



**Public Meeting
Economic Development and
Planning Committee
Tuesday, June 2nd, 2009, 6:00 p.m.
City Hall - Council Chambers**

COMMITTEE MINUTES

ROLL CALL

COMMITTEE MEMBERS:

Councillor M. Kalivas, Chair
Councillor G. Beach
Councillor J. Earle

OTHERS:

Councillor H. Noble

STAFF:

Ms. J. Amini, Administrative Coordinator, Clerk's Office (Recording Secretary)
Mr. J. Faurschou, Planner I
Ms. M. Pascoe Merkley, Director of Planning

OTHERS:

The Chair called the meeting to order at 7:00 p.m.

**2009-079-06
PROPOSED OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS,
PARKEDALE AVENUE,
PARK LOT 17, PLAN 9, PART 1, REFERENCE PLAN 28R-
11781,
CITY OF BROCKVILLE, COUNTY OF LEEDS,
OWNER: COUNSEL BROCKVILLE LAND LIMITED,
APPLICANT: FOTENN CONSULTANTS INC.
FILES:266-86 AND D14-135**

Moved by: Councillor Beach

THAT Report 2009-079-06 be received as information and that a report on this matter be prepared by staff for consideration of City Council at a future meeting.

CARRIED

Councillor Kalivas, Chair, announced the Public Meeting.

Ms. Pascoe Merkley, Director of Planning, announced that Notice of the Public Meeting for Staff Report No. 2009-079-06 was given in the Recorder and Times Newspaper on May 7, 2009, and a notice was sent to surrounding property owners within 120 metres of the subject property and circulated to various agencies and departments. As well, a sign was placed on the subject property.

Councillor Kalivas asked that any person wanting further notice of the passage of the proposed amendment should give their full name, address and postal code to the Secretary prior to leaving the meeting.

Councillor Kalivas reviewed the procedures for the Public Meeting.

Councillor Kalivas called on the Director of Planning to explain the purpose of the Public Meeting and the nature of the application.

Ms. Pascoe Merkley, Director of Planning, reviewed the proposed amendment to the Official Plan and Zoning By-law 194-94 for the City of Brockville.

The following persons spoke in support of the proposed amendments.

Mr. Domenic Meffe of Domus Architects and Ms. Margo Watson of Fotenn Consultants provided the Committee with a power point presentation of the proposed Community & Primary Health Care

facility.

Ms. Margo Watson noted that the proposed development could be developed under an Industrial Zone however the Commercial Zone better reflected the uses. She noted that a variance with respect to the height of the building will be requested. She noted that even though the area was originally zoned as an industrial area, the surrounding uses are all commercial, making this site difficult to develop as an industrial property.

Mr. Meffe noted some of the auxilliary uses that will be housed in this development, including a cafe, gift shop, pharmacy, eyeglasses, prescription shoes, lab, etc with primary uses being medical clinics and services to seniors, including dwelling units, respite car and caregiver support services. This allows an outlet for those caring for the aging to receive a break. He noted that the building is higher in order to shield the Parkedale Avenue view from the 401. He advised the Committee that this project must move forward quickly in order to meet deadlines for government funding.

Councillor Kalivas asked the number of units that will be available as seniors living. Mr. Meffe noted that they are anticipating in the area of 50 units, with each unit containing a small kitchenette to allow for independence.

Councillor Earle noted the Brock Trail that runs through the City which stops on the west side of the tracks south of the proposed property. To finish this trail, it must either go through the property, either up the side of the tracks or along the flood plain. He asked Mr. Meffe if this trail has been incorporated into this plan. Mr. Meffe noted that the developers are excited about the Brock Trail and look forward to its incorporation onto the site.

Councillor Beach asked if this development will be completed in one phase or two. Mr. Meffe noted that there is a Phase I and Phase II planned; however we would like to do this all at once. He noted however, that they only have preliminary approval on the family health team and only early discussions on the seniors' residence. Councillor Beach asked if he anticipates putting sound barriers up along the north side of the 401. Mr. Meffe noted that the project is subject to a noise study. There are options of a sound barrier or enclosing the balconies; however this information will be determined by an acoustics consultant. Councillor Beach asked Mr. Meffe his thoughts on this residence being located only 300 yards from a chemical plant (Trillium). Mr. Meffe noted that in an urban environment with diverse uses, this is always an issue. He noted that he is not familiar with the issues of this plant; however this site is large with a lot of breathing room.

Councillor Beach asked Ms. Pascoe Merkley if the property east of Trillium towards the Police Department is still owned by Trillium and if Trillium is still planning to expand in the future. Ms. Pascoe Merkley stated that we must consider that there is potential for this.

No persons spoke in opposition of the proposed amendments.

Ms. Pascoe Merkley noted the urgency of this development and was granted permission to expedite the process and bring a report straight to Council.

The following persons requested copies of the minutes and any future reports:

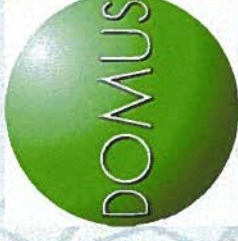
Gillian Fetter
14 Bramshot Avenue
Brockville, ON
K6V 1Y5

Ruth Kitson
Executive Director
CPHC
333 California Avenue, Unit 12
P.O. Box 338
Brockville, ON
K6V 5V5

ADJOURNMENT

The meeting adjourned at 6:45 p.m.

INTRODUCTION



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B o d y
M i n d +
S o u l

COMMUNITY & PRIMARY Healthcare (CPHC)

•Who they are, and, what they do.

by Domenic Meffe, Domus Architects

PLANNING ISSUES — by Margo Watson Fotenn consulting

•Official Plan Amendments and Rezoning rationales

DESIGN ISSUES

•Proposal description

SUMMARY

•Opportunities and Challenges

PART ONE

COMMUNITY & PRIMARY Healthcare

Who They are and what they do :



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S o u l

Established by :

THE VICTORIAN ORDER OF NURSES IN 1913;

Delivers:

PRIMARY HEALTH + COMMUNITY SERVICES

Delivers Services to:

**LEEDS, GRENVILLE & LANARK counties
with over 160,000 people;**

Chair of the Board and Executive Director are;

John Ker & Ruth Kitson ; respectively

PART ONE

COMMUNITY & PRIMARY Healthcare

Who They are and what they do :

SERVICES INCLUDE :

**Caregiver Support & Services - education, training, counselling,
Home Help and Home Making,
Foot Care Clinics
Meals on Wheels,
Diners Club,
Client Intervention
Diabetes Education
Smart Step - Seniors exercise and Healthy aging program
Wellness Clinics
Immunization Clinics
Life Line
And much more**



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S o u l

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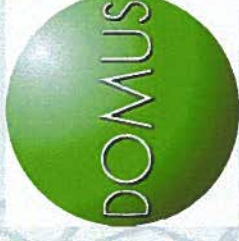
PART TWO

PLANNING ISSUES

Official Plan & Rezoning rationale :

Services include :

**Caregiver Support & Services - education, training, counselling,
Home Help and Home Making,
Foot Care Clinics
Meals on Wheels,
Diners Club,
Client Intervention
Diabetes Education
Smart Step - Seniors exercise and Healthy aging program
Wellness Clinics
Immunization Clinics
Life Line
And much more**



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PART TWO

PLANNING ISSUES

Official Plan & Rezoning rationale :

OFFICIAL PLAN

Current: Industrial and Environmental Protection

Proposed: Commercial – General

- **Site-specific provisions:**
 - **residential uses to be zoned appropriately and the Holding provision applied**
 - **Development of residential uses shall not occur until a Record of Site Condition and Noise study are completed**

PART TWO

PLANNING ISSUES

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PART TWO

PLANNING ISSUES

Official Plan & Rezoning rationale :

ZONING

Current: M1 and Environmental Protection

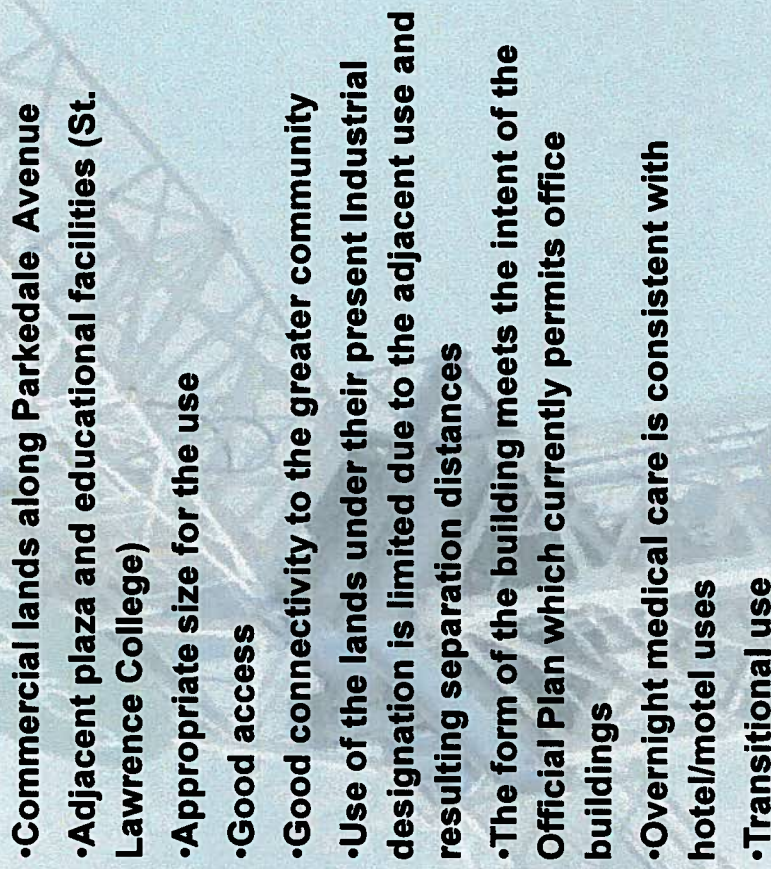
Proposed: Site-specific C2

- **Site-specific provisions:**
 - **Permit a senior citizens dwelling, community health and resource centre and respite care**
 - **Maximum height of 18.9 metres**
- **Add definitions:**
 - **Community Health and Resource Centre**
 - **Respite Care**

Environmental Protection with 5 m setback

Official Plan & Rezoning rationale :

[illegible]

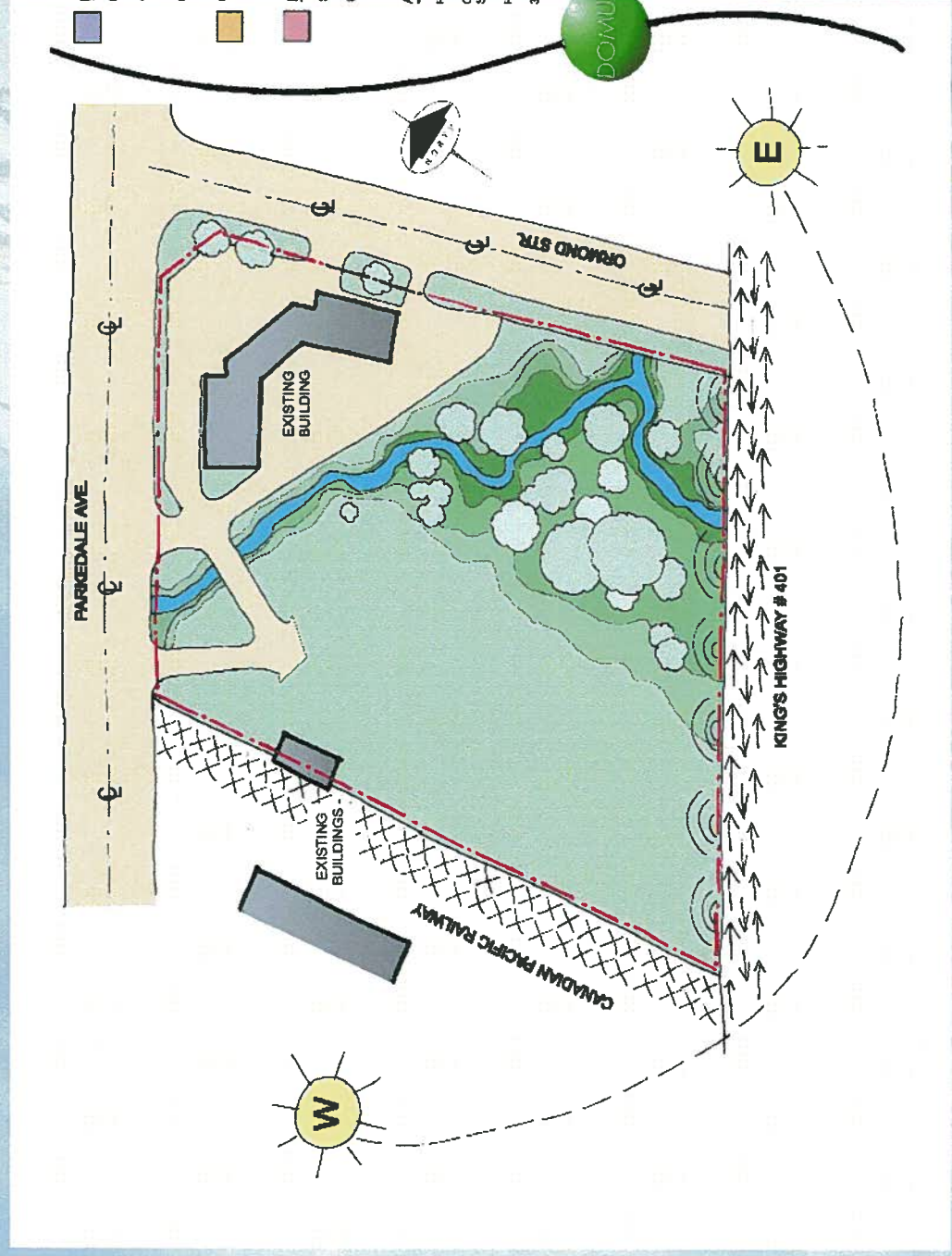
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- Commercial lands along Parkedale Avenue
 - Adjacent plaza and educational facilities (St. Lawrence College)
 - Appropriate size for the use
 - Good access
 - Good connectivity to the greater community
 - Use of the lands under their present Industrial designation is limited due to the adjacent use and resulting separation distances
 - The form of the building meets the intent of the Official Plan which currently permits office buildings
 - Overnight medical care is consistent with hotel/motel uses
 - Transitional use

PART THREE

DESIGN - Existing



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Body
Mind+
Soul



PART THREE

DESIGN - Uses / services

Services include :

Primary Health and Community services
Caregiver Support & Services - education, training, counselling,
Respite care
Senior's support care

And ;

Ancillary uses such as;

Café,
gift shop,
Pharmacy
Eyeglasses
Prescription shoes
lab
Etc..



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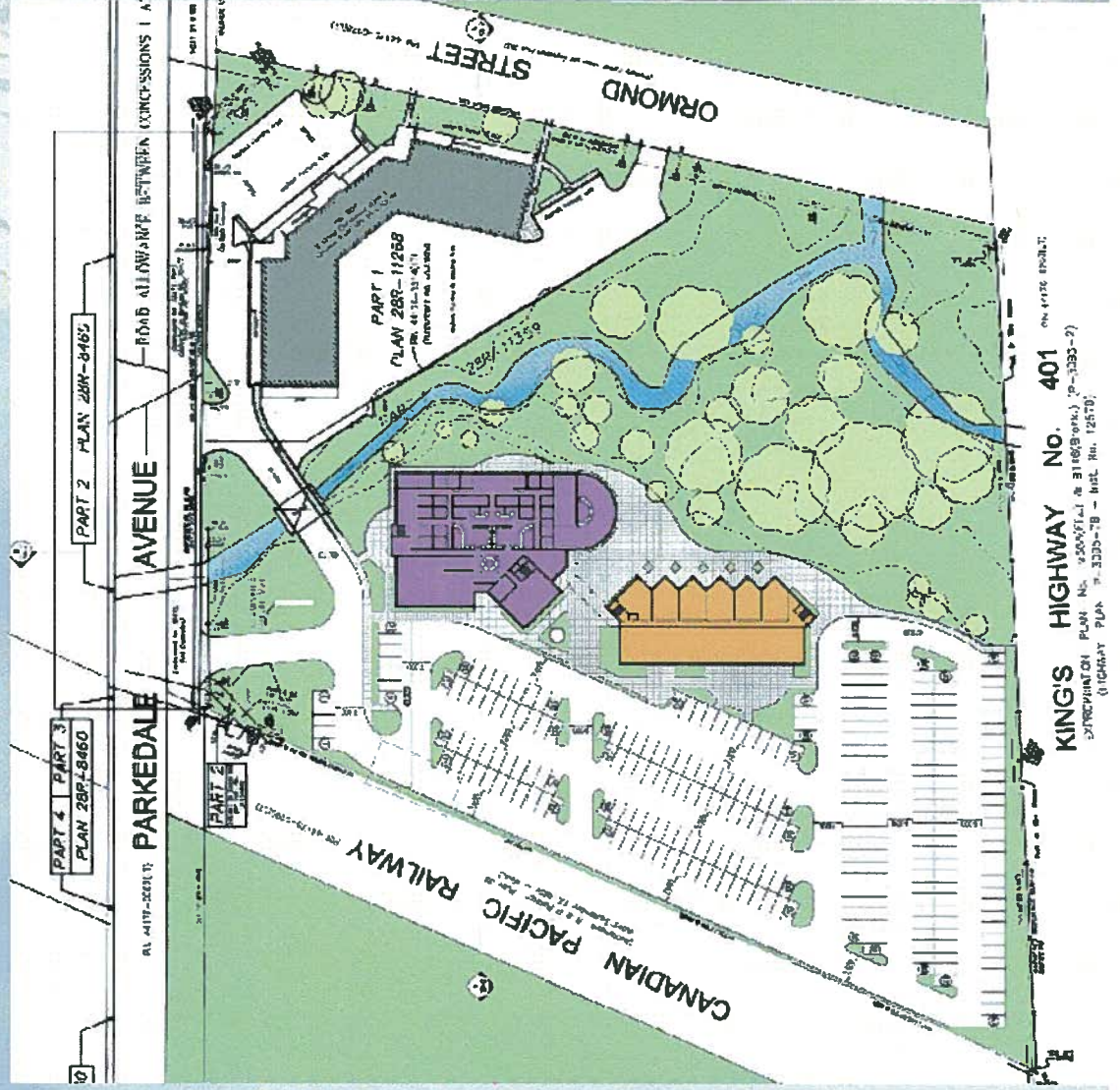
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S o u l

PART THREE DESIGN - SITE PLAN



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Body
Mind+
Soul



PART THREE

DESIGN - looking south



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Body

Mind+

Soul



PART THREE

DESIGN - looking from Parkedale



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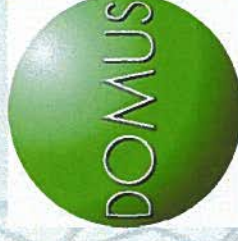
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S o u l



SUMMARY

Opportunities



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A fully integrated, accessible , and expanded community health and social services Center

**Will address the growing demand for services
Of changing demographics**

**Will reinforce the existing commercial area
by bringing a new facility with broad community services**

**Will reinforce the existing urban fabric with a
significant and quality development**

**Will provide a new state of the art building,
and a new lushly landscaped courtyard / garden**

Will provide new short & long term inhe

SUMMARY

Challenges



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TIMING

We need help in meeting government funding timelines

We need help in meeting zoning and official plan approvals timelines

We will need support from service providers

To bring together as broad and meaningful group of integrated services

We will need political support to help expedite the funding at every level of government as quickly as possible



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THANK YOU

on behalf of ;

COMMUNITY & PRIMARY Healthcare (CPHC)

Chair John Ker, and Executive Director Ruth Kitson

And

Margo Watson, Fotenn Consulting

Domenic Meffe, Domus Architects