

**RM of Springfield
Committee of the Whole Meeting
October 26, 2021**

WITHOUT PREJUDICE (E&OE)

Length of Meeting: 31 minutes and 10 seconds

Mayor Fell obviously has a cold as she sounds like she raspy and not at all like herself.

Mayor Fell - I will just move on to the Dugald Place update presentation. Lesley, thank you so much for coming in. We just want to continue to communicate with the public in regards to this great project we're working on with um the SHHI (Springfield Heritage Housing Inc.) board and the RM of Springfield so whenever you're ready.

Lesley Thompson - Thank you Mayor and Councillors for giving me this opportunity to share with you the progress of Dugald Place Assisted Living Residence and the Aquatic and Wellness Centre. It's a very exciting project and we had a formal announcement of it September 28th and we're getting lots of good positive feedback from the community. So I'd like to share with you a Powerpoint presentation. First off, just to give you an overview of what I'll be talking about today, I'm going to give you a project overview, talk about how this is an Ageing in Place Campus vision, provide some details and plans and show you some of the architectural renderings and importantly talk about the financials and support we need for this project, our fundraising goals and progress to date, and some of the innovations around this project and as well, um opportunities for questions and answers at the end. So first off just to refresh people's memories about this organization, Springfield Heritage Housing is a not for profit sole member corporation of the Rural Municipality of Springfield and in establishing this entity, we took the time to create a Vision Statement. It is to provide a range of safe, affordable and quality housing to encourage residents of the RM of Springfield to remain in their community, to enable seniors to age in place, and to stimulate economic development throughout the municipality. Our goals are to design a holistic community connecting seniors and youth, creating an inclusive community for all as well as providing recreational amenities to promote the health and well being throughout the municipality and the region. And bottom line, in the success of this project we would have a sustainable seniors community model that could guide other Canadian communities as it is a quite unique approach with the inclusion of the aquatic centre. So this is just a quick overview of the initial design phase. At the lower left hand would be Dugald Estates which is the current 55 plus independent living building that is currently there and then we're showing the other areas of development. #1 is the Assisted Living Residence 2. is the Aquatic Centre and 4 is the parking that would have to be created to facilitate the larger influx of people as well as #6 is the lake off of Highway 15. So that initial schematic turned into this architectural rendering from Bird and MNP Architects who are the design build team that have been hired through an RFP to work with us on this project. So again on the left hand L shaped building is the Dugald Estates and the right hand shows the Aquatic Centre and the Assisted Living Residence that we're looking to build and this is just an overview of what the Assisted Living residence would look like at the entrance. So first let me go over some of the details related to Dugald Place Assisted Living Residence. First off, I think most people are fairly familiar that in Dugald there was a community effort several years ago to build an Independent Seniors Housing Coop that opened December 15th has been very successful whenever there's a vacancy it's quickly filled and it's financially stable. It's probably one of the most successful housing co-ops in the Province. We always had a vision for ageing in place so that when people in that building found they needed additional supports then they could go to assisted living and not have to leave our municipality and this new building of Assisted Living will provide that. It also fills a great need. I think there's people in this community that think there is an Assisted Living Residence in Oakbank, Springfield Place and so on but there is not. There is an independent housing, there's supportive housing, and PCH housing in this municipality but there is no formal assisted living senior residence. Dugald Place since we started marketing this new building, we already have 51 affected residents who put down a \$1,000. deposit to be on the waiting list. It will be a 60,000 sq. ft. 4 storey building and as I mentioned, highway accessible off of #15. Fifty-four spacious wheel chair accessible suites, 36 of them will be one bedroom and 18 will be 2 bedroom. This building will provide all the elements of Assisted Living which includes providing the meals, housekeeping, laundry and recreational services. As well, I am very pleased with the design. We were able to provide several large common areas on every floor for residents to gather in right outside the elevators. There is a very large area as well as an outdoor balcony that residents can gather in because the whole point of assisted living is we don't want them staying in their apartments and being alone and lonely. We want them to come out of their apartments and have meals in a communal setting, have activities and enjoy being with their friends and neighbours. We also will be providing a hair salon, a fitness room, a library, a guest suite for visiting family members who want to stay overnight and a scooter parkade area. We also are very excited about having the opportunity to provide direct access to the Aquatic and Wellness Centre and I'll get into that in a little more detail. So this building will also be very safe and secure. We will have 24 hour staffing. This slide shows some of the architectural renderings of the 2 suite types. Suite A is a one bedroom so you're seeing the living area there with a kitchenette. Suites will have a sink, cupboards, fridge and a microwave. There will not be a stove because we don't want people cooking in these suites to that extent and they will have the opportunity to have all their meals downstairs. Suite B is showing the living area of the 2 bedroom and we're pretty excited about this. I think you will, might agree that this is a very, very modern nice looking comfortable place for people to live in in their senior years. I won't go into detail of the plans. We're happy to talk to anybody at any time who wants to see these plans and details. I'll just mention a few things. Um I think my cursor will show that there is 2 dining areas and that's nice because instead of a large dining hall that might look not as comfortable and cosy as we would like, we've separated it into two dining areas which is quite nice. Large lobby area, commercial kitchen, scooter garage as I mentioned and then going to the second floor off of the elevators I am very pleased we are having 2

elevators as well as a generator so that is required for this kind of a building so that if there's a power outage we are not leaving vulnerable seniors in their suites or having to try and navigate stairways and so on. So on the second floor we have quite a large area for gathering. It shows a couple of tables and so on and there's the balcony and then on the third floor we have very large areas. This shows a couple of tables and chairs, some sofas, I think a pool table so you know as I said I'm very pleased that we have worked very hard to make sure there is some really comfortable and spacious gathering places on every floor and I will go back to uh no I'll go forward and I'll show you one other space where we get to the Aquatic Centre. So this is a very important element of this slide. It is the link that will connect Dugald Place and Dugald Estates and it will overlook the pool on the left hand side and the gardens on the right hand side and we're hoping to be able to put some benches in there so people can come and sit there and watch what's going on in the Aquatic Centre and be able to connect indoor winter...both buildings cause we expect that there will be many people from Dugald Estate who will want to come over to Dugald Place not only to visit their friends and neighbours but also to have uh nutritious meals provided by the commercial kitchen. There's an overview of the new centre, the Aquatic Centre and the Assisted Living and you'll see there's quite an extensive parking area. We have put ...there will be a barrier or non access between Dugald Estates parking and the Dugald Place because we want to maintain this area around the pond ..uh this image does not show but there is a pond at Dugald Estates currently and the gazebo so that is the front yard of Dugald Estates residence so we don't want to have traffic zooming through there and creating a hazardous situation. **NOTE: Perhaps Ms. Thomson is thinking of the traffic confusion cause by the vehicles going to the Dugald School before and after class conflicting with the traffic of Dugald Estates and neighbouring residences.** For those residents, the access will be off of Highway 15. **NOTE: As if there wasn't already enough traffic moving through Dugald past this property on its way east to residences and farms and Parrish & Heimbecker Grain Storage facility, not to mention the potent CanWhite Sands silica sand processing plant in Vivian. Now we will have elderly residents and their visitors creating even more traffic turning off #15 just past Holland Street.** So to give you some details about the Aquatic Wellness Centre, first off I mentioned the enclosed walkway. That is being funded by Dugald Estates because they want to make sure they have access for their residents to the new building. The Aquatic Centre responds to a significant need and is the most requested recreational amenity in the RM of Springfield. It will be 10,000 square feet and include a full length 6 lane pool. We will have a easy access for seniors to enter into. Obviously change rooms and it will be available for community use for all ages. It will provide year round swimming lessons, general swim hours, and as well we are making sure there will be reserved swim times for seniors, probably in the mornings when the rest of the community is busy going to school or work or other things and the seniors, there's no question about the health benefits that Aquafit and Aquasize can provide to seniors. Being in the pool allows exercise, they don't have to put the pressure on their limbs. It's easier movement, cardio vascular um exercise and so on. There's so many benefits for swimming for seniors. **NOTE: Whoopee, since I am paying for this white elephant, it is certainly gratifying to know that as a SENIOR, I will have equal access to this facility as the residents of the senior residents of Dugald Estates and Dugald Place. Just perfect for my chronic congenital arthritis.** The Aquatic and Wellness Centre will be owned.... or sorry...operated and managed by the RM of Springfield Recreation Department and it will include a small cafe with food services provided by the Dugald Place commercial kitchen and that not only kind of provides a good service to the general public for people observing the swimming lessons of their children, for example they can have a coffee or a hot dog or some snacks but it also provides some revenue generation for the project as well. So as it states this is a very innovative approach creating intergenerational opportunities in our community. Um this slide just simply um is a vision of uh what we believe the aquatic centre will look like uh it's not exactly it's just kind of stock photos to kind of get people excited about the fact that we're going to have an aquatic centre in Springfield and in Dugald. Uh this is an overview of the pool, bird's eye view, some changing areas as well as the cafe area. The image on the right hand side shows the aquatic centre and then in the pink this is part of the Dugald Place Assisted Living residence and this is the common area. In Dugald Estates we have the large common area on the main floor and that is well used by the residents. There's activities going on there all the time. Well, in Dugald Place, a large common area, 1700 square feet just about as you can see it accommodates a lot of furniture and tables and little bar area and so on. The exciting part of being on the second floor is it will overlook the pool so residents who are in Dugald Place or people who are coming for an event there will be able to enjoy observing the pool. We also have a library up there as well. **So how are we going to pay for all of this.** That's you know the million dollar question or the \$24,000,000. question. **NOTE: One thing Ms. Thomson is not mentioning is that the people who spearheaded Dugald Estates did so by requiring those who wanted to be on the list to live there whether right away or in the future were required to post, I believe, a donation, if you will, of \$75,000. or perhaps a little more, I can't remember the exact amount. That would have put living there out of the reach of a lot of constituents of the RM of Springfield.** So uh the project is budgeted at \$24,000,000 (million dollars) so there's been significant work done by the Board of SHHI as well as Bird and MNP, the consultants to uh determine that amount and to develop the project to a place where we believe we have a fantastic project and we believe we have the wherewithall to make it happen. So how do we do it. Well, first of all community fund raising is going to be a very important component of that. We believe we need to raise 3.5 million dollars in this community to support this project and I'll be speaking more of fund raising later. For the RM of Springfield perspective, there's been significant support in the early days of Dugald Estates and now with this project so the land has all been donated long ago for this kind of work and it was donated for \$1. Also the RM of Springfield will have responsibility for assisting with the water and sewer connections. They are granting the permit fees and they have established the Springfield Heritage Housing entity to make that happen in collaboration with the community. In terms of financing we are in the process of working with Canada Mortgage and Housing Corporation Co-Investment Fund and we believe we'll be receiving a projected grant of about \$1.2 million dollars. As well we are working with the Federation of Canadian Municipalities to uh achieve a Green Municipal Fund and that grant will ..is expected to be in the range of \$2.4 million and as well there are other grants that we will be applying for along the way. So Fund Raising, uh we initially made an application to a program called the Investment Readiness Program and that is through the Federal Government. We received \$40,000. to help support our fundraising efforts. This allowed us to hire a professional consultation, fundraising consultation and assessment to determine if you know our projected \$3.5 million

something we could reasonably expect to raise in this community and that analysis and that research determined that we could raise between 3.5 and 5 million dollars in this community. That was conducted by the Velnes Group. In addition uh from that we realized we needed to hire a fund raising professional and we wanted not only a seasoned professional but somebody with extensive local knowledge. This is very critical for fundraising success and as we've been working away at this for the last 6 months it has certainly proven to be true so we established a contract with the value of \$2,500./month for a 6 month period which was March to August and our Board determined after a 6 month period we would review the process...the progress of that and determine if it would be renewed for another 6 months and that would take us September to February 2020 and only would be proceed on the second contract if we had success and we were able to cover \$7,500. the first 3 months of that contract through our \$40,000. fundraising grant so we decided to hire Shandy Walls. **NOTE: Not only was there a payment to the Velnes Group on the RM's List of Accounts but there were several of those payments to Shandy Walls on cheques written by the RM of Springfield. If the SHHI award of \$40,000. was used to hire Shandy Walls, why are the cheques to pay her being numbered and written by the RM of Springfield and not the Springfield Heritage Housing corporation? Further we have already paid Ms. Walls \$10,000. for her work which could well have been used to finance the actual Aquatic & Wellness Centre as well as the amount paid by the RM to the Velnes Group. I was a former Councillor but I would consider work of this nature to be a gift to my community and would not be charging the ratepayers to raise funds for a private facility. I would consider it my civic duty.** I had never met Shandy Walls which may seem hard to believe since I have lived in Dugald for 30 years but I had actually never met her and she was recommended to me and I met with her and decided that this was the kind of person that would be able to help us. Not only is she a proven professional fund raiser. She has done this work for STARS Ambulance and HSC Foundation raising millions of dollars and she is a member of the National Association of Gift Planners. And of course it doesn't hurt our fundraising efforts that being a former RM of Springfield Councillor she has an expansive network of contacts. Also she's a founder and director of the Springfield Chamber of Commerce. So I met with her. We had lots of discussions. We decided to give this a try and I'm very pleased with the progress to date because I am not a professional fundraiser. I need somebody to help us do this. Um her very first meeting she walked in the door with a \$1,000. pledge and a \$50,000. cheque from a member of our community. So that was off to a great start. To date we have raised approximately \$700,000. in donations and pledges and since we had our official announcement on September 28th, there's been a lot of momentum generated from that. We've had, we've got lots of irons in the fire, we've had lots of meetings, and things are going quite well so I feel quite good about this. I should also say um I mentioned earlier we were able to get a pledge of \$230,000. from Dugald Estates for the link and also Dugald United Church has pledged \$100,000. and they were very helpful with our first project, Dugald Estates and they started us off there with \$150,000. And I have to say that we will be coming out to the community. We'll be seeing...looking to meet with people all over the community to try and reach our goal. Um one of the things we're doing that I hope we can interest people in. There are 54 suites in Dugald Place and if we can uh encourage people to think about maybe designating one of those suites in honour of your family name. It could be in honour of a single person in your family or it could be a collaborative effort. For example um those suites would be going for \$5,000. donation and there might be several people in one family who say, "gee, I would love to have a Bredin suite named in honour of our family" and uh **Councillor Bredin** - I may want to stay there but ... **Lesley Thomson (laughing)** - And uh what they could do is donate as individual family members as much as they can and everybody comes together to make the \$5,000. and that suite will be named in that family name. **Councillor Williams** - No pressure. **Lesley Thomson** - Every donation will receive a charitable tax receipt from the RM of Springfield so we're starting that campaign soon. So that's one way people can get involved but we have gone through the building and we have naming opportunities galore and these are being quickly snapped up. For example, the Communal Pool room overlooking the pool pledge, the pool cafe has been pledged, um one of the dining areas has been pledged, uh one of the communal balconies, the scooter garage is gone, the Fitness Centre is gone so we are doing quite well I think. And one of the other things we thought would be interesting to do is that I mentioned earlier how happy I am about the large common areas we have on every floor. Well that works out to be four and we have thought it would be interesting to name each of them after one of our communities so on the second floor Anola, on the third floor Hazelridge, on the fourth floor Cooks Creek and that way people, especially those who are from the region, could...who live in there...could say, "oh, you know, Howard, I'm going to meet you in the Anola room or see you in Cooks Creek or see you in Hazelridge" so we're having a little bit of fun with that um and Oakbank of course. Uh so that's some of the overview of what we're doing on fundraising and I feel really, really positive about it. And finally I want to speak a little bit about how this project is so innovative. Really, really excited that we have designed this as a green project to meet net zero energy running building performance standards and what that means is we've been working with the Canadian Municipalities for our grant application under their Green Municipal Fund. We are going to do energy initiatives in this building that would cost us more than if we didn't do them but the benefits, of course, you know to combat climate change are more than obvious so that fund will cost those initiatives or will cover the cost of those initiatives. You know, the long term benefits are significant. We also want to have at least 28 of the 54 suites at CMHC affordable rents so we are aligning with the CMHC National Housing Co-Investment Fund to do that. We're working with Manitoba Housing to have all market rents suit...eligible for the Manitoba Rent Assistance Program which could give up to \$500. ..\$501 in support and that's based on resident's income. And finally the more we fund raise, the more we can support reduced rental rates for our seniors. We're also collaborating with the Interlake Eastern Health Authority to ensure a full range of home care services are available to the residents and they call this Block Care. And what that means is for example in Dugald Estates there are probably half a dozen residents who are getting Home Care services uh from the Interlake Eastern Health Authority and those are all different people, like individual home care people, coming in to see different people in the building instead of it being scheduled that one home care person is assigned to the building and sees all those 6 residents. So it's not an effective use of their services and their funds right now. In talking with the Health Authority what we want to have is an arrangement with them where they will assign one or two home care staff who will look after all the people in that building and they will be in that building all the time so it's a much better efficient service and it's better for the residents because they can become familiar. The other important piece of all of this is the

heated link to connect Dugald Estates to Dugald Place for both the Aquatic and Wellness Centre and for the meals so it's a really innovative approach in our community and I think Springfield should be proud that this is going on here. So in conclusion we have strong community support, uh we have a long wait list, and we have surveys that indicate this is a significant need. The campus concept creates an Aging in Place Community which was our vision right back in probably 2012 when we established the first building. It's an innovative concept, we're getting a lot of accolades for creating these opportunities for seniors and youth in our community, and it's a sustainable model. We have strong municipal support thanks to this Council uh as well as the work we're doing with Canada Mortgage and Housing, Federation of Canadian Municipalities, and our fundraising and we will create jobs and create this as a destination for Springfield. I have no doubts that the homes being built in Dugald right now will certainly be able to market sales more easily knowing there's a pool in their community and as well new businesses looking for housing options for their employees. Our projected construction start date is Spring 2022 and that is my presentation. So I'd be happy to answer any questions and you can contact myself directly and Tiffany and I will say I am more than happy to talk about this project anywhere anytime anybody wants to invite me to come talk about it.

Mayor Fell - Thank you so much, Lesley. That was a lot of good information and we're actually going to put that presentation up on our Web Site as well. Is there any questions from Council? It was a pretty comprehensive presentation so..... **Councillor Bredin** - This is curious. When you said there's going to be a generator, do you know if it's going to be diesel powered or natural gas or that's never been discussed and that's maybe not a fair question. It just peaked by curiosity. **Lesley Thomson** - I don't believe it's diesel ...with the Green Energy Fund that we're accessing...we're talking geo-thermal too so I'll have to..... **Councillor Bredin** -...like a water???..how does it...anyway **Lesley Thomson** -,,,didn't tell me how it's gonna..... **Councillor Bredin** - It peaked my interest, that's all. So ok. **Lesley Thomson** - Actually there's one other thing I did want to mention. We did a little bit of analysis um over the 50 some people that have already put their name on the waiting list to see where they are coming from in the area and Council members may be interested to know this. We have 2 names on the list from Glen Fuhl's area, 8 from Ward 2, that's you, Howard, 4 from Ward 3, 32 from Ward 5 Peter Williams is the winner right now. There's nobody from Ward 4 now so I think we probably need some time thinking about how we can publicize this a little bit more in the Anola area and then we have some from Beausejour, Tyndall, somebody from Winnipeg whose family lives here and they're waiting to move here so ...ya, it's interesting statistics. **Mayor Fell** - Any other questions or comments from Council? Otherwise thanks again, Lesley, for the update. We really appreciate it. **Lesley Thomson** - You're very welcome. Thanks for the opportunity. **Mayor Fell** -And that's the end of our agenda. Can I have a mover and a seconder to adjourn?

Meeting adjourned.