



Muskoka Algonquin Healthcare Hospital Redevelopment

Community Information Session Presentation – April 2023



Land Acknowledgement



We, Muskoka Algonquin Healthcare, acknowledge that we are situated on the traditional territory of the Anishinaabe.

We wish to deepen our understanding of the culture of the local Indigenous communities to develop appropriate culturally safe health care services by building trust through respectful relationships that acknowledge past harms and mistakes to move forward in the spirit of Truth and Reconciliation based on the Seven Grandfather Teachings.



WELCOMING REMARKS

Moreen Miller, Chair, MAHC Board of Directors

Agenda



- Redevelopment Update
- Meet our Foundations
- Site Selection Process
- Q&A



Huntsville – **new build**
on existing property



Bracebridge – **new build**
at a new location



HOSPITAL REDEVELOPMENT UPDATE

Cheryl Harrison, MAHC President & CEO

Engagement By the Numbers



98

Engagements to date



437

Attended a Community Open House



4,907

Unique visitors to MAHC redevelopment webpages



76

Staff/physicians/volunteers attended Town Halls



180

Views of presentation webcast videos



205

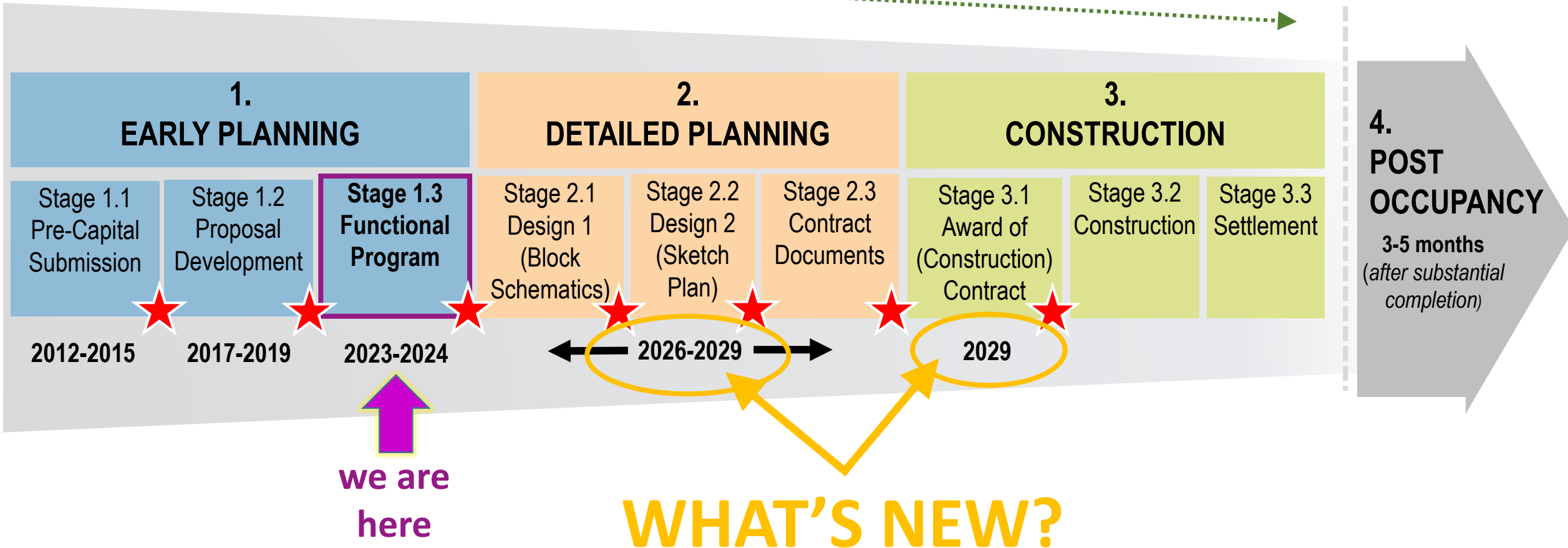
Feedback surveys

Ministry Approach to Capital Planning



★ Denotes Government approval required through the stages

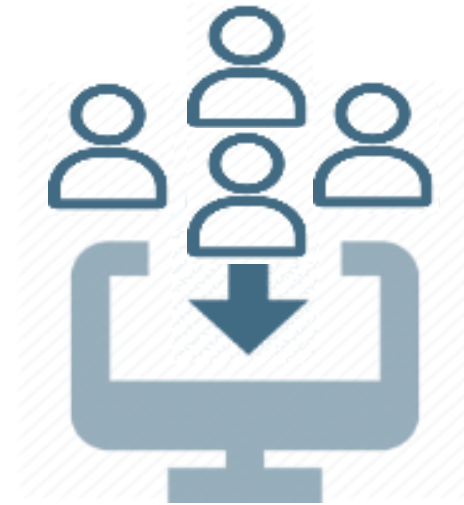
COMMUNICATION & STAKEHOLDER ENGAGEMENT



Create a Functional Program



**USER GROUP
CONSULTATIONS**



**WORKLOAD /
VOLUME DATA**

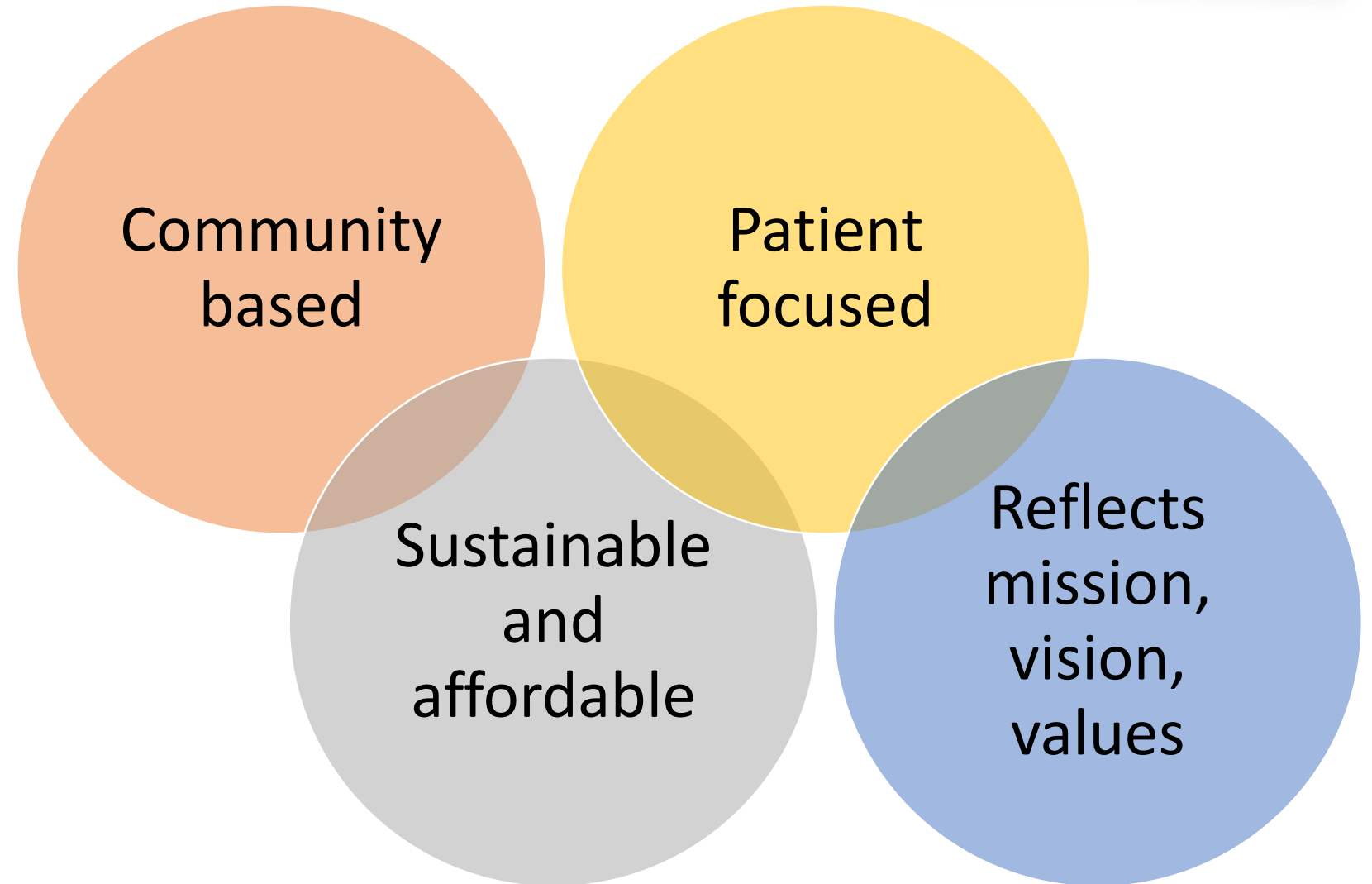


**FUTURE SERVICE
DELIVERY MODEL**

Functional Program Framework



Our principles
for planning:



Functional Program User Groups



Develop what and how using projections



Subject matter expertise, in-depth knowledge



Iterative and collaborative workshops

Community's Local Share Update



- We are in it together, and working toward reaching our \$225M goal
- Our Foundations are poised for capital campaigns
- Muskoka municipal partners have been working hard to identify their required contributions over time
- East Parry Sound/Almaguin municipal partners are on board to participate in funding the local share

Working in collaboration with our communities



**Your Foundations are committed to:
inspiring our community to support the current
and future needs of your hospital.**



**MUSKOKA ALGONQUIN
HEALTHCARE**



**SOUTH MUSKOKA
MEMORIAL HOSPITAL**



**HUNTSVILLE DISTRICT
MEMORIAL HOSPITAL**



Get Involved!

Learn more or become involved in the exciting future of health care in Muskoka.

- Campaign Cabinet
- Campaign Planning
- Community Leadership

Leah Walker

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Katherine Craine

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huntsvillehospitalfoundation.ca





SITE SELECTION PROCESS FOR SMMH

James DiPaolo, Urban Strategies Inc.

Stakeholder Engagement



Stakeholders engaged to date:

- ✓ Muskoka and Area Municipalities
- ✓ District of Muskoka
- ✓ East Parry Sound / Almaguin municipalities / Algonquin Highlands
- ✓ MPP & MP
- ✓ Emergency Services
- ✓ Beaver Creek Institution
- ✓ Muskoka & Area Ontario Health Team
- ✓ MAHC Patient & Family Advisory Council
- ✓ MAHC Staff, Physicians & Volunteers
- ✓ Hospital Foundations

- ✓ Muskoka Area Indigenous Leadership Table
- ✓ The Lakeland Association of Realtors
- ✓ Muskoka Lakes Association
- ✓ TC Energy (pipeline)
- ✓ Muskoka Airport







Ongoing engagement:

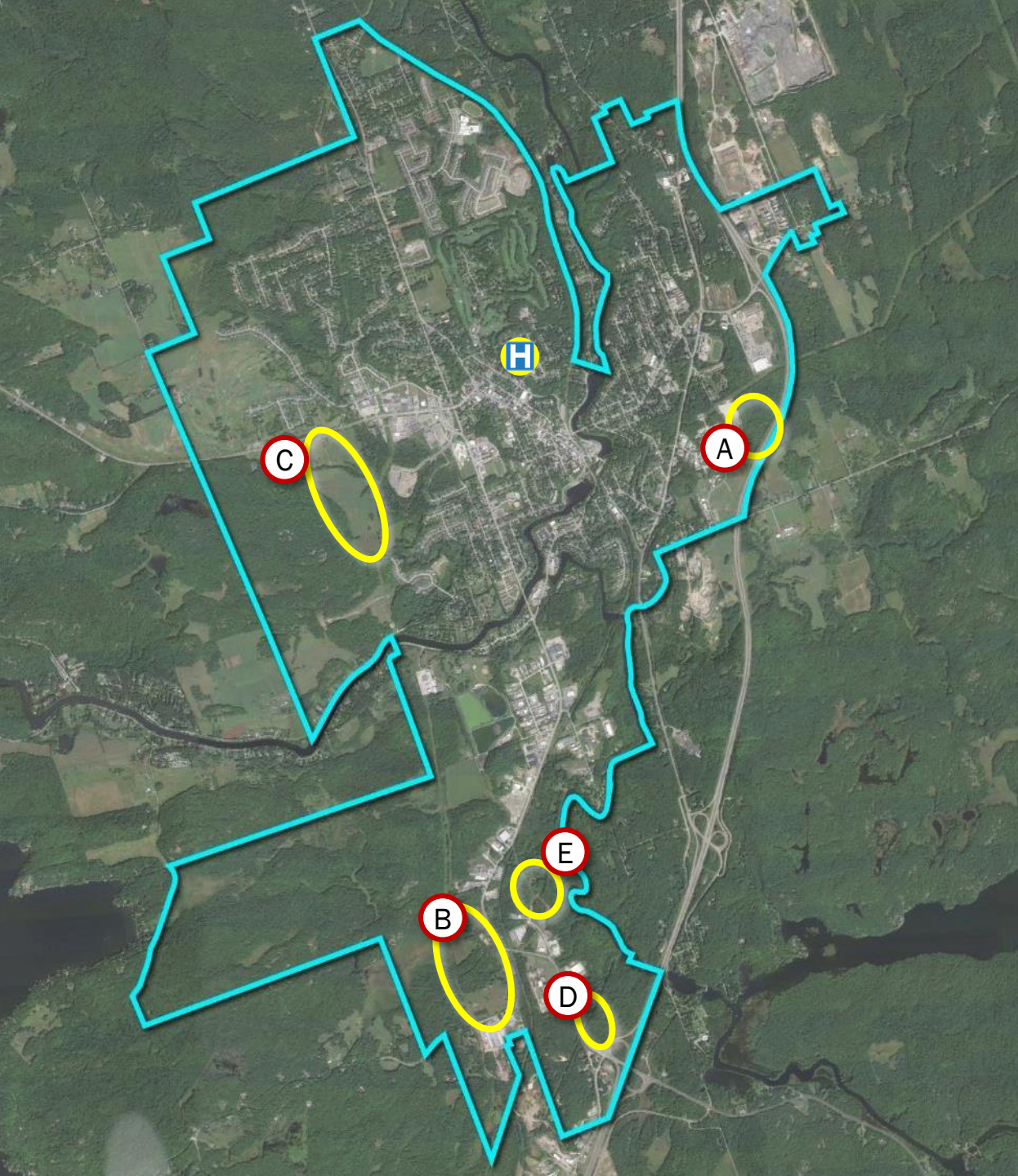
- Municipal/District staff & council
- NavCanada, Transport Canada
- Community at large
- Service Clubs
- Lake Associations

Identification of Sites

20+ potential properties/locations were identified.

Five properties met the pass/fail criteria and were selected for further evaluation:

-  A 300 Pine Street
-  B 1975 Muskoka Beach Road
-  C Highway 118 West lands
-  D 709 Ecclestone Drive
-  E 28-72 Kirkhill Drive
-  H South Muskoka Memorial Hospital (existing)



Site Selection Evaluation Criteria



① Location and Property

Determining appropriateness of the potential location and broader surrounding context for a new hospital.

50% of total evaluation

② Land Use Planning Framework

Evaluating alignment with provincial, regional and local municipal planning directions.

13% of total evaluation

③ Capital and Operating Costs

Assessing cost efficiency of development.

37% of total evaluation

What We Heard re: Evaluation Criteria



Community feedback validated previous criteria and influenced additional criteria:

Accessibility for
cyclists and
pedestrians

Proximity to
Downtown
Bracebridge

Impact on
environment &
sensitive lands

Protecting
natural
landscapes

Scoring and Weighting



Scoring of the Criteria

X

Between 0 and 1.0 based on how well the criteria is addressed

Criteria Weighting

=

Between 1 and 7 based on the overall importance of the criteria

Total points for a criterion

The sum of all criteria total points constitute the overall score

300 Pine Street Evaluation



Strengths:

- Near downtown;
- No further ESA;
- Low land valuation based on purchase/sale agreement;

Challenges:

- Grade changes;
- Future expansion challenges;
- Road access needs work;
- Construction challenges.

1975 Muskoka Beach Road Evaluation



Strengths:

- Flat site;
- Development opportunities adjacent to site;
- Easy site access (minimal upgrades);
- No obvious environmental concerns;
- Serviced site.

Challenges:

- Archaeological potential;
- Work/coordination for hydro-servicing;
- Secondary road access coordination;
- Severance required.

Highway 118 West Lands Evaluation



Strengths:

- Flat site;
- Attractive setting for hospital.

Challenges:

- Location;
- Intended for residential land supply;
- Extensive servicing and road upgrades;
- High land valuation.

709 Ecclestone Drive Evaluation



Strengths:

- Flat site;
- Proximity to Highway 11;
- Low land valuation.

Challenges:

- Lack of servicing;
- Compatibility with industrial zoning;
- Archaeological potential;
- Secondary vehicle access not possible;
- Conflicts with airport.

28-72 Kirkhill Drive Evaluation



Strengths:

- No further archaeological study required;
- Proximity to Highway 11
- Serviced site.

Challenges:

- Industrial zoning;
- Secondary vehicle access not possible;
- Irregular shape;
- High land valuation.

Preliminary Evaluation Results



The evaluated properties rank as follows (highest to lowest):

Properties considered suitable for a hospital:

- 1975 Muskoka Beach Road (preliminary preferred location)
- 300 Pine Street
- Highway 118 West lands

Properties no longer being considered:

- 709 Ecclestone Drive
- 28-72 Kirkhill Drive

Ongoing Analysis



- Town of Bracebridge undertaking detailed analysis of required municipal services for three highest-ranked properties
- NavCanada & Transport Canada confirming impacts related to Muskoka Airport operations

This analysis is expected to validate current assessment, not change the overall rankings.

Remaining Work for Site Selection Process



- Ongoing discussions with Town of Bracebridge
- Preparation of a detailed site plan
- Geotechnical report
- Hydrogeological report
- Environmental Phase 1 & 2 reports
- Topographic and legal surveys
- Infrastructure report, complete with conceptual civic design
- Cost estimates

Community Engagement



April Community Information Sessions

Dwight Community Centre Monday, April 17 7 p.m.	Port Carling Community Centre Tuesday, April 18 7 p.m.	Armour, Ryerson & Burk's Falls Arena Hall Wednesday, April 19 7 p.m.	Huntsville Active Living Centre Thursday, April 20 7 p.m.
Gravenhurst Terry Fox Auditorium Saturday, April 22 10 a.m.	Bracebridge Rotary Centre for Youth Saturday, April 22 2 p.m.	VIRTUAL Monday, April 24 7 p.m.	VIRTUAL Wednesday, April 26 10:30 a.m.

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www.mahc.ca/planning-for-the-future

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