



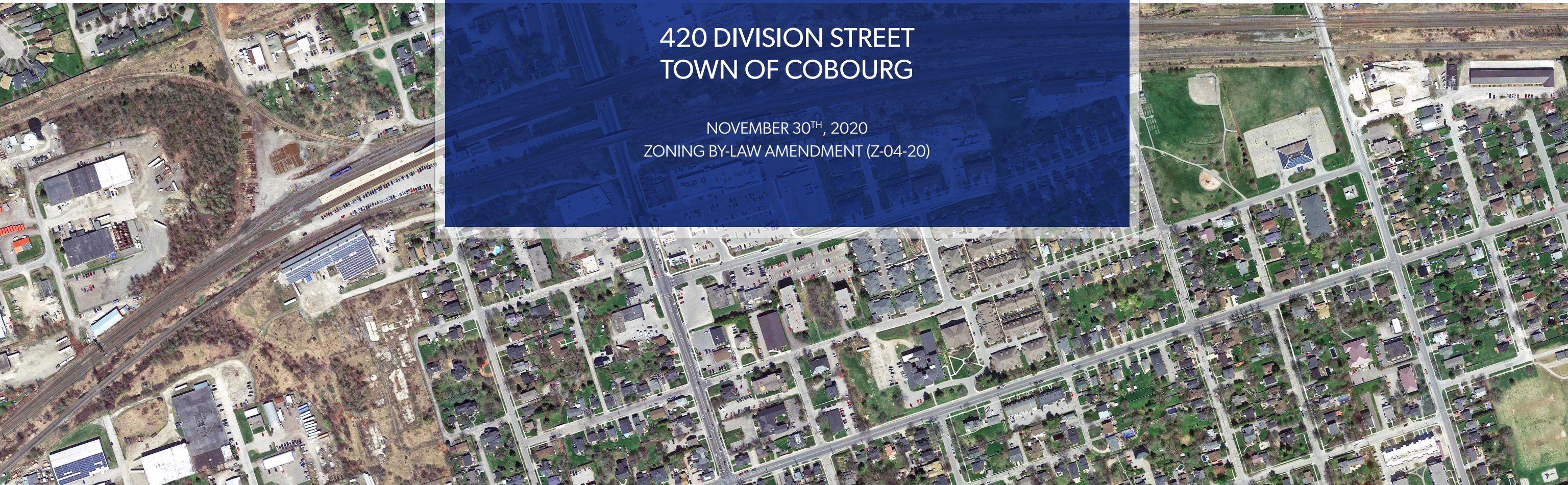
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planning + urban design

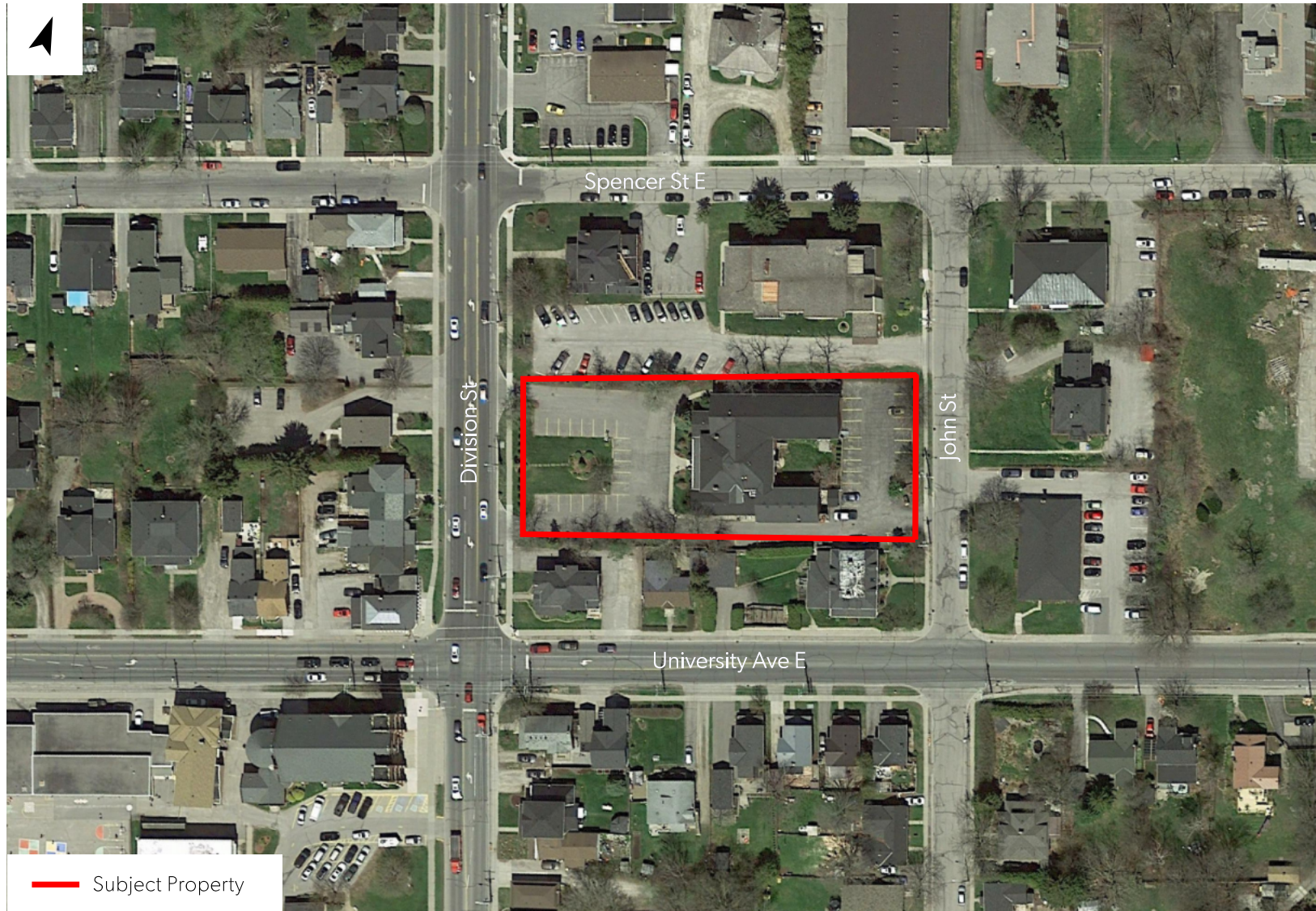
PUBLIC MEETING

420 DIVISION STREET
TOWN OF COBOURG

NOVEMBER 30TH, 2020
ZONING BY-LAW AMENDMENT (Z-04-20)



Subject Property



- Location of Property – 420 Division Street
- Size of Property – 0.39 ha (0.97 acres)
- Current Use – The Woodlawn Country Inn and Restaurant

Figure 1: Air Photo

Owner, Applicant and Agent



- Prior Owner of the Subject Property – 399410 Ontario Ltd.
- Applicant of Proposed Re-Use – Canadian Centre for Addictions
- Current Owner of the Subject Property - 2759655 Ontario Ltd. (Recent Closing)

Figure 2: Building Exterior, TripAdvisor

Overview of Proposed Use

The proposal considers maintaining the existing building on site to facilitate a privately owned Residential Treatment Facility that specializes in helping those who suffer from addiction to learn the skills required to successfully live an addiction free lifestyle.

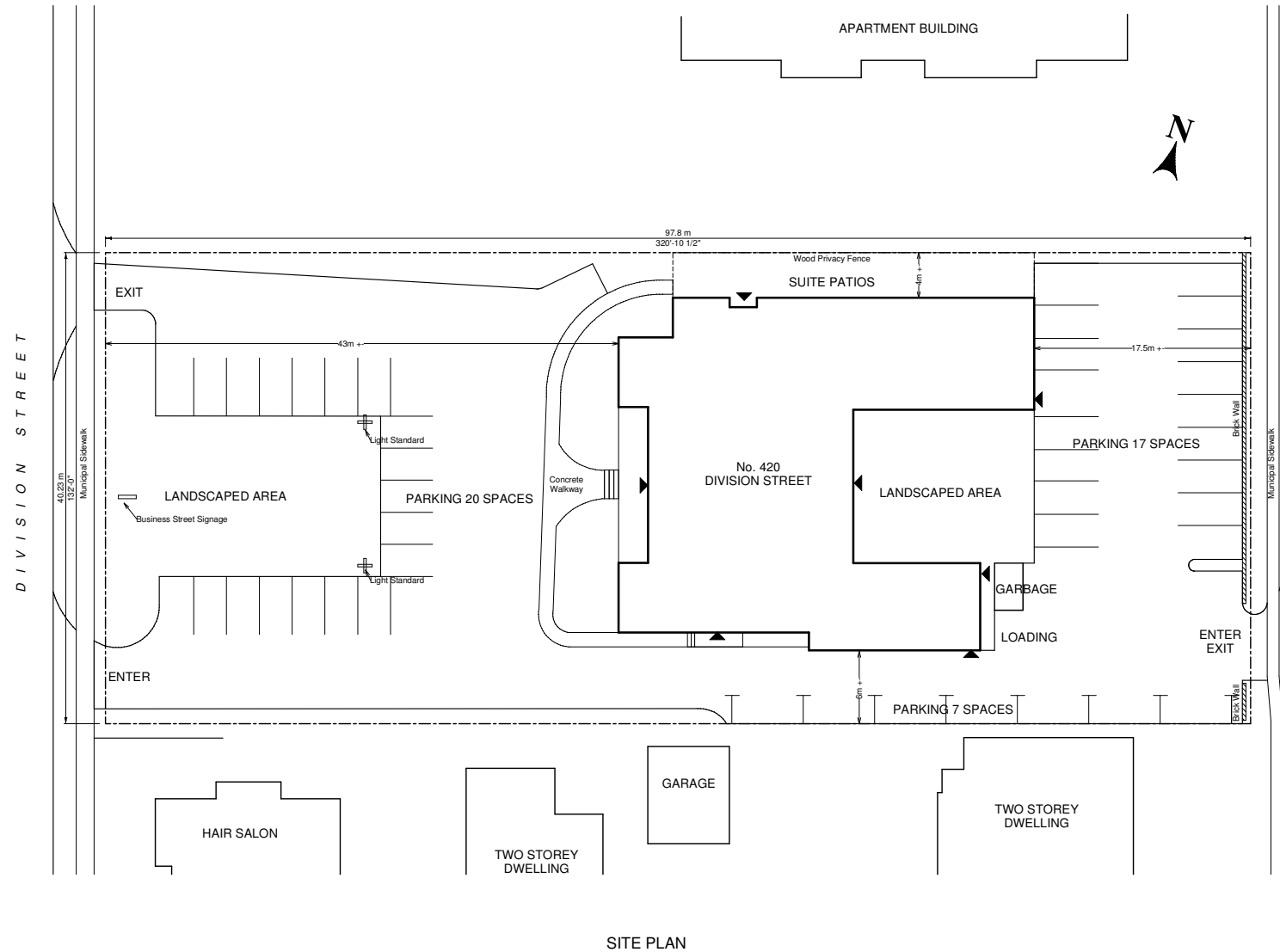


Figure 3: Proposed Site Plan

Policy Context - Provincial Policy

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides direction related to “*Building Strong Healthy Communities*”, and generally encourages a variety of land uses within communities and encourages initiatives that make efficient use of infrastructure.

The proposed Residential Treatment Facility is consistent with the PPS for the following reasons:

- Located within a Settlement Area;
- Contributes to a range and mix of land uses; and
- Efficiently utilizes existing access and servicing.

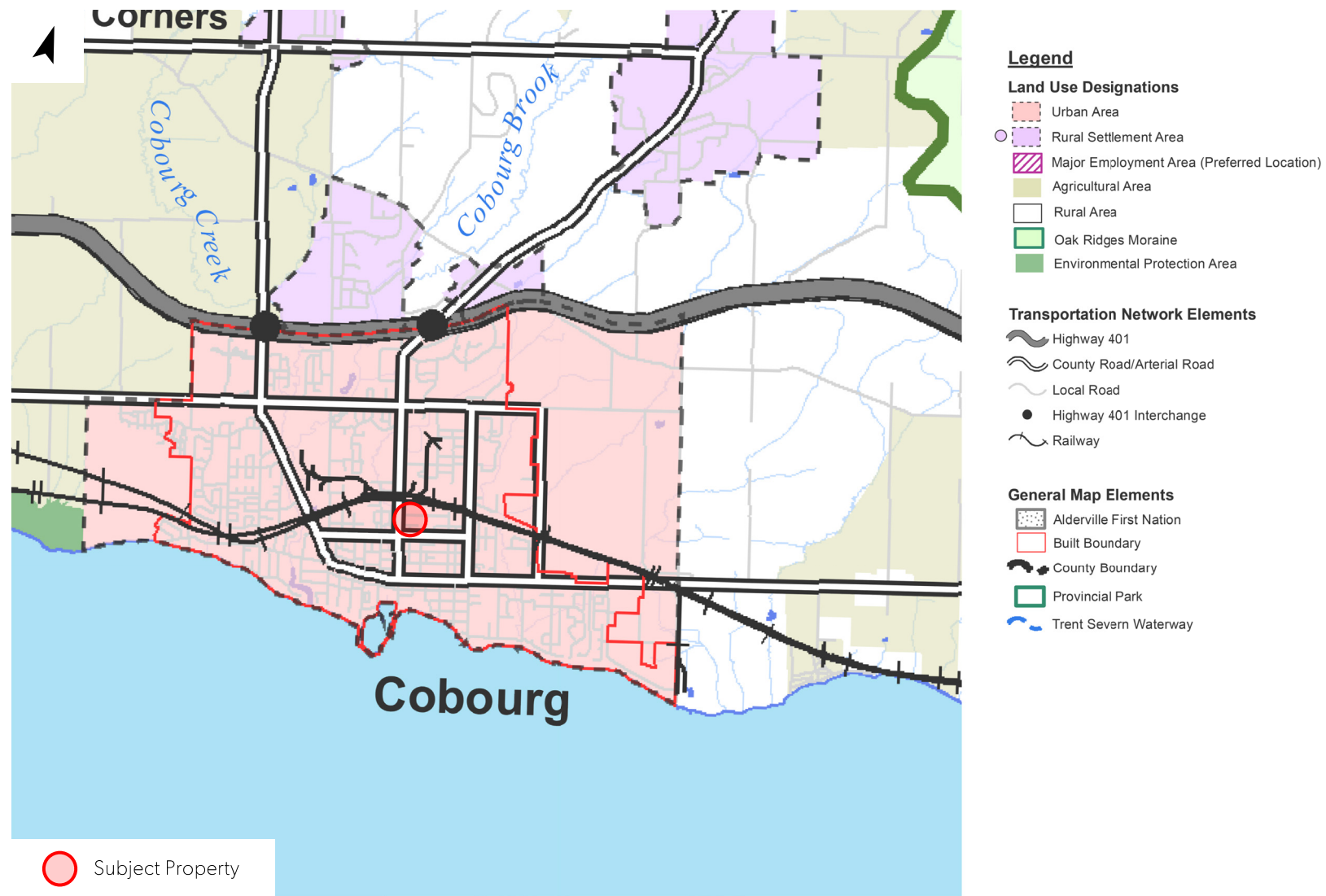
A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan specifically recognizes the need for more efficient utilization of lands, compact form and supports the principle of higher densities in appropriate areas, where infrastructure and transit services are available.

The proposed Residential Treatment Facility conforms to the policies outlined in the Growth Plan for the following reasons:

- Efficiently uses land within the existing settlement and built-up area;
- Contributes to a mixture and diverse range of land uses within the existing community;
- Promotes a form of adaptive re-use of an existing building; and
- Optimizes existing infrastructure.

Policy Context - County of Northumberland Official Plan



Urban Area land use designation:

- a) A strong live/work ratio, where the majority of residents are employed in the community in which they live;
- e) A range of health care services for the majority of the residents;
- f) A range of community and social services to assist the majority of those in need in the community;

Figure 4: County Official Plan Schedule A - Land Use

Policy Context - Town of Cobourg Official Plan

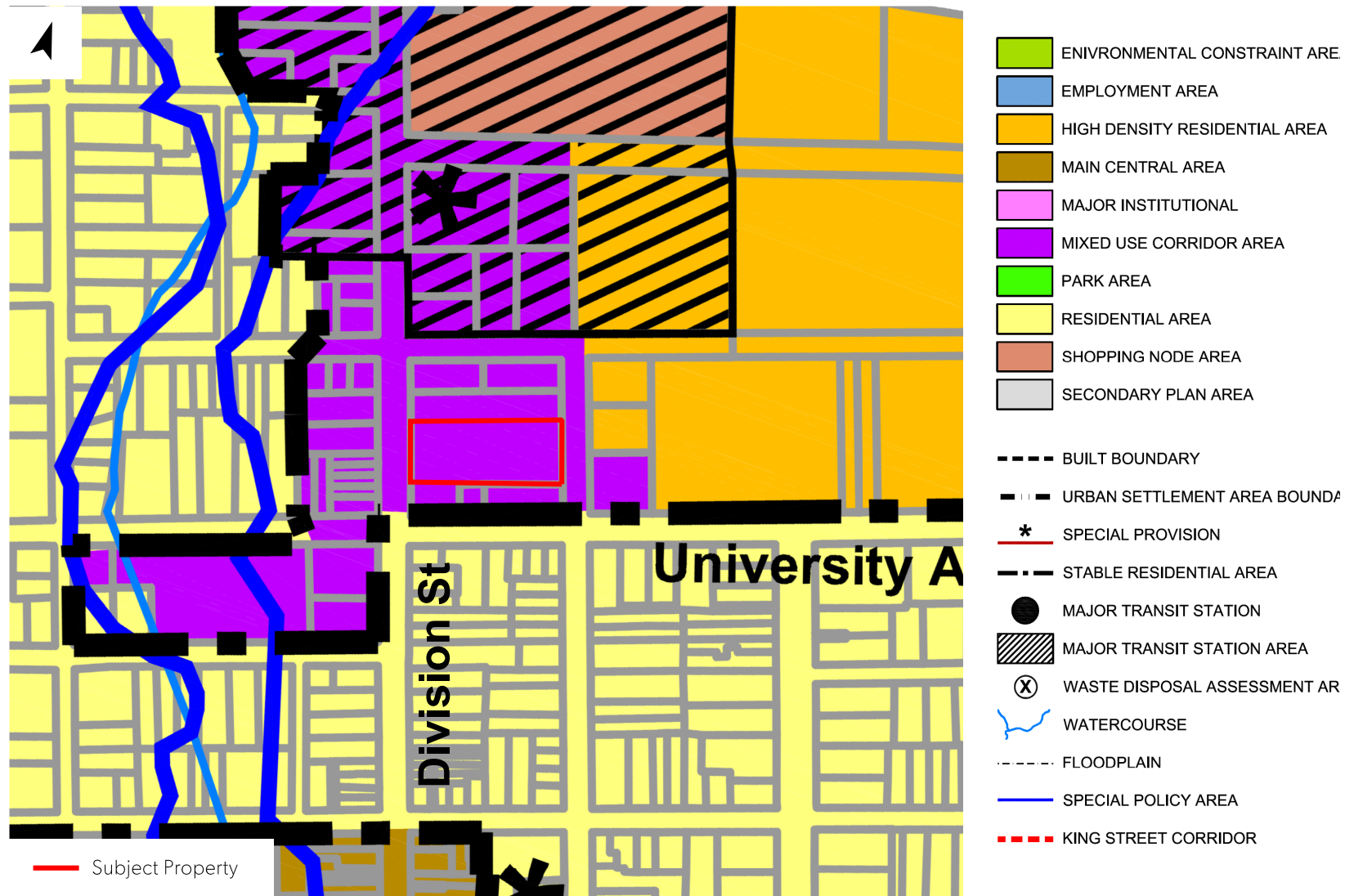


Figure 5: Official Plan Schedule A - Land Use

Section 3.9.2 outlines the permitted uses within the *Mixed Use Area* designation. The permitted uses, buildings and structures are:

- i) commercial other than a commercial use prohibited by Section 3.9.3;
- ii) institutional;
- iii) light industrial in an enclosed building;
- iv) office; and,
- v) residential subject to the policies of Section 3.9.4.3 or as secondary uses in a commercial building.

It is important to note that the *Mixed Use Area* designation permits the use of a “Residential Treatment Facility”, which can be classified as a private institutional use, as it is a fee based service, privately owned and run by the Canadian Centre for Addictions.

Zoning By-law Amendment Application

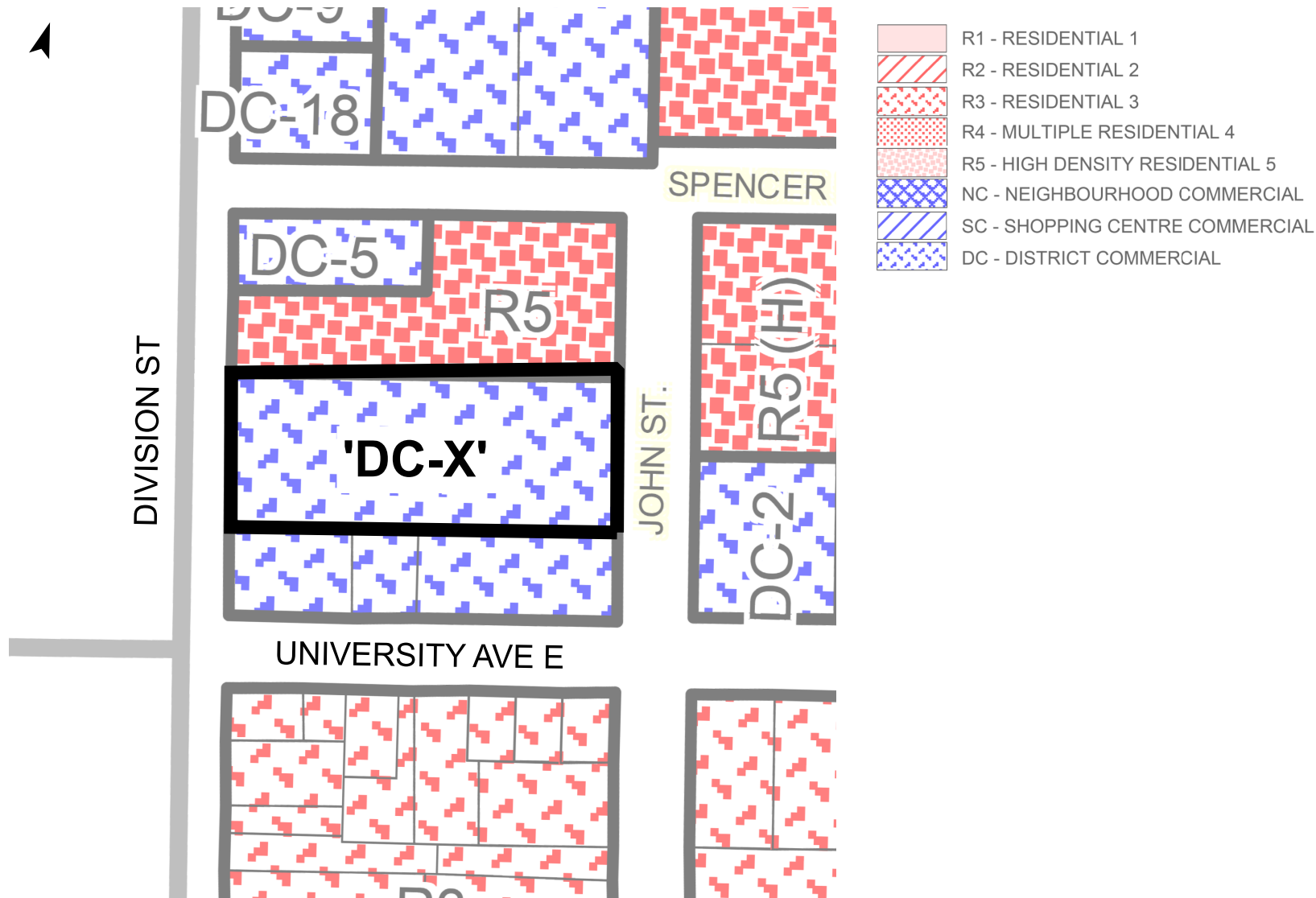


Figure 7: Zoning By-Law Amendment Schedule 1

A Zoning By-law Amendment has been submitted to the Town to facilitate the use of a “Residential Treatment Facility” on the subject property.

It is proposed that the subject property be rezoned to DC-X, with site specific exceptions to allow for a “Residential Treatment Facility”. “Residential Treatment Facility” is defined as the following:

A privately owned, fee-based premises, used for the care or treatment of individuals suffering from a substance addiction, which provides treatment in the form of lodging, meals and therapy (counselling, yoga, exercise). Said facility contains administrative offices to house facility staff.

Description of Proposed Use

The existing building on site will be repurposed for a privately owned, fee-based residential treatment facility that specializes in helping those who suffering from addictions to learn the skills required to successfully live an addiction free lifestyle.



Figure 8: Google Street View

Accredited Program offers:

- 24/7 Supervision
- Detox and Withdrawal Management Services
- Mental Health Support
- One on One Counselling
- Family Program and Counselling
- Lifetime Aftercare
- Relapse Prevention Program Guarantee
- Evidence-Based Statistical Reporting
- Luxury Amenities
- Red Seal Chef prepared Menu
- The existing 18 rooms will house a maximum of 40 occupants/patrons (two or three per room) and administrative offices.
- The facility anticipates a total of 12 staff members during daytime hours and 6 during overnight hours.

Repurposing of Existing Building

The proposal considers maintaining the existing building on site to facilitate the use:

- The size of the building can accommodate the proposed use and no exterior modifications are required.
- The facility will provide lodging, meals and therapy.
- Centre will provide care for 24 hours a day, 7 days a week.
- A maintenance person is to be hired to ensure upkeep of the house and the grounds.
- Minimal traffic is anticipated as parking is only required for staff and visitors.
- Occupants/patrons must be driven to the facility to be admitted and picked up when their program has ended.

Canadian Centre for Addictions

The Canadian Centre for Addictions specialize in helping those who suffer from addictions to learn the skills required to successfully live an addiction free lifestyle.

The Canadian Centre for Addictions provides a client centred approach, where together with the client, the clinical team of addiction counsellors and therapists work to create a recovery program that best suits the individual's unique needs.



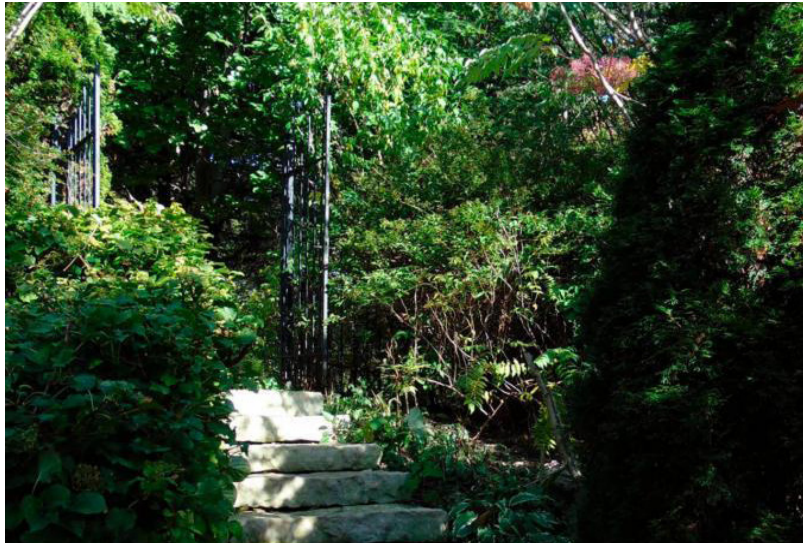
**Canadian Centre
for Addictions**

Residential Treatment Facilities - Common Misconceptions

The proposed Residential Treatment Facility:

- Is not publicly funded.
- Is not a safe injection site.
- Will not bring drugs to the community.
- Will not disrupt the surrounding residents.
- Will not cause the community to become unsafe.
- Will not give occupants/patrons the option to come and go.
- Will permit the existing building to be maintained.

Canadian Centre for Addictions - Port Hope Location



Previously in the Town of Port Hope, the CCFA has a flagship site at 175 Dorset Street West. The CCFA submitted a Zoning By-law Amendment to facilitate the use of a “*Residential Treatment Facility*”. The application was approved and met with great support and success.

Accreditation Canada Award

The Port Hope location received the Accreditation Canada Award from an overseeing body for hospitals and nursing homes. The board ensures that the best care and highest standards are met by the facility, auditing:

- Staff
- Programing
- Effectiveness
- Leadership
- Safety
- Ethical Practice

Figure 9: Canadian Centre for Addictions - Photo Gallery

Zoning By-law Amendment Submission

The Zoning By-law Amendment application was received by the Town of Cobourg on September 14th, 2020.

The following materials were submitted to the Town in support of the application:

1. Cover Letter
2. Zoning By-law Amendment Application Form
3. Planning Justification Report
4. Functional Servicing Report
5. Traffic and Parking Brief
6. Conceptual Architectural Drawings
7. Draft Zoning By-law

Comments - Received from the Town Regarding the Application

The Planning process utilizes a submission and comment response approach to process and evaluate the application. The application was submitted to the Town on September 10th, 2020. Comments were received from the Town on November 5th, 2020 regarding the Zoning By-law Amendment application.

The following summarizes said Town comments:

- Provision of a more detailed overview of the facility and its operations.
- Confirmation of staffing levels in Sanitary and Servicing Brief.
- Confirmation if on-site laundry facilities will be provided.
- Recommended that future property maintenance person has a good working knowledge of heritage conservation best practices.

Summary of Public Open House

Public open house took place on November 18th, 2020.

- Members of Council, Planning Staff and residents in attendance.
- Comments and questions received from the public were answered.
- Weston provided clarification regarding proposed use to the public.

Questions and Answers

Next Steps

1. Revise materials based on comments received from Town Staff, through the Open House, Public Meeting, and based on Commenting Agencies;
2. Prepare and resubmit development applications, for future Report by Town Staff to Council.

Thank You

Contact

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