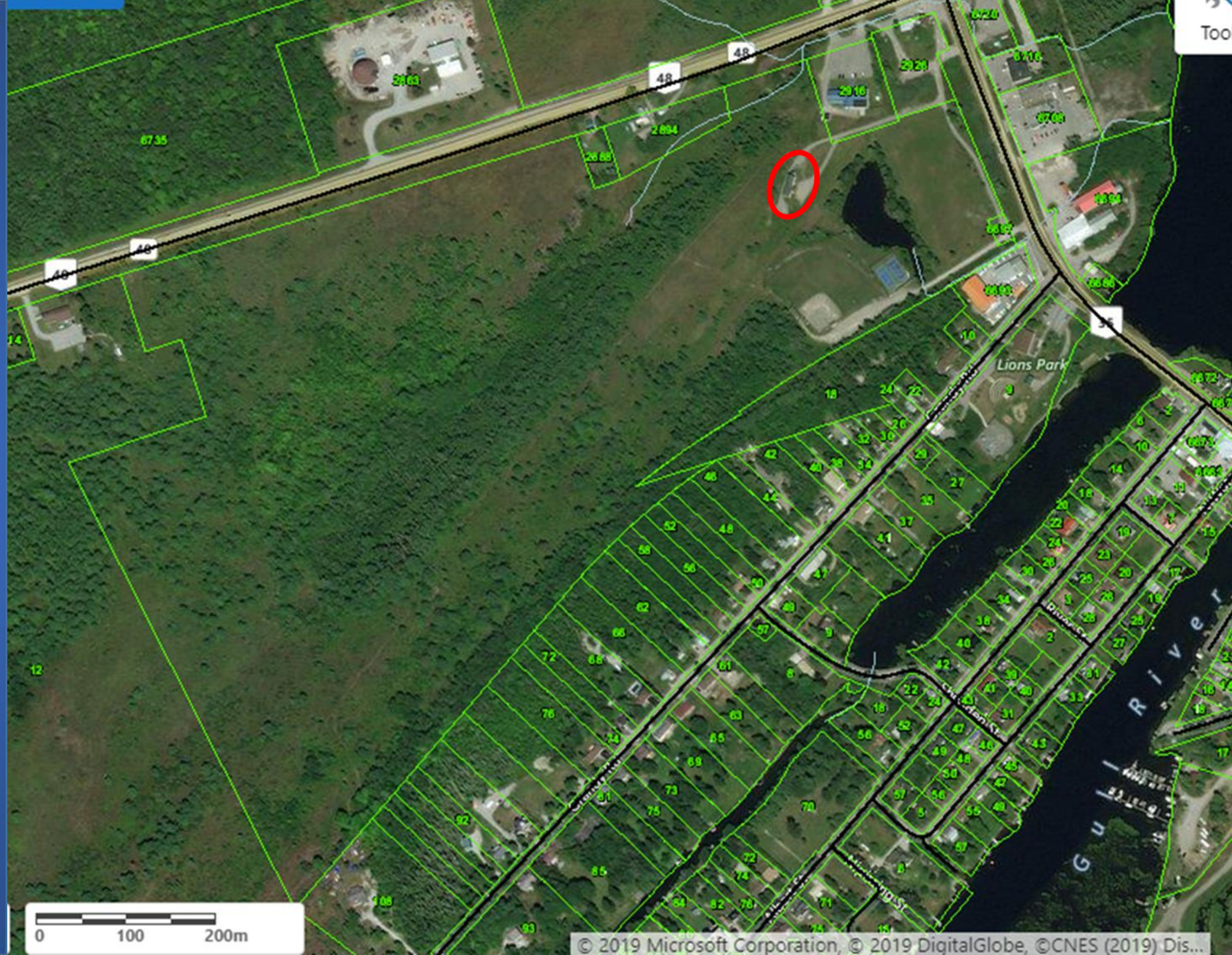
1. The site of the former Coboconk Medical Centre
2. The site of the former Coboconk school in the centre of town
3. The current OPP station on County Road 48 outside of Coboconk
4. **The Coboconk Train Station and Legion Park property**  
***\*\*preferred option***



# Preferred Site Option: Legion Park property

- Demonstrates the most benefit to the community.
- Original train station building is preserved and celebrated, while being expanded to accommodate the services required by the community.
- Solves 2 issues:
  - permanent facility for the provision of health & wellness services in an under-served population
  - provides a new use for the under-utilized City building.
- The potential for future expansion of services exists and is a key consideration for choosing this site.





Too

0 100 200m

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# SITE PLAN



Driveway  
from Hwy 35



# EXTERIOR VIEWS

View from north-west approach



# EXTERIOR VIEWS

View from south parking lot



# Site Assessment

All studies agree that there are no impediments to moving forward with this project.

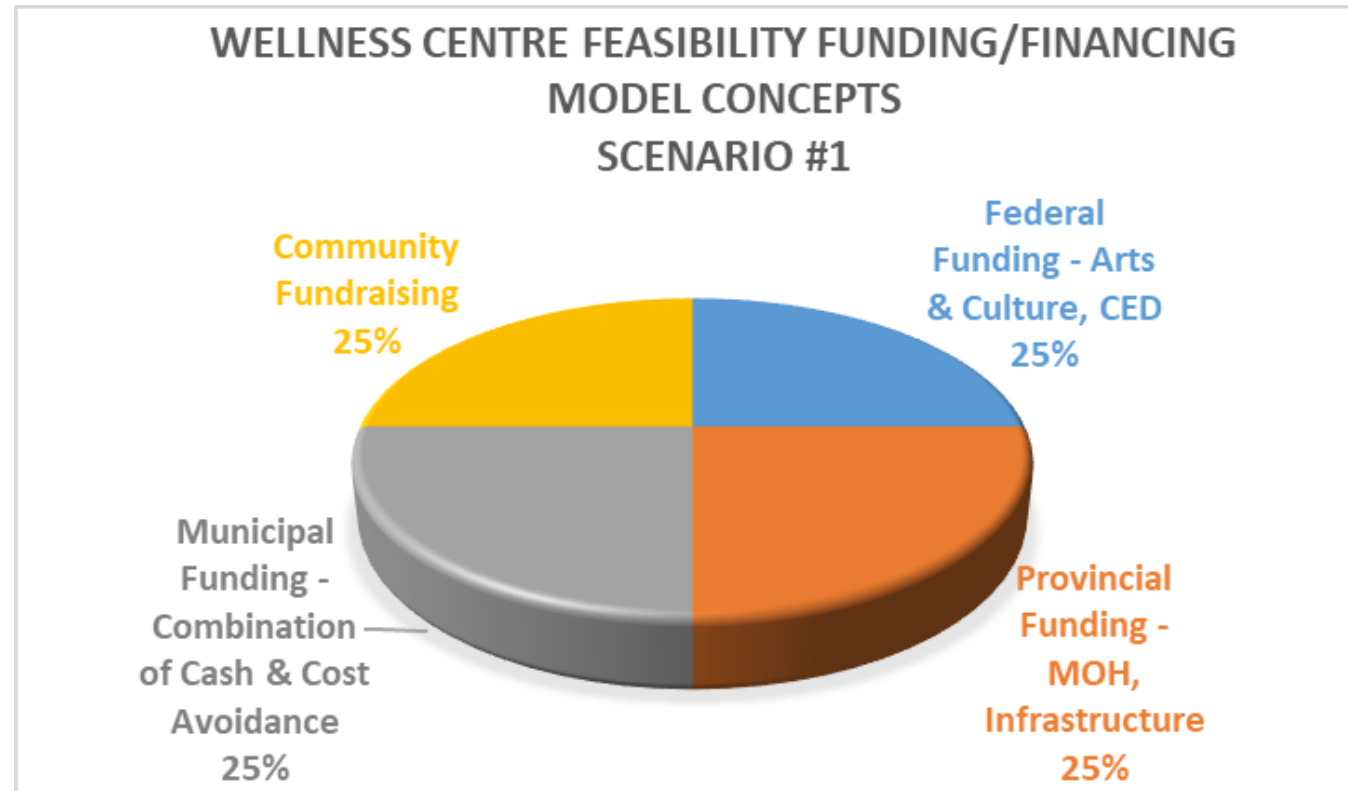
- Structural Engineering Report, March 2020 – by ARUP
- Environmental Assessment (Building), October 2019 – by Pinchin
- Topographical Study on the parcel of land where the Train Station is located, July 2019 – by Coe Fisher Cameron
- Facility Condition Assessment (Building), April 2016 – by Altus Group Ltd

# Construction Schedule

	Square Footage	Cost to Build	Time to Build	Forecasted Start Date	Forecasted Completion Date
Ideal Building Size to meet Community needs	17,200 sf	\$7.1 M	14 months	March 2021	May 2022
Scaled Back Building Size to meet most Community Needs	14,000 sf	\$6 M	14 months	March 2021	May 2022



# Funding Model: Construction



Approximate Construction Budget: \$6 Million

# Engaged Stakeholders

- Project needs local engagement, energy, and partnership
- To date, 25 stakeholder groups have been engaged
- KLHCI key partner in success

# Alignment with Local Priorities

The need for this project is not only reflected in the statistics and voices of the community, but in the priorities set by Council (2020-23 CKL Strategic Plan).

- Goal #1 – A Vibrant & Growing Economy
- Goal #2 – An Exceptional Quality of Life
- Goal #4 – Good Government

# Economic Impact: A Lever for Recovery

Economic impact of having a doctor in a community is significant: \$500,000 - \$1,000,000 in economic development/year/physician in a community (KLHCI) .

Overall, the Wellness Centre will result in:

- good quality, year-round jobs
- retention of seniors in our community
- attraction of new retirees as well as families and professionals
- attraction of new investment
- long term positive impact on local businesses

# A Spark for Economic Recovery: COVID-19

A key opportunity to spark economic activity and prosperity in Kawartha Lakes – both short term construction jobs, and long term good quality, year-round jobs.

- An innovative, well-designed facility that will attract doctors
- Part of a long-term strategy post-COVID-19 to reduce strain of non-emergencies in local Emergency Departments is alleviated, allowing Emergency Departments to focus on the pandemic or emergency.
- Lever to significant economic development in the area, benefiting local business, residents, tourists, and the municipality.





# In Summary...

- Demonstrated gap in care and need for a Wellness Centre to serve the current and future population.
- Land acquisition represents a substantial cost to any project.
- The refurbishment of the historic Train Station Building will give new purpose and profile to one of the main historic buildings in the community.
- Wellness Centre project can be shovel-ready within a short period of time.
- There is a broad base of community support for this project and, subject to funding from all three levels of government, is willing to commit to raising \$1 million.

# In Summary...

In summary, the Wellness Centre project is an opportunity for all levels of government to collaborate to bring much-needed services together in one place, to help attract new family doctors to the area, and to be a lever for new and critical economic growth.

The Chamber and local community are committed to providing the energy required and the information needed to all potential partners in order to make the Wellness Centre a reality. The Wellness Centre is a regional effort and a valuable community initiative.

