



Muskoka Algonquin Healthcare Hospital Redevelopment

Community Open House Presentation – January 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



- Hospital Redevelopment Update
- Site Selection Process
- Site Selection Next Steps/Opportunities to Engage
- Closing Remarks
- Informal Q&A at Poster Boards



HOSPITAL REDEVELOPMENT UPDATE

Cheryl Harrison, MAHC President & CEO

Project Consulting Team



Architects / Engineers



Health Care
Programming



Planning &
Site Selection



Cost Surveyors



Information, Communications,
Automation, Technology experts

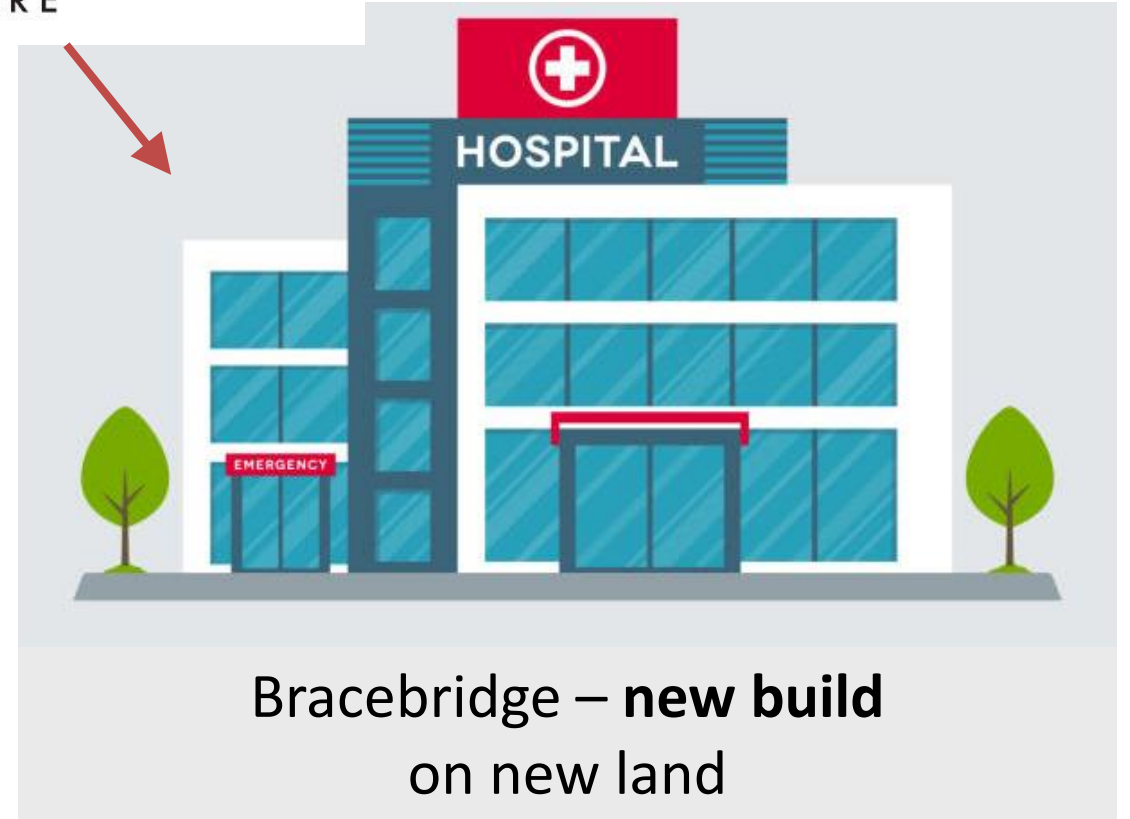


LEAN Consultants



Data Analytics

One Organization Building Two New Hospitals

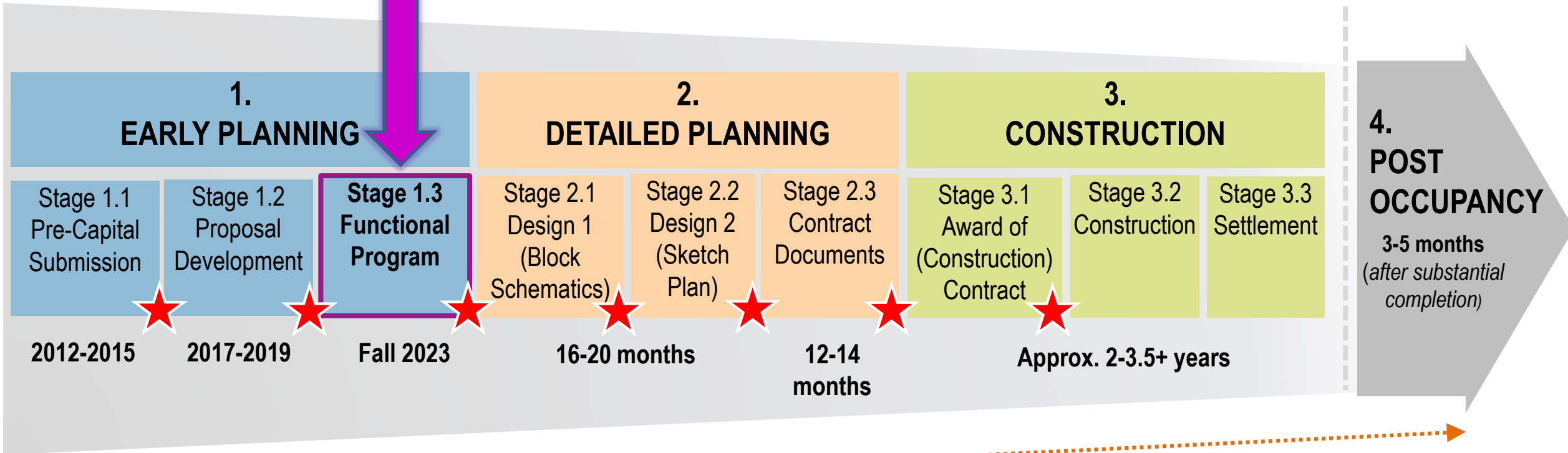


Ministry Approach to Capital Planning



WE ARE HERE

formerly known as Stage 2



COMMUNICATION & STAKEHOLDER ENGAGEMENT

 Denotes Government approval required through the stages

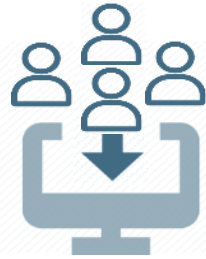
What Happens in Stage 1.3?



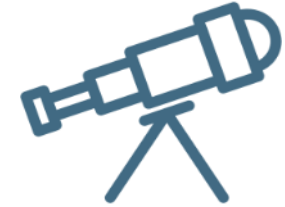
Create a Functional Program



USER GROUP CONSULTATIONS

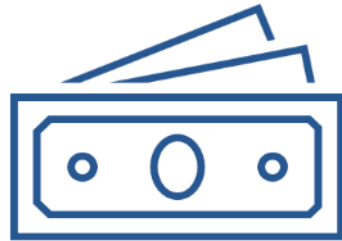


WORKLOAD / VOLUME DATA



PROGRAM VISION & FUTURE SERVICE DELIVERY MODEL

Develop a Financing Plan



Site Selection for Bracebridge



Engage Staff Patients and Community



Engagement & Collaboration



Visioning Our Future



For this project to put forward the best future plan for two hospitals, we collectively will need to...



Think

differently



Be

innovative



Do

adopt
transformational
technology early



Prepare

to make
decisions



Integrate

feedback and
insights from
community,
partners,
patients,
families and
staff

What is Local Share?



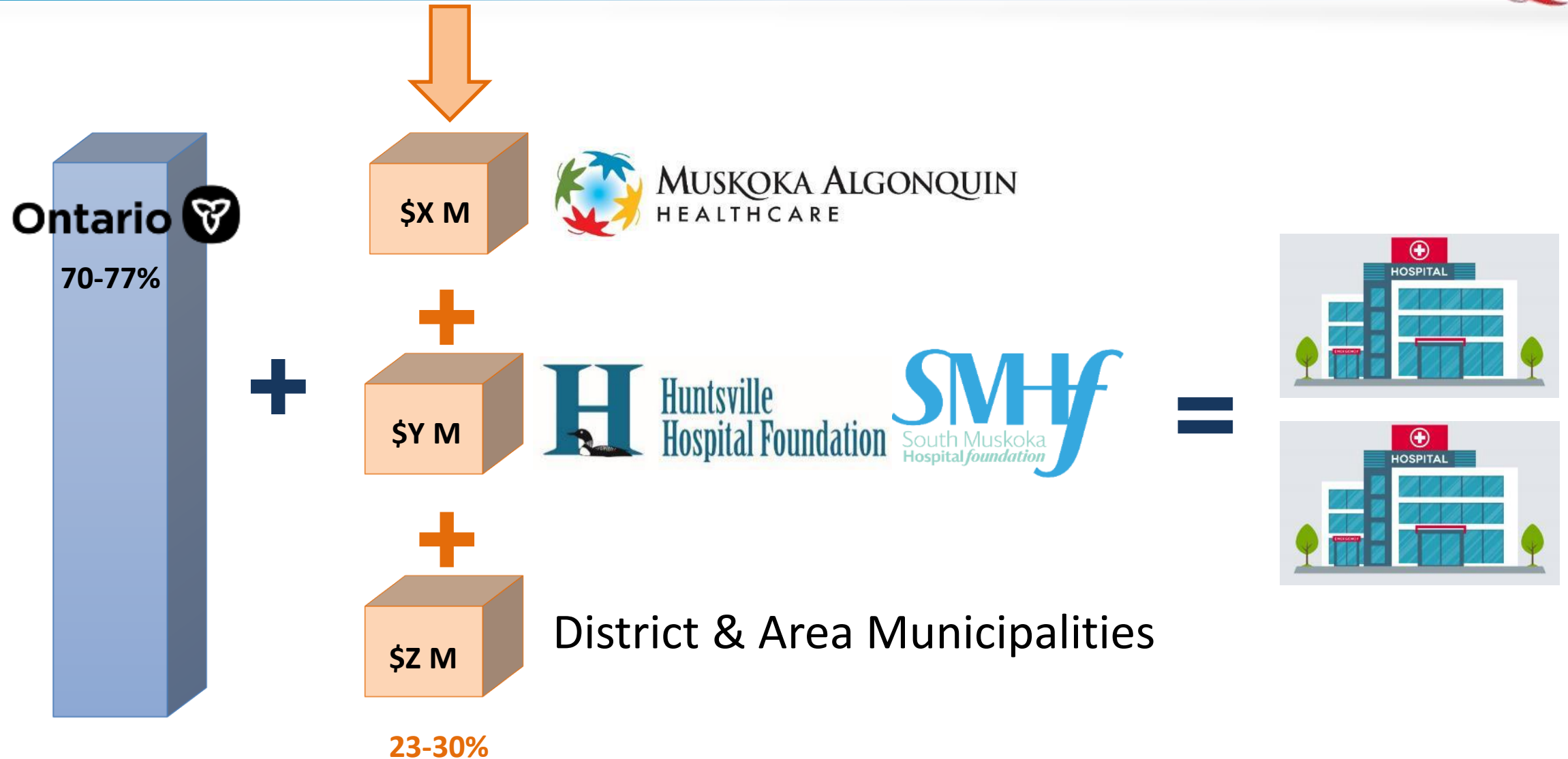
Communities are responsible for:

10% of the eligible construction costs and associated ancillary costs

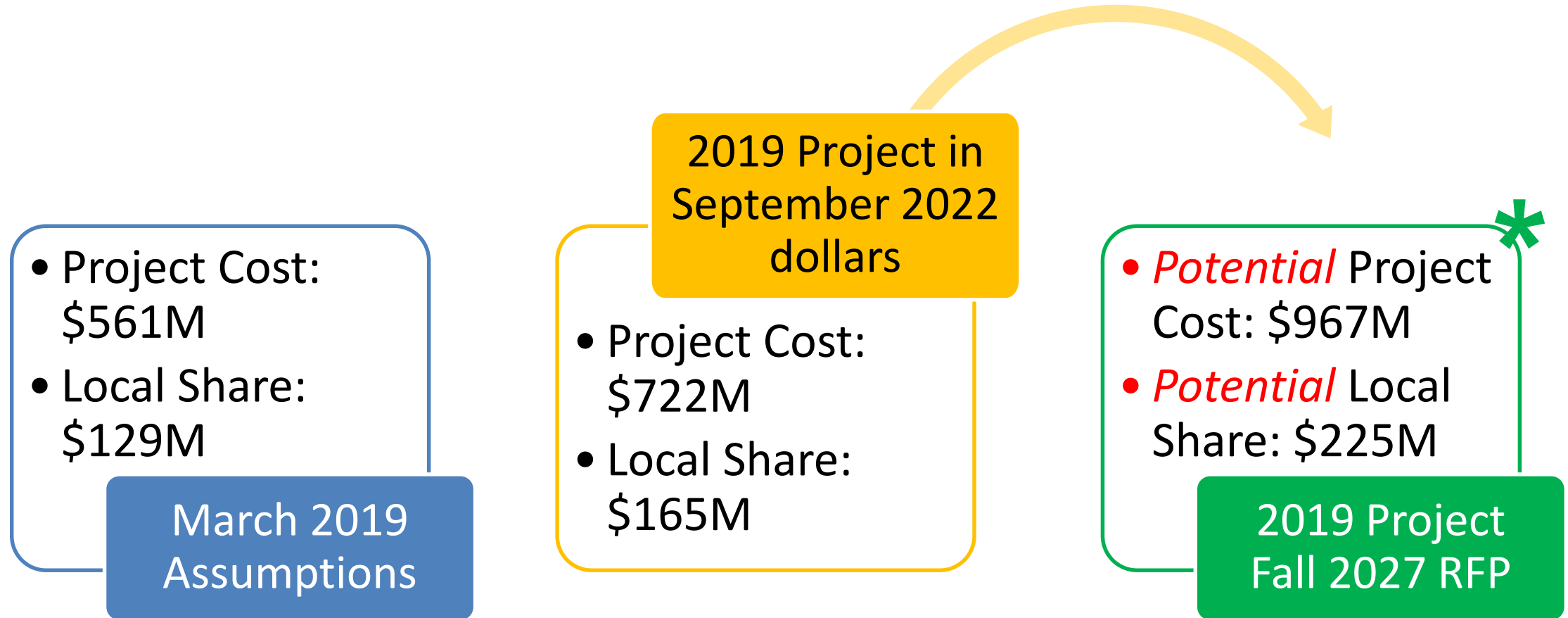
100% of the costs associated with hospital equipment, furniture, land and required servicing

Communities
(District & Area Municipalities)

Breaking Down the Local Share



Updated Project Cost Projections



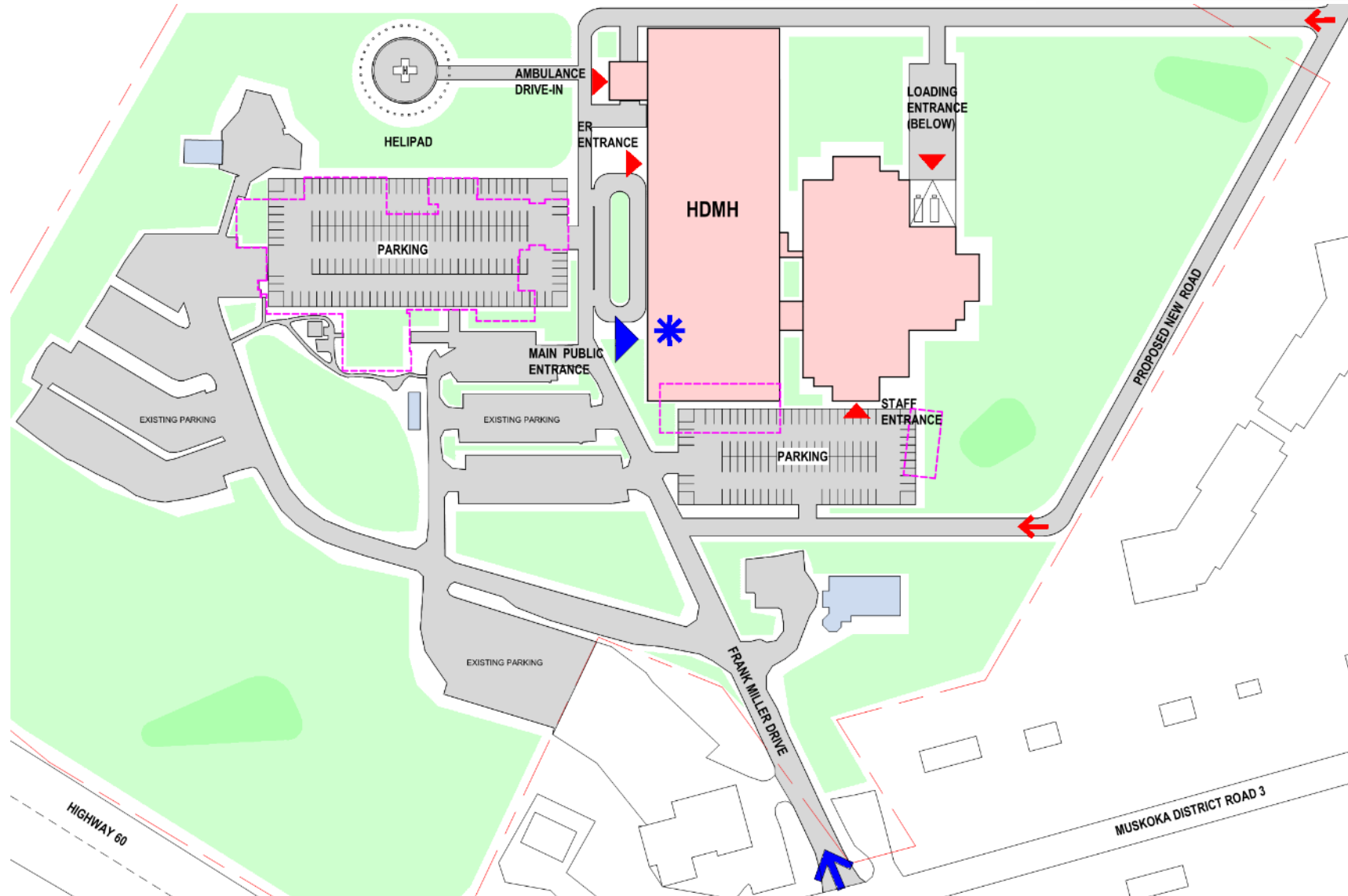
* Final costs are unknown and will evolve through the planning process

Impacts on Costs



- COVID-19 pandemic
- Construction cost inflation
- Supply chain issues
- Changes to project from functional programming process
- Lengthy process including government approval points or potential delays
- Costs will continue to evolve as planning progresses to tendering

Building New on Existing Land in Huntsville



Selecting New Land in Bracebridge



South Muskoka Memorial Hospital

- Existing property is land locked in a residential neighbourhood
- Hospital land size is a constraint (11 acres)



SITE SELECTION PROCESS

Eric Turcotte, Partner, Urban Strategies Inc.

Site Selection Objectives



- Identify potential properties
- Assess technical/community planning considerations
- Evaluate potential properties to ensure best suited land
- Consider all perspectives through engagement

Site Selection Stakeholder Engagement



A series of virtual one-on-one interviews and/or focus groups:

Stakeholder Engagement to Date:

- ✓ Town of Bracebridge (Staff)
- ✓ Town of Huntsville (Staff)
- ✓ Town of Gravenhurst (Staff)
- ✓ District of Muskoka (Staff)
- ✓ Emergency Services (Police, Fire and Paramedic)
- ✓ Beaver Creek Institution
- ✓ Muskoka & Area Ontario Health Team (MAOHT)
- ✓ MAHC Patient & Family Advisory Council
- ✓ MAHC Staff (through town hall)

Stakeholders Remaining to Engage:

- Huntsville Hospital Foundation
- South Muskoka Hospital Foundation
- Muskoka Area Indigenous Leadership Table
- Bracebridge Town Council
- Huntsville Town Council
- The Lakelands Association of Realtors
- Muskoka Builders' Association
- Community at large

What We've Heard So Far



Based on early engagement, several overarching themes have emerged:

Proximity to
Highway 11 is key

Access to public transit
to support
low-to-moderate-
income residents

Availability of
municipal servicing

Avoiding travel
through congested
roads

Accessible location
for southern residents
(i.e. Gravenhurst)
and populations
around lakes

Accommodating
commercial/retail uses
or housing for
employees

Proximity to other
medical services/
offices (or land
available to
accommodate)

Preliminary Pass/Fail Location Criteria



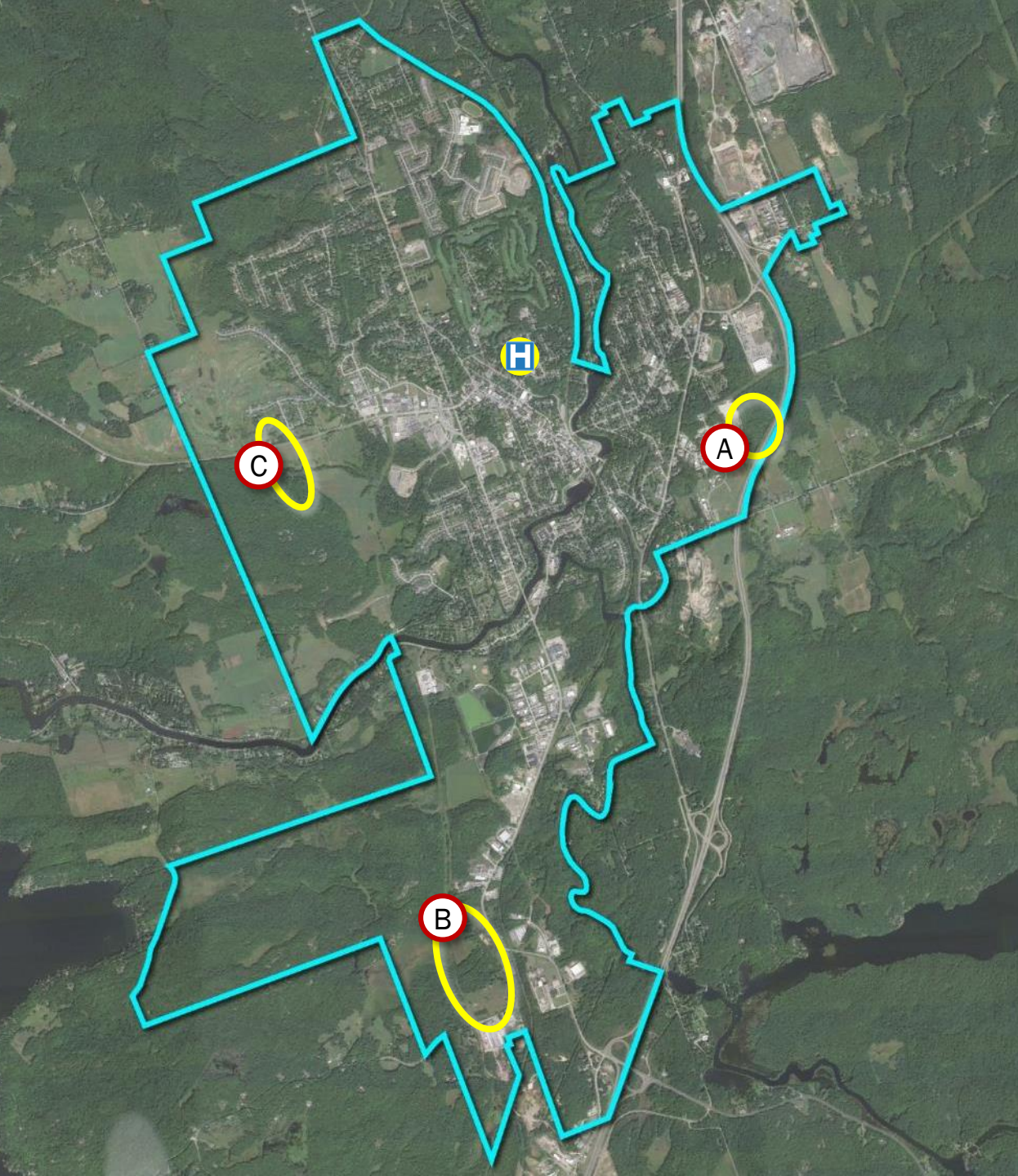
To be considered for further evaluation, a property must meet these pass/fail criteria:

- Minimum 40 acres;
- Within Bracebridge's Urban Centre Boundary;
- Access to provincial highway or district road;
- Usable shape, proportions, topography;
- Access to municipal services;
- Land available for purchase (an owner willing to sell); and
- Property is 1.5m above the 1:100-year floodplain



Twelve potential properties were identified through conversations with Town and District staff. Three appear to meet the pass/fail criteria:

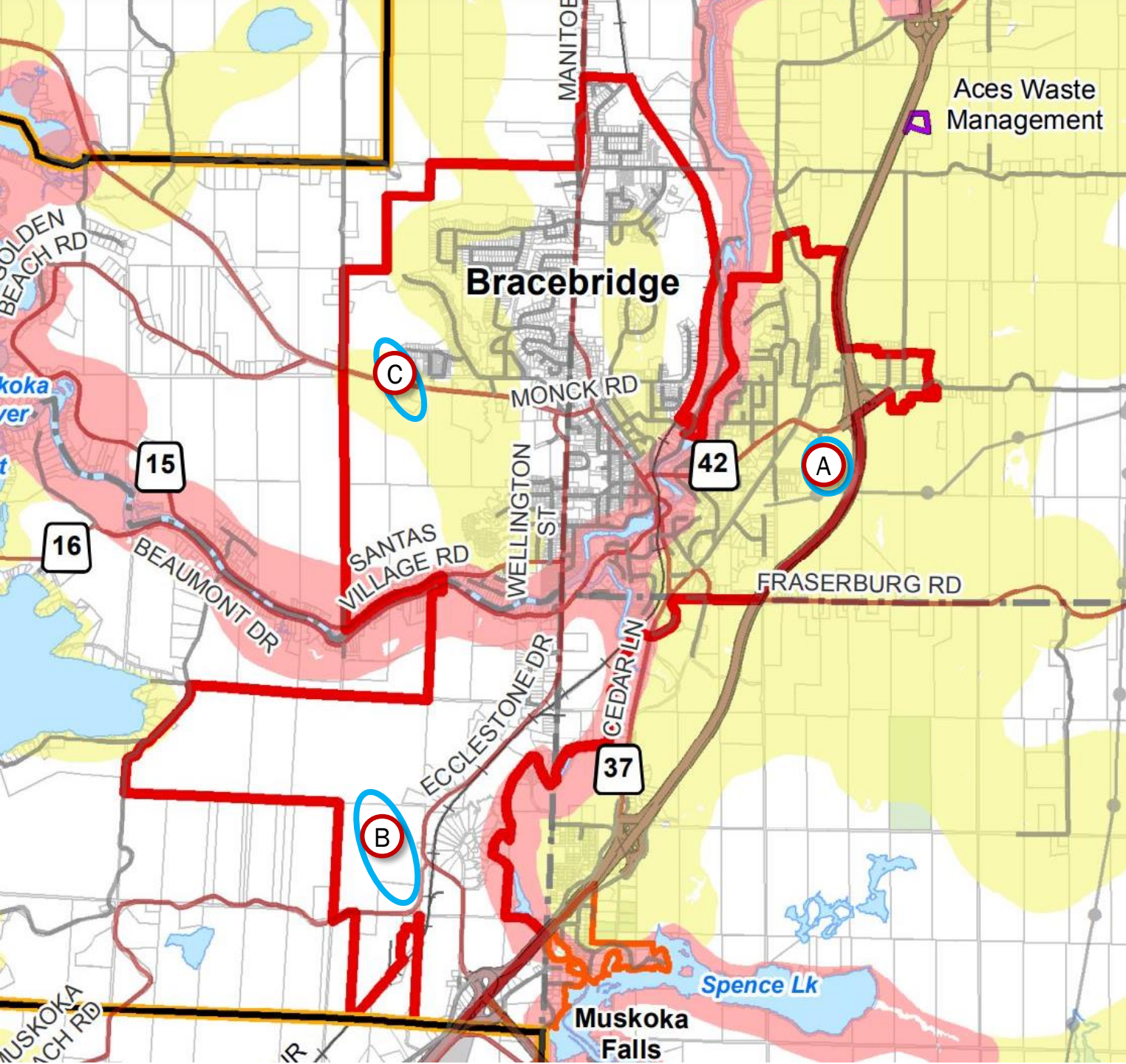
- A** Fowler Construction Property
- B** Muskoka Royale Lands
- C** Highway 118 Lands (south)
- H** South Muskoka Memorial Hospital (existing)





Areas of Archeological Potential

- The three sites identified for further consideration were cross referenced with this map of areas of archeological potential
- Two sites have “moderate to high” archaeological potential



LEGEND

Potential Site	High to Very High	Lake (>=8ha)	Crown Land
Moderate to High	Parcel Fabric	Provincial Park	National Park
Urban Centre	Indigenous Lands	Provincial Highway	Utility Line
Community	District Road	Railway	Muskoka
Special Policy Area Boundary	District Boundary	Area Municipal Road	
	Area Municipal Boundary		
	Geographic Township Boundary		



Fowler Construction Property

- 45 acres with frontage along Hwy 11 (no existing access)
- Access from Pine Street; potential access from Depot Drive
- Potential presence of archaeological resources: moderate to high
- Municipal services at doorstep
- Zoned Business Park Industrial and Special Purpose Commercial





Muskoka Royale Lands

- 201 acres with frontage along Ecclestone Drive and Muskoka Beach Road
- Small wetland area onsite
- Not located in an area of archeological potential
- Existing municipal services
- Zoned Institutional





HWY 118 W Lands

- 79 acres with frontage along Hwy 118 W
- Potential access from Salmon Avenue and subdivision to the south
- Land is bisected by Beaver Creek
- Potential presence of archaeological resources: moderate to high
- Services exist nearby but would require upgrades
- Zoned Residential



Preliminary Site Selection Criteria



① Location and Property

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

② Land Use Planning Framework

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

③ Capital and Operating Costs

Assessing cost efficiency of development

Preliminary Site Selection Criteria



① Location and Property

Determining appropriateness of the potential location and broader surrounding context for a new hospital based on:

- Highway and emergency access;
- Transit access;
- Contributes to complete community;
- Ability to accommodate complementary and ancillary uses;
- Adheres to health care facilities standards;
- Accommodates hospital programs, parking, and helicopter pad;
- Opportunity for future expansion/redevelopment land uses and built form;
- Archaeological impact



Preliminary Site Selection Criteria



② Land Use Planning Framework

Evaluating alignment with provincial, regional and local municipal planning directions such as:

- Consistency with provincial planning policies;
- Conformity with District and local municipal plan policy directions;
- Adherence to the local zoning by-law;
- Overall municipal approvals risks (e.g., the nature/extent of approvals required and anticipated challenges)





③ Capital and Operating Costs

Assessing cost efficiency of development by considering:

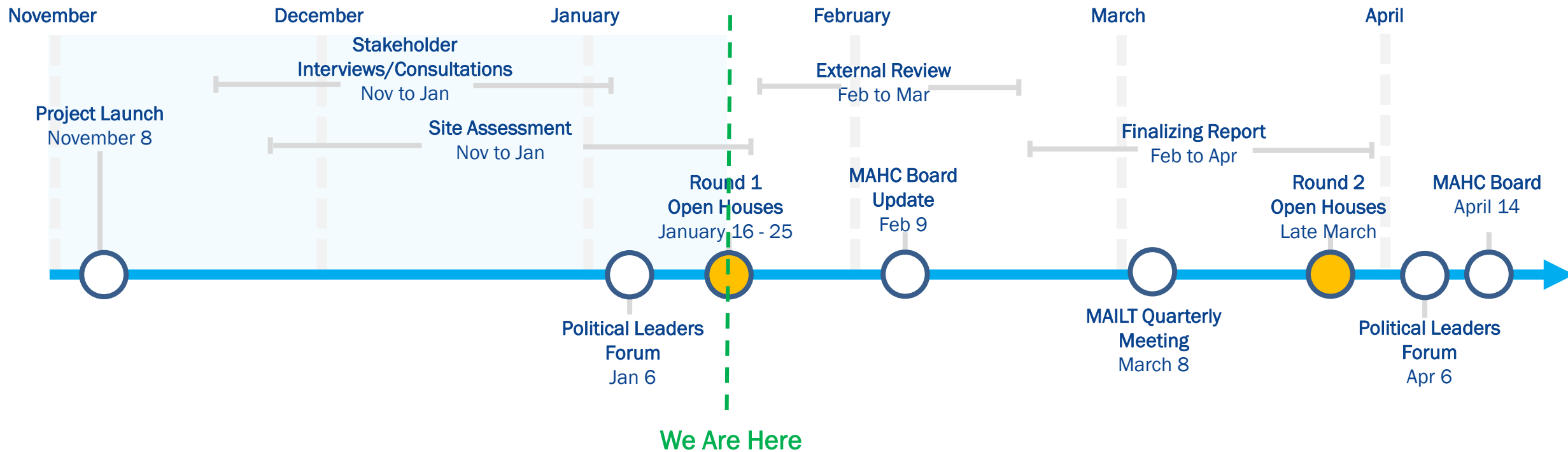
- Land cost;
- Site preparation;
- Cost of infrastructure (roads, water, sewer, power, communications);
- Environment remediation (if required)





NEXT STEPS FOR SITE SELECTION & OPPORTUNITIES TO ENGAGE

Site Selection Timeline



Have Your Say



Complete the feedback survey by February 20:

www.mahc.ca/siteselection

Stay informed and subscribe for updates:

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

January Community Open Houses

Huntsville January 16: 7-8:30 p.m.	Gravenhurst January 17: 7-8:30 p.m.	Burk's Falls January 18: 7-8:30 p.m.	Lake of Bays January 19: 7-8:30 p.m.
Port Carling January 21: 10-11:30 a.m.	Bracebridge January 21: 2-3:30 p.m.	VIRTUAL January 23: 2-3:30 p.m.	VIRTUAL January 25: 7-8:30 p.m.

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Volunteer for a User Group



**PATIENTS,
FAMILY MEMBERS,
CAREGIVERS
WANTED!**

bring your
experience to
our user groups



MAHC is Recruiting Patient Experience Partners

Have you had an experience as a patient or a family member of a patient at the hospital?

Do you want to volunteer your time to help influence and improve the patient experience?

Apply to become a Patient Experience Partner!

Learn more and submit your application today at:

www.mahc.ca/PEPapplication/

For more information, call Christine Loshaw at 705-645-4404 ext. 3104