



# **Rockwood Terrace Redevelopment**

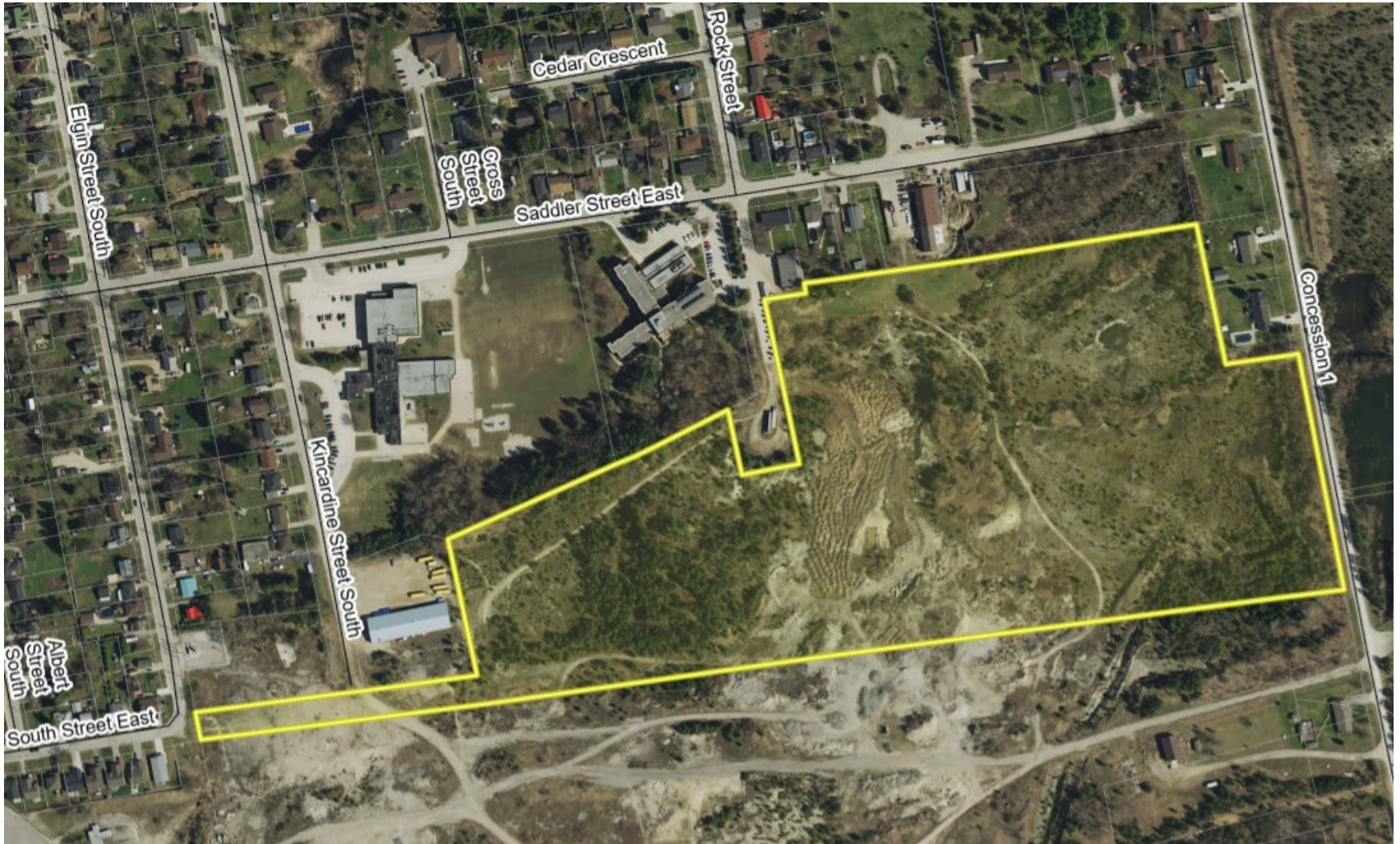
**West Grey Council  
July 6, 2021**

# Rockwood Terrace Redevelopment

- ▶ Province has approved a new 128 bed Long Term Care (LTC) Home to replace the existing 100 bed Rockwood Terrace LTC Home
- ▶ Rockwood Terrace LTC Home needs to be redeveloped by end of 2025
- ▶ SHS Consulting hired to assess feasibility of campus of care as part of LTC redevelopment
- ▶ Colliers International hired to provide Project Management Services for both the Rockwood Terrace Redevelopment and Grey Gables Redevelopment



# Acquired Lands – 30 plus acres



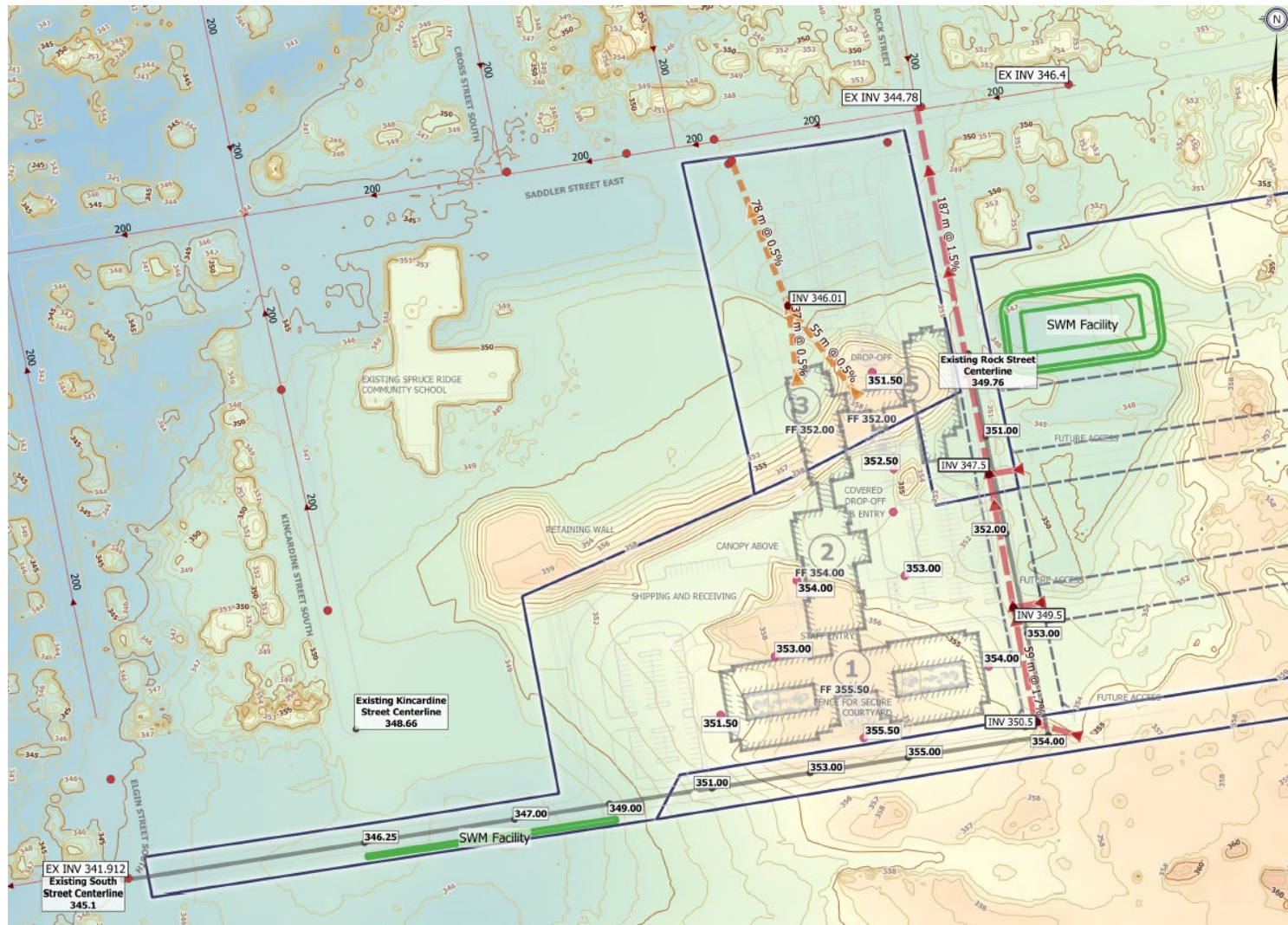
# Campus of Care Feasibility Study

## Key Findings

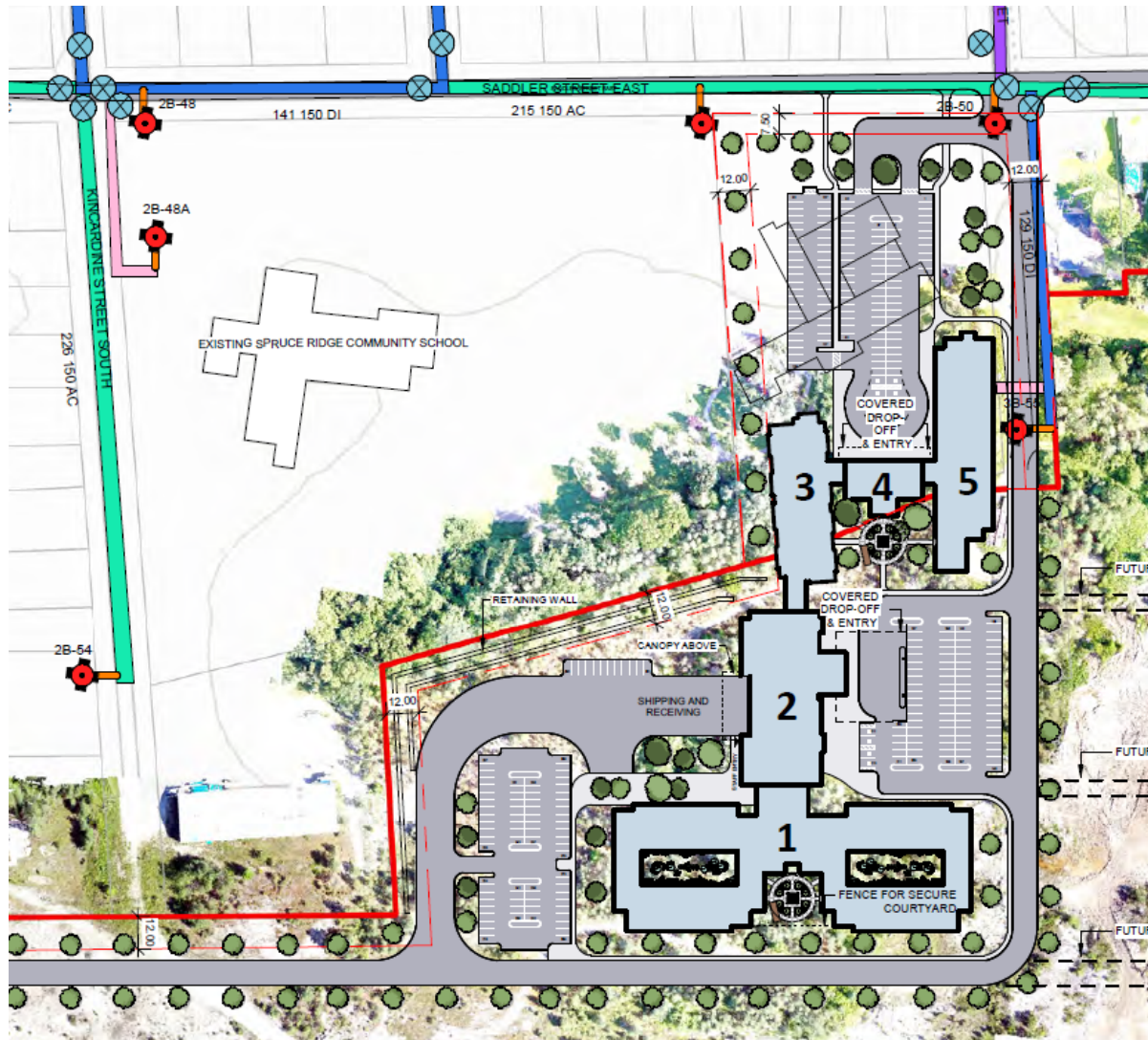
- ▶ SHS is recommending that the new Rockwood Terrace campus include the following housing offerings:
  - 128 beds of long term care
  - 40 seniors' assisted living units
  - 15 units of affordable rental
  - 45 market rental units
- ▶ **Existing Rockwood Terrace Building**
  - Reuse of the building is not recommended due to construction type and costs to renovate
  - Demolition and use of the land for the campus improves the site design
- ▶ **Site Layout**
  - The proposed development can fit within the bounds of the extended streets
  - Simplifies utilities and infrastructure design, keeps the road grid intact



# Potential Concept for Campus of Care



# Potential Concept for Campus of Care





# Next Steps

- ▶ SHS to finalize Campus of Care Feasibility Study, Preliminary Servicing, Stormwater, Traffic, D6 Study
- ▶ Council discussion re: potential campus of care models – investment required, prioritization, phasing, etc.
- ▶ Colliers International - RFP to hire architect and obtaining all approvals for new LTC Home
- ▶ Working with West Grey regarding future site plan application, lift of holding zone, and building permits
  - Any additional studies/investigations required for approvals
  - Maximize efficiency for servicing site and for future development – is there an opportunity to partner on servicing extensions/looping?, etc.

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Questions/Comments?

