

# Health care centre unique to Ontario

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A medical centre proposed for Ringwood Drive in Stouffville would be home to an urgent care centre, about 20 medical practitioners, including specialists and optometry, dentistry, ultrasound and X-ray as well as a pharmacy. The plan has not been before town council. CMC Medical and Dental Centres aims to open in 2013.

speaking, we'll have 20 health care practitioners there," Mr. Jain said.

The medical centre is being developed by DCL Equity Partners, with CMC Medical and Dental Centres being the primary tenant.

The Ringwood Drive facility will be called CMC Urgent Care Centre and is expected to be open in late 2013.

"When it's not such an emergency you can go into a walk-in clinic to alleviate some of the pressure on emergency rooms," Mayor Wayne Emmerson said of the proposed medical centre that has yet to come before council.

As well as being Stouffville's first all-encompassing medical clinic, it will be constructed with environmental sustainability and patient comfort top of mind.

The facility is being designed to be 60 per cent more efficient than other medical offices within the GTA, according to Frank Deluca, founder and CEO of DCL.

The building will also be BREEAM certified, which sets standards for best practices in sustainable building design, construction and operation. A BREEAM assessment utilizes performance measures set against established benchmarks.

"I felt it was a much better yard stick for us" versus LEED certification, Mr. Deluca said.

Mr. Deluca, who used to live in

Stouffville and still has family here, started working on the concept of an environmentally-friendly health care centre about four years ago. This facility will be the first of its kind for DCL as well as Ontario, he said.

He chose Stouffville because "it just had all the attributes for a pilot project."

Mr. Deluca also noted that even though the Markham Stouffville Hospital is expanding "there are already talks it's going to be under-sized for what's happening in the region."

The proposed medical facility will have a rooftop garden and water harvester, which will provide enough water for irrigation and toilet flushing. This will also cut down the building's use of municipal water by 30 to 35 per cent, according to Mr. Deluca.

The facility will be outfitted with geothermal heating/cooling and special LED lighting that, according to Mr. Deluca, increases people's serotonin levels by 35 per cent.

"It has been tested the last few years out of Europe and the results are amazing," he said. "They call it happy lighting."

Windows throughout the building will also be fully operational to bring in fresh air. A layer of rubber will be laid down on top of the sidewalk in lieu of using salt in the winter to keep people from slipping. A mood/colour specialist is assisting with the decor.

"You want to make the community proud of the building (that) is in their town. You're going to support that tenant. ... We're not environmentalists ... but I do believe there are good opportunities in green construction to get a good return on investment," Mr. Deluca said, noting by utilizing all of these eco-friendly technologies, construction costs are up 12 to 15 per cent over that of a traditional medical building.

"It's not very exciting to see your health care provider. ... Most of the medical office buildings in Canada ... they're old, tired buildings," he said.

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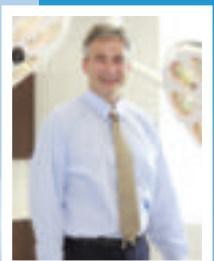
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