



The Corporation of the Town of Tecumseh

Planning & Building Services

To: Mayor and Members of Council

From: Brian Hillman, Director Planning & Building Services

Date to Council: May 11, 2021

Report Number: PBS-2021-20

Subject: Site Plan Control Agreement and Removal of Holding Symbol
1230839 Ontario Limited/Brouillette Manor Long-Term Care Home
11900 Brouillette Court
OUR FILE: D11 BMANOR

Recommendations

It is recommended:

That a by-law authorizing the execution of the “1230839 Ontario Limited”/Brouillette Manor Long Term Care Home site plan control agreement, satisfactory in form to the Town’s Solicitor, which agreement facilitates the phased development of a new 5408 square metre (58,211 square foot), 96-bed long-term care facility, the demolition of the existing 1,935 square metre (20,828 square foot) 60-bed long-term care facility and the addition of new associated parking areas, landscaped areas and on-site services/works on the 1.92 hectare (4.74 acre) parcel of land located between Brouillette Court and County Road 22, approximately 100 metres (328 feet) west of Shawnee Road (11900 Brouillette Court), **be adopted**, subject to the following occurring prior to the Town’s execution of the Agreement:

- i) the Owner executing the site plan control agreement; and
- ii) the Owner posting security for performance pursuant to paragraph 6.1 of the agreement.

And that the execution of such further documents as are called for by the site plan control agreement approved above including, but not limited to, the execution of the acknowledgement/direction required to register the site plan control agreement on title to the lands and such other acknowledgements/directions for any related transfers or

real property registrations contemplated by the site plan control agreement, by the Mayor and Clerk, **be authorized**;

And further that a by-law having the effect of amending the Tecumseh Zoning By-law 1746 for a portion of the 1.92 hectare (4.74 acre) property located on the south side of Brouillette Court (11900 Brouillette Court), by rezoning the property from “Holding – Community Facility Zone (H)CF” to “Community Facility Zone (CF)” in keeping with PBS-2021-20, **be adopted** in accordance with the provisions of the *Planning Act*.

Executive Summary

1230839 Ontario Limited (“the Owner”) currently operates a 60-bed, long-term care facility (Brouillette Manor) on a 1.92-hectare (4.74 acre) parcel of land located between Brouillette Court and County Road 22, approximately 100 metres (328 feet) west of Shawnee Road (11900 Brouillette Court). The subject lands are subject to site plan control approval in accordance with Section 41 of the *Planning Act, R.S.O. 1990*. A phased development consisting of a new 5408 square metre (58,211 square foot), 96-bed long-term care facility, the demolition of the existing 1935 square metre (20,828 square foot) 60-bed long-term care facility and the addition of new parking areas, landscaping and on-site services/works is being proposed. A summary of previous planning approvals for the subject lands, a detailed description and an evaluation of the proposed development and other improvements, along with a final recommendation on the proposed site plan control application are provided in this Report. This Report also includes a recommendation that Council adopt a by-law removing the holding symbol that applies to a portion of the subject property in accordance with the provisions of the *Planning Act*.

Background

Property Location

The 1.92-hectare (4.74 acre) parcel of land is located between Brouillette Court and County Road 22, approximately 100 metres (328 feet) west of Shawnee Road (11900 Brouillette Court) (see Attachment 1). 1230839 Ontario Limited (“the Owner”) currently operates a 60-bed, long-term care facility (Brouillette Manor) on the site.

Previous Planning Application Approvals

In early 2020, the Owner held pre-consultation meetings with Town Administration regarding a potential redevelopment of the subject property for a new larger long-term care facility. In order to facilitate its redevelopment plan, the Owner applied for a minor variance (Application A-04/20) to the Committee of Adjustment seeking relief from the minimum number of parking spaces provision in the Tecumseh Zoning By-law to permit 85 parking spaces as opposed to the 136 required.

Based on the fact that the proposed new facility would have a greater per bed ratio of on-site parking than the existing facility as well as a greater per bed ratio of on-site parking in regards to other facilities throughout Ontario, the Committee of Adjustment granted the minor variance at its February 24, 2020 meeting.

Proposed Development

Based on the foregoing, the Owner has now filed an application for site plan control approval in order to facilitate the redevelopment of the property in a phased manner that will result in:

- the development of a new 5408 square metre (58,211 square foot), 96-bed, long-term care facility;
- the demolition of the existing 1935 square metre (20,828 square foot), 60-bed, long-term care facility; and
- the addition of new parking areas, landscaping and on-site services/works.

The subject property is subject to site plan control in accordance with Section 41 of the *Planning Act, R.S.O. 1990*.

The proposed two-phase development, as illustrated in the two site plan drawings attached (Attachment 2A and 2B), is summarized in detail below.

Phase 1 Development

The Phase 1 site plan drawing (see Attachment 2A) depicts:

- i) the construction of a new one-storey, 4234 square metre (45,574 square foot), 64-bed, long-term care facility to the immediate west of the existing long-term care facility located on the property. Upon its completion, the current residents will move into the new facility and the demolition of the existing facility will commence;
- ii) the construction of new asphalt parking lots at the southern and northeastern areas of the property that will accommodate employee and visitor parking;
- iii) outdoor amenity areas associated with Phase 1, which include patios and courtyards; and
- iv) on-site landscaping associated with Phase 1.

Phase 2 Development

The Phase 2 site plan drawing (see Attachment 2B) depicts:

- i) the demolition of the of the existing 1935 square metre (20,828 square foot), 60-bed, long-term care facility;

- ii) the construction of the second phase of the new long-term care facility, comprising a one-storey, 1174 square metre (12,636 square foot), 32-bed, long-term care facility. This second phase will be connected to the eastern portion of the new facility completed in Phase 1;
- iii) final expansions to the asphalt parking lots in the southern and northeastern areas of the property resulting in a total of 85 parking spaces, four of which are to be barrier-free;
- iv) outdoor amenity areas associated with Phase 2, which include patios and courtyards;
- v) on-site landscaping associated with Phase 2;
- vi) a new vinyl privacy fence along the westerly lot line where the property abuts the rear yards of the neighbouring residential properties;
- vii) the introduction of an improved vehicular and snow-plow turnaround at the entrance to the southerly parking lot, which is partly within the Brouillette Court road allowance and partly within the subject property (area outlined in red on Attachment 2B). The Owner has agreed to convey an easement in favour of the Town, to be prepared by the Town's solicitor, for the portion of the turnaround proposed to be located on the subject property in advance of obtaining the building permit for Phase II. This easement and improved turnaround will grant municipal vehicles the right to legally traverse the area and result in an enhanced situation, particularly in relation to the movement of municipal snow plows. The Town's solicitor has included language in the site plan control agreement with respect to this matter; and
- viii) an area that is currently part of the Brouillette Court road allowance on the west side of the current 3-way intersection, which previously formed part of a cul-de-sac that has since been removed (area outlined in green on Attachment 2B). The Town will be conveying this part of the Brouillette Court road allowance to the Owner under separate process as it no longer serves its intended purpose (former cul-de-sac bulb) and no municipal infrastructure is located within this area. The Town's solicitor has included language in the site plan control agreement with respect to this matter.

In addition to the site plan, the Owner has submitted a site service plan, elevation plans, a landscape plan, a photometric plan and a grading plan, all of which are attached to the site plan agreement as schedules. It should be noted that the landscape plan identifies extensive new landscaping throughout the property, particularly along the western side yard where the property abuts the rear yards of existing residential dwellings fronting onto Fieldcrest and along the areas that abut the Brouillette Court roadway. This landscaping will provide visual buffering for the Fieldcrest residents while reducing the impact of the massing of the proposed long-term care facility. It will also improve the streetscape condition along this portion of Brouillette Court.

Comments

Official Plan and Zoning

The subject property is designated “Community Facility” in the Town’s adopted Official Plan and is zoned “Community Facility Zone (CF)” and “Holding Community Facility Zone (H)CF” in the Tecumseh Zoning By-law (see Attachment 3). The proposed development depicted in the corresponding site plan conforms to the policies of the Official Plan and complies with the regulations established in the CF Zone and the aforementioned minor variance approval that provided relief for the total number of parking spaces. However, the (H)CF Zone that applies to the currently vacant portions of the subject property establishes that only existing uses are permitted until the holding symbol is removed by Council by-law.

The purpose of the holding symbol is to ensure that all servicing issues are resolved prior to development occurring on the lands. The site plan control process ensures that the proposed development will be properly serviced, constructed and designed in accordance with municipal servicing standards and in compliance with the CF Zone provisions and the aforementioned approved minor variance.

Accordingly, the Owner has concurrently applied for the holding symbol removal upon Council approval of the site plan control agreement. In order for the development to proceed in a timely manner, it is recommended that the holding symbol be removed in accordance with the provisions of the *Planning Act*.

Servicing

The proposed development will be on full municipal services (sanitary, water and stormwater drainage). A Stormwater Management Study, which addresses quantity and quality control measures, and site service drawings, have been reviewed and approved by Town Administration. Public Works and Environmental Services has advised that it has no concerns with the proposed development.

The subject property is serviced by Tecumseh Transit, with a transit stop at that location. This will provide an alternative transportation service for both employees and those wishing to visit residents of the long-term care facility.

Summary

In summary, it is the opinion of the writer, along with Town Administration, that the proposed site plan control agreement, as prepared by Wolf Hooker Law Firm (Town Solicitor) (see Attachments 4, with site plan drawing attached thereto as Schedule “A”) will result in appropriate development that is based on sound land use planning principles. Accordingly, Town Administration is prepared to recommend approval of the documents and the attached drawings. As has been the practice of the Town to date, the agreement establishes that a

security deposit in the amount of \$20,000 (cash or letter of credit) is required as a condition of approval to ensure all performance obligations of the Owner are fulfilled.

Finally, Town Administration recommends that Council adopt a by-law to remove the holding symbol that currently applies to a portion of the property in accordance with the provisions of the *Planning Act*.

Consultations

Fire & Emergency Services
Public Works & Environmental Services
Town Solicitor

Financial Implications

None.

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input checked="" type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable ☒

Website ☐ Social Media ☐ News Release ☐ Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Enrico DeCecco, BA (Hons), MCIP, RPP
Junior Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services

Reviewed by:

Wade Bondy
Director Fire Services & Fire Chief, C.E.M.C.

Reviewed by:

Phil Bartnik, P.Eng.
Director Public Works & Environmental Services

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Planning & Building Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Property Location
2A	Proposed Phase 1 Site Plan, Detail View
2B	Proposed Phase 2 Site Plan, Detail View
3	Zoning Map
4	Site Plan Control Agreement