

# MAPLE VIEW LODGE REDEVELOPMENT PROJECT FAQS for Residents and Families



## 1. Where is the new Home located?

The new Home will be located on the grounds of the existing Maple View Lodge at 746 County Road 42, in the Township of Athens.

## 2. How many beds will be in the new Home?

The new Home will have 192 spaces for residents. The building will be three storeys and house six Neighbourhoods, each will accommodate 32 residents.

## 3. Which construction company (general contractor) is leading the redevelopment, and how were they selected?

The United Counties of Leeds and Grenville went through a rigorous prequalification process, basing their decision on the most relevant experience and cost. McDonald Brothers was chosen from five eastern Ontario general contractors invited to bid.

McDonald Brothers was the lowest bidder and led the construction for the recently completed Arnprior Regional Health's Grove Nursing Home. They are also currently involved with the redevelopment of the Stoneridge Manor Long-Term Care Home in Carleton Place.

## 4. When will the new home open, and will all 192 beds be occupied?

Currently, the projected occupancy date is in August/September 2025. This timeline will be confirmed closer to the grand opening.

As part of the phased occupancy plan, the existing 60 residents will move first, followed by the new residents (as staffing permits), to ensure a smooth, comfortable, and successful move to the new 192-bed home. The priority is to provide current residents with the chance to settle and adapt to the new space before welcoming new residents.

## 5. How is the redevelopment project being funded?

The project is being funded over the next 25 years through the Ontario government's Construction Funding Subsidy Program, municipal tax revenue and a community fundraising campaign to support quality-of-life enhancements in the home for residents.

**6. How will building the new home impact current residents and neighbours (e.g. noise, road access)?**

The construction company, McDonald Brothers Construction, has strategies in place to minimize the impact on the current residents and their loved ones. Some disruptions are unavoidable due to the nature of the project (e.g. temporary road access changes, construction noise). However, any major impact will be communicated to residents and families in advance through in-person notification, emails and printed memos. Please be assured that all safety protocols are in place

**7. Will residents be able to go outside during all the construction phases?**

Yes. The construction area has been surrounded with hoarding and it is safe (and encouraged) for residents and families to spend time outdoors. If there is any temporary impact to the current home's outdoor space, we will provide you with notification and specify what outdoor spaces are safe and comfortable for residents and families to enjoy during that period.

**8. What will happen to the existing Maple View Lodge building?**

The United Counties of Leeds and Grenville is leading a consultation process to determine the best use of this building to support the community. The Counties will explore partnership opportunities that will support and/or complement the new home while striving to ensure the use of the old home is revenue neutral (at a minimum).

**9. How many staff work at Maple View Lodge now and how many more staff will be needed for the new facility?**

Approximately 100 staff members are currently employed at Maple View Lodge. The new Home is expected to employ between 200 and 250 people when fully occupied.

**10. How will you hire enough staff for the additional beds?**

The new 192-bed home will bring significant employment opportunities to the area. Due to the current staffing challenges for Ontario's long-term care sector, The United Counties of Leeds and Grenville is implementing strategies well ahead of the grand opening to address the need for significant recruitment. This includes:

- Leveraging government programs such as the Community Commitment Program for Nurses and the New Graduate Incentive Program;
- Continuing our long-standing relationship with St. Lawrence College and partnering with them for placement of students from all nursing-related programs;
- Encouraging current staff to pursue the WeRPN's Bridging Education Grant In Nursing Program that provides tuition reimbursement to eligible RPNs and PSWs enrolled in an accredited RPN-RN or PSW-RPN bridging program;
- Successful enrollment in the Preceptor Resource and Education Program. This supports Maple View Lodge's recruitment efforts with funding to expand clinical student placement programs, provide

online education and support for preceptors and students, and develop resources to support successful students placements;

- Ongoing participation in specialized career fairs and post-secondary classroom presentations;
- Expanding our partnership with St. Lawrence College to launch a micro-credentialing program to 'grow our own' PSWs by providing classroom space on-site to facilitate PSW students' learning, growth, and development;
- Successful enrolment in the Supervised Practice Experience Partnership Program offered by the College of Nurses of Ontario and Ontario Health to broaden recruitment efforts to internationally educated workers. Maple View Lodge is approved to recruit two RNs and 1 RPN; matches are pending.

### **11. How will you move the residents into the new home?**

It can be daunting to think about how residents will move from the existing home into the new home. This will be a major project within the redevelopment processes that will be supported by our external partner Colliers Project Leaders, professional movers, and a transportation company. Months in advance of the move, our team will be engaged in the logistics planning and residents and families will be provided with guidance on how to best prepare for the packing.

For moving day, professional movers will be on-site to move residents' belongings and an accessible transportation company will assist and transport residents to their new home, ensuring the move is safe and comfortable.

### **12. Will current residents get a floor preference in the new home?**

Closer to the end of the redevelopment project, our team will work closely with each of the current residents and families to understand floor preferences and accommodate these requests as much as possible. There are multiple factors that go into determining each resident's placement in a particular Neighbourhood to ensure a safe and appropriate care environment for everyone.

### **13. Who on the wait list will be prioritized for a new bed?**

Eligibility and access to long-term care is managed by Home and Community Care (H&CC) formerly the Community Care Access Centre (CCAC). H&CC placement coordinators manage waitlists and inform prospective residents and/or their Power of Attorney when a bed of their preferred accommodation type becomes available. Residents of Maple View Lodge will be the first to move into the new Home.

### **14. What is the anticipated increased cost to residents as a result of this new project?**

Long-term care rates are set and adjusted annually based on Ministry notification of changes in accommodation charges. Rates differ by accommodation type. The new Home will have two bedroom types: basic and private. Adjustments to basic beds known as a rate reduction are possible for eligible individuals via an application process completed at the time of move-in, if there is a change in a resident's financial circumstances and annually thereafter.

### **15. Why is the Maple View Lodge Team currently focused on developing a new Model of Care?**

Our Team has prioritized the Model of Care review before opening the new Home to benefit residents—now and in the future—with a greater sense of home and well-being. We also decided to focus on the Model of Care work earlier in our redevelopment process to help inform certain design features and to prepare staff for the new environment.

### **16. If I contribute to the fundraising campaign, where will my donation go? How will the money be used?**

The money raised by the Fundraising Committee will be used to enhance the lives of the residents at the new long-term care home. This includes funding for features like pathways, secure garden and garden enhancements (planters, flowers, umbrellas, etc.), a fountain, the Chapel, the Café. Other funds could be directed to things like T.V.s, furniture and finishings in resident areas as well specialty items that assist in resident care such as lifts and equipment, or supplies for recreation activities.

### **17. Will I get a receipt for my contribution?**

Receipts will be provided for donations of \$25 or more.

**Do you have a redevelopment question that is not answered here? Please get in touch! Contact Administrator Tracy Jordan at 613-924-2696 x6019 or [tracy.jordan@uclg.on.ca](mailto:tracy.jordan@uclg.on.ca)**