



Corporation of the Township of Brock

Staff Report to the Mayor and Members of Council

From: Debbie Vandenakker

Position: Planner

Title / Subject: 11-2019-SP Brock CHC Site Plan Application and Agreement

Date of Report: June 22, 2021

Date of Meeting: June 28, 2021

Report No: 2021-PCA-020

1.0 Strategic Goal/Priority

To provide Council with a staff recommendation of approval for the Site Plan application regarding the Brock Community Health Centre (CHC) project (File No. 11-2019-SP).

2.0 Issue / Origin

On October 10, 2019 Township staff received a Site Plan application for 39 Cameron Street West in Cannington from Janet McPherson, Executive Director of the CHC with LETT Architects Inc. acting as the Authorized Agent on the project.

3.0 Background

Brock CHC provides health care and related services to residents of Brock Township and the surrounding area since 2007. The new building, approximately 21,000 square feet in total and will bring together the current programs provided by Brock CHC. Dedicated space will be available for new programming and services associated with Brock CHC's two priority populations: seniors and youth.

4.0 Analysis

The application and supporting documentation was circulated to the following parties for review and comment:

- Region of Durham Works Department as Cameron Street is a Regional Road;
- AECOM to provide engineering review on behalf of Brock Township;
- Township of Brock Public Works, Clerks, Building, Planning and Fire Departments; and
- Loopstra Nixon LLP to provide Peer Review expertise regarding on-site contaminants and third party Site Plan Agreements.

The Site Plan documentation went through three submissions and was determined to be acceptable through this review process. The Site Plan Agreement is provided as **Attachment 1**.

The Site Plan Agreement consists of the following parts:

- By-law 3057-2021 to authorize the Corporation of the Township of Brock to enter into a Site Plan Agreement with The Brock Community Health Centre (BCHC) Regarding Part Of Lot 6 And Lot 5, Brock; The Trustees Of The Trinity Congregation Of The United Church Of Canada (UCC) Regarding Lots A, 2, 33 And 35 West Of Laidlaw Street On Plan 110, Brock; And The Trustees Of Cannington Baptist Church (CBC) Regarding Part Of Lot 20, Concession 12, Brock; And Part Of Lots 33 And 34, Brock
- Site Plan Agreement
 - Schedule "A" – Legal Description of the Lands
 - Schedule "B" – Site Development Plans
 - Schedule "C" – Special Conditions
 - Schedule "D" – Financial Obligations
 - Schedule "E" – Maintenance

The project is being constructed and undertaken by the Brock CHC, but the Agreement also includes the Trinity United Church and the Cannington Baptist Church as they are providing the off-site parking to service the CHC building. The off-site parking areas will be improved to reflect appropriate engineering and safety standards.

Due to contaminants found by the applicant on site, a Risk Assessment was undertaken, resulting in a Risk Management Plan (RMP) being a requirement through the Building Permit process. The requirements for the RMP are contained within the Site Plan Agreement itself to ensure the permanence of the monitoring requirements and have been peer-reviewed by Charles M. Loopstra, Barrister for Loopstra Nixon LLP.

5.0 Related Policies / Procedures

The signed Site Plan Agreement will be registered on the title of the property.

6.0 Financial / Budget Assessment

N/A

7.0 Communications



The Site Plan Approval process is not public. No external consultation was undertaken on this application.

8.0 Conclusion

This Site Plan application meets all technical standards and guidelines as well as planning policies in the Township of Brock.

9.0 Recommendation

That Site Plan application 11-2019-SP Brock CHC be approved and that the Council of the Township of Brock authorize the Mayor and Deputy-Clerk to sign and affix the Corporate Seal to By-law No. 3057-2021 and enter into a Site Plan Agreement as attached.

Title	Name	Signature	Date
Planner	Debbie Vandenakker	Debbie Vandenakker	06.22.2021
Chief Building Official (CBO)	Richard Ferguson		06.22.2021
Chief Administrative Officer	Ingrid Svelnis		06.22.2021