ELGIN COUNTY COUNCIL

MINUTES

June 25, 2019

Council Present: Warden Duncan McPhail
Deputy Warden Grant Jones
Councillor Bob Purcell
Councillor Sally Martyn
Councillor Tom Marks
Councillor Mary French
Councillor Dave Mennill
Councillor Dominique Giguère
Councillor Ed Ketchabaw

Staff Present: Julie Gonyou, Chief Administrative Officer
Rob Bryce, Director of Human Resources
Jim Bundschuh, Director of Financial Services
Michele Harris, Director of Homes and Seniors Services
Brian Lima, Director of Engineering Services
Brian Masschaele, Director of Community and Cultural Services
Steve Gibson, County Solicitor
Jenna Fentie, Legislative Services Coordinator

1. CALL TO ORDER

Elgin County Council met this 25th day of June, 2019 in the Council Chambers, at the County Administration Building, St. Thomas at 9:00 a.m. with Warden McPhail in the chair.

2. ADOPTION OF MINUTES

Moved by: Councillor Purcell
Seconded by: Councillor Mennill

Resolved that the minutes of the meeting held on June 11, 2019 be adopted.

- Motion Carried.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None.

4. PRESENTING PETITIONS, PRESENTATIONS AND DELEGATIONS

4.1 Retirement Recognition: Shelley Fleming, Library Supervisor

Warden McPhail presented a retirement certificate to Shelley Fleming thanking her for 33 years of dedicated service as a Library Supervisor at the Rodney, West Lorne and Dutton branches.

4.2 Retirement Recognition: Dorothy Fife, Registered Nurse

Warden McPhail presented a retirement certificate to Dorothy Fife thanking her for 28 years of dedicated service as a Registered Nurse at Elgin Manor.

4.3 Invitation to the Annual Founders Day Civic Service – Rev. Canon Nick Wells

Rev. Canon Nick Wells handed out invitations to Council for the Annual Founders Day Civic Service which will be held at The Old St. Thomas Church on Sunday, July 7, 2019 at 3:00 p.m.

Moved by: Councillor Martyn
Seconded by: Councillor Giguère

Resolved that the presentation from Rev. Canon Nick Wells dated June 5, 2019 be received and filed.

- Motion Carried.

4.4 **Proposed New Build of a Senior Apartment Building in Dutton Ontario – Mike Brady, Dutton & District Lions Non-Profit Housing Inc.**

Mike Brady, Dutton & District Lions Non-Profit Housing Inc., provided a presentation to Council seeking to acquire County owned land that is situated by Bobier Villa, Dutton EMS, Dutton Co-operative Child Care Centre, Caledonia Gardens and Caledonia Two in order to construct another senior's apartment building.

Moved by: Councillor Marks
Seconded by: Councillor Jones

Resolved that staff be directed to provide County Council with additional information with regard to the property of interest to the Dutton and District Lions Non-Profit Housing Inc., for consideration at a future meeting; and

Resolved that County Council will endeavor to provide a definitive answer to the request for property from the Dutton and District Lions Non-Profit Housing Inc., within a 6-month time period.

- Motion Carried.

4.5 **Update to Elgin County Council – Robert Biron, President and CEO, St. Thomas-Elgin General Hospital**

Robert Biron, President and CEO, STEGH provided a presentation to Council highlighting the Hospital's strategic plan, and provided information on Ontario Health Teams.

Moved by: Councillor Mennill
Seconded by: Councillor Ketchabaw

Resolved that the presentation titled "Update to Elgin County Council" from the President and CEO, St. Thomas-Elgin General Hospital dated June 25, 2019 be received and filed.

- Motion Carried.

5. COMMITTEE OF THE WHOLE

Moved by: Councillor Purcell
Seconded by: Councillor Marks

Resolved that we do now move into Committee of the Whole Council.

- Motion Carried.

6. REPORTS OF COUNCIL, OUTSIDE BOARDS AND STAFF

6.1 **Local School Advisory Committee – Councillor Martyn**

Councillor Martyn presented the report requesting that Council give consideration to the establishment of a Local School Advisory Committee that will bridge the gap between the community, Elgin County Council, and the School Boards.

Moved by: Councillor Mennill
Seconded by: Councillor Martyn

Resolved that the report titled “Local School Advisory Committee” from Councillor Martyn dated June 15, 2019 be received and filed; and

Resolved that County Council consider establishing a Local School Advisory Committee as part of their Strategic Planning Process and the 2020 budget deliberations.

- Motion Carried.

6.2 **Terrace Lodge Redevelopment Funding – Councillor Purcell**

The Director of Homes and Seniors Services provided a presentation to County Council that was presented at the June 20, 2019 Public Consultation meetings at Terrace Lodge. The Director highlighted the preliminary design plan and the four phases of the redevelopment project. The Chief Administrative Officer presented the report seeking additional financial commitment from County Council which will allow the Steering Committee to manage project challenges, evaluate and incorporate enhancements to the facility identified through staff, resident and community feedback and ensure the proposed schedule for Ministry submissions and tender release are on schedule.

Moved by: Councillor Purcell
Seconded by: Councillor Mennill

Resolved that $4.2 million (15% of project costs) be added to the Terrace Lodge Capital Reserve; and that the increase in Construction Funding Subsidy (CFS) of $870,000 fund a portion of the increase in the Terrace Lodge Capital Fund; and that the remaining $3.3 million of funding for the Terrace Lodge Capital Fund be funded by an incremental 0.5% tax increase in 2020; and that the Terrace Lodge Redevelopment Steering Committee be directed to prudently allocate money from the Terrace Lodge Capital Reserve for critical issues such as asbestos abatement, as well as needs identified from the public and staff consultations; and that the Terrace Lodge Redevelopment Steering Committee report back to Council on all Terrace Lodge Capital Reserve use decisions made by the Committee.

- Motion Carried.

6.3 **Amendments to the Human Resources Policy 8.230 – Safe Use and Care of Ladders – Human Resources Assistant**

The Director of Human Resources presented the report to Council recommending that Council approve the changes to the Safe Use and Care of Ladders Policy 8.230.

Moved by: Councillor Jones
Seconded by: Councillor Marks

Resolved that the changes to the Safe Use and Care of Ladders Policy 8.230 be approved.

- Motion Carried.

6.4 **Elgin County Library – Recent Projects, Programs, Partnerships and Activities – November 2018 to April 2019 – Manager of Library Programming and Community Development**

The Manager of Library Programming and Community Development presented an overview and update of the many projects, programs, partnerships, and activities that have occurred from November 2018 to April 2019.

Moved by: Councillor Giguère
Seconded by: Councillor French

Resolved that the report titled “Elgin County Library – Recent Projects, Programs, Partnerships and Activities – November 2018 to April 2019” from the Manager of Library Programming and Community Development dated June 4, 2019 be received and filed.

- Motion Carried.

6.5 **Interlibrary Loan Policy – Library Coordinator**

The Library Coordinator provided an update to Council on the interlibrary loan service and recommended that Council approve a new Interlibrary Loan Policy for the Elgin County Library.

Moved by: Councillor Purcell
Seconded by: Councillor Jones

Resolved that the Elgin County Library’s “Interlibrary Loan Policy” be approved; and that interlibrary loan service resume effective July 15, 2019.

- Motion Carried.

6.6 **Homes – Long-Term Care (LTC) Changes in 2019-2020 Funding – Senior Financial Analyst, Director of Financial Services, and Director of Homes and Seniors Services**

The Director of Homes and Seniors Services presented the report highlighting the impact of the 2019 Long-Term Care changes in per diem funding and the improvements in the Case Mix Index funding.

Moved by: Councillor Purcell
Seconded by: Councillor Martyn

Resolved that the $194,323 loss in per diem funding be deferred to the 2020 budget deliberations; and that the $119,426 improvements from the 2019/2020 Case Mix Index (CMI) be applied as an early achievement of the efficiencies for the 2020 budget; and that the report titled “Homes – Long-Term Care (LTC) Changes in 2019-2020 Funding” from the Senior Financial Analyst, Director of Financial Services, and Director of Homes and Seniors Services dated June 16, 2019 be received and filed.

- Motion Carried.

6.7 **Attending Physician Agreements – Bobier Villa, Elgin Manor and Terrace Lodge – Director of Homes and Seniors Services**

The Director of Homes and Seniors Services presented the report seeking approval to execute the Attending Physician Contracts for one (1) year with Dr. Michael Toth, Dr. Derek Vaughn, Dr. Ken Morrison, and Dr. Edward Vivoda.

Moved by: Councillor Jones
Seconded by: Councillor Giguère

Resolved that staff be directed to sign the one (1) year attending physician agreements from July 1, 2019 to June 30, 2020 with Dr. Derek Vaughn for the provision of medical services to residents of Bobier Villa and Elgin Manor; Dr. Michael Toth for Terrace Lodge; Dr. Ken Morrison for Elgin Manor; and Dr. Edward Vivoda for Terrace Lodge; and that the report titled “Attending Physician Agreements – Bobier Villa, Elgin Manor and Terrace Lodge” from the Director of Homes and Seniors Services dated June 17, 2019 be received and filed.

- Motion Carried.

6.8 **Medical Director Agreements – Bobier Villa, Elgin Manor and Terrace Lodge – Director of Homes and Seniors Services**

The Director of Homes and Seniors Services presented the report seeking approval to execute the Medical Director Agreements for one (1) year with Dr. Derek Vaughn and Dr. Michael Toth.

Moved by: Councillor Marks
Seconded by: Councillor Ketchabaw

Resolved that staff be directed to sign the one (1) year agreements from July 1, 2019 to June 30, 2020 with Dr. Derek Vaughn for the provision of Medical Director Services to Bobier Villa and Elgin Manor; and with Dr. Michael Toth for the provision of Medical Director Services to Terrace Lodge; and that the report titled “Medical Director Agreements – Bobier Villa, Elgin Manor and Terrace Lodge” from the Director of Homes and Seniors Services dates June 17, 2019 be received and filed.

- Motion Carried.

6.9 **Capping and Claw-back – Director of Financial Services**

The Director of Financial Services presented the report recommending that Council approve the recommended Capping and Claw-back options for 2019.

Moved by: Councillor Mennill
Seconded by: Councillor French

Resolved that County tax policy set the annualized tax limit increase at 10%; the prior year’s current value assessment (CVA) tax limit increase at 10%; the CVA threshold for protected (increasing) properties at $500; the CVA threshold for clawed-back (decreasing) properties at $500; exclude properties that were at CVA tax in the previous year from the capping and claw-back calculation in the current year; and exclude properties that would move from being capped in the previous year to be clawed back in the current year or from being clawed back in the previous year to be capped in the current year as a result of the changes to the CVA tax; and exclude reassessment related increases from the capping calculation; and exit the industrial capping program; and enter the four-year phase-out of the commercial capping program; and that the necessary by-laws be adopted.

- Motion Carried.

6.10 **May 2019 Budget Performance – Director of Financial Services**

The Director of Financial Services presented the report highlighting the May 2019 budget performance.

Moved by: Councillor Jones
Seconded by: Councillor Marks

Resolved that the report titled “May 2019 Budget Performance” from the Director of Financial Services dated June 17, 2019 be received and filed.

- Motion Carried.

6.11 **Reduced Speed Zones – Union Road and Imperial Road – Director of Engineering Services**

The Director of Engineering Services presented the report recommending that 60 km/hr speed zones be established on Imperial Road and Union Road as a result of residential development in the areas.

Moved by: Councillor Marks
Seconded by: Councillor Mennill

Resolved that the Reduced Speed Zone By-law No. 17-11 be amended to include the following: a new 60km/hr reduced speed zone be established on Imperial Road starting within the Township of Malahide, being 1,667 m south of Talbot Line, for a distance of 1,216m south; and a new 60km/hr reduced speed zone be established on Union Road beginning at 360m south of the north property line of Talbot Line (County Road #3), for a distance of 550m south; and that the OPP be notified of these changes.

- Motion Carried.

6.12 **Rehabilitation of King George VI Lift Bridge – Forensic Condition Assessment – Director of Engineering Services**

The Director of Engineering Services presented the report detailing the structural inspection findings on the King George VI Lift Bridge in Port Stanley, and recommends that GM BluePlan Engineering Limited’s ongoing engineering assignment to support the rehabilitation project be increased in the amount of $178,060 (excluding HST).

Moved by: Councillor Marks
Seconded by: Councillor Mennill

Resolved that the report titled “Rehabilitation of King George VI Lift Bridge – Forensic Condition Assessment” from the Director of Engineering Services dated June 14, 2019 be received and filed; and that the provision of engineering services associated with the rehabilitation of the King George IV Lift Bridge previously awarded to GM BluePlan Engineering Limited be increased in the amount of $178,060.00 (excluding HST).

- Motion Carried.

6.13 **Tender for Village of Sparta Reconstruction (Contract No. 2019-19) – Director of Engineering Services**

The Director of Engineering Services notified Council that the two bids received for the Village of Sparta Reconstruction project exceeded the approved budget for the project. The Director recommends that the project be deferred and retendered in early 2020.

Moved by: Councillor Jones
Seconded by: Councillor French

Resolved that the Contract No. 2019-19 for the Village of Sparta Reconstruction tender bid results not be accepted; and that the project be deferred for retendering between September and December 2019; and that the commencement of the reconstruction works take place in 2020.

- Motion Carried.

6.14 **Contemplating Child Care Space as part of the Terrace Lodge Redevelopment Project – Chief Administrative Officer**

The Chief Administrative Officer provided Council with the results of the staff survey recently completed by Terrace Lodge staff and recommends that Council carefully consider Child Care at Terrace Lodge as part of the Strategic Planning Process in September 2019.

Moved by: Councillor Giguère
Seconded by: Councillor Marks

Resolved that the report titled “Contemplating Child Care Space as part of the Terrace Lodge Redevelopment Project” from the Chief Administrative Officer dated June 19, 2019 be received and filed; and that County Council cease exploring onsite co-located Child Care Services as part of the Terrace Lodge Redevelopment Project.

Councillor Mennill requested a recorded vote.

YEAS	NAYS
Councillor Purcell	Councillor Martyn
Councillor Marks	Councillor French
Councillor Jones	Councillor Mennill
Councillor Giguère	
Councillor Ketchabaw	
Warden McPhail	
TOTAL: 6	TOTAL: 3

- Motion Carried.

Council recessed at 12:04 p.m. and reconvened at 12:45 p.m.

7. COUNCIL CORRESPONDENCE

7.1 **Items for Consideration**

1. Leanne Segeren-Swayze, Director, Customer Services, Municipality of Chatham-Kent with a request for resolution regarding routing 311 calls using Chatham-Kent Exchange.

Moved by: Councillor Purcell
Seconded by: Councillor Ketchabaw

Whereas a 311 telephone call originates in the overlap between the Municipality of Chatham-Kent and the geographical area of the County of Elgin, the County of Elgin has no objection to the routing of such calls to the Municipality of Chatham-Kent’s main service line, on the understanding that the residents of the County of Elgin who erroneously dial 311 from within these Exchanges will be given the option of being transferred to the County of Elgin’s main phone number; be it resolved that the Warden be directed to send a letter to Chatham-Kent notifying them that the County of Elgin has no objection to the request received from the Director of Customer Service on June 11, 2019.

- Motion Carried.

7.2 **Items for Information**

1. Mark Brintnell, Vice President – Quality, Performance and Accountability, South West LHIN with a letter regarding the level of care base funding increase for Long-Term Care Home Sector.
2. Kathryn Ferguson with a letter to Jeff Yurek, MPP regarding deaths at Elgin-Middlesex Detention Centre.
3. Mennonite Community Services (MCS) Annual Report.
4. Brian Ropp, Mayor, Municipality of North Middlesex with a letter to The Honourable Lisa Thompson, Minister of Education expressing concerns regarding the proposed changes in class sizes.
5. Steve Clark, Minister of Municipal Affairs and Housing with a letter regarding Bill 108 More Homes, More Choice Act and the proposed community benefits framework.
6. Southwestern Public Health Annual Report.
7. Ministry of Infrastructure with a reminder letter to all municipalities to have a finalized strategic asset management policy in place by July 1, 2019.

Moved by: Councillor Martyn
Seconded by: Councillor Ketchabaw

Resolved that Correspondence Items #1-7 be received and filed.

- Motion Carried.

8. OTHER BUSINESS

8.1 **Statements/Inquiries by Members**

None.

8.2 **Notice of Motion**

None.

8.3 **Matters of Urgency**

Warden McPhail requested that Council consent to sending a letter to the SWIFT Board and the Western Ontario Wardens Caucus identifying his concerns with respect to the manner in which information about the SWIFT project is disseminated and relaying the importance of sharing as much information as possible, publicly to our funders, and to fellow Councillors.

Moved by: Councillor Purcell
Seconded by: Councillor Ketchabaw

Resolved that the Warden be directed to send a letter to the SWIFT Board and Western Ontario Wardens Caucus relaying his concerns with respect to the lack of publicly available information on the project and emphasizing the importance of maintaining transparency and accountability with all funders, fellow Councillors and the community as a whole.

- Motion Carried.

9. CLOSED MEETING ITEMS

Moved by: Councillor Martyn
Seconded by: Councillor Marks

Resolved that we do now proceed into closed meeting session in accordance with the Municipal Act to discuss matters under Municipal Act Section 239 (2):

In-Camera Item #1

(d) – labour relations or employee negotiations – Ontario Nurses' Association

In-Camera Item #2

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Cherry Street Property Tax Classification

In-Camera Item #3

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

In-Camera Item #4

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board – Land Ambulance Contract (VERBAL)

In-Camera Item #5

b) personal matters about an identifiable individual, including municipal or local board employees – Fire Trainer/CEMC

- Motion Carried.

10. RECESS

None.

11. MOTION TO RISE AND REPORT

Moved by: Councillor Marks
Seconded by: Councillor Jones

Resolved that we do now rise and report.

- Motion Carried.

In-Camera Item # 1 – Ontario Nurses' Association

Moved by: Councillor French
Seconded by: Councillor Martyn

Resolved that staff proceed as directed.

- Motion Carried.

In-Camera Item #2- Cherry Street Property Tax Classification

Moved by: Councillor Jones
Seconded by: Councillor Giguère

Resolved that staff proceed as directed.

- Motion Carried.

In-Camera Item #3

Moved by: Councillor Marks
Seconded by: Councillor Mennill

Resolved that staff proceed as directed.

- Motion Carried.

In Camera Item #4 – Land Ambulance Contract

Moved by: Councillor Ketchabaw
Seconded by: Councillor Purcell

Resolved that staff proceed as directed.

- Motion Carried.

In-Camera Item #5 – Fire Trainer/CEMC

Moved by: Councillor Jones
Seconded by: Councillor Martyn

Resolved that staff proceed as directed.

- Motion Carried.

12. MOTION TO ADOPT RECOMMENDATIONS FROM THE COMMITTEE OF THE WHOLE

Moved by: Councillor Giguère
Seconded by: Councillor Mennill

Resolved that we do now adopt recommendations of the Committee Of The Whole.

- Motion Carried.

13. CONSIDERATION OF BY-LAWS

13.1 **By-law No. 19-22 – Amendment to Speed Zone By-law**

Being a By-law to Amend the Schedule to By-law No. 17-11 Being a By-law to Authorize Speed Limits.

Moved by: Councillor Mennill
Seconded by: Councillor Jones

Resolved that By-Law No. 19-22 be now read a first, second and third time and finally passed.

- Motion Carried.

13.2 **By-law No. 19-25 – Administering Limits for Commercial, Industrial and Multi-Residential Property Classes**

Being a By-law to Adopt Optional Tools for the Purposes of Administering Limits for the Commercial, Industrial and Multi-Residential Property Classes.

Moved by: Councillor Marks
Seconded by: Councillor French

Resolved that By-law No. 19-25 be now read a first, second and third time and finally passed.

- Motion Carried.

13.3 **By-law No. 19-26 – Establishing Revenue Neutral Clawback Percentages**

Being a By-law to Establish Revenue Neutral Clawback Percentages for Certain Property Classes.

Moved by: Councillor Mennill
Seconded by: Councillor Purcell

Resolved that By-law No. 19-26 be now read a first, second and third time and finally passed.

- Motion Carried.

13.4 **By-law No. 19-27 – Confirming All Actions and Proceedings**

BEING a By-law to Confirm Proceedings of the Municipal Council of the Corporation of the County of Elgin at the June 25, 2019 Meeting.

Moved by: Councillor Marks
Seconded by: Councillor Giguère

Resolved that By-law No. 19-27 be now read a first, second and third time and finally passed.

- Motion Carried.

14. ADJOURNMENT

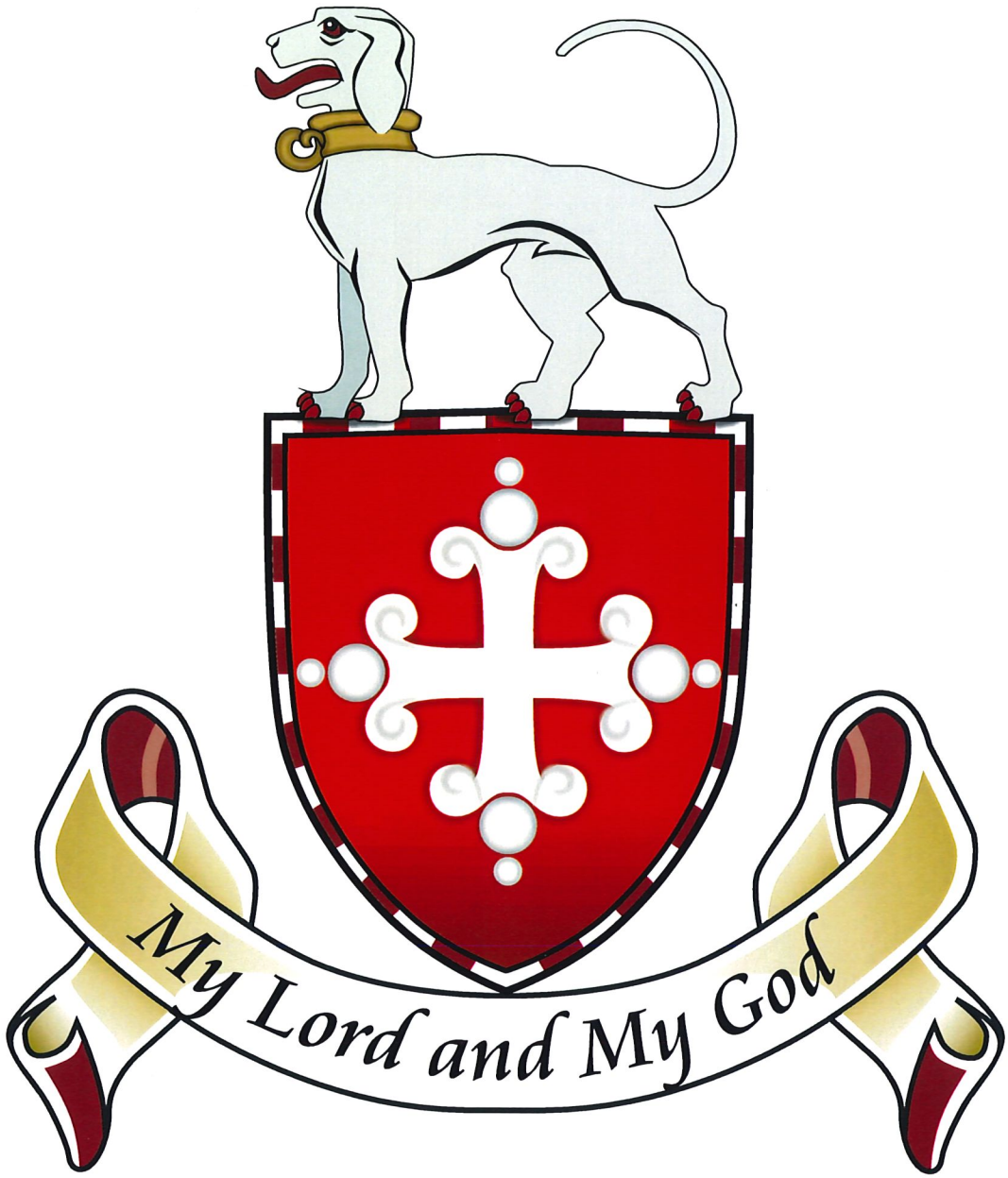
Moved by: Councillor Marks
Seconded by: Councillor Purcell

Resolved that we do now adjourn at 1:55 p.m. to meet again on July 9, 2019 at the County Administration Building Council Chambers at 9:00 a.m.

- Motion Carried.

Julie Gonyou,
Chief Administrative Officer.

Duncan McPhail,
Warden.



FOUNDERS DAY CIVIC SERVICE

AT

The Old St. Thomas Church

55 Walnut St.

SUNDAY JULY 7TH AT 3 P.M.

Please join his worship Mayor Joe Preston as our guest speaker along with members of the St. Thomas city council, Elgin County Municipal Mayors and councils, The Elgin Regiment, members of the Court, the Police Department and Fire and Rescue as we reflect on our past, and anticipate our future.

DUTTON & DISTRICT LIONS NON-PROFIT HOUSING INC.

Caledonia Gardens
1 Lions Road,
Dutton, ON
N0L 1J0
519-762-0089

Caledonia TWO
29475 Pioneer Line,
Dutton, ON
N0L 1J0
519-762-0200

Attention: Members of Council

Re: Proposed New Build of a Senior Apartment Building in Dutton Ontario

The Dutton & District Lions Non-Profit Housing Inc. currently owns and operates two senior apartment builds in Dutton Ontario, Caledonia Gardens and Caledonia TWO. Caledonia Gardens is located at 1 Lions Rd, Dutton and has 16 one bedroom apartments, 7 two bedroom apartments, and 2 modified apartments. Caledonia TWO is located at 29475 Pioneer Line, Dutton ON and holds 19 one bedroom, 9 two bedroom apartments, and 2 modified apartments. Currently we have an extensive waiting list with over 90 applicants on it and the housing options in the surrounding communities also has an extensive waiting list, thus leading us to look at expanding the organization to fit the needs of the communities.

We are hoping to construct another Senior Apartment Building similar to Caledonia TWO depending on land parcel limitations. We are coming to you today to ask for the vacant land currently owned by Elgin County that is situated by both our Senior Apartment buildings, Bobier Villa, Dutton EMS and Dutton Co-operative Child Care Centre. Please see the attached image for an outline of the land.

Our purpose in coming to you at this time is to see if acquiring this land would be possible for this future endeavor. For this to happen we would require:

- A survey of the open space land to be acquired or donated
- A severance of open spaced land to be acquired or donated

History of Caledonia Gardens and Caledonia TWO

Caledonia Gardens was built in 1993 with Provincial funding and Caledonia TWO in 2009 with funding from the Federal and Provincial Government. Both buildings also had a very generous contribution from the Dutton and District Lions Club, the Municipality of Dutton Dunwich, and its community members. With both of these buildings having close proximity to Bobier Villa (Caledonia Gardens being physically connected to them), we have tenants that partake in social functions (such as choir and entertainment), visit loved ones, and stay active by volunteering their time and support Bobier Villa with some of their day programs and services there.

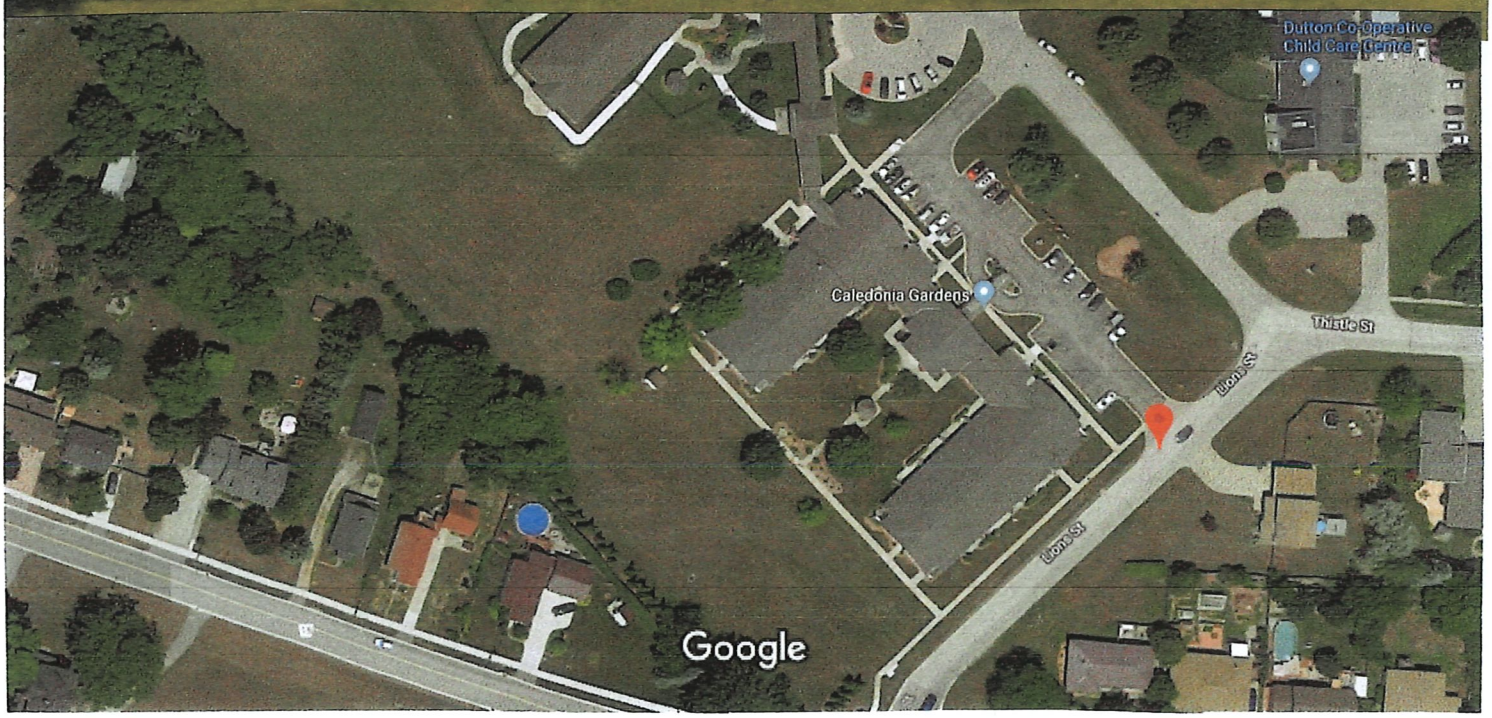
LOT 12
PIONEER LINE
LOT 11
LOT 12
LOT 13
CURRIE ROAD
LOT 11
MILLER ROAD

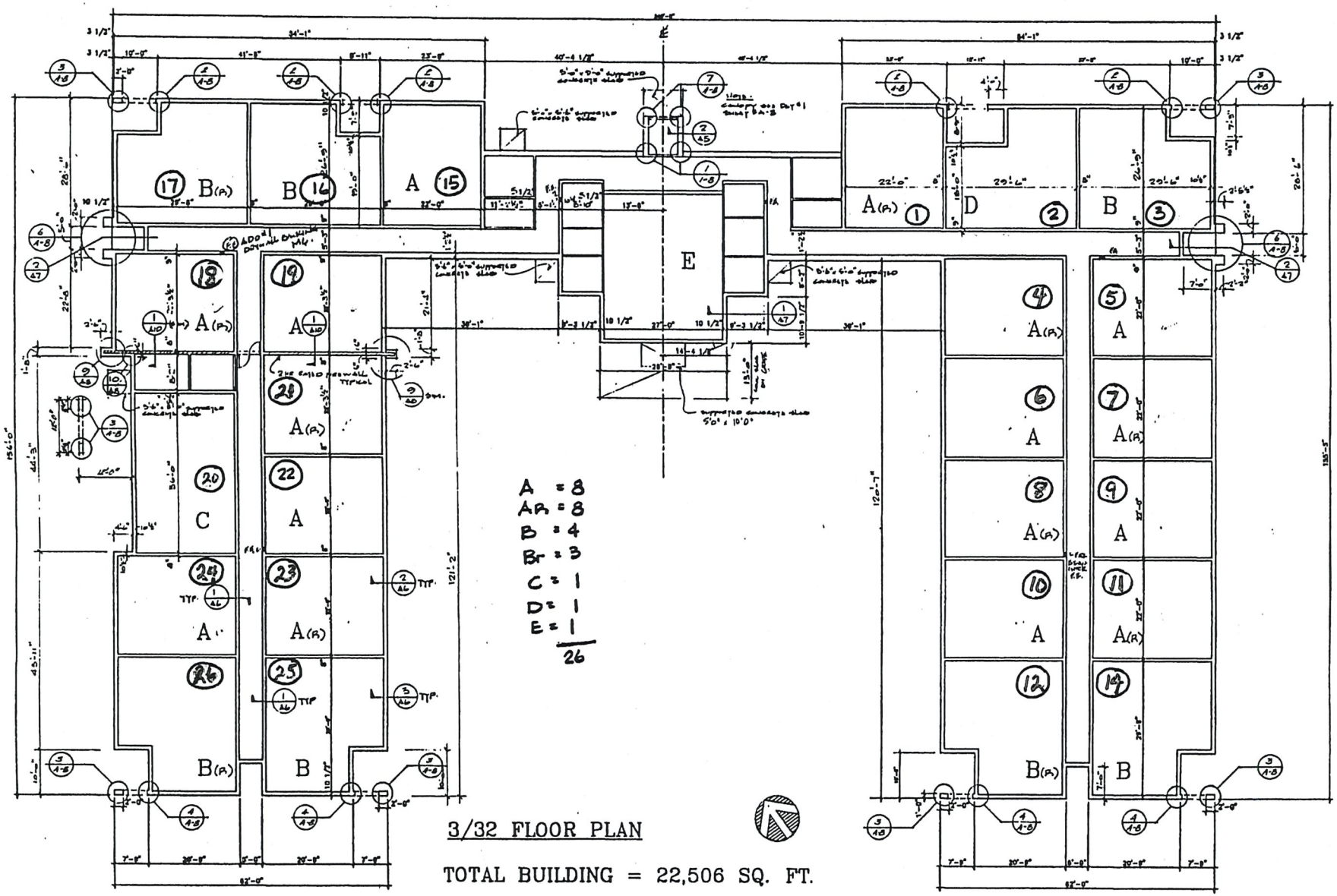
DUTTON & DISTRICT LIONS NON-PROFIT HOUSING INC.

Caledonia Gardens
1 Lions Road,
Dutton, ON
N0L 1J0
519-762-0089

Caledonia TWO
29475 Pioneer Line,
Dutton, ON
N0L 1J0
519-762-0200

Caledonia Gardens





3/32 FLOOR PLAN

TOTAL BUILDING = 22,506 SQ. FT.

CARSTEN JENSEN ARCHITECT INC.

DUTTON LIONS HOUSING

DUTTON ---- ONTARIO

3/32" FLOOR PLAN

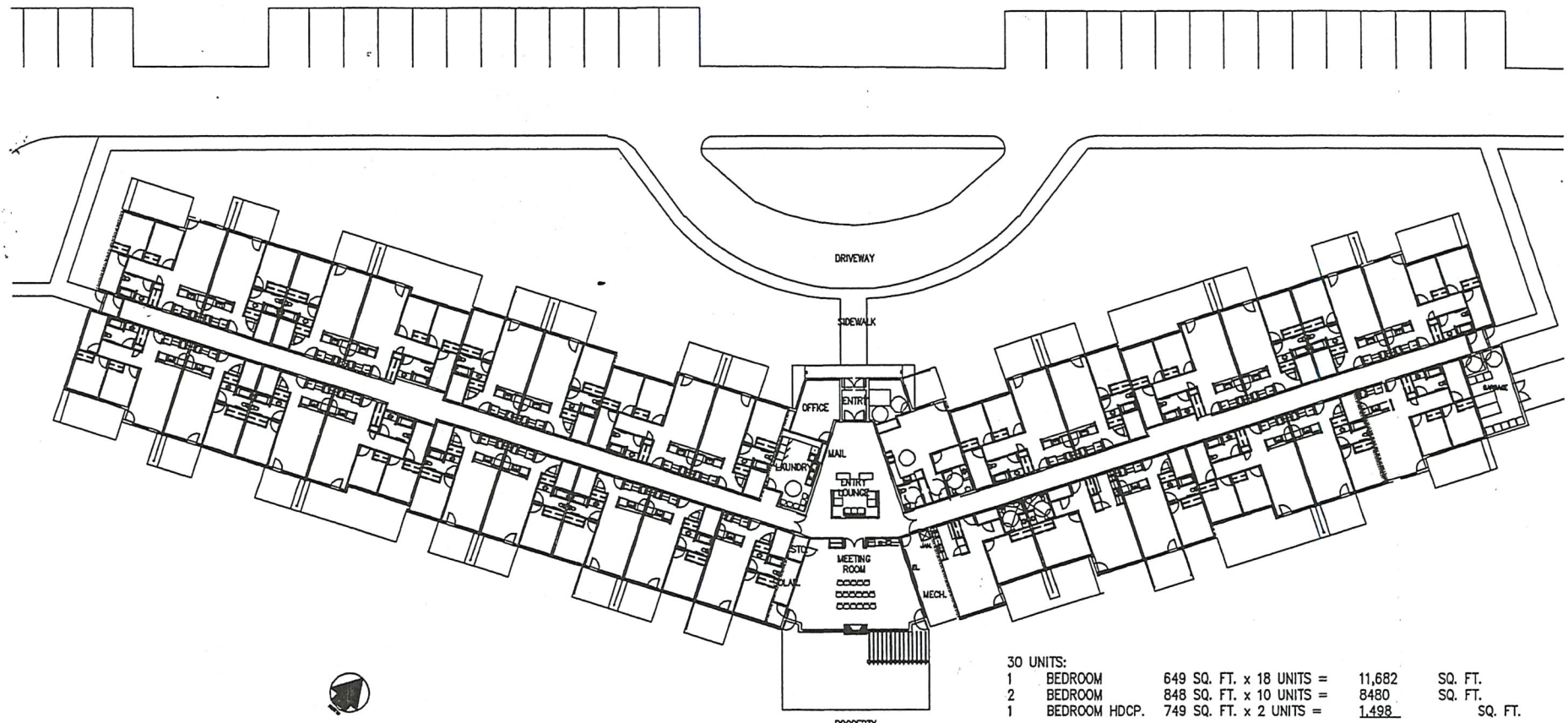
A-2

DUTTON & DISTRICT LIONS NON-PROFIT HOUSING INC.

Caledonia Gardens
1 Lions Road,
Dutton, ON
N0L 1J0
519-762-0089

Caledonia TWO
29475 Pioneer Line,
Dutton, ON
N0L 1J0
519-762-0200

Caledonia TWO



30 UNITS:

1	BEDROOM	649 SQ. FT. x 18 UNITS =	11,682	SQ. FT.
2	BEDROOM	848 SQ. FT. x 10 UNITS =	8480	SQ. FT.
1	BEDROOM HDCP.	749 SQ. FT. x 2 UNITS =	1,498	SQ. FT.
		LIVING UNITS TOTAL NET	21,660	SQ. FT.
		LIVING UNITS TOTAL GROSS	24,884	SQ. FT.
		COMMON AREAS INCLUDING HALLS & VESTIBULES	3,474	SQ. FT.
		BUILDING TOTAL	29,590	SQ. FT.

FLOOR PLAN

CALEDONIA TWO

LIFE LEASE ASSOCIATES OF CANADA

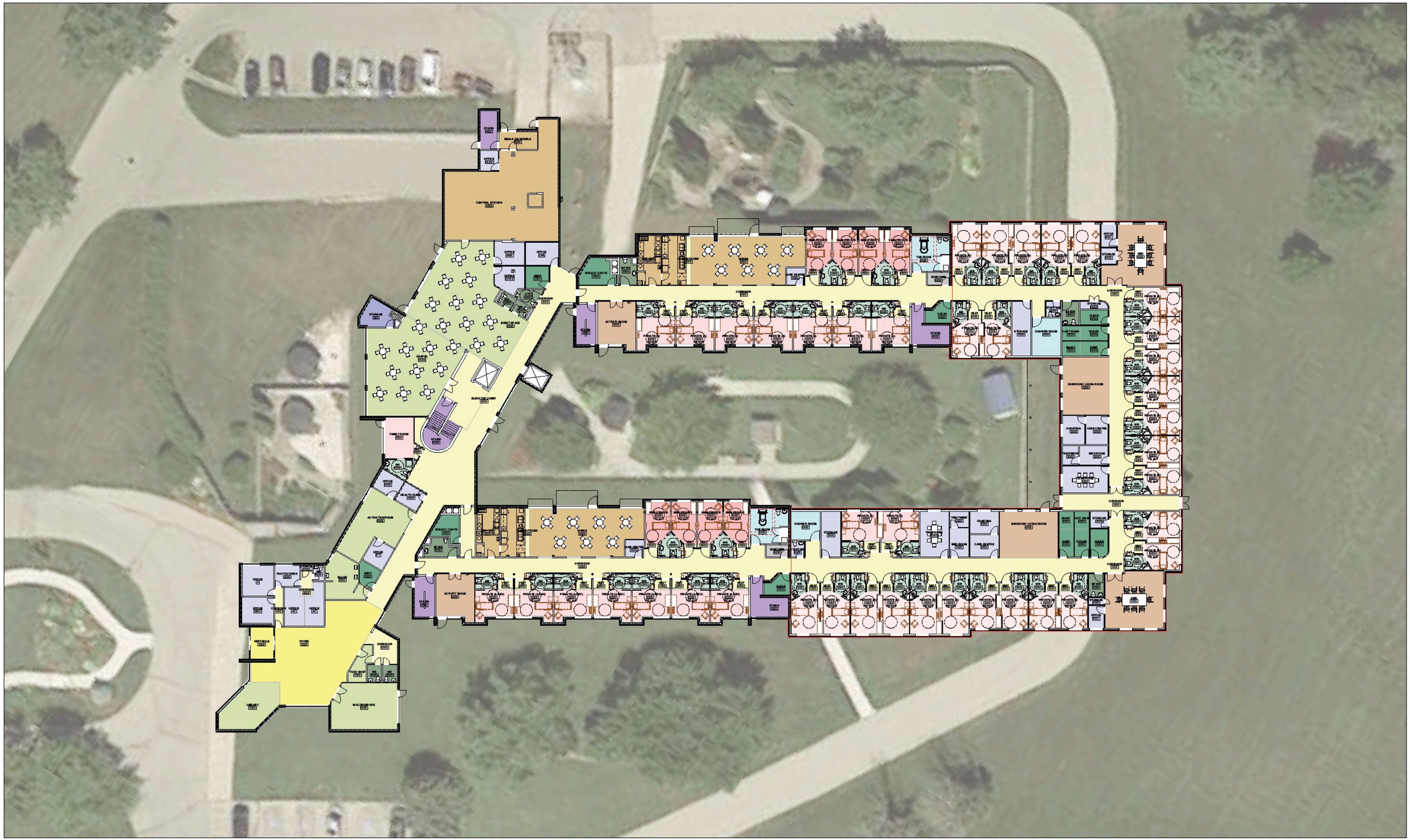
SCALE: N.T.S
DATE: JULY 27, 2007

CARSTEN JENSEN ARCHITECT INC.

County of Elgin
Terrace Lodge Re-Development
Aylmer, Ontario

PUBLIC CONSULTATION

MMMC ARCHITECTS



MMMC ARCHITECTS

Brantford Studio
127 Brant Ave., Brantford, ON N3T 3H5
519.756.6331 1.877.789.6662
www.mmmc.on.ca

K-W Studio
564 Weber St. N., Suite 1, Waterloo, ON N2L 5C6
519.575.2227 1.877.789.6662

FIRST FLOOR PLAN OVERALL

TERRACE LODGE RENO

AYLMER, ONTARIO

1:200

1903

2019-06-20

1

MMMC ARCHITECTS

Brantford Studio
127 Brant Ave., Brantford, ON N3T 3H5
519.756.6331 1.877.789.6662

K-W Studio
564 Weber St. N., Suite 1, Waterloo, ON N2L 5C6
519.575.2227 1.877.789.6662

www.mmmc.on.ca

SECOND FLOOR PLAN OVERALL

TERRACE LODGE RENO

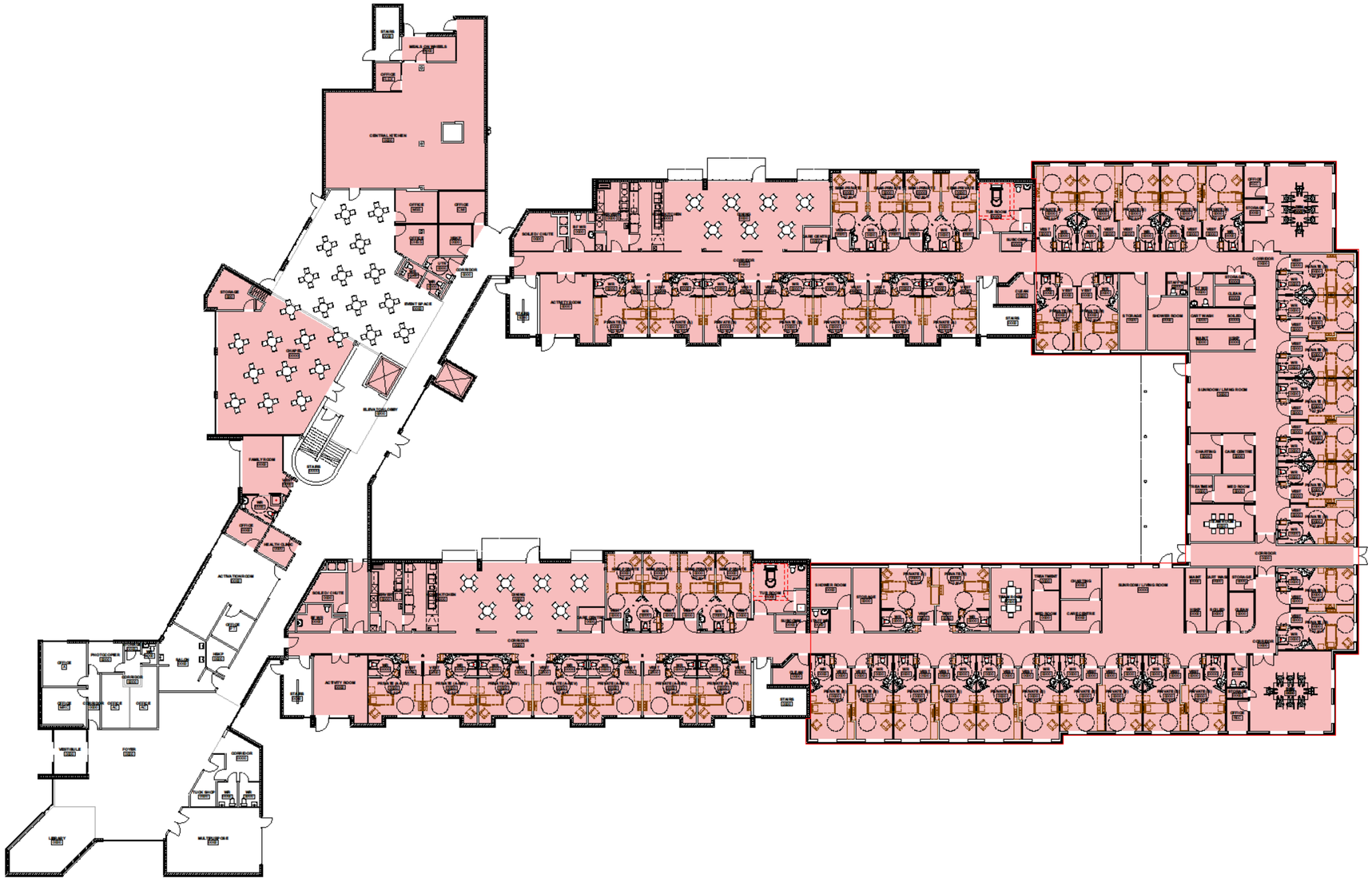
AYLMER, ONTARIO

1:200

1903

2019-06-20

2



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EXTENT OF RENOVATION - FIRST FLOOR

TERRACE LODGE RENO

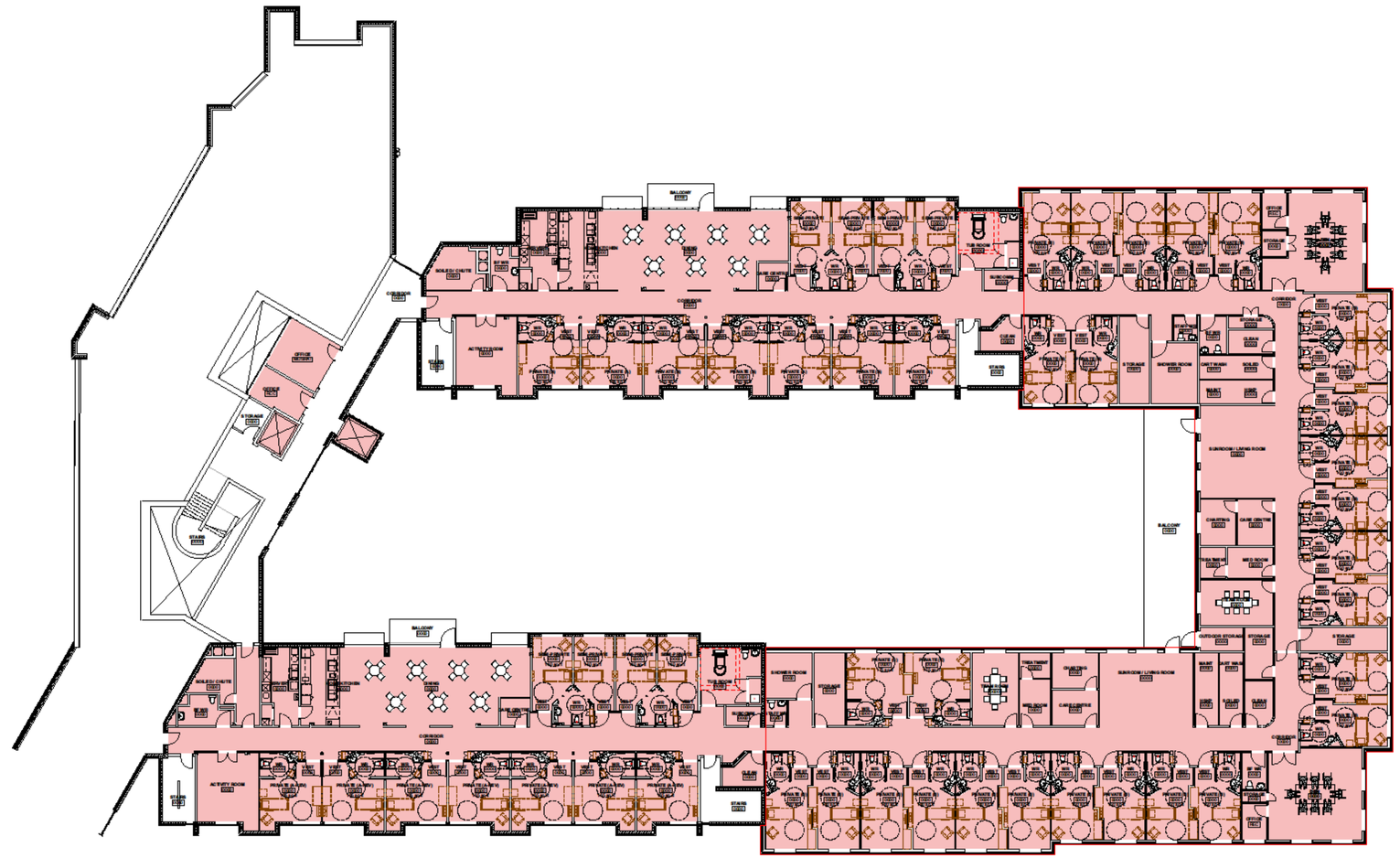
AYLMER, ONTARIO

1:200

1903

2019-06-20

3



EXTENT OF RENOVATION - SECOND FLOOR

TERRACE LODGE RENO

AYLMER, ONTARIO

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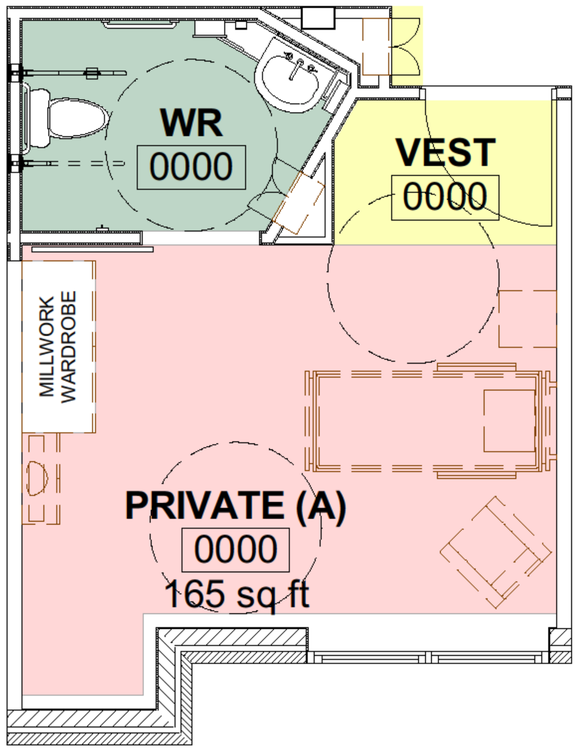
1:200

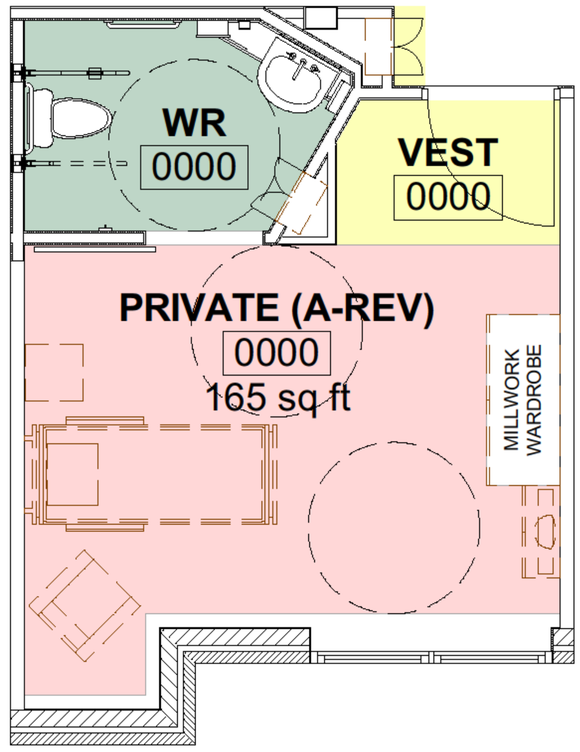
1903

2019-06-20

4



1/5 RENOVATED PRIVATE - NORTH RHA
1:25



2/5 RENOVATED PRIVATE - SOUTH RHA
1:25

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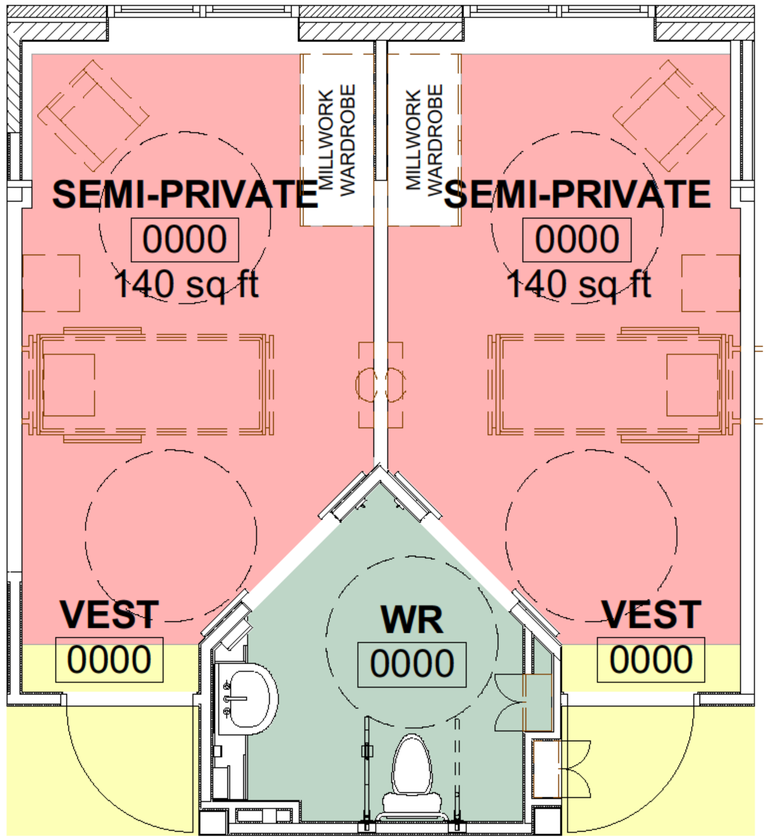
ENLARGED BEDROOM LAYOUTS

TERRACE LODGE RENO

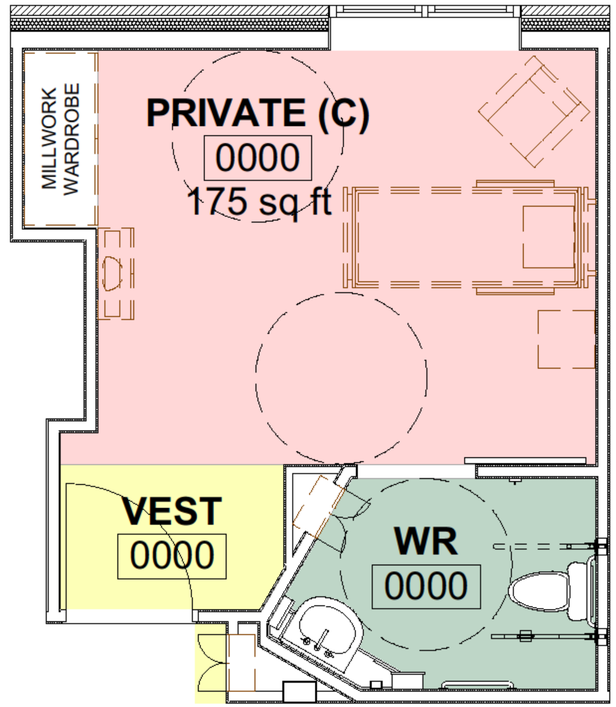
AYLMER, ONTARIO

1:25
1903
2019-06-20

5



1/6 RENOVATED SEMI-PRIVATE
1:25



2/6 NEW CONSTRUCTION PRIVATE
1:25

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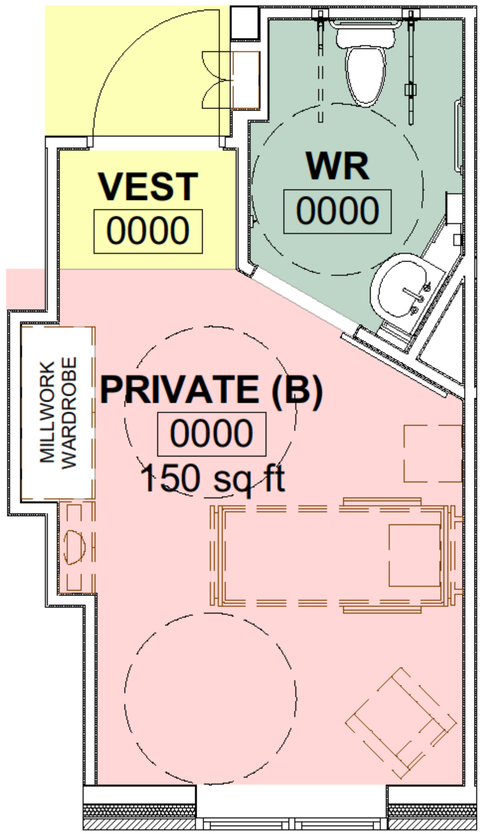
ENLARGED BEDROOM LAYOUTS

TERRACE LODGE RENO

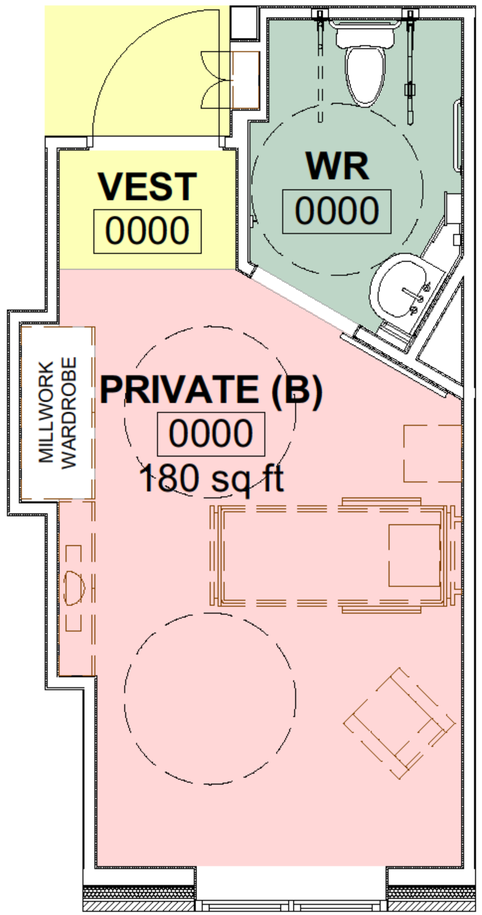
AYLMER, ONTARIO

1:25
1903
2019-06-20

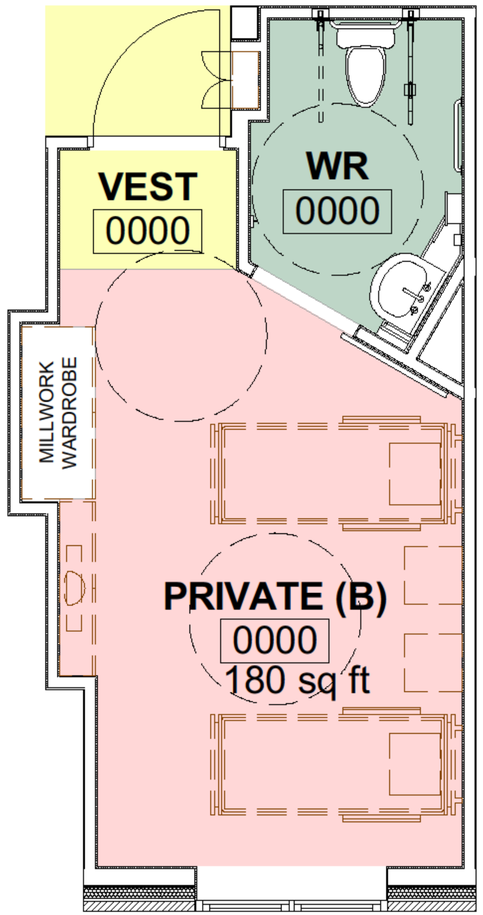
6



1/7 NEW CONSTRUCTION PRIVATE
1:25



2/7 NEW CONSTRUCTION PRIVATE - INCREASED SIZE
1:25



3/7 TEMPORARY SHARED ROOM
1:25

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ENLARGED BEDROOM LAYOUTS

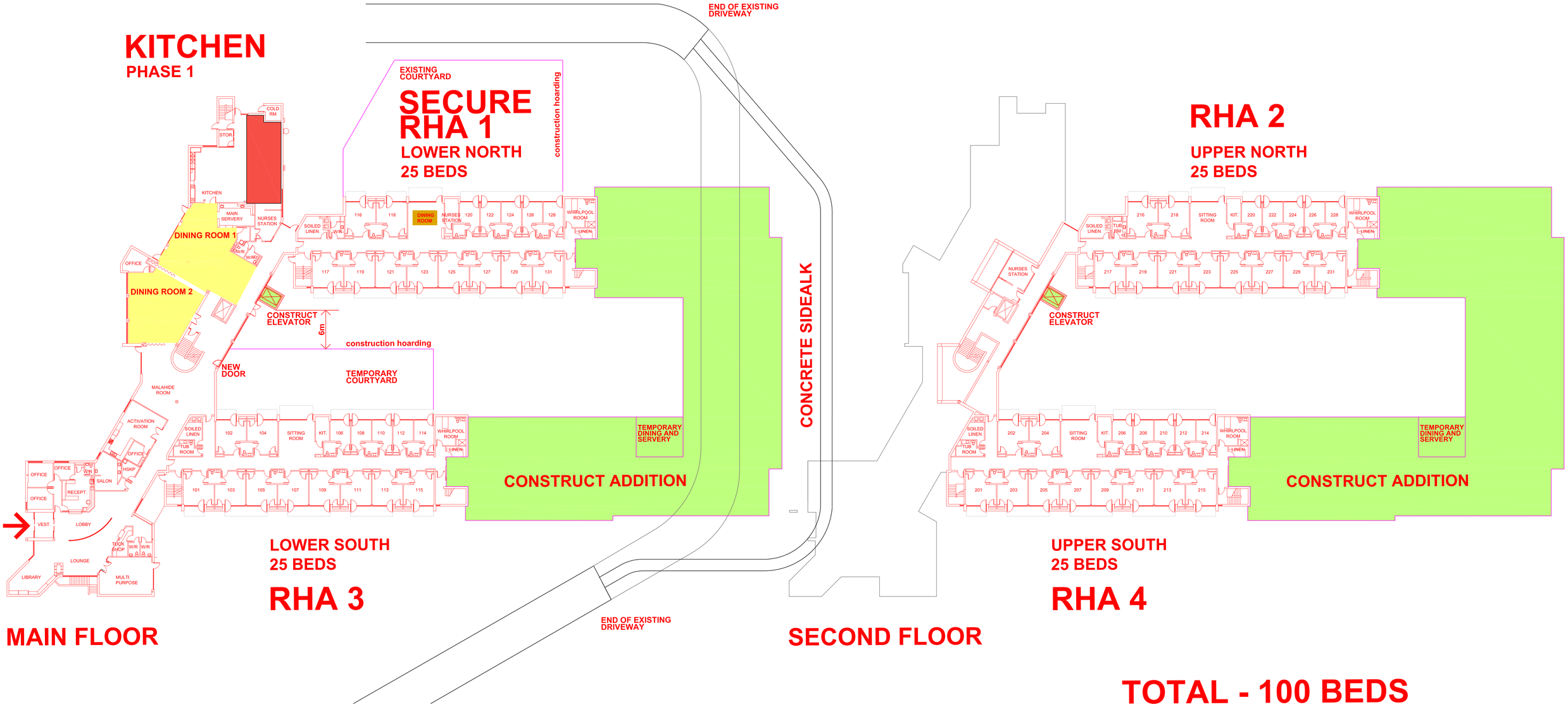
TERRACE LODGE RENO

AYLMER, ONTARIO

1:25
1903
2019-06-20

7

KITCHEN
PHASE 1



MAIN FLOOR

SECOND FLOOR

TOTAL - 100 BEDS

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PHASE 1

1903

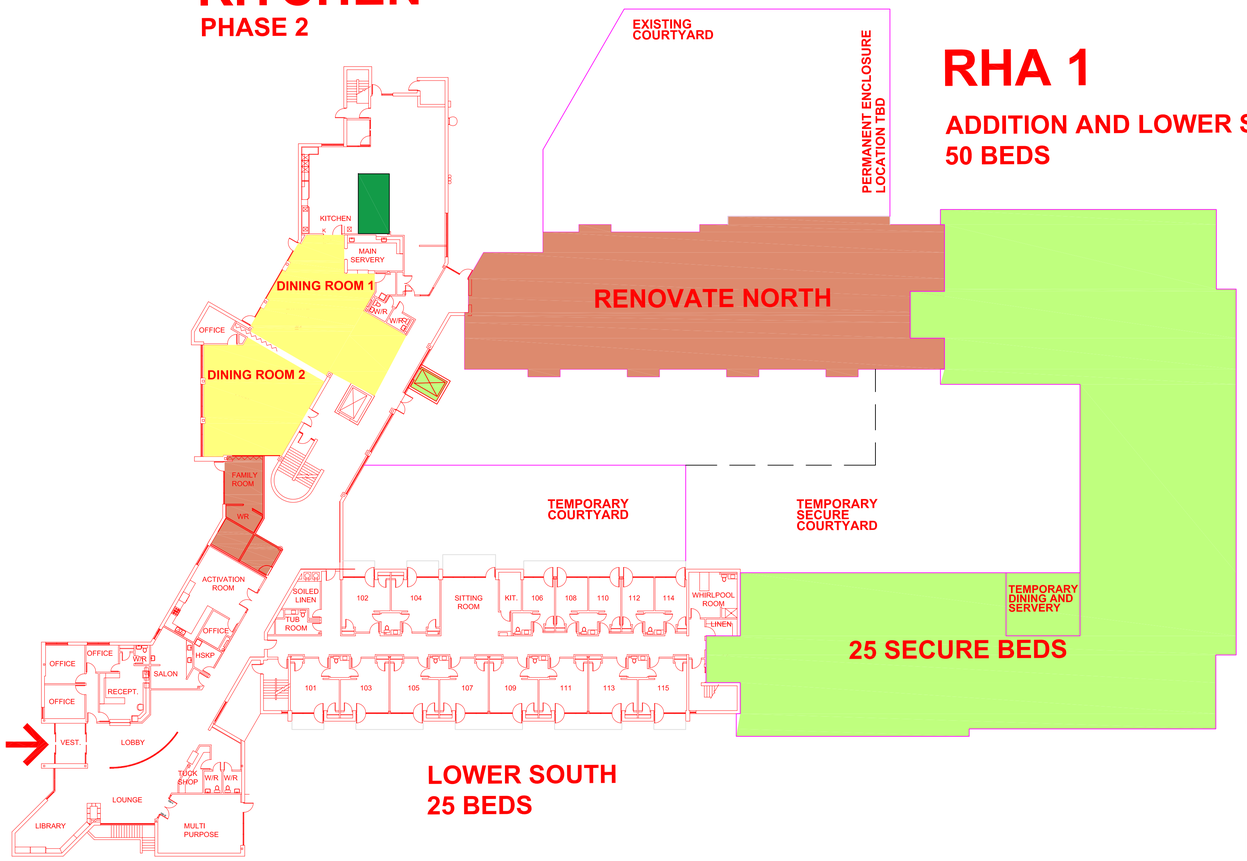
TERRACE LODGE

AYLMER - ONTARIO

1

20 JUNE 2019

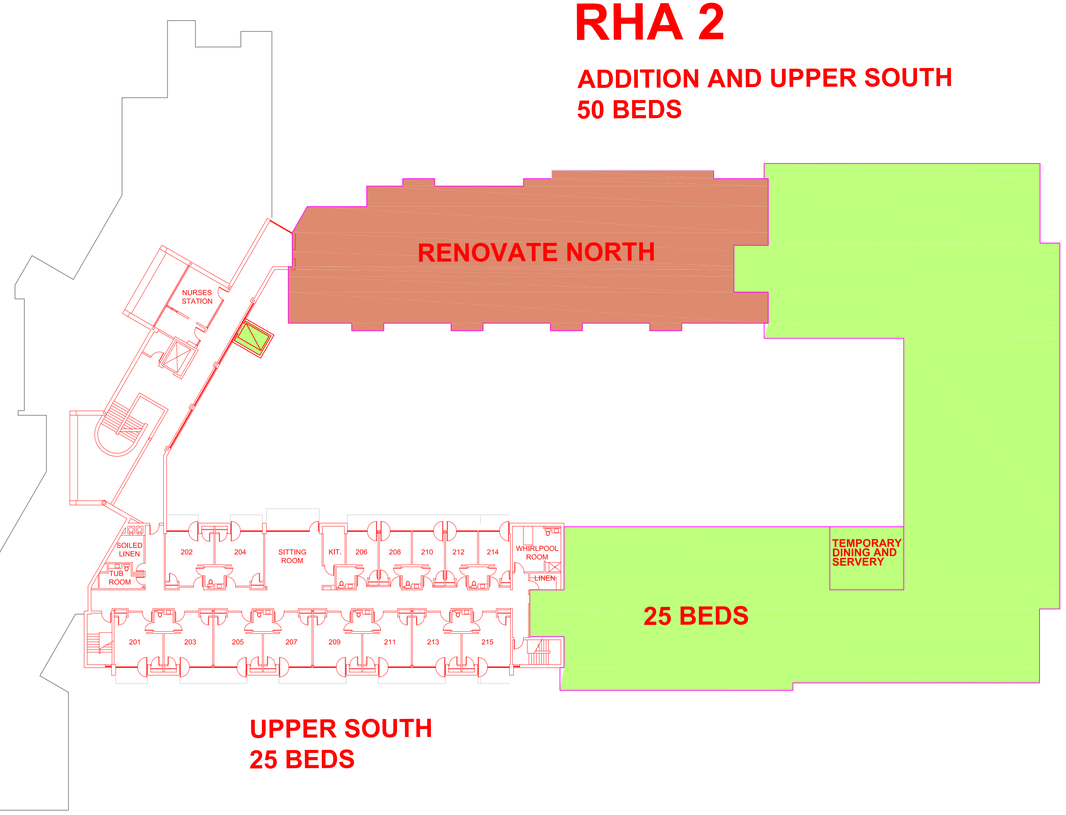
KITCHEN
PHASE 2



RHA 1
ADDITION AND LOWER SOUTH
50 BEDS

LOWER SOUTH
25 BEDS

RHA 2
ADDITION AND UPPER SOUTH
50 BEDS



UPPER SOUTH
25 BEDS

MAIN FLOOR

SECOND FLOOR

TOTAL - 100 BEDS

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PHASE 2

1903

TERRACE LODGE

AYLMER - ONTARIO

2

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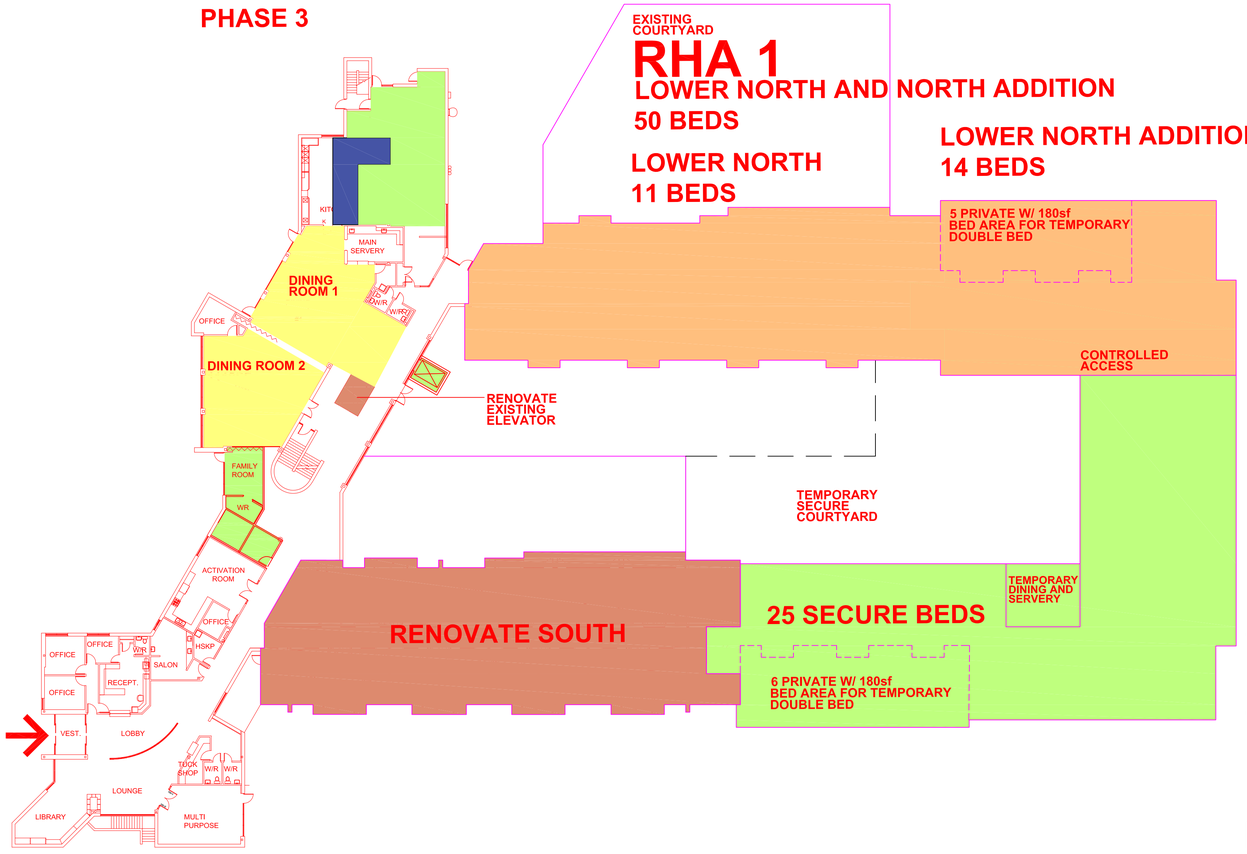
KITCHEN
PHASE 3

EXISTING COURTYARD

RHA 1
LOWER NORTH AND NORTH ADDITION
50 BEDS

LOWER NORTH
11 BEDS

LOWER NORTH ADDITION
14 BEDS

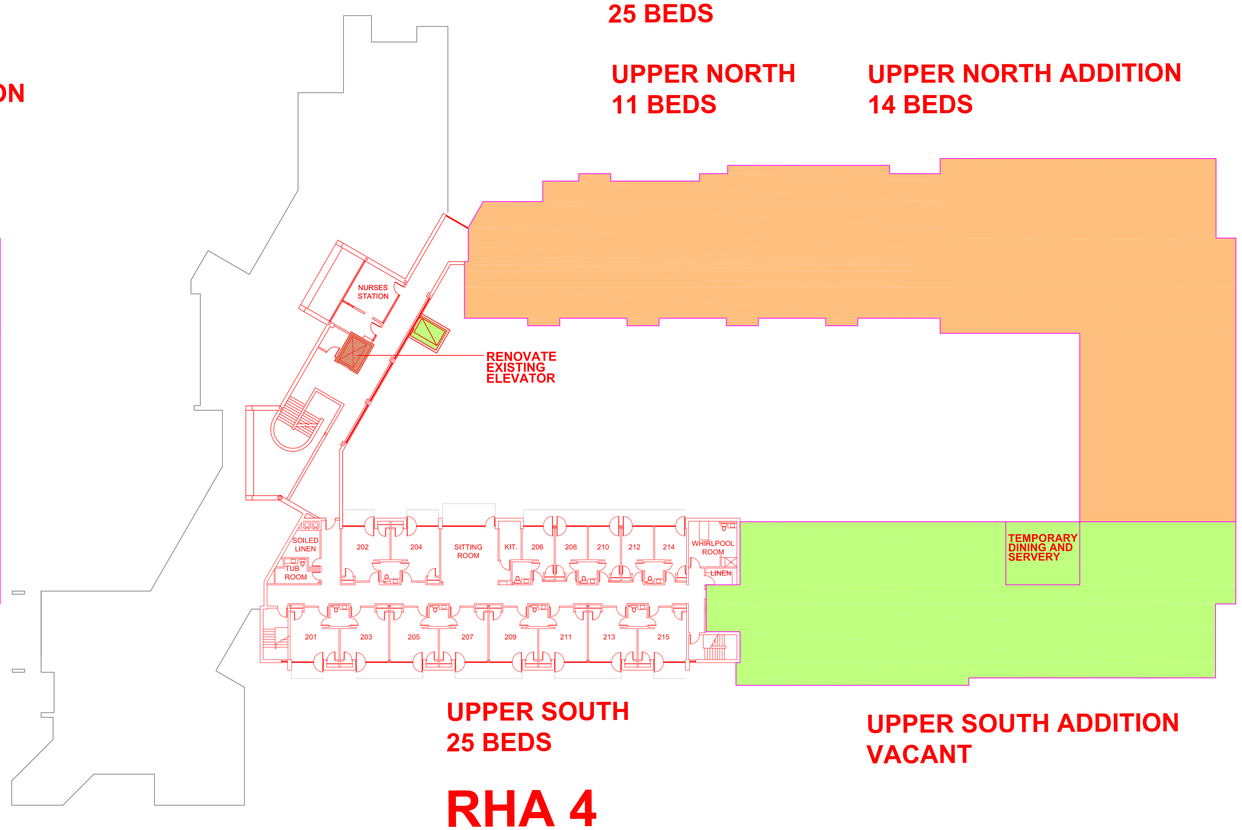


MAIN FLOOR

RHA 2
UPPER NORTH AND NORTH ADDITION
25 BEDS

UPPER NORTH
11 BEDS

UPPER NORTH ADDITION
14 BEDS



UPPER SOUTH
25 BEDS

UPPER SOUTH ADDITION
VACANT

RHA 4

SECOND FLOOR

TOTAL - 100 BEDS

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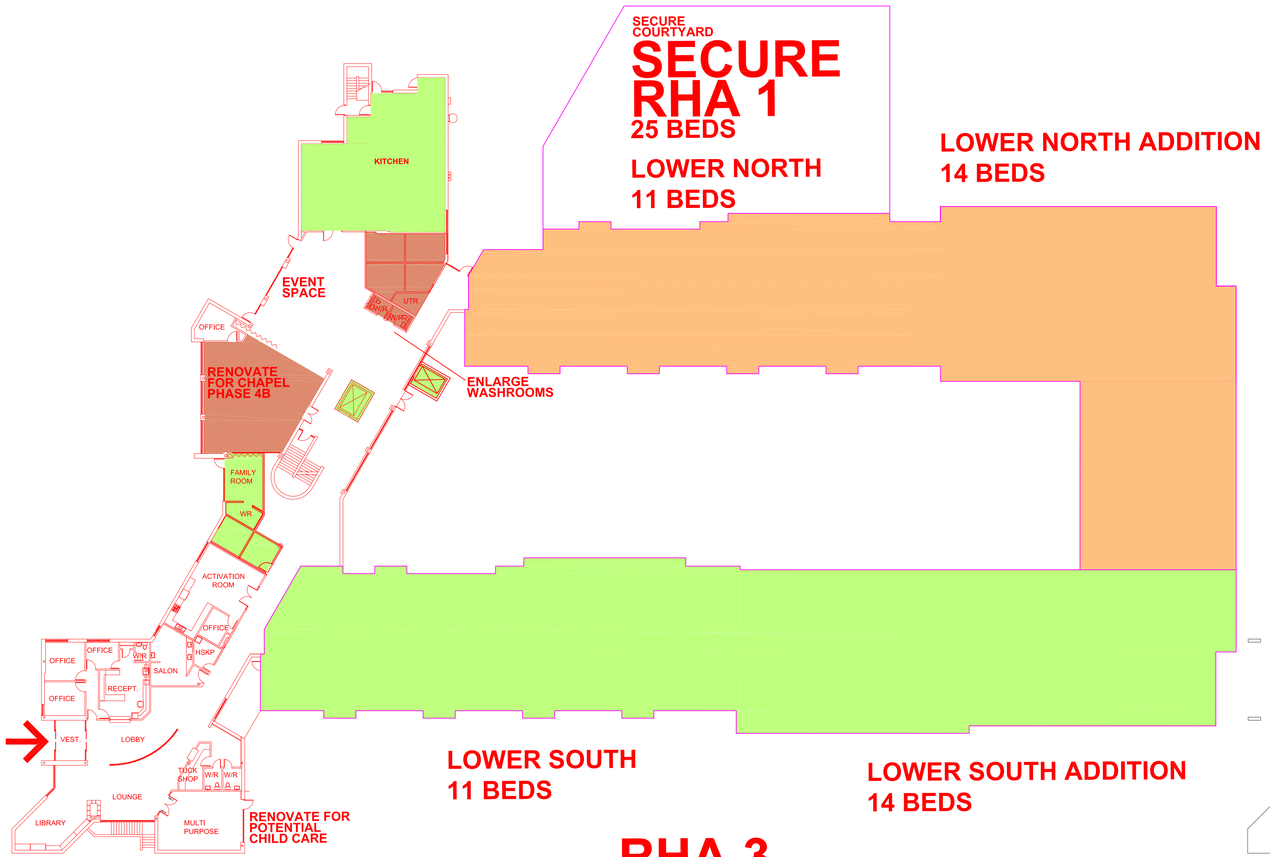
PHASE 3

1903

TERRACE LODGE
AYLMER - ONTARIO

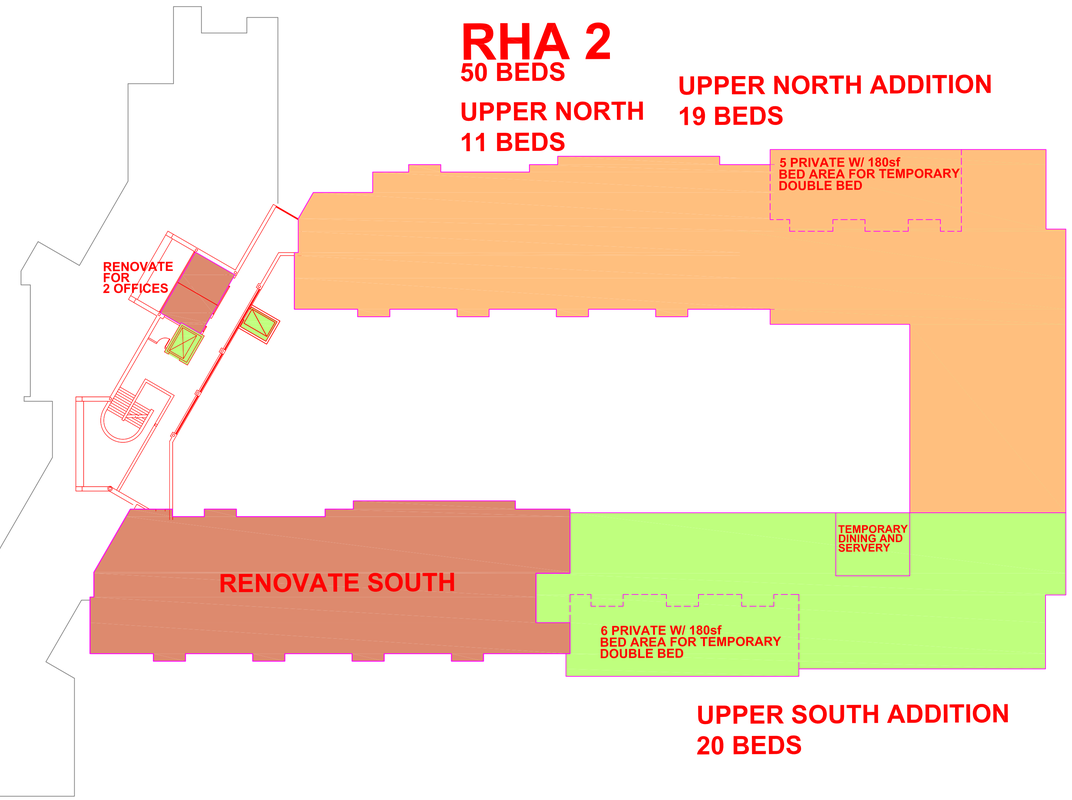
3

20 JUNE 2019



RHA 3
25 BEDS

MAIN FLOOR



SECOND FLOOR

TOTAL - 100 BEDS

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PHASE 4

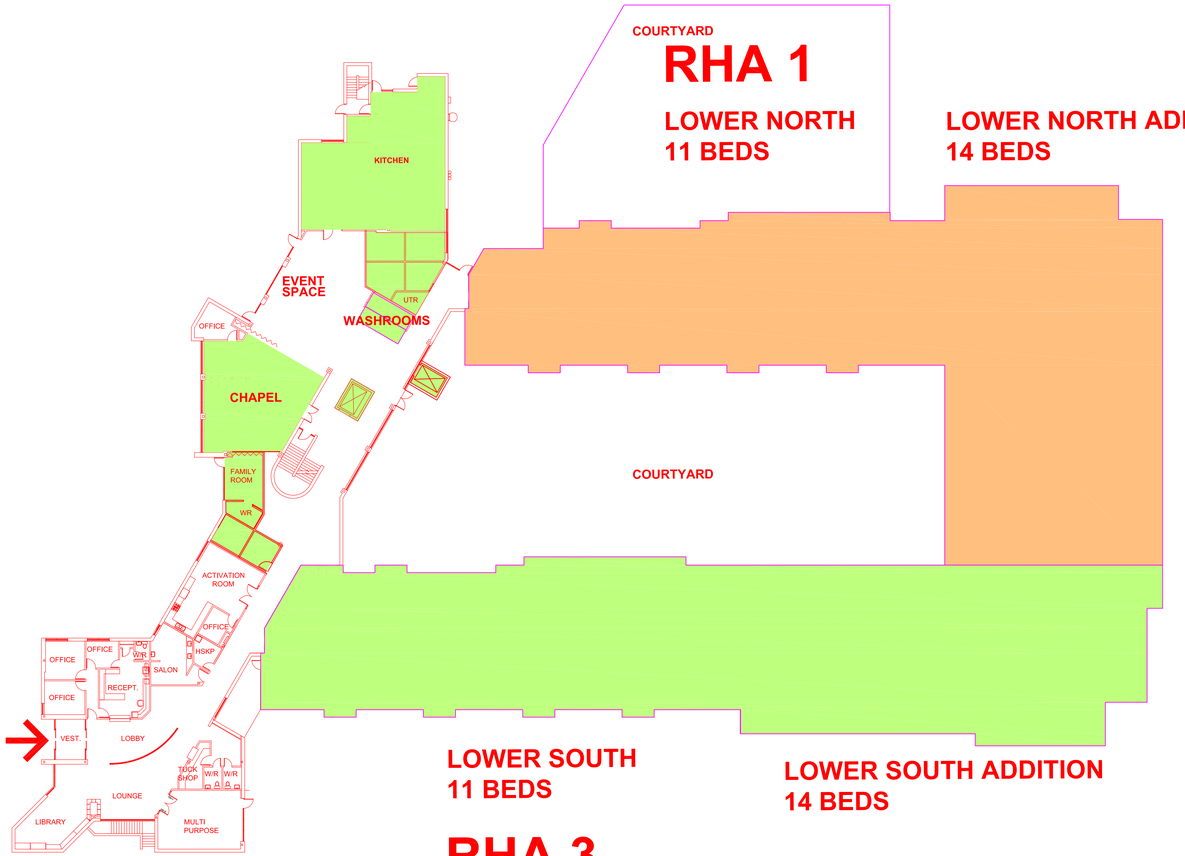
1903

TERRACE LODGE

AYLMER - ONTARIO

4

20 JUNE 2019



RHA 1

LOWER NORTH
11 BEDS

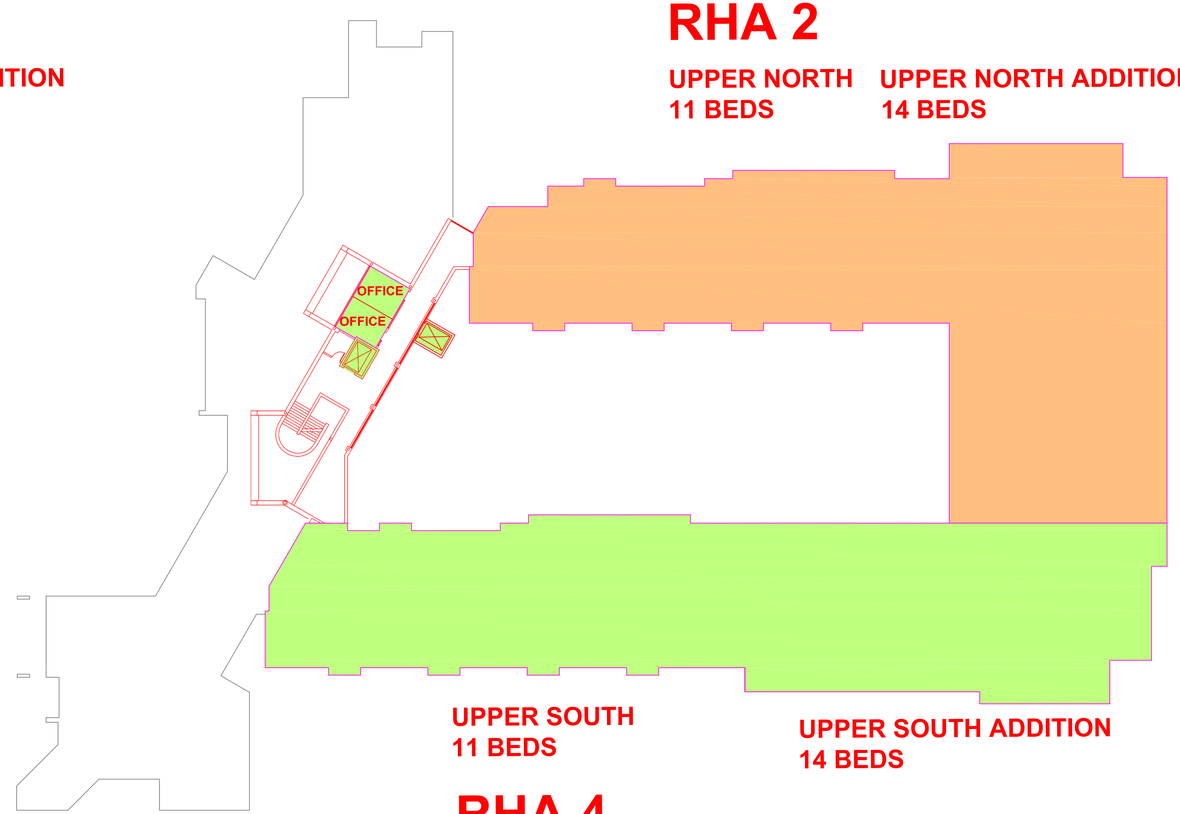
LOWER NORTH ADDITION
14 BEDS

LOWER SOUTH
11 BEDS

LOWER SOUTH ADDITION
14 BEDS

RHA 3

MAIN FLOOR



RHA 2

UPPER NORTH
11 BEDS

UPPER NORTH ADDITION
14 BEDS

UPPER SOUTH
11 BEDS

UPPER SOUTH ADDITION
14 BEDS

RHA 4

SECOND FLOOR

TOTAL - 100 BEDS

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COMPLETION

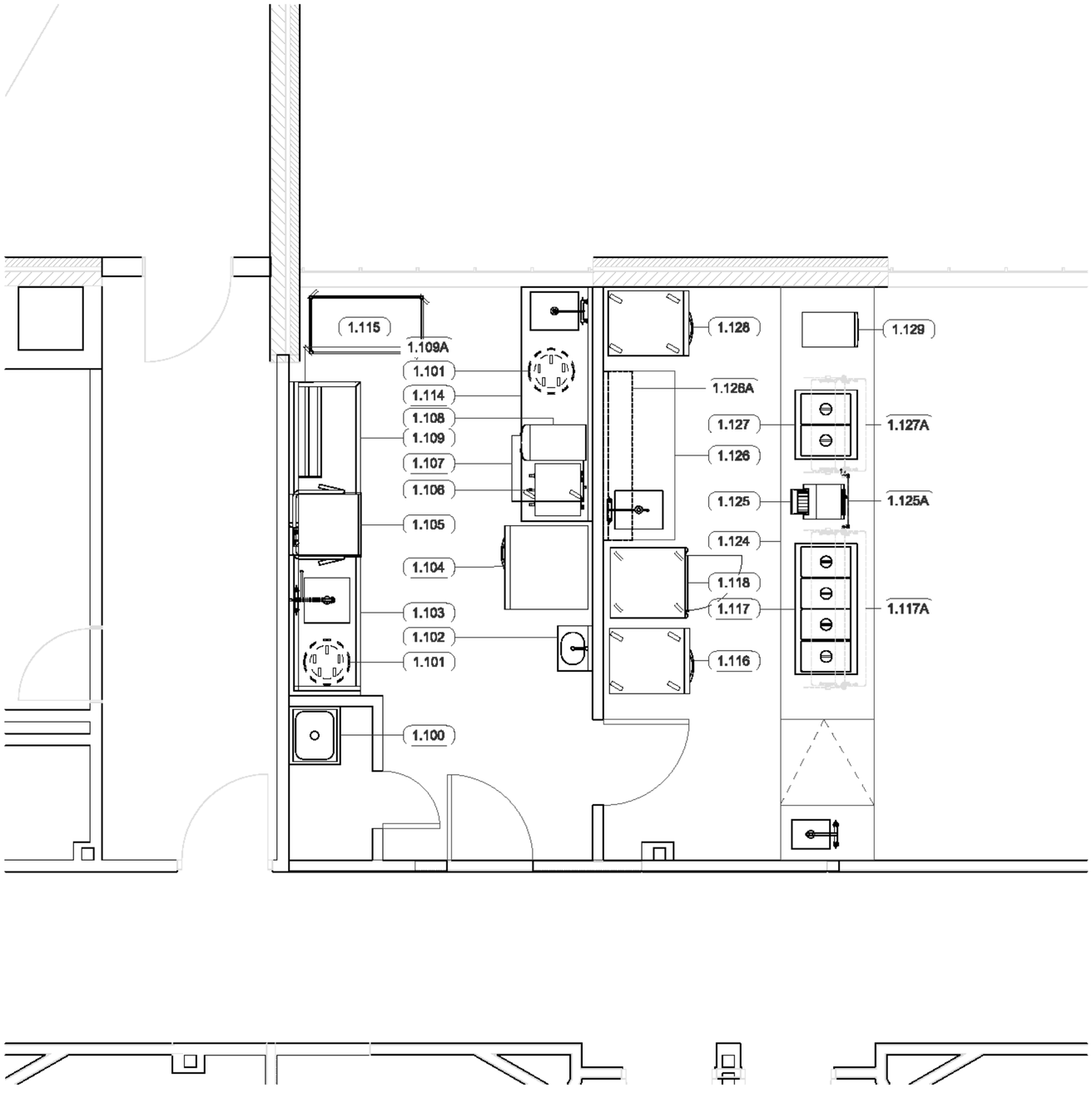
1903

TERRACE LODGE

AYLMER - ONTARIO

5

20 JUNE 2019



QF – RHA SERVERY & SUPPORT		
ITEM NO.	QTY.	DESCRIPTION
1.100	1	Mop Sink
1.101	2	TRASH BIN W/ DOLLY
1.102	1	Hand Sink
1.103	1	S.S. Dishtable Table W/ Sink
1.104	1	Roll-in Solid Swing Door Refrigerator
1.105	1	DISHWASHING MACHINE
1.106	1	COFFEE MAKER
1.107	1	UNDERCOUNTER FREEZER
1.108	1	JUICE DISPENSER
1.109	1	S.S. Clean Potwash Table
1.109A	1	S.S. Sorting Shelf, Wall Mount
1.114	1	S.S. Table w/ Sink
1.115	1	Drying Rack, Mobile
1.116	1	Dual Temperature Refrigerator/Freezer
1.117	1	4 Well Hot Food Unit
1.117A	1	FOOD SHIELD
1.118	1	Heated Holding Cabinet
1.124	1	CASEWORK W/HAND SINK
1.125	1	CONVEYOR TOASTERS
1.125A	1	FOOD SHIELD
1.126	1	CASEWORK W/SINK
1.126A	1	S.S. Wall Shelving
1.127	1	2 WELL COLD FOOD UNIT
1.127A	1	FOOD SHIELD
1.128	1	Reach-inRefrigerator
1.129	1	ICE AND WATER DISPENSER

1 Ground Level – Typical RHA Servery & Support
1:25

KAIZEN
FOODSERVICE PLANNING AND DESIGN
1825 Cornwall Road | kaizenfood.com
905-338-3922 | info@kaizenfood.com

Terrace Lodge
Aylmer

TYP. RHA SERVERY & SUPPORT SPACE

#	DESCRIP.	DATE
DATE:		2019-06-19
DRAWN BY:		EC
JOB:		19009
SHEET:		

QF-102

Discussion

MMMC ARCHITECTS

Elgin County
Progressive by Nature