Mahone Bay Nursing Home Redevelopment Proposal

Public Consultation Background Paper

Phase I: Development Concept

August 2016
**Mahone Bay: MacLeod’s Proposal**

MacLeod Group Health Services is planning to replace its 50-year old nursing home – located in the 100-plus year old building - in Mahone Bay, with a new 61-bed Long Term Care home. We hope to take the opportunity to provide additional facilities and amenities the town and its residents need and want. Our vision is a new hub for health care services and seniors’ living within the town.

The Province has asked for innovative approaches to meet the needs of seniors, citizens and communities. We intend to answer that call.

**Proposal Highlights**

- Replace the old Nursing Home with a new facility with the same number (61) of long term care beds.
- Financed independently - no assistance or subsidy asked or expected of the government.
- Make it part of a larger community-enhancement, based on expressed community needs.
- Add and re-enforce health and wellness services for seniors in the area.
- Promote health and wellness in keeping with the Mahone Bay Age-Friendly Community Initiative.

**Community Involvement**

Any new Mahone Bay nursing home and other facilities need to be right for the community.

We have held extensive discussions with elected municipal officials and staff; leaders in the Mahone Bay Seniors Project; local businesses and developers; and staff of the Nova Scotia Health Authority (NSHA).

It is time to broaden our discussion, and listen to the citizens of the town who have ideas to share or concerns about the proposal. We will continue public discussion and engagement throughout the development process.

The first meeting is August 23rd at 7 p.m. at the Mahone Bay Fire Hall. We’ll tell you what we’re thinking, but mostly we’re there to hear from residents of the community. This is the beginning, so the MacLeod Group brings a completely open mind, hoping the people of Mahone Bay will fill it with great ideas.

**Development Concept – Services**

Through discussions with municipal leaders and others, we have a development concept that incorporates the following:

- Mahone Bay Nursing Home, a 61-bed government-licensed Long Term Care facility, replacing Mahone Nursing Home.
- Mahone Bay Assisted and Retirement Living Community, a 20-30 residential private-pay facility.
- Mahone Bay Wellness Clinic, comprised of medical, health and wellness programs and services.
Development Concept – Benefits

Our company has experience with this model of development, and our facilities place a premium on:

1. **The Quality of Life of Residents:** A continuum of care setting gives individuals, couples, and families access to the appropriate level of care and can stay in place over time as care needs change.

2. **Sustainable Community Health Services:** The integration of services provides a sustainable model for program and service providers. It allows for full-time and part-time services that are affordable and broadly accessible to those who need them in their own homes.

3. **Sustainable Renewed Infrastructure:** The developer (MacLeod Group) assumes all development and operational risk. As a result, it is in our interest to develop, maintain and ensure the infrastructure is sustainable over the long term. It is essential to our success that we provide the community with assets and services that contribute to the stability of the local economy and population.

4. **Healthier Residents and Staff:** Our existing nursing home in Annapolis County has a wellness clinic co-located within the home. Residents benefit from faster diagnosis, reduced transportation to outside medical appointments and easier access to medical services. Staff are healthier and the home has one of the best workers’ compensation ratings in the sector. We hope to replicate this success in Mahone Bay.

Community leaders are enthusiastic because they see a development that will promote the ongoing viability of Mahone Bay and the health of residents. By rebuilding within the Town boundaries, the Home will access local infrastructure and services and pay municipal taxes.

The development can support the Age-Friendly Community initiative with:

- Walking trails, a playground (for grandkids), gardens and access to community amenities. Pending the final site selection, the project may include site development or enhancement, in partnership with the municipality and local community, which promotes public space usage around the development (parks, etc.).
- Ease of access to health and medical services. The site selection process will carefully consider proximity to the downtown and other services.
- Usage and support of local infrastructure. As a major developer and service provider within the community, we intend to actively participate and support the community and local services such as fire protection and public transport.
Development Concept – Potential Services

In smaller communities, where we have existing nursing homes, our staff are often called upon to assist local residents who are trying to stay in their own homes but require assistance to do so.

Demand for these services is increasing and residents in rural areas have trouble accessing home care. Our company has run pilot projects to deliver, on a fee-for-service basis, home care with resources available from our Homes or in partnership with other service providers.

As part of the Mahone Bay Nursing Home Redevelopment, we would like to engage with the Department of Health and Wellness and the Nova Scotia Health Authority to consider programs and services which can use the resources of the Home in new and innovative ways to offer seniors, and others, care that meets their changing needs.

Examples could include:

- Care and Home Assessments: Staff from our Home could assist residents with planned events (like operations) or post-accident return to home accommodations;
- Equipment Rentals: We can provide equipment and facilitate delivery and safe set up at the client’s home;
- Day Programs: Our facilities are ideally resourced to meet on-going or post-operative care needs through activity-based programming to combat loneliness, provide respite care to support family caregivers and healthy eating.
- Day Clinics: To deliver specific health promotion and care programs, e.g., immunization, blood collection services, diabetes education.
- Health Services: To deliver direct health care services on a scale and cost that fits community needs, e.g., part-time nurse practitioner

Space, Design and Care Program

The Home will be designed in a manner consistent with the current space and design standards as set out by the Department of Health and Wellness. Certain variations will be required in order to fulfill the development concept.

More specifically:

1. Shared real estate: The nursing home will ideally be co-located with other services.
2. Shared infrastructure: The development may share certain infrastructure including HVAC systems, kitchen facilities and parking.
3. Shared staffing and services: Co-located with the home will be private-pay Assisted Living and Retirement Living. Staff will be shared between the facilities including management and administrative support, kitchen, cleaning, maintenance.

Project Financing

MacLeod Group intends to seek commercial financing for 100% of the project.
About MacLeod Group Health Services Ltd

MacLeod Group Health Services Ltd (MGHSL) is a Nova Scotia company. We own, operate and develop nursing homes, assisted and retirement living communities. Seven of our facilities are provincially-licensed nursing homes.

Our company currently operates in ten communities and employs almost 1,000 Nova Scotians. The majority of our workers are unionized health care workers.

The company is growing, and expects to add facilities outside Nova Scotia in 2016. We are an Atlantic-based health services company, focused on meeting the needs of seniors in the communities in which they choose to live.

MacLeod Group Inc. (MGI) is the parent company of MGHSL and specializes in commercial development including care facilities owned and operated by MGHSL. MGI develops, owns and operates professional and retail spaces.

More details about both companies can be found on our website at www.macleodgroup.ca

Project Decision Path and Timeline

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Total: 24 months, Targeted Opening of 2019
Feedback – We Welcome Your Submissions

We want to hear from you! There are a number of ways you can submit your ideas, comments and feedback.

On our website, you will find a submissions text box located at http://macleodgroup.ca/mahonebayinfosession

You can also email or mail submissions to the contact information below.

Ramsay Duff
Chief Executive Officer
MacLeod Group Health Services Ltd
P: 902-863-6800 ex 24
E: ramsayduff@macleodgroup.ca

For more information about our company, visit: www.macleodgroup.ca
MacLeod Group Health Services’ proposal for Mahone Bay is action that furthers statements Nova Scotians have heard from those in positions of leadership. For example:

Health Minister Leo Glavine:

 ✓ "We want the best possible care for seniors and others who need these services. At the same time, with the oldest population in the country, it’s essential that we invest wisely and strategically to meet growing demand for home and long-term care."
 ✓ "Seniors want to stay in their homes longer and feel safe in their communities."
 ✓ "We know people want to live independently . . . with access to care and services when needed, including support for caregivers."
 ✓ "We hope to encourage innovation through the development of programs that meet the evolving needs of seniors."

The One Nova Scotia Commission:

 ✓ “A positive innovation culture embraces unique, home-grown initiatives scaled to maximize local opportunities and partnership opportunities.”

The Ivany Report:

 ✓ “Critical to long term success in building (a) sustainable economy, is greater engagement of communities in economic development planning.”
 ✓ “The economic and population challenges we now face in Nova Scotia, and dramatically so in our rural regions, demand new vision, innovative approaches, greater collaboration and a greater willingness to take on the risks associated with economic change and progress.”
 ✓ “If . . . the province is able to pursue a different path – one that embraces change and renewal, and builds on its assets and opportunities – it may be possible to stabilize economic and population trends and then, gradually, to start building a much more positive future.”

Municipal Affairs Minister Zack Churchill:

 ✓ "We want municipalities to have the required tools to build strong, viable communities while delivering efficient and cost-effective services to their citizens."

Community Services Minister Joanne Bernard:

 ✓ "People need to feel good about their surroundings. It is key to building vibrant and healthy neighbourhoods."
 ✓ “We are committed to working with our partners to create innovative solutions (in) building healthy, vibrant communities."