



Hamilton

# COMMUNICATION UPDATE

<b>TO:</b>	Mayor and Members City Council
<b>COMMITTEE DATE:</b>	August 23, 2024
<b>SUBJECT/REPORT NO:</b>	Macassa Lodge Long-Term Care Redevelopment (701 Upper Sherman Avenue)
<b>WARD(S) AFFECTED:</b>	Ward 7
<b>SUBMITTED BY:</b>	Holly Odoardi Senior Administrator Long-Term Care Division Health and Safe Communities
<b>SIGNATURE:</b>	
<b>SUBMITTED BY:</b>	Indra Maharjan Director Corporate Facilities & Energy Management Public Works Department
<b>SIGNATURE:</b>	

The purpose of this Communication Update is to advise Council of a significant milestone for the Macassa Lodge Redevelopment project with the Ministry of Long-Term Care (LTC). Please see the Macassa Lodge Development Agreement Letter in Appendix “A” attached.

The Development Agreement has been signed and executed by Minister Natalia Kusendova-Bashta, Ministry of Long-Term Care. The redevelopment project at Macassa Lodge can now move forward with the signed commitment from the Ministry. Once the Ministry has approved the approval to construct package, the City can commence full construction of the project.

We are grateful for the Ministry’s and Ontario Health’s support of the City of Hamilton in executing this development agreement for these LTC beds. We are thrilled to have the 20 new beds and 44 redeveloped beds at Macassa Lodge, bringing our LTC home to 290-bed facility. We appreciate the ongoing partnership with the Ministry and Ontario Health as we work together towards completing this exciting project in 2026.

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OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

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As you know, the funding and support are greatly needed, as our population grows, and the needs of seniors continue to be felt by all our health and human service providers. Hamilton is working to address the needs of highly vulnerable populations, a growing proportion who are seniors. The 44 redeveloped beds and the additional 20 new beds will be very impactful to our community.

We want to thank the Mayor and Council for its ongoing support and commitment for the redevelopment of the 44-beds and the additional 20-beds in our community. Below is a high level of what you are supporting and where we at for the Macassa Lodge Redevelopment

**Design**

- 65,000 square foot addition classified as the new “B-Wing” designed by Salter Pilon Architects.
- Parking lot expansion off Upper Sherman Ave.
- Landscape improvements to be made, including tree planting, benches, and walkways throughout the site.
- Renovated E-Wing dining room /lounge, and exterior patio areas.
- New connecting corridors to E and C-Wings.
- High-performance, sustainable building envelope and energy-efficient building systems.
- Light and bright interior design with durable finishes.
- Natural wood aesthetic to complement existing building.
- Increased natural light throughout common areas and resident rooms.

**Existing Lodge Upgrades**

- Flooring and painting upgrades are ongoing throughout the existing Lodge resident home areas.
- Flooring, painting, and furniture upgrades in the Main Lobby.
- New high-efficiency domestic water boilers.

**Site Planning and Permits**

- Site plan and clearances approvals have been obtained.
- Minor variance has been approved.
- Site Servicing, tree and building permits are in progress.

**Project Funding**

- Ministry Announced Top Up Funding - March 2024
- Council Approved Project and Funding - June 2024

**Ministry of Long-Term Care Approvals**

- Working drawings has been approved

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- Development Agreement has been approved
- Approval to Construct in progress

**Construction**

- Construction Management Team Retained (Pomerleau Construction)
- Construction Management Tenders Initiated
- Anticipated Construction Start - Fall 2024
- Anticipated Construction Completion - 2026

If you have any questions respecting this communication update, please contact Holly Odoardi, Senior Administrator, LTC Division at [Holly.Odoardi@hamilton.ca](mailto:Holly.Odoardi@hamilton.ca) or, Indra Maharjan, Director, Corporate Facilities & Energy Management at [Indra.Maharjan@hamilton.ca](mailto:Indra.Maharjan@hamilton.ca)

**APPENDICES AND SCHEDULES ATTACHED**

Appendix A – Macassa Lodge Development Agreement Letter

**Ministry of  
Long-Term Care**

Office of the Minister

400 University Avenue, 6th Floor  
Toronto ON M7A 1N3  
Tel.: 416 325-6200

**Ministère des  
Soins de longue durée**

Bureau du ministre

400, avenue University, 6<sup>e</sup> étage  
Toronto ON M7A 1N3  
Tél.: 416 325-6200



337-2024-464

August 6, 2024

Ms. Angela Burden  
General Manager  
Macassa Lodge  
28 James St. North  
Hamilton ON L8V 3M7

Dear Ms. Burden:

**Re: Agreement to Develop Long-Term Care Home Beds for City of Hamilton - Macassa Lodge - Hamilton (PROJ 925)**

Please find enclosed one fully executed copy of the above-noted Development Agreement between City of Hamilton and the Ministry of Long-Term Care.

The long-term care beds are part of our government's commitment to create 58,000 new & upgraded beds over the next decade. Our government recognizes that it is vital to provide improved access to long-term care beds for those who need care when and where they need it and I thank you for your work towards achieving that goal.

Please accept my congratulations on behalf of the Government of Ontario. We look forward to working with you to advance this important project in Hamilton.

Sincerely,

A handwritten signature in blue ink that reads 'N. Kusendova-Bashta'.

Hon. Natalia Kusendova-Bashta  
Minister of Long-Term Care

Enclosure

- c: Dr. Catherine Zahn, Board Chair, Ontario Health  
Matthew Anderson, President and Chief Executive Officer, Ontario Health  
Susan deRyk, Chief Regional Officer (Central & West Regions), Ontario Health  
Kiran Kumar, Director - Performance Accountability and Funding Allocations, Ontario Health  
Shirley Koch, Director, Ontario Health (West)  
Helen Johnson, Lead, Capacity, Access & Flow, Ontario Health (West)