



Project Update – April 2026

Overview

The SWC will be a hub for community health and community space for the under-served northern areas of Kawartha Lakes. By renovating and expanding the historic Train Station building in Coboconk, the Centre will offer more doctors and after-hours care, along with a business incubator hub, dental, physio, and many more services while preserving an important piece of our area's history.

This is a community-driven project. Spearheaded by the Coboconk, Norland & Area Chamber of Commerce, the community identified the need for the services that will be housed in the new building. In addition to identifying the services needed, the community has raised more than \$1.7 million and has committed significant volunteer time. The Chamber has also raised approximately \$500k in grant funding, and in-kind funding of approximately \$450k. City Council has been an enthusiastic partner by providing supports, advice, and funding of \$16.5 million.

Tenants Ready to Call the SWC Home:

- Kawartha North Family Health Team – Full-time: 2 Nurse Practitioners, 1 RPN, 1 admin staff. Other services on a part-time basis shared with their other locations.
- Dr. Warsi – long-time family physician located in Coboconk.
- Coby Pharmacy – retail space and offering new services as part of the 'walk in clinic' services and a new service for compounding custom medications.
- 1 Naturopathic Doctor
- 2 Hygienists
- 1 Psychotherapist
- 1 Chiropractor
- 1 Nutritional Coach
- 2 Massage Therapists
- 1 Coffee Café
- Coboconk & Area Food Bank
- Programming in partnership with the KL Small Business Centre and Launch Kawartha

Tentative Tenants (interested but not yet confirmed):

- Lifelabs
- Yoga Instructor
- Pilates Instructor
- Group Fitness Instructor
- Community Care City of Kawartha Lakes – a variety of programs

Other Services planned for the SWC:

- 2 Dental suites
- Physio, audiology, optometry
- Pre- and post-op services for the Ross Memorial Hospital

Project Status

The building is structurally complete and has received the structural engineer's attestation. The majority of all rough in bulk of the HVAC, electrical, and plumbing are complete. The remaining work is focused on installation of the fixtures. Curbs are installed, and exterior landscaping work will commence as soon as the weather allows.

Here is a quick snapshot of the project's status now, and key milestones coming up:

- Structural 98% complete
- HVAC 80% complete
- Electrical 60% complete
- Plumbing 90% complete
- Flooring and paint in May 2026
- Paving, Exterior Painting in May 2026
- Landscaping, Cabinetry and Finishing Touches in June 2026
- End of June 2026 substantial completion

A picture is worth a thousand words, and we have included a few photos for you on the final page of this report.

Project Budget & Funding

Budget

A Class B costing completed in January 2023 provided a budget of \$16.5 million. Market costs have shown a significant rise in prices since that timeframe, as well as a different world economy, and this has resulted in an increase in expected budget to complete the project in June 2026.

Completing the project requires some extra funding, as well as some bridging of costs while tax credits and provincial funding are received.

Confirmed Funding:

To date, the following sources of funding have been confirmed:

- The community has raised more than \$1.7 million so far with more than 1500 donations, signaling to all 3 levels of government that the community is serious about addressing the community services and health care gaps in the area.
- To date, the City of Kawartha Lakes Council has committed \$16.5 million (thank you!).
- The Ministry of Transportation has contributed by constructing the new entrance to the Summit Wellness Centre from Hwy 35. (approximately \$300k)
- The Ministry of Transportation has committed \$20,000 for the installation of 4 Electric Vehicle Charging Stations
- The Ontario Ministry of Agriculture and Rural Affairs has committed \$250,000 to the Business Incubator project.
- The Ministry of Health provided a planning grant of \$175,000 in 2022 (through the Kawartha North Family Health Team) to support the submission through their application process. That application is complete and the request before the MOH is for \$2.4 million for clinic-focused spaces.
- Rogers Canada has completed the outside and inside work needed for telephone and internet lines on an in-kind basis.

Pending Applications:

We have relentlessly pursued provincial and federal grant funding for this project by submitting over \$35 million in qualified applications. Achieving success has been difficult. We continue to explore all available opportunities to engage the federal and provincial governments.

At this time, only 1 request for funding is pending: the Ministry of Health for approximately \$2 million.

The community thanks Council and Staff for their unwavering support of the Summit Wellness Centre project to date, and we are excited for these additional services to be available to the people of the Kawartha Lakes. We look forward to celebrating with Council on Opening Day later this summer!

Additional Information

Communities to be served by the Summit Wellness Centre

- Norland
- Kirkfield
- Coboconk
- Burnt River
- Rosedale
- Woodville
- Other communities in the Kawartha Lakes/Haliburton area

Service Delivery Partners at the Summit Wellness Centre to date

- Kawartha North Family Health Team
- Dr. Warsi (family physician)
- Community Care City of Kawartha Lakes
- Ross Memorial Hospital
- Coboconk and Area Food Bank
- Coboconk Pharmacy
- Various wellness practitioners and recreation leaders

Key Community Partners involved

- Kawartha Lakes-Haliburton Ontario Health Team
- Kawartha North Family Health Team
- Kawartha Lakes Health Care Initiative (Doctor Recruitment)
- Haliburton Highlands Health Services
- Community Care City of Kawartha Lakes
- Kawartha Lakes Family Health Team
- Coboconk Medical Centre Trust
- Ross Memorial Hospital
- Coboconk and Area Food Bank
- Coboconk, Norland & Area Chamber of Commerce
- Shedden Historical Society
- Coboconk Railway Station Restoration Committee
- MPP Laurie Scott
- MP Jamie Schmale
- City of Kawartha Lakes

For more information:

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Exterior Train Station



Coby Pharmacy



Medical Clinic Hallway



Community Commercial Kitchen