

Staff Report

Presented By: Jill Roote, Manager, Strategic Initiatives
Meeting Date: December 8, 2025
Subject: Society of United Professionals Condominium 2025 Activity Update
Attachment(s): None

Recommendation

That Council receive the Society of United Professionals Condominium 2025 Activity Update report for information.

Report Summary

The Society of United Professionals has been supporting the Town's physician recruitment program since 2014 through a generous investment in two (2) condominiums in Southampton. The accommodations provide housing for medical residents training locally and locum physicians filling temporary roles. This report highlights the condo activity and acknowledges the Town's gratitude to the Society for its generous contribution to physician recruitment.

Background/Analysis

In 2014, the Society of United Professionals invested in two (2) condominiums in Southampton for the specific purpose of supplying temporary housing for new or visiting physicians. The Society leases the condominiums for one dollar (\$1.00) annually to the Town. This donation provides temporary housing for residents, locums, or physicians new to the community, so they can settle in quickly and provide immediate care in the hospital or clinic.

The Customer Service Coordinator for Communications schedules the physicians into the condos and as reported, from 2014 to 2025, the two condominiums provided accommodation for a total of 314 physicians. In 2024, Morpeth units 5 and 6 accounted for 1,130 tenant nights with 27 tenants, while in 2025, the units saw 1,113 tenant nights with 26 tenants. The slight decrease in tenant nights between 2024 and 2025 reflects a shift in the nature of housing requests, with an increased number of locum physicians opting for placement in the Town-owned Arlington family-style, unshared unit, which was used more frequently than ever before.

In 2025, there were a total of 22 leaners and 6 preceptors. Most of the activity came from medical residents engaged in a rural rotation as part of their medical degree from the University of Toronto, followed by McMaster University. Other schools represented were the University of

Western Ontario and the University of Windsor. Student schedules typically start the second week of January, and rotations are back-to-back all year. Each student rotation is between 4-8 weeks long depending on the University. When the accommodation is arranged, each student receives a welcome package noting local shopping, restaurants, and activities in addition to detailing what they need to know about their stay in the condo. After they leave, staff follow up with students as a way of making connections for future recruitment opportunities.

Time spent in the community allows students to learn rural medicine, collaborate with local physicians, and gain experience in family practice clinics, rural emergency departments, and hospitalist work. Six dedicated physicians serve as preceptors, mentoring these residents while managing their regular duties in the busy Town of Saugeen Shores—a commitment recognized by the Town.

From 2021 to 2025, Dr. Gleba supervised the largest group of learners, totaling 23. Dr. Dyke followed with 19, while Dr. Khan and Dr. Marriott each mentored 18 learners. Dr. Jeffery oversaw 13 learners, and Dr. Bock, who began supervising in 2025, worked with two learners. The Town deeply appreciates the dedication of Drs. Gleba, Dyke, Bock, Jeffery, Khan, and Marriott, whose active participation is essential for physician recruitment and for providing students with valuable experience in Saugeen Shores.

In addition to accommodating residents, the condominiums also provide housing for locum physicians. Several locums regularly return each summer to support both the clinic and the emergency department. In total, three locums are housed at Morpeth units in 2024, and four will be accommodated in 2025. Both students and locums are a great target audience for recruitment. Without access to this accommodation, it would be difficult to have either students or locums in the community. The accommodation is strictly for physicians, is scheduled by staff, and is offered at a competitive rate within the budget for students and for locums.

The support of the Society of United Professionals is hard to articulate as without them, many of these opportunities would be inconceivable. The Society has provided the community an immeasurable asset and through this report they are acknowledged and thanked by both the Town of Saugeen Shores and the broader community.

Linkages

- Strategic Plan Alignment: Pillar 1: Meeting the Needs of a Growing Community
- Business Plan Alignment: CAO Division Highlight

Financial Impacts/Source of Funding

No costs or revenue is associated with this report.

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