

December 27, 1956

Metropolitan Home for the Aged,
Newmarket, Ontario.

Architect: Howard D. Chapman.

Consulting Mechanical Engineers: Maschino & Associates.

Consulting Structural Engineers: Wallace & Carruthers & Associates Ltd.

General Contractor: Hughes Construction Company Limited.

Accommodation	598 Beds
	Residents 529
	Infirmary 14
	Staff 55

Accommodation provides for approximately 325 persons as bed patients and 204 ambulatory residents capable of leading a more normal life. All 529 are people requiring "special care".

The "special care" aspect of the problem had a considerable effect on the plan of the building as it was necessary to divide it into four enclosed building areas:

- Male ambulatory complete with garden facilities.
- Female ambulatory complete with separate garden facilities.
- Male Bedcare and
- Female Bedcare.

The building has been disposed on the site with a view to making the best use of a considerable slope in land in providing an economical layout. The use of the sloping ground provides for ground level access at some point on all floors; with the three storey bed care block joined to the ambulatory areas by a central service section.

The central section houses, on the top floor, kitchen, dining rooms and staff cafeteria, and, on the lower floors, administration, stores, staff locker rooms, the boiler room, laundry and mechanical services.

All ambulatory residents have been accommodated in the top floor with their dining rooms, craft rooms, lounges, TV rooms, a communal chapel and garden courts.

COPY

Inside the building, for low cost, ease of administration, staffing and general maintenance, central services and compactness have been aimed at. To avoid general elevator use, lengthy stairs, and complicated fire exits the building has been kept to a maximum of three stories in height. The three stories occur in the bed care wing while the ambulatory wings on one side are only one storey to provide greatest use of garden courts.

All lavatory and service rooms are planned in internal "islands" artificially lit and ventilated, leaving almost the entire perimeter of outside walls free for bed rooms, living rooms and offices. Nearly all bed care rooms have sunshine at some time during the day, and efforts are made to provide the maximum flexibility of accommodation.

An assembly room is provided with a balcony and refreshment facilities to accommodate 300 people. Tuck shops are also provided elsewhere in the building.

Meals are served in the kitchen by a horizontal conveyor belt system and delivered straight to the bed care residents, heat being maintained by dry heat hot plates. The conveyor belt system also serves the ambulatory dining rooms adjacent to the kitchen.

The construction is steel frame with ^{brick} birch and block walls with Double-double hung windows.

The boiler room supplies high pressure steam to laundry and kitchen and to equipment rooms where it is converted to hot water for baseboard radiant heating which has a high degree of separate area temperature control. A two temperature domestic hot water system protects residents against the danger of scalding themselves.

A complete system of mechanical ventilation makes the building independent of opening windows, and the entire building is de-odorized by activated carbon filters integral with the ventilation system. Other engineering features are the television antenna and public address system and a diesel electric generator set.

Supply 2 draft copies.

" Greenacres " Home for The Aged for
The Municipality of Metropolitan Toronto
at Newmarket, Ontario.

Owner : The Municipality of Metropolitan Toronto.
Department of Welfare and Housing.

Architect: Howard Chayman, M.R.A.I.C.

Mechanical and Electrical Engineers: Meschino and Associates

Structural Engineers: Wallace, Carruthers and Associates, Limited

Landscape Design: Howard Chayman, M.R.A.I.C.

Landscape Sculpture: Miss Jacobine Jones, R.C.A.

General Contractor: Hughes Construction Company Limited, Toronto

Plans were developed in consultation with the Welfare Department of the Province of Ontario. (Mr. L.E.Ludlow, Supervisor of Homes for The Aged,
Mr. W. Balston, M.R.A.I.C.; Consulting Architect to the Department)

A

Accommodation provides for about nearly 600 beds as follows:

Residents	529
Infirmiry	14
Staff	55

Of the 529 resident beds, approximately 325 are provided for bed patients and 204 for ambulatory residents capable of leading a more normal life. The infirmiry, nominally of 14 beds can be expanded if necessary, while staff accommodation was designed to be converted to resident accommodation, should so much staff living-in not be required, or should a separate staff building be warranted at some future date. (The first of these eventualities has already been realized, and conversion is taking place.)

B

Architecturally, an endeavour was made to reduce to a minimum the often depressing feeling of a large institution, by general planning and such means as minimum floor to floor and ceiling heights, the scale of windows, use of interior materials and colour, and intimate and informal landscaping.

A HOME FOR AGED PERSONS REQUIRING SPECIAL CARE

in conjunction with the Housing Ontario

The "Greenacres" Home for the Aged built at Newmarket By the Municipality of Metropolitan Toronto is unique in that all those admitted for residence are of a category requiring special care owing to some degree of ~~senility~~ mental senility.

In Homes normally provided in the Province of Ontario under the Homes for the Aged Act residents are looked after in three categories -- those able to lead a more or less normal life, those confined to bed, and those whose mental condition, though not sufficiently serious to require their detention in a mental institution, dictates a need for supervision and assistance which can best be provided in separate quarters under constant care.

Department of

With the creation of the Municipality of Metropolitan Toronto, its Welfare and Housing under Commissioner Robert J. Smith was faced with the problem of providing accommodation for some 2000 persons, some of whom were, at great expense, being cared for in nursing homes or were filling hospital beds badly needed for specifically medical and surgical cases.

With the crystallization of a problem of this magnitude came the necessity for deciding what size and type of facility should best meet the situation. Of the total number of 2000, it was estimated that about 525 came under the category requiring special care and of this number about 300 were more or less chronically confined to bed.

Although it was recognized by the authorities that a Home caring for about 250 persons was a maximum desirable size from the point of view of administration and the possibility of a pleasant domestic atmosphere, in the case of those requiring special care, the problems of staffing, special treatment and services suggested that the best condition would be obtained by concentrating the entire problem in one location.

Although for normal aged care, Home locations which permit of maximum integration of life of the residents with life of the community is highly desirable, this condition does not apply where special care residents are concerned. A large property available under very favourable terms from the Town of Newmarket, and taken over from the County of York provided therefor a suitable site for this project.