

# FORMAL REPORT

<b>To:</b>	Mayor Stratthdee and Members of Council
<b>Prepared by:</b>	Susan Luckhardt, Planning Coordinator
<b>Date of Meeting:</b>	8 May 2018
<b>Subject:</b>	<b>DEV 19-2018 Site Plan Agreement, 268 Maiden Lane, St. Marys Memorial Hospital</b>

## PURPOSE

To provide information and to seek Council authorization for the Mayor and Clerk to enter into a Site Plan Agreement on behalf of the Town of St. Marys with St. Marys Memorial Hospital for lands described as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 Block F, Plan 216; Lots 13, 14, 15, 16, 17, 18 and 19 Block F, Plan 216; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 Block E, Plan 216; Lots 16, 17, 18, 19, 20 and 21 Block E, Plan 216; Lots 11, 12, Block F, Lot 13 Block E and Part Markham Street, Plan 216 closed by STM20106 between north limit of Queen Street and south limit of Maiden Lane, save and except Part 1 on 44R4061; St. Marys and having the municipal address of 268 Maiden Lane, St. Marys.

## RECOMMENDATION

THAT DEV 19-2018 Site Plan Agreement, 268 Maiden Lane, St. Marys Memorial Hospital be received; and

THAT Council enact by-law 46-2018 authorizing the Mayor and Clerk, on behalf of the Town of St. Marys, to sign a Site Plan Agreement between the Town of St. Marys and St. Marys Memorial Hospital.

## BACKGROUND

The subject property is designated “Residential” in the Town of St. Marys Official Plan and is zoned “Institutional Zone – I-2” in the Town of St. Marys Zoning By-law Z1-1997, as amended. “Business and professional offices for doctors and other health related practitioners and agents” is a permitted use under I-2 zone provisions. The property is the location of an existing 2 storey medical office.

## REPORT

The proponents have submitted an application for a site plan agreement with the Town to ensure that development of the property is within Town standards and zone provisions established for the property. The proponents are proposing to construct a 2 storey addition measuring 324.61 square metres so as to expand the current medical and healthcare related services provided by the medical office. The building addition will be to the west side of the existing medical office facility.

At the April 8, 2018 meeting Council asked if additional parking would be provided for the expanded Wellness Centre, and expressed concern that patrons to the Wellness Centre were using Maiden Lane for parking. The proponents have provided calculations to the Town to ensure that adequate parking exists for the site, including the proposed addition. Please see the attached letter of justification. Based on parking requirements under Section 5.21.1.1 of the Town’s Zoning By-law a total of 146 parking spaces are required for the site, including the proposed addition. A total of 148 parking spaces are currently provided on site. As such, there is no requirement to expand the existing parking lot facility to address the proposed addition.

Staff's observation of the parking concerns on Maiden Lane is that parking is occurring on the street even when there are a number of empty spots left in the existing parking lot. This appears to be parking for convenience because it is close to the entrance of the Wellness Centre. When parking occurs on both sides of the street it makes it difficult for through traffic to navigate the street. To correct this issue, staff are proposing to prohibit parking on one side of Maiden Lane. This change will come forward for Council's consideration in the amended traffic by-law.

Town staff has reviewed the development on the property with respect to the proposed addition and a site plan agreement has been drafted to the satisfaction of Town staff and the proponent. The site plan agreement attached to this report is being presented to Town Council for its consideration.

## **FINANCIAL IMPLICATIONS**

n.a.

## **STRATEGIC PLAN**

- ☒ This initiative is supported by the following priorities, outcomes, and tactics in the Plan.
- Pillar #3 Balanced Growth: Scale-based demographic growth & targeted immigration
    - Outcome: One of the only remaining means of growing the population is by attracting newcomers to St. Marys. St. Marys will identify the key demographics they wish to attract and match these against existing amenities that would best serve those demographics.
    - Tactic(s): Identify what infrastructure needs should be in place to attract/retain this demographic (e.g. public services).
  - Pillar #3 Balanced Growth: Youth recruitment & retention strategy
    - Outcome: It is important to not only attract youth to the Town, but also to retain existing youth by ensuring there are adequate opportunities. Tactics will focus on youth of all ages.
    - Tactic(s): Review and identify what infrastructure needs should be in place to attract/retain this demographic (e.g. public services).

## **OTHERS CONSULTED**

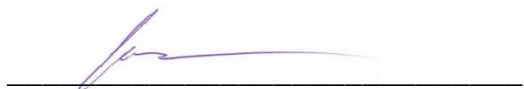
Jed Kelly, Director of Public Works  
Jeff Wolfe, Asset Management / Engineering Specialist  
Dave Blake, Environmental Services Supervisor  
Jenna McCartney, Corporate Administrative Coordinator  
Brian Leverton, Fire Prevention Officer  
Jason Silcox, Building Official  
Kelly Deeks-Johnson, Economic Development Manager

## **ATTACHMENTS**

1. Site Plan Agreement with Schedules

## **REVIEWED BY**

### **Recommended by the Department**



Grant Brouwer  
Director of Building and Development



Susan Luckhardt  
Planning Coordinator

**Recommended by the CAO**

A handwritten signature in black ink, appearing to read 'Brent Kittmer', written over a horizontal line.

Brent Kittmer  
CAO / Clerk