



Staff Report PL2021-055

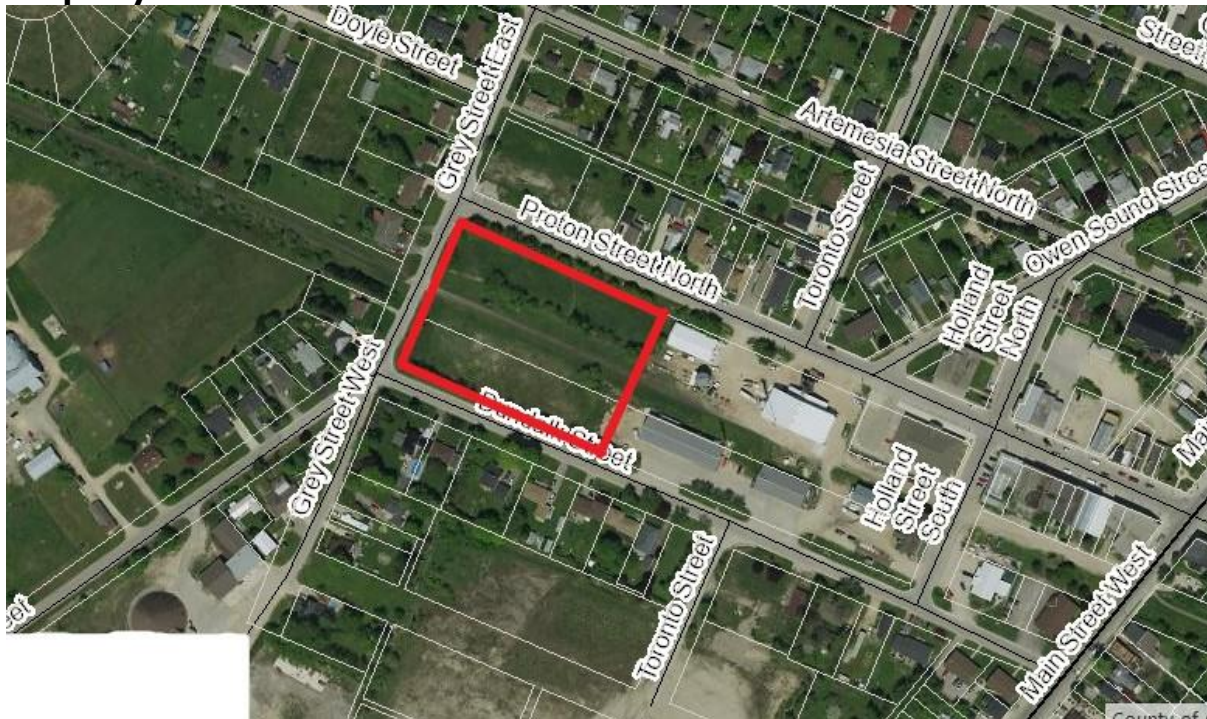
Title of Report: PL2021-055-C16-21-OPA2-21 Dundalk Medical Facility
Department: Clerks
Branch: Planning Services
Council Date: July 7, 2021

Recommendation:

Be it resolved that Council receive Staff Report PL2021-055 for information.

Note: The purpose of this report is to provide information only for the benefit of the public and Council. It is not an analysis of the benefits or policy pertaining to the proposal. A follow up report will contain a recommendation and a review of the policy will be prepared when the Official Plan and Zoning are brought forward for a decision.

Property Location:



Subject Lands:

The development lands are legally described as Con 2 WTSR, Pt Lots 229 and 230 and RP 6R9712 Pt 2(3.69acres), Con 2 WTSR Pt lots 229 and 230 Plan 480 Pt Station Grounds RP 16R9721 Pt 1(2.2 acres).

The lands are comprised of a smaller 2.2 acre parcel that is owned by the Township of Southgate and a larger 3.69 acre parcel that is owned by the County of Grey and includes the 25m rail trail right of way. The lands are bounded by Dundalk Street and residential uses to the South, Grey Street and residential uses to the West, and Proton Street and residential uses to the North. To the East of the lands are industrial and public uses such as the Dundalk Fire Department and the Huron Bay Co-op facility.

The Proposal:

The project involves the construction of a three or four storey, new health facility and accessory uses on the subject lands. The facility would service the local needs of the community and region. Much of the County portion of the subject lands are proposed to be a parking area for the health clinic as well as a trail head for parking and access to the rail trail. There will also be parking for horse and buggy for those members of the community that use horse drawn transportation.

In order to accommodate this proposal, the Township Official Plan requires an amendment to change the designation of the subject lands from Industrial and Open Space to the Downtown Commercial designation with an exception to allow for a medical clinic. This would be a natural extension of the downtown area on vacant land that still maintains the rail trail and respects the adjacent Residential uses.

Similarly, a zoning bylaw amendment is also required, which will prescribe commercial uses appropriate to the site and specifically a medical clinic and hospice. Adjustments to certain site specific zone standards may also be required to accommodate setbacks and parking.

The effect of the site specific Official Plan Amendment is to redesignate the subject lands from Neighbourhood Area and Industrial to Downtown Commercial to facilitate the medical center use.

The effect of the zoning by-law amendment is to change the zone symbols on the subject property from Public Utility (PU) and Open Space (OS) to Commercial Exception (C2-XXX) to provide specific commercial uses, and site specific provisions for certain zone standards. The effect of the site specific Official Plan Amendment is to redesignate the subject lands from Neighbourhood Area and Industrial to Downtown Commercial to facilitate the medical center use.

Background:

Allan Madden of the South East Grey Community Health Center has been working with Township and County staff for over a year to bring this project to fruition. The initial stages involved preliminary designs and a selection process that looked at various properties and designs to determine if the subject site was suitable for the size of building that was proposed. The end result was the creation of the preliminary site plan (Attachment #1) and the renderings (Attachment #2) which show what the project could look like upon completion.

Following the initial design of the site plan, discussions took place over the next several months to formalize an agreement for the use and sale of the lands owned by the County. It was also discussed about maintaining the rail trail use and how best to integrate the trail into the design of the site. This resulted in including bends in the trail to reduce speeds and make the crossing of the trail safer from the parking area.

At this point the project is ready to be presented to the Community and feedback gathered on the proposed Official Plan and Zoning by-law amendments.

The comments received to date from agencies include:

The County of Grey are generally supportive of the proposal and will provide more detailed comments at the site plan stage to ensure the design of the rail trail crossing is as safe as reasonably possible.

Township Public Works Department indicate that the road is an urban asphalt standard. Entrance permits will be required and the project is within wellhead protection area B, which is managed through education and outreach.

Enbridge Gas indicate that they have service lines in the area and should the proposed site plan impact these services, it may be necessary to terminate the gas service and relocate the line according to the new property boundaries. Any Service relocation required would be at the cost of the property owner.

One comment from the public has been received:

April Emms is concerned about what will happen with the rail trail and its impact on the use of that trail.

Concluding Comments:

The project will be on full municipal services and generate employment in the form of doctors nurses and other specialists as well as the accessory uses that may be associated with the project.

The project appears to be a good fit for the area but will be examined in more detail when the by-law and Official Plan Amendment are brought to council.

Respectfully Submitted,

Municipal Planner: *Original Signed By*
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: *Original Signed By*
Dave Milliner, CAO

Attachments:

1. Site Plan
2. Renderings