

Township of Southgate

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Staff Report CAO2020-052

Title of Report: Grey County-Southgate Land Use Agreement for the
New Dundalk Health Clinic Property

Department: Administration

Council Date: August 5, 2020

Council Recommendation:

Be it resolved that Council receive staff report CAO2020-052 as information; and
That Council approve the Grey County-Southgate Land Use Agreement as
presented to support site work contractors to complete investigation on the
property for development of construction plans for the new parking area and
building for the new Dundalk Health Clinic for South East Grey Community Health
Centre project; and

That Council consider approval of the Agreement at the August 5, 2020 meeting by
Municipal By-law to direct the Mayor and Clerk to sign the document.

Background:

In 2017 Southgate partnered with the South East Grey Community Health Centre (SEGCHC) to establish the Erskine Health Clinic in Dundalk.

The goals of SEGCHC are to deliver more health services and programs closer to the community, increase participation and make them accessible so that user fees and the cost of travel is not a deterrent. SEGCHC has increased health clinic services in Dundalk as they committed through the Erskine Clinic and continue to ramp up delivery based on the demand for their services. They continue work at short term (1 to 2 years) solutions to increase capacity at the Erskine Clinic. They are also developing and creating partnership agreements with other medical service providers in Dundalk to have consistent and accessible medical services in Dundalk.

Southgate staff have been working with SEGCHC staff on a long term plan to locate a 10,000 to 12,000 square foot full service Health Clinic in Dundalk. The structure of the Clinic proposal plan would be that Southgate would lease land to SEGCHC. The SEGCHC would apply to the Ministry of Health for capital infrastructure funding to construct and to the LHIN for operation dollars. This would be a 5 to 7 year project that would locate a full service Health Clinic to serve the Dundalk Community.

SEGCHC and Southgate staff have developed a SEGCHC-Southgate Land Lease Agreement to construct a Medical Centre/Health Clinic as described earlier in this staff report.

In 2018 the SEGCHC Board approved the Executive Director to apply for capital funding from the Ministry of Health for the construction of a Medical Centre/Health Clinic in Dundalk. South East Grey Community Health Centre (SEGCHC) has now received approval by the Health LHIN to proceed and request Ontario Health Building design funding. SEGCHC Executive Director Allan Madden is now in discussion with Ontario Health Capital Branch with the application lead contact to advance the project approval, which is a big step.

At the July 4th, 2018 Council meeting staff report CAO2018-085 was presented titled, "South East Grey Community Health Centre (SEGCHC) and Southgate Land Lease Agreement to Construct a Medical Centre/Health Clinic to provide Primary Care and Social Support Services". Council approved the following motion and by-law at this meeting to execute the agreement:

Moved by Councillor Dobreen, Seconded by Councillor Pallister;

Be it resolved that Council receive staff report CAO2018-085 as information; and

That Council approve the South East Grey Community Health Centre (SEGCHC) Southgate Land Lease Agreement as presented to construct a Medical Centre/Health Clinic to deliver their services and programs in the Dundalk community; and

That Council consider approval of the SEGCHC-Southgate Land Lease Agreement at the July 4, 2018 meeting by Municipal By-law 2018-085.

Carried. No. 2018-450

A copy of the land lease agreement is included in this staff report as Attachment #1, as reference document since it was approved in a previous term of Council.

Moved by Councillor Dobreen, Seconded by Councillor Pallister;

Be it resolved that by-law number 2018-085 being a by-law to authorize an agreement between the South-East Grey Community Health Centre and the Township of Southgate be read a first, second and third time, finally passed, signed by the Mayor and the Clerk, sealed with the seal of the Corporation and entered into the by-law book.

Carried. No. 2018-459

SEGCHC staff have now executed an agreement with Flato Developments President Shakir Rehmatullah on participating in supporting of a new Medical Centre Building Project. The details of the gift conditions are included in the agreement with the highlights being the facility naming rights of the building being the "FLATO Community Health Centre Dundalk" and the right to have a director position on the

SEGCHC Board of Directors. This agreement still allows room or areas inside the building to be named as SEGCHC and Southgate feel that is appropriate. The agreement is a \$1,000,000 dollar contribution over a 20 year period to complete the project.

Grey County Support Approval of the Project

PDR-CW-27-20 Dundalk Medical Health Clinic Potential Use of County Land Planning report and support for the project was approved at the Grey County Council Committee of the Whole meeting on May 28th, 2020, through the following motion:

Moved by: Councillor Woodbury **Seconded by:** Councillor Paterson

That Report PDR-CW-27-20 which provides an overview of a proposed medical health centre in the community of Dundalk, Township of Southgate, be received which includes the proposed use of lands currently owned by the County for additional parking; and

That the proposed medical health centre be supported in principle and that staff be directed to work with the Township of Southgate and the South East Grey Community Health Centre to address any matters regarding the land in terms of potential land transfers and/or lease agreements that will be required to move forward with this proposal.

CW98-20 Carried

Staff Comments

The purpose of this report is to approve an agreement with the County of Grey that will allow contractors hired by SEGCHC and/or Southgate to complete site work on Grey County property by meeting the conditions of the agreement related to insurance, Health & Safety, WSIB coverage, etc.

The next step in the land transaction process is to develop an agreement between Grey County and the Township of Southgate to complete the transaction to transfer ownership of the land to Southgate with conditions of developing a rail trail parking lot and the rail trail lands as presented in the site plan document.

Financial Impact or Long Term Implications

There is no financial impact to the municipality as a result of this report to the 2020 budget. The SEGCHC Dundalk Clinic project funding will be covering the costs associated with agreement, survey, soil assessment, design and construction.

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public.

Goal 3 - Promoting Health Services and Housing Choices

Action 3: The residents and businesses of Southgate envision a caring community which meets the needs of all ages and incomes for a healthy and comfortable life, even as our population grows and changes.

Strategic Initiatives 3-B (2019-2023):

The Township will have been a significant advocate for and contributor to a new and expanded South East Grey Community Health Centre clinic in Southgate.

Concluding Comments:

1. That Council receive this staff report as information; and
1. That Council approve the new Dundalk Health Clinic Grey County and Southgate Land Use Agreement as presented to proceed with the new Medical Health Clinic site planning and development work for the project to support the project process; and
2. That Council consider approval of this agreement by Municipal By-law at the August 5, 2020 meeting.

Respectfully Submitted,

CAO approval: Original Signed By

Dave Milliner – CAO dmilliner@southgate.ca 519-923-2110 x210

- Attachment #1 – Grey County-Southgate Land Use Agreement
- Attachment #2 – New Dundalk SEGCHC Clinic Draft Site Plan