



**MEMO / NOTE DE SERVICE**

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**TO: Chair and Members of Community and Protective Services Committee**

**DESTINATAIRE: Président et membres du Comité des services communautaires  
et de protection**

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**4 juin 2021**

**FILE NUMBER: ACS2021-PIE-IS-0005**

**SUBJECT: Long-term Care Home Capital Plan for 2021**

**OBJET : Plan d'immobilisations pour les foyers de soins de longue durée de 2021**

## Background

At the Community and Protective Services Committee on [February 18, 2021](#), staff were directed to “present to Committee and Council a one-year capital plan for City-owned Long-Term Care homes by Q2 2021”.

The purpose of this memorandum is to provide an overview of the 2021 capital plan for City-owned long-term care homes.

The City of Ottawa is committed to providing seniors with quality long-term care and the safety and well-being of residents and employees is a top priority. Every year the capital budget makes an investment into essential assets, including long-term care homes.

The City owns four [long-term care homes](#):

- Carleton Lodge
- Peter D. Clark Long-term Care Centre
- Centre d'accueil Champlain
- Garry J. Armstrong Home

In order to ensure facilities are well maintained and to assist with forecasting future work of a facility, a number of considerations are taken into account, including:

- Regular building condition assessment audits to determine lifecycle needs
- Working closely with facility operators to identify operational requirements
- Compliance with legislative requirements including Ontario Ministry of Long-Term Care
- Providing service continuity to long-term care employees and residents
- Affordability

Projects are carried out to minimize disruption and impact to residents.

Throughout construction during COVID-19, additional safety precautions were put into place. All individuals entering or working at City of Ottawa construction sites and facilities or providing services on behalf of the City are required to follow all recommendations by [Ottawa Public Health](#) and also provincial directives for

construction sites, including those from the Ministry of Labour, Training and Skills Development.

### **2021 Capital Budget Investments in Long-term Care**

As approved in the 2021 Capital Budget, approximately \$7 million will be invested in the renewal of all four City-owned long-term care homes. Projects will be carried out in 2021 and beyond. Approximately \$3.5 million will be spent in 2021.

In 2021, the following capital projects work will be undertaken at each long-term care home:

- Carleton Lodge - \$150,000

Work at Carleton Lodge will focus on enhancing the exterior of the building and improving water services and heating and cooling:

- Design and replace existing asphalt at the service entrance
- Sprinkler system retrofit

- Peter D. Clark Long-Term Care Centre - \$2 million

In 2018, a comprehensive review of the exterior building envelope identified several areas of concern including water infiltration. As a result, and in combination with scheduled lifecycle work, the City began construction work to rehabilitate the building envelope in 2019 as part of a multi-year project. The scope of work includes the replacement of wall framing, alcoves, windows, flooring and exterior cladding. Specifically, the long-term project objectives include:

- New windows with improved thermal performance to help maintain more consistent climate in each room
- Modernized building envelope, including insulation, better performing air barrier and water resistance improving the building's ability to maintain consistent heating and cooling
- Freshly painted rooms in neutral tones
- All carpeted areas will be replaced with slip resistant sheet flooring, durable and easy to clean

- New exterior cladding in a modern colour to improve the overall look and feel of the building

Lifecycle work scheduled at Peter D Clark includes:

- Upgrade of the nurse call bell system
  - Renovations to shower rooms in the Houses
  - Design to support replacement of the underground fuel tank
  - Courtyard fence replacement
  - Work in the Bungalows including shower room renovations, bathroom flooring retrofit, fire door hardware retrofit, foundation repairs and server retrofit
- Centre d'accueil Champlain- \$960,000

In 2021, projects at Centre d'accueil Champlain will focus on enhancing the building envelope. Specifically, work will include:

- Replacing roof
  - A new outdoor deck will also be constructed for residents and their families to enjoy. This project will be done in coordination with the roof replacement.
  - Design work to support future replacement of elevators #3 and #4 with new hydraulic elevators
  - Painting the 3rd floor
  - Lighting upgrades
- Garry J. Armstrong - \$400,000

A number of renewal projects are planned for the Gary J. Armstrong home including:

- Design to support future replacement of four gas humidifiers
- Design to support future replacement of interior doors (Phase 1)
- Localized repairs to generator fuel system and foundation

- Painting corridors, tub rooms and lighting upgrades throughout the facility to LED

### **Investing in Canadian Infrastructure Program (ICIP) Long-term Care Home Stream**

The Investing in Canadian Infrastructure Program (ICIP) Long-term Care Home Stream will provide up to \$100 million in combined federal and provincial funding for the Long-term Care sub-stream across Canada to be allocated in 2021 and 2022.

Qualifying projects include any retrofitting projects such as improvements to Heating Ventilation Air-Conditioning (HVAC) and to support new safety measures.

The City of Ottawa submitted six applications in late December 2020 and four projects, with a total value of \$1.2 million, have been approved for implementation during 2021:

- Peter D. Clark Long-Term Care Centre
  - In-room air conditioning
  - Replacement of humidifiers
  - Sprinkler system updates
- Carleton Lodge
  - Chiller unit replacement

### **Public Engagement**

The City has a proactive communications approach and is committed to informing the public on current and forecasted construction projects.

All projects are closely coordinated with staff at facilities and notifications are shared with residents and families, staff and, neighbouring community in advance of construction commencing.

The City has a [Capital Construction Forecast – Online Map](#), which allows members of the public to search planned infrastructure projects in areas of interest around the city, including projects occurring at long-term care homes.

Information regarding the above-mentioned projects are posted to the [long-term care home](#) webpage on Ottawa.ca.

**Next Steps**

Infrastructure Services will continue to work with Recreation, Culture and Facility Services Department and Long-Term Care Services focusing on providing quality long term care for residents.

*Original signed by*

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