



Committee of the Whole Report

Report Number CS2020-011

Meeting Date: October 6, 2020

Title: Coboconk Wellness Centre Feasibility Report

Description: The report includes options that are available to move the project, as proposed to Council by the Coboconk Chamber of Commerce, forward.

Author and Title: Craig Shanks, Director of Community Services

Recommendation(s):

That Report **CS2020-011, Coboconk Wellness Centre Feasibility Report**, be received; and,

That staff be directed to proceed with working with the Coboconk, Norland & Area Chamber of Commerce to develop the Coboconk Train Station into the Coboconk Wellness Centre; and,

That staff work with the Coboconk, Norland & Area Chamber of Commerce to secure the required external grant funding to proceed with the project; and,

That the required \$1,500,000.00 City contribution to this project be incorporated into the City's Asset Management and 10 Year Financial Plans and future capital budgets for when matching funds are secured for Council's consideration; and,

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

At the Council Meeting of June 23, 2020, Council adopted the following resolution:

CW2020-083/CR2020-151

That the Feasibility Report and the Presentation by Jennifer Wilson and Ian Forster, **relating to the proposed Coboconk Wellness Centre**, be received;

That the Coboconk Wellness Centre Feasibility Report be referred to staff for review and report back to Council by the end of Q3, 2020; and

That the report back to Council include options that are available to move the project forward.

This report addresses that direction.

Rationale:

The Coboconk and District area of the City is currently serviced by the temporary medical facility located on the Coboconk Service Centre/Coboconk Lion's Park property. This is a true temporary portable which has passed its regular life cycle and requires annual funding for both maintenance and rent.

The community, led by the Chamber of Commerce, have proven and shown the importance of a Wellness Centre in Coboconk. The current Health Service gaps that exist include a 30-minute travel time to the nearest hospital or after-hours care centre, a significantly higher number of residents without a family doctor than the provincial average and reliance of emergency departments in Lindsay and Minden for non-emergency medical situations.

Four potential locations were reviewed by the Chamber of Commerce. The project proposes to provide quality medical and wellness services to the residents and visitors of the City of Kawartha Lakes by establishing a permanent Wellness Centre on preferred site selection of the Legion Park parcel of land, including the historic Coboconk Train Station. This proposal would allow for the offering of a primary care and allied professional care system that would address the service gaps in the northern parts of the City and increase the efficiency of the current system. The proposed project would follow a model for a Wellness Centre based on perceived gaps and provincial trends in care.

This location demonstrates the most benefit to the community by preserving and celebrating, while expanding to accommodate the required services by the community, the existing building. This location provides a permanent facility for the provision of health and wellness services while also providing for a new use

of an under-utilized City facility. An initial site assessment was done, including a Structural Engineering Report, Environmental Assessment, Topographical Study and Facility Condition Assessment and there appear to be no impediments to the proposal for use of this location.

Potential services would reflect the needs of the community and the desire and willingness of community partners, doctors and professional health care providers to provide a hub for community health that will bring increased access to conventional medical care and allied health services, as well as community organizations in an underserved geographic area.

Proposed Services and Wellness Centre Partners

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 & Hygienist *	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 physical design of the facility, construction costs and operating costs, while integrating the historical significance of the Coboconk Train Station and community use, will be factored into the proposal.

This project can be shovel-ready with a short time period and would have an approximate 14-18-month construction period and will provide an opportunity for all levels of government to collaborate with the local community to bring much needed services to an under-serviced area of the City. This project will also have the potential to act as an economic growth tool for the northern section of the City. It can represent part of a long-term strategy post COVID-19 to reduce strain and provide relief efforts while allowing Emergency Departments to focus on emergency situations and pandemic needs.

Other Alternatives Considered:

Other options were considered in the Chamber of Commerce review, however this location was chosen as the preferred site. The former OPP site, if declared surplus by the Provincial government, has potential as a temporary space for the medical centre while this project is implemented and completed in place of the existing temporary facility. The City will continue to investigate this option.

The City could also choose to fund and implement the project differently, with a variety of funding options and the amount and phasing of funding.

The Chamber of Commerce is the best partner to proceed with this project for external funding sources and to capitalize on our management agreement with them for the Train Station facility and the Legion Park site.

Alignment to Strategic Priorities

This report and the recommendations within address three of the four strategic priorities within the 2020-2023 Kawartha Lakes Strategic Plan:

1. An Exceptional Quality of Life
2. A Vibrant and Growing Economy
3. Good Government

The recommendation reflects the need for this project and is voiced not only in the City Strategic Plan but also in the statistics and the voice of the community. It will allow for good quality job creation, retention of seniors, attraction of new families; including professionals and seniors, attraction of new investment and have long term positive impact on local business.

Financial/Operation Impacts:

The proposed cost of this new development for the Coboconk Wellness Centre is \$6,000,000. The local community is suggesting that this would be a 25% funding share between the municipality, provincial funding, federal funding and community fundraising. Federal funding opportunities such as Arts and Culture funding sources and provincial funding opportunities such as the Ministry of Health and Infrastructure funding options are already being investigated. There is a possibility that COVID-19 relief funds may also be eligible.

A 25% share for the municipality would represent an amount of \$1,500,000. This funding would come in the form of cost avoidance (land acquisition costs not required), projected funds required to maintain/enhance the existing Train Station facility (upwards of \$1,000,00.00), and budgeted capital funding. This project, if approved, will be included in the City's asset management plan and 10 year financial plan to ensure that the funding is available over a manageable timeframe.

Should Council support this project, and commit to funding the project as requested, then this project has the potential to act as an economic driver and produce an economic impact of \$500,000-\$1,000,000/year/physician in the local community (Kawartha Lakes Health Care Initiative).

Servicing Implications:

Current review has shown the area and this particular property available for service. Any future plans for construction will follow and adhere to all the guidelines and requirements for development.

Consultations:

Coboconk, Norland & Area Chamber of Commerce
Corporate Services
Asset Management

Attachments:

Appendix A – Coboconk, Norland & Area Chamber of Commerce Wellness Centre Presentation



Coboconk Wellness
Centre Feasibility Re

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