

Report to Council

Report Title:	Residential Hospice Land Donation Request		
Prepared By:	Fiona Hamilton, Clerk and Sonya Watson, Chief Administrative Officer		
Department:	Clerk's		
Date:	May 14, 2019		
Report Number:	CLK2019-09	File Number:	C11CL, L07
Attachments:	Map of Preferred Location in East Ridge Business Park		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number CLK2019-09 – Residential Hospice Land Donation Request, prepared by Fiona Hamilton, Clerk and Sonya Watson, Chief Administrative Officer, for information purposes and further that Council directs staff to bring a further detailed report on servicing options, costing and planning process related to the land donation request made by the Residential Hospice Grey Bruce Inc.

Report:

Background:

Residential Hospice Grey Bruce Inc. ("RHGB") operates a residential hospice known as Chapman House in Owen Sound. RHGB has received approvals from the relevant health care authorities to build and operate a residential hospice in the Southern Bruce area. RHGB's preferred location for the residential hospice is a lot in the East Ridge Business Park that has been identified on the attached map (the "Site"). RHGB will be requesting that the Municipality of Brockton donate the desired lot, provide services and road construction to the site by May 2024 and waive any applicable permit fees and costs.

Staff would be pleased to work with RHGB on locating this facility in the community of Brockton should Council so desire. As an initial step we have provided this report to outline some considerations. There are a number of steps that would require Council's consideration before a firm commitment could be provided to RHGB. These steps largely involve planning, servicing and notice steps that have been summarized below.

Analysis:

Zoning

The Site is currently zoned industrial, as are the surrounding lands. The Site would require an Official Plan Amendment and a Zoning By-Law Amendment to change the use from industrial to an institutional use. The

Ministry of the Environment has guidelines relating to setbacks from industrial uses. If the Site was changed from industrial to institutional, the Municipality of Brockton would also have to consider the uses of surrounding properties to ensure an appropriate buffer was in place to potential reduce the setback guidelines recommended by the Ministry of the Environment, particularly considering the residential nature of the facility. This buffering plan may restrict certain uses of adjacent lands. A less intrusive use such as the reserved lands for the Municipal Administration Centre and/or the Community Centre may be a suitable adjacent use in conjunction with the proposed subdivision lands to the West of this location.

The Provincial Policy Statements direct that a comprehensive review may be required when changing employment lands to non-employment uses, although the Municipality of Brockton may be able to sidestep this requirement given the amount of employment lands available in Brockton currently identified in the Official Plan.

Servicing

As identified on the attached map, the Site is located on lands that are included in Phase 2 of the Class Environmental Assessment (“EA”) underway for the East Ridge Business Park. The Municipality of Brockton cannot proceed to construct any services for the Phase 2 lands until such time as the EA has been completed. There is a bird study scheduled for the end of May and it is anticipated that the EA will be completed by the fall of this year. An update will be forthcoming in June to Council on the Class EA.

Once the EA has been completed, Council would need to consider what, if any, services should be extended in the East Ridge Business Park, as well as the location of those services. The current cost of providing those services is under review at this time and is significant such that the servicing will need to be completed in phases. A report in June will outline this plan. Any servicing of the East Ridge Business Park will need to include the construction of the stormwater management pond which in itself has a significant cost. A storm water management alternative may be available for the Hospice alone but this would require an engineered Storm Water Management Plan to review options.

Once the servicing is complete, the road to the Site could then be constructed. Unfortunately, the Municipality of Brockton does not yet own the portion of roadway directly in front of the Site. The Municipality of Brockton would need to provide the owner of the road ninety (90) days’ notice and then that portion of the roadway would be reconveyed to the Municipality of Brockton (at its cost). The Municipality of Brockton may also need to pay for the entire cost of constructing that portion of the roadway, which, if not for the reconveyance, would be the subject of a cost-sharing agreement with the owner of that portion of roadway.

Notice

The Municipality of Brockton holds land in trust for all residents, and sufficient notice should be given to the public prior to any sale or donation of land, otherwise the entire transaction could be overturned. Staff recommend that an appraisal of the property be obtained so that the true value of the donation would be certain. Staff also recommend following the notice provision and timelines in the Sale of Land Policy to avoid any potential challenges relating to the donation.

Fees

RHGB has requested that all fees and charges associated with building permits and site plan approvals be waived. Council has declined similar requests in the past and staff recommend that these fees not be waived for consistency. In addition, it is difficult to accurately predict all the potential costs and fees at this preliminary stage of the project.

Sustainability Checklist:

What aspect of the Brockton Sustainable Strategic Plan does the content/recommendations in this report help advance?

- Do the recommendations help move the Municipality closer to its Vision? Yes
- Do the recommendations contribute to achieving Cultural Vibrancy? Yes
- Do the recommendations contribute to achieving Economic Prosperity? Yes
- Do the recommendations contribute to Environmental Integrity? Yes
- Do the recommendations contribute to the Social Equity? Yes

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

The 2019 Municipal Budget included funds to complete the EA for the Phase 2 lands in the East Ridge Business Park, but did not include any other funds for servicing or road construction. These costs are expected to be significant investments but will support continued economic development in East Ridge Business Park.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Fiona Hamilton, Clerk



Sonya Watson, Chief Administrative Officer