



The Corporation of the Town of Tecumseh

Community & Recreation Services

To: Mayor and Members of Council

From: Beth Gignac, Director Community & Recreation Services

Date to Council: February 13, 2024

Report Number: CRS-2024-05

Subject: Wellness Campus Concept Development

Recommendations

It is recommended:

That CRS-2024-05 Wellness Campus Concept Development **be received;**

And that an allocation of up to \$75,000 from the CRS 2024 One (1) Year Capital Works Plan Project Management/Planning item **be approved** to develop program and service designs and a business case for the project

Background

In 2019, the Town of Tecumseh submission to the Investing in Canada Infrastructure program for a SportsPlex was unsuccessful. That project was intended to extend sport and recreation infrastructure on-site at the Tecumseh Arena.

The original concept included a Cardiac Rehab Centre in partnership with Hotel Dieu Grace Healthcare (HDGH) and several community sport and recreation groups.

At the March 29, 2022 Special Meeting of Council (Community & Recreation Services: Capital Priorities 2023-2026, Motion: [SCM-12/22](#)) and the December 13, 2022 Regular Meeting of Council (Report [CRS-2022-17](#) 2023-2027 Parks Five (5) Year Capital Works Plan, Motion: [RCM-332/22](#)) Council approved a capital plan to include a Triple

Gymnasium and multi-purpose recreation program space with direction to seek senior government support.

In August 2023, Council supported the concept shift towards the development of a Tecumseh Wellness Campus, which would include a Triple Gymnasium, multi-purpose recreation program space and other elements, subject to senior government support and community partnerships.

The Wellness Campus conceptual plan was presented at the 2023 Association of Municipalities of Ontario Conference (AMO) to the Parliamentary Secretary to the Minister of Health and at the 2024 Rural Ontario Municipalities Conference (ROMA) to the Minister of Infrastructure. While both Ministries indicated interest in the project, funding programs to support such an initiative are not currently available.

Comments

The Tecumseh Wellness Campus is intended to maximize local health and municipal assets to improve overall health and wellness outcomes for the residents of Tecumseh and the north shore of Essex County. The Wellness Campus will provide access to healthcare, recreation and affordable housing in one, central location at the Tecumseh Arena site.

The Campus also provides a prototype for a multi-functional site which integrates a range of services, supports and programming, that could inform a new model for health and wellness initiatives for rural communities in Ontario.

Feedback from the presentation of the Wellness Campus conceptual plan at both AMO and ROMA indicated general support for the ongoing development of the conceptual plan with a focus on establishing a portfolio of program and service offerings, operating budget scenarios and capital construction forecasts. Consideration of using Infrastructure Ontario for debt financing was also suggested.

Notwithstanding the current lack of senior government program for this type of facility, there are several partners interested in moving the concept forward to develop program and service designs and a business case for the project. Administration believes that it will be necessary to undertake this work to improve the Town's readiness to attract private sector partners for the project, support debt financing that may be needed or to support a grant submission should a funding program be made available. Administration estimates the total cost of the program/service design and business case to be in the order of \$75,000.

The program and service design process will be led by a service design firm and a business analyst will prepare the business case. To guide the process, Administration proposes a Working Group with the following participants, each of whom have expressed an interest in working with the Town for the Wellness Campus and some of whom may be potential financial partners:

- Hotel Dieu Grace Healthcare
- Windsor-Essex County Health Unit
- St. Clair College
- University of Windsor
- Ron Koudys Landscape Architects
- Housing Developer - TBD
- Ministry of Tourism, Culture and Sport
- Ministry of Seniors and Accessibility

Other external organizations who have expressed interest in the concept and will be invited to participate include:

- Advanced Rehabilitation Centres
- Alzheimer's Society Windsor-Essex
- Sport and Recreation User Groups
- Private sector medical entrepreneurs
- Indigenous Organizations

The Working Group will be chaired by the Director, Community and Recreation Services with participation of other members of Administration, as required, to provide subject matter expertise.

Consultations

Chief Administrative Officer

Financial Implications

In Report [CRS-2024-02](#), Motion: RCM- 09/24 on the Community and Recreation Services 2024 One (1) Year Capital Works Plan was approved with \$150,000 allocated for Project Management/Planning.

The amount requested to support the development of program and service designs and the business case for the project in the order of \$75,000 is in the Project

Management/Planning envelope. As previously stated, the development of a program and service design and business plan, complete with operating budget scenarios and a capital project cost forecast is the logical next step towards understanding the scope of the project and supporting potential investment. These deliverables will also be used to support grant or loan submissions to Federal and/or Provincial programs and to inform discussions with community, commercial and philanthropic investors.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input checked="" type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable ☒

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Beth Gignac, BA Hons
Director Community & Recreation Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
None	None