

Information Report

Title: Hawthorne Community Clinic
and Projected Space Needs

Report Number: Strategic Initiatives-2025-02

Director: Chief Administrative Officer

Manager: Strategic Initiatives

Meeting Date:

Wednesday, January 22, 2025

Executive Summary:

The Hawthorne Community Clinic is owned by the Municipality and currently is rented to three tenants. The purpose of this report is to provide Council with an update on how the space is currently occupied as well as to communicate the need for future space planning in order to accommodate the number of physicians needed to support populations growth.

Context and Background Information:

The Hawthorne Community Clinic building is owned by the Municipality of Kincardine. The land that the building resides on is the property of the South Bruce Grey Health Centre. The Municipality has a 100-year long lease with the South Bruce Grey Health Centre for this arrangement.

Currently the Municipality has rented the facility to three (3) tenants as described below:

1. Kincardine Family Health Organization – also known as the Kincardine Physicians Group, which currently reside on the top floor of the clinic. The Municipality provides incentives to recruit new physicians and retain existing physicians. These physicians each pay rent at a reduced lease cost as part of the Physician Recruitment and Retention Program as well as receiving a variety of supports to generally provide a turnkey operation for their private practices.

Ten physicians currently make up the Kincardine Family Health Organization, with 14,500 attached patients. Estimates show another possible 3,000 unattached people are without a family doctor. It is estimated that sixteen physicians at a minimum are needed to serve our current population, work in ER, and provide hospital inpatient coverage. This does not factor in population growth. It is anticipated that growth will increase the need for family physicians and will add extra pressure on the space needs at the Clinic.

2. Kincardine Family Health Team (KFHT) – the KFHT is a government organization that the Municipality rents space to in the basement of the Clinic. The KFHT has allied health care workers, Nurse Practitioners, Dietitians, Social Workers, and Occupational Therapists. The KFHT have identified additional space needs. Of note, the Municipality provides 0.6 FTE funding for a Nurse Practitioner position to support the KFHT efforts to recruit an additional full-time position, as the current provincial funding supports 1.4 FTEs of a Nurse Practitioner.
3. McKechnie Pharmacy – Mike and Natalie McKechnie rent space from the Municipality for use of a portion of the lower level of the medical clinic for their pharmacy business. The lease is up for renewal and the owners have requested that the Municipality make arrangements for a new 10-year lease.

Space Needs

Space for practicing physicians is limited at the Clinic and will need to be a focus as the community continues to grow. Currently it is estimated that we have room for 13 physicians in the current configuration and that is without sharing offices.

It is estimated that 16 physicians at a minimum are needed to serve our current population, and this does not factor in population growth or the potential future impacts of Bruce C. There have also been requests for physicians to work part-time hours as they acclimatize to work or as they move towards retirement. This approach will additionally increase the number of physicians utilizing the space for the clinic.

There are requirements under AODA legislation regarding accessibility and appointment room spaces.

In order to fully understand the space needs and the best way to utilize the limited space, a vendor would need to be secured to provide an office design concept that will accommodate the future forecast numbers of physicians within the existing clinic space.

Consultation Overview:

Staff will obtain advice from the Kincardine Family Health Organization on space needs. Strategic Initiatives staff will also work with Community Services to understand facility and maintenance requirements as well as AODA standards that need to be fulfilled according to Provincial Legislation.

Origin:

Review of existing and future space requirements at the Hawthorne Community Clinic.

Attachments: None

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