

# Sightlines

BUILDING AN INTEGRATED CAMPUS OF CARE



## ELEVATING THE PATIENT EXPERIENCE

Concept patient room

### Features of the New Hospital

#### Future Patient Rooms

- 314 beds (20% increase)
- 80% single and 20% double occupancy rooms (current bed ratio is 10% single, 30% double, 60% four-bed wards)
- Each patient has their own private 3-piece washroom, even for those in double occupancy rooms

#### New Services and Therapy

- New services: geriatric clinics and day hospital, and renal dialysis
- Extensively landscaped outdoor therapy areas
- Therapy gyms on every floor to minimize patient travel
- Significant increase in outpatient therapy space to accommodate double the number of patients

#### Amenities

- Increased green space on campus from 57 to 61% of the land area
- A terrace on every floor so patients can easily access the outside
- Communal dining areas on every floor to encourage socialization
- Proposed underground and surface parking to increase patient safety and retain green space

Key features of West Park's new, six-storied hospital reveals a commitment to patient care and comfort, while leveraging the powerful healing effects of mother nature.

"Embracing our natural surroundings, we are creating a rare, urban oasis within Toronto's cityscape to deliver a rehabilitative and restorative experience like no other," says Shelley Ditty, Vice-President of Planning and Development. "We want to create an environment where people can find the strength and inspiration to overcome obstacles."

West Park is on the bold path to transform its campus into a world-class centre for rehabilitative care. The hospital will demolish three of its current buildings to make way for a larger, new hospital facility that will meet Ontario's future healthcare needs.

To better serve patients and visitors, accessible and senior friendly design features will be fundamental to the blueprint of the new hospital. For instance, clear turning circles will be provided throughout the building to accommodate the larger than average wheelchairs used at West Park. There will also be rest areas, which consist of benches and space for mobility devices, every 30 metres in corridors and external paths frequently traveled by patients, families and visitors.

The contemporary facility will also be marked by spacious patient rooms, expansive therapy gyms, and an abundance of natural light throughout, and easy access to green space from anywhere in the building.

# THE FUTURE OF WEST PARK'S CAMPUS:

## Building an Integrated Campus of Care

West Park Healthcare Centre has a unique and rich history that stretches back more than a century. In a park-like corner of Toronto's cityscape, we have created a nurturing campus of care where patients realize their potential after a life-changing injury or illness. But it's the future that holds the most promise for us.

Our vision is to be an integrated campus of care that truly models the way of the future for patient care delivery, education and research. To achieve this vision, West Park has embarked on two major capital projects that bring together specialized rehabilitative, complex continuing, primary and long-term care and independent living opportunities on a single site.

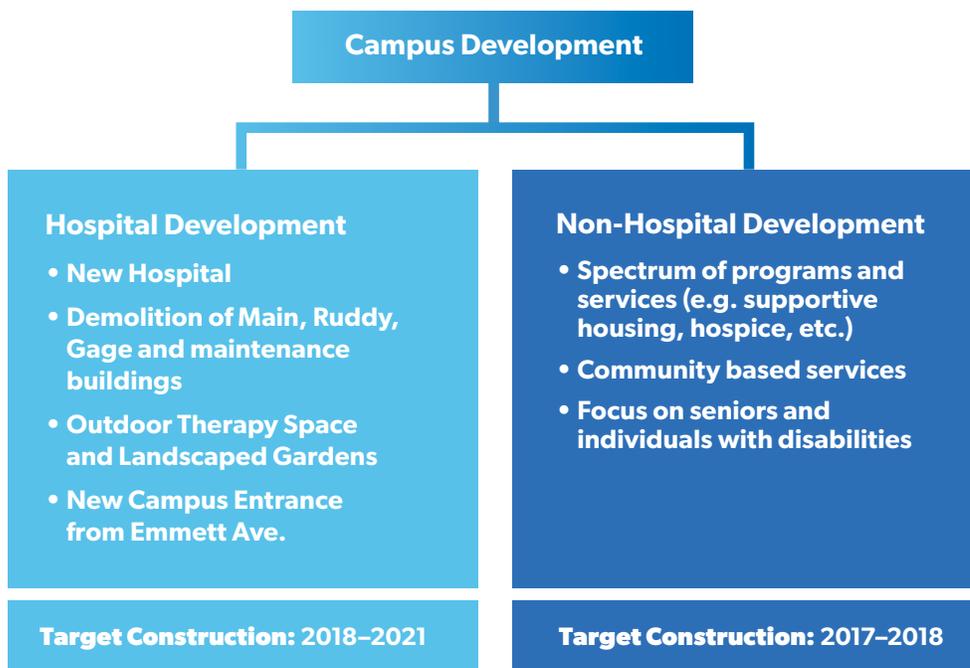
The main capital project is the Hospital Development that oversees the building of a new, world-class

hospital facility incorporating the best and latest in architectural design, enabling technologies and stunning therapeutic landscapes to help patients in their journey from crisis to hope.

The second capital project is the Non-Hospital Development that will extend West Park's spectrum of services by creating a vibrant community with housing and related services for seniors and people with disabilities.

### Project Overview

The campus development project consists of two high-profile, capital projects that will transform West Park's site into an integrated campus of care.



### 1 New Hospital

The new, six-storey, approximately 750,000 square foot hospital will elevate the patient experience to new heights and enhance the exceptional care already delivered by dedicated staff. The new building will be designed to create an accessible, senior friendly and green environment that is flexible and technologically advanced to deliver more enhanced and integrated rehabilitative services, helping patients reclaim their lives.

### 2 Creation of New Campus Entrance

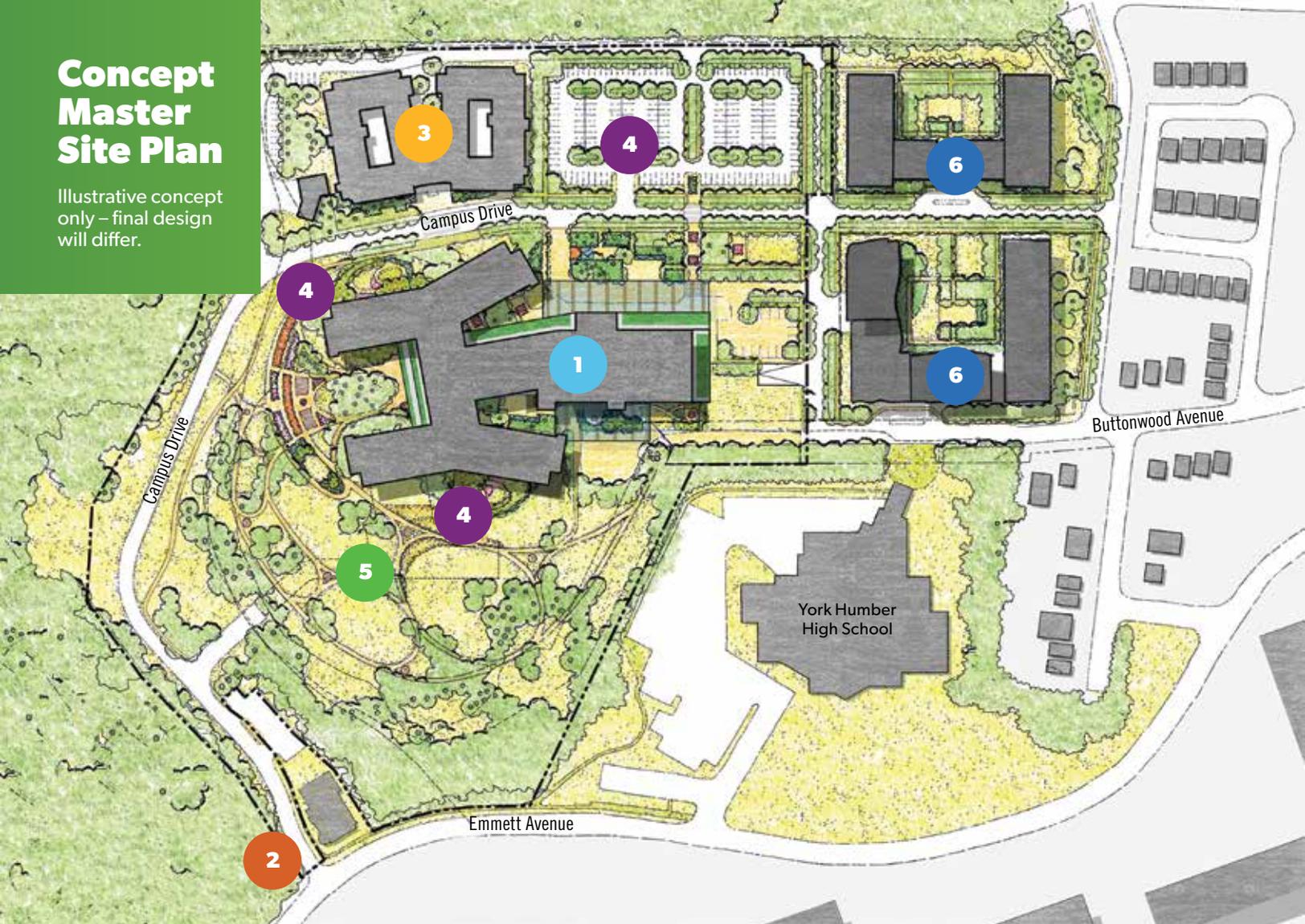
West Park will create a new entrance to its campus directly off Emmett Avenue near Eglinton Avenue to provide a more direct route to the hospital campus. The change will minimize traffic through the residential area surrounding West Park.

### 3 Long-Term Care Centre

The existing 200-bed long-term care home will remain on the campus.

# Concept Master Site Plan

Illustrative concept only – final design will differ.



## 4 Demolition of Patient Care and Maintenance Buildings

West Park will demolish the Main, Ruddy and Gage buildings and several maintenance structures in stages. The existing Long-Term Care Centre will remain. The current patient buildings will remain fully operational until the new hospital is completed.

Up until recently, the Main Building was to undergo minor renovations and retrofits, and connect to the new hospital, so services may be delivered in both buildings. After re-examining its original business proposal from a decade ago, it turned out it was more cost-effective and efficient to demolish the Main building and build a single, new and larger facility.

## 5 Renewal of Green Space

West Park will keep the “park” in West Park. By increasing the green space from about 57 to 61 per cent of the hospital’s 27-acre campus, West Park will continue to be an urban oasis in the park-like corner of Toronto’s cityscape, allowing for better access and use of existing and new green space.

Though West Park will be relocating a portion of its green space, it will be a better use of its most valued asset. Patients and visitors will have captivating scenic views of nature and access to safe, accessible walking pathways, so that indoor therapy areas can be easily extended to the outdoors. West Park’s green spaces will be extensively landscaped to create a nurturing, therapeutic and leisurely environment that blends warmth and serenity with energy and drive.

## 6 Non-Hospital Development

The Non-Hospital Development will extend West Park’s spectrum of services by creating a vibrant community with housing and related services for seniors and people with disabilities. The initiative will generate revenue to help cover our share of the cost for the new hospital.

About five acres at the eastern end of the campus is designated for the project. This area currently consists mainly of surface parking.

In 2015, West Park signed an Offer to Lease with Amico Properties Inc., which is responsible for the project’s construction, financing and operation. Amico is in discussions with potential tenants. Services here may include supportive housing, hospice, community-based services and doctor’s offices.

# FOSTERING A CONNECTION TO NATURE

Patients, family members, staff and visitors often remark on the uniqueness of West Park's 27-acre park-like campus in Toronto. Green space is one of West Park's most valuable assets and considered of high importance to the campus development project.

With nature and greenery playing a significant role in health outcomes, West Park is increasing its green space from 57 to 61 per cent and taking advantage of its natural surroundings to support patient healing and wellbeing in its new hospital.

"Fostering a connection to nature and beauty is a key design intention," says Ben Embir of HOK Architects and lead consultant to the hospital's planning team. "We do this by maximizing the access, use and views of the outdoor areas from anywhere in the new facility, and embracing West Park's natural landscape to cultivate a unique outdoor experience."

Current access to West Park's outdoors can be limiting and difficult for many patients with mobility challenges. To ensure better access to the outside, patient spaces like inpatient rooms, therapy gyms, dining rooms and recreation areas will be adjacent to windows or green space. With extensive landscaping planned, West Park can better utilize its green space and create a more accessible environment that is barrier free to all people regardless of ability, mobility or condition.



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## Green Spaces

West Park will create an assortment of green spaces to help patients faced with life-changing health challenges reclaim their lives. The possibilities are endless for the types of green spaces West Park could create. Here's what you may find on the new campus.

### Outdoor Therapy Courtyards

Clinical programs can extend their rehabilitation curriculum outside in this therapeutic landscape. Patients may find parallel bars, steps, curbs, ramps, beams and different surfaces such as gravel, turf, rubberized pavement, and wood chips to help them practice moving and maneuvering.

### Central Plaza

Located at the heart of the campus, this urban, community landscape will provide a flexible, public and communal meeting place for those seeking relaxation, socialization or recreation.

### Sensory Garden

The sensory garden will offer respite for patients, family members and small groups. Visitors can enjoy this intimate space and be immersed in the sights, smell, sound and textures of scented and edible plants, and other features involving rocks, sculptures and water.

### Trails

West Park is looking to create a network of paths with a set of unique destinations to promote physical activity. There will be distance markers and different routes graded by difficulty so patients can track their progress and choose a path that matches their skill level.

## Conservation and Environmental Sustainability

West Park is committed to respecting nature and wildlife through conservation and environmental sustainability. Due to site restrictions, West Park will build the new hospital on its current central lawn. To compensate, West Park will redistribute and increase its green space by demolishing older buildings and converting them into usable outdoor areas.

Every effort will be made to develop a new facility that is environmentally responsible. West Park has retained the services of an arborist to develop a plan to conserve many existing trees, replace trees and protect the natural state of the Humber River ravine. West Park also aims to achieve a Leadership in Energy and Environmental Design (LEED) silver designation or higher, a rating system recognized as the international mark of excellence for green building in 150 countries.

# ENGAGING OUR COMMUNITY

## Hospital Users Take Ownership

Throughout June, more than 250 patients, families, staff, physicians and volunteers visited the Design Lab to critique full-scale, cardboard mock-ups of patient spaces for the new hospital.

“Mock-ups are a great opportunity for hospital users to provide invaluable input because it’s tangible,” says Shelley Ditty, Vice-President of Planning and Development. “Everyone has different perspectives, knowledge and experiences critical to helping us design a hospital that will truly improve the patient experience.”

The mock-ups consist of a single and double room, exam room and communication centre (nursing station). Created by a group of patients, staff and physicians, the mock-ups considered design elements that would meet patient care needs, comfort and safety, as well as staff requirements to meet healthcare standards like infection control and emerging technologies.

The West Park community was then invited to help refine the spaces. Visitors were given a marker and sticky-notes to post their comments on how the space could be better.

Campus Development will carefully catalogue all the comments. Depending on the suggestion, they will be further explored, brought forth to the corresponding person or groups responsible for consideration, and incorporated into the design documents as appropriate.

“It was wonderful to be able to visualize our home in the future,” says Paul Feldman, a patient who has lived at West Park for two years. “It had all the comforts of home.”

Since planning and design meetings started in October 2014, West Park has engaged more than 450 patients, staff, family members and volunteers totaling more than 700 hours of formal meetings, workshops and open houses. Keeping in mind that many of the same individuals participate in multiple meetings, collectively West Park has logged thousands of hours towards engaging users in the planning process.



## Community Consultation

Public transit, traffic, parking and trees were among the concerns community members raised at the community consultation meeting on July 5 to discuss the site plan application for West Park’s new hospital.

Almost 30 people attended the event chaired by York South-Weston City Counsellor Frances Nunziata. Member of Provincial Parliament for York South-Weston Laura Albanese was also in attendance to show her support for the capital project and to help answer questions.

Since changing its plans to build an all-new hospital facility, versus a previous plan to build a smaller facility that would connect to the existing Main Building, West Park had to submit a new site plan application to build a larger facility. The change in plans is driven by the need to meet current healthcare standards and building codes, which have changed significantly since the initial plans were submitted a decade ago.

To view questions and answers from the meeting, please visit our website at [www.westpark.org/campusdevelopment](http://www.westpark.org/campusdevelopment).

# RECLAIMING LIVES

**When Linda Dinning arrived at West Park, she could barely walk a few minutes without gasping for air. But after six weeks, she reclaimed her life.**

“I practically ran out of the place. West Park gave me great support and they really do help you,” says Linda. “To me, West Park saved my life.”

Linda has Chronic Obstructive Pulmonary Disease, a lung condition that restricts airflow to the lungs. It was getting worse day by day and it came to a head when she was visiting her native country of Scotland three years ago. She and her family were walking to the car after dinner when she suddenly couldn't breathe.

Fearful, she tried to calm herself but her chest tightened more and her heart raced faster. Finally, after what seemed like an eternity, she regained control of her breath. Terrified for her health, she cut her trip short and came back to Canada.

Her respiratory doctor gave her two options: lung reduction surgery or rehab at West Park. She chose the latter. Under the care and guidance of her therapists at West Park, Linda learned how to breathe properly, coping techniques and how to treat her condition with exercise.

Linda continues her therapy as an outpatient twice a week. And she's still going strong by continuing to do the things she enjoys like playing golf.

Now Linda is giving back by participating in the planning of West Park's new hospital and donating to its capital campaign. Among other wishes, she hopes to see better reception and waiting areas, and outdoor spaces with gentler or no slopes, so she can fully enjoy West Park's “nice scenery.”



## Inspired to Donate?

West Park relies on our generous donors to fund important equipment, renovations and new construction. Please call or email today to see how you can make a difference.

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 **West Park** **get your life back**  
CAMPUS DEVELOPMENT