

## **SCHEDULE H**

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### **PUBLIC COMMENTS**

- 1) [Public Meeting](#) – March 27, 2023 (Item 6.a)
- 2) [Minutes - Owen Sound City Council March 27, 2023](#) (Item 6.a)
- 3) Public Comments
  - a. Grey Bruce Hospice – March 22, 2032
  - b. Grey Bruce Hospice – May 18, 2023



Mayor Boddy and Owen Sound City Council  
c/o Briana Bloomfield, City Clerk  
[notice@owensound.ca](mailto:notice@owensound.ca)

March 22, 2023

Dear Mayor Boddy and Owen Sound City Council,

I write today in reference to the Official Plan Amendment No. 12 and Zoning By-law Amendment No. 45 for 1555 18<sup>th</sup> Avenue East in Owen Sound.

On behalf of the Board of Directors at Grey Bruce Hospice Inc., the operators of Chapman House, located at 1725 10<sup>th</sup> Street East, directly adjacent to the property listed above, I wish to share our input for your consideration.

First, we would like to clarify that we applaud the developers and the city for seeking opportunity for further housing for the citizens of Owen Sound. In our line of work, we witness the impact of the social determinants of health, one of them being “physical environments” which includes housing, and the impact that the lack of appropriate housing has on people’s health.

Our concern with these amendments come down to two main issues: 1. privacy for the residents of Chapman House and 2. the impact on potential drainage and water issues on Chapman House property and building.

Chapman House is a slab on grade construction that was purpose built in 2017 for the community, by the community. Over \$5,000,000 was raised by the community to establish our 9-bed hospice, where we care for individuals from all over Grey Bruce, who are in their last weeks of life. The hospice was built to maximize the privacy of the residents and their families who spend time at Chapman House. Each of the 9 bedrooms face the rear of our property and have a view of the small backyard. The rooms on the east side of the building have a view of the cluster of trees/brush that currently divides our yard from the subject property. Each bedroom has large windows and a patio door so that in the good weather we can take our residents, in their hospital beds, outside on to the patio to enjoy the sunshine and warm air, should they so choose. This gives them the opportunity to enjoy the outdoors with their families and loved ones in a protected and private way. (As a side note, the wildlife that come to visit through this brush area provide great entertainment and joy to our residents.)

With a multi-level development “including apartment and cluster townhouse dwellings” as indicated in the Purpose and Effect of the received Notice, we are greatly concerned that a multi-storey building will loom over our yard and completely negate the privacy and respect that our residents currently enjoy. We would like to understand elements of the development such as where on the subject property the

buildings will be located, how high they will be, where parking lots will be located and where any "green space" might be placed. Our request of the developers is to work with us, and consider building a 6-foot berm, lined with trees on the abutting property line, that could assist with maintaining as much privacy and reduce direct sight lines as much as possible. This could help so that when our residents are outside, they are not readily seen from properties located in the subject area. A fence would also be requested on the developer's property so that access is not possible through our yard. Our greatest fear is that the dignity, respect, and privacy that our residents and their families experience on our property will be compromised.

Our other concern is around water drainage on our property. There are 3 stormwater drains currently managing the flow very well. In our 5 years of operation, we have never had any drainage problems, nor have we experienced any water issues in our building. We would like to understand the stormwater and drainage plans of the developer and how that might impact our property, particularly as there appears to be slope to the land as it currently exists, with Chapman House being at the low point of the area.

I will attach to this written submission, copies of the layout of our building as well as some photos for reference.

At Grey Bruce Hospice we believe in community, and we want to work with the developers of the property next door so that we can continue to foster the importance of community for everyone, including those who are coming to the end of their journey within our community with the privacy, dignity and respect they deserve.

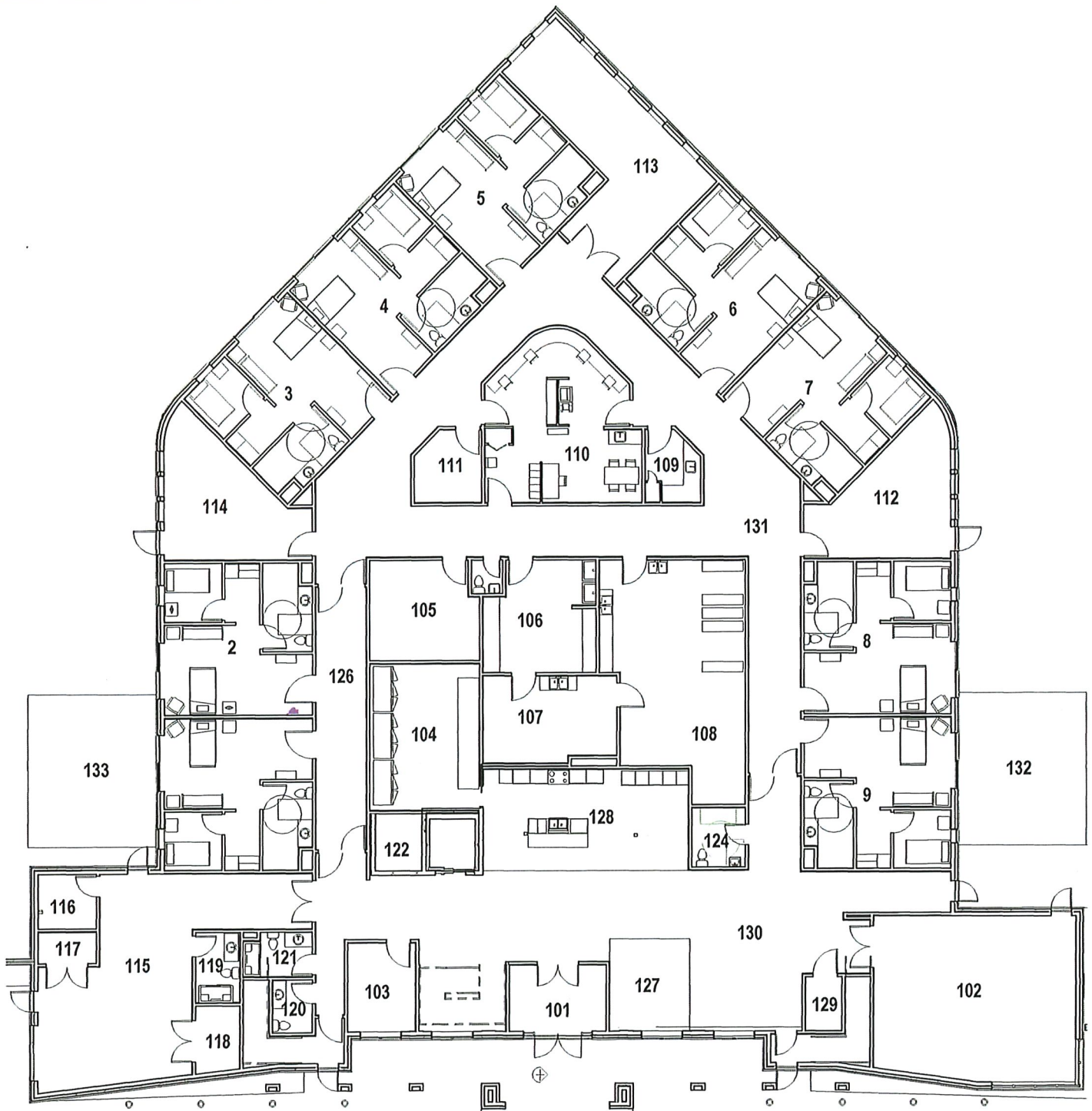
From everyone at Grey Bruce Hospice and Chapman House, thank you for the opportunity to provide this perspective.

Respectfully,



Janet Fairbridge  
Executive Director  
Grey Bruce Hospice Inc.





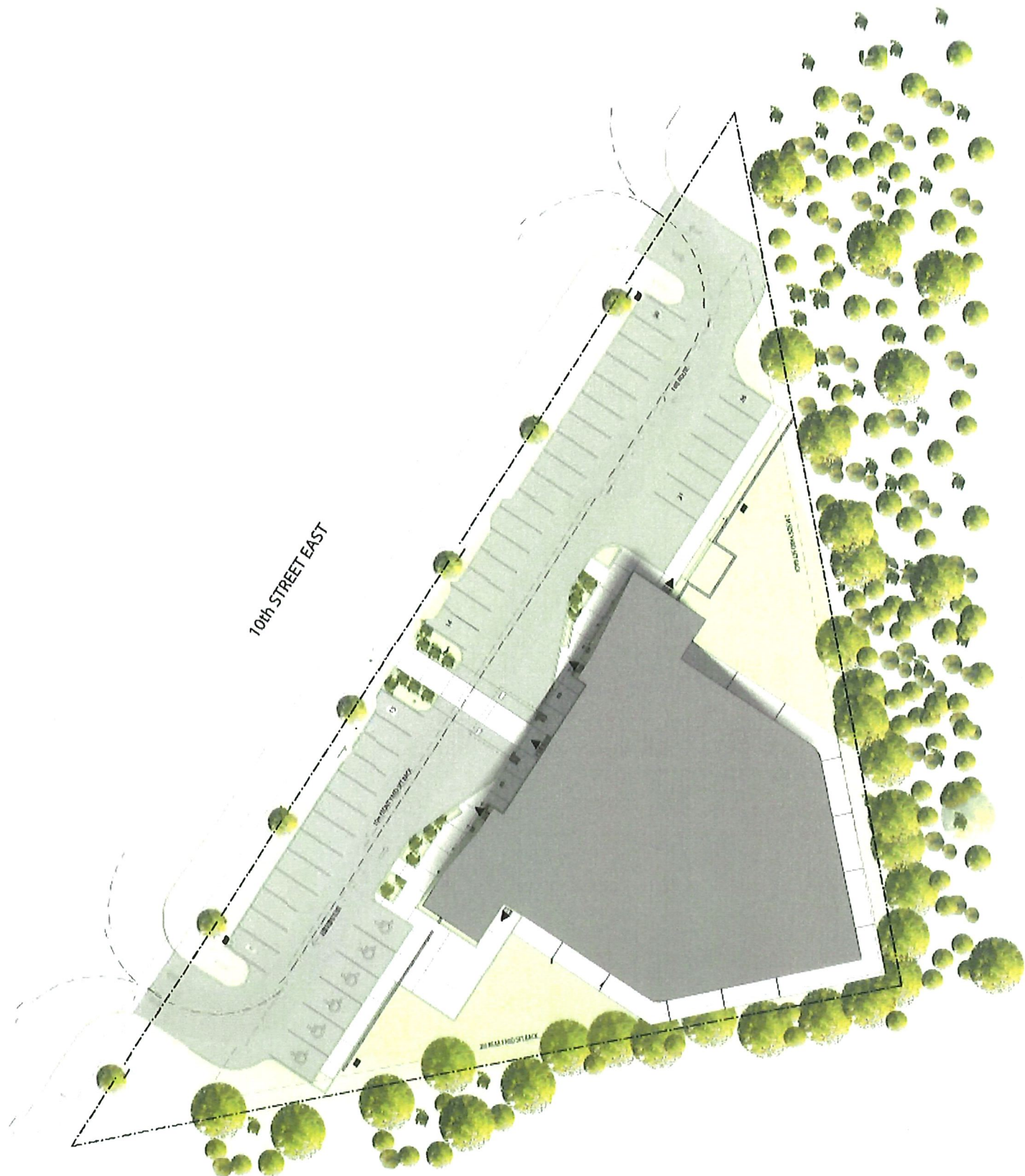
- 1 PATIENT ROOM \*
- 2 PATIENT ROOM \*
- 3 PATIENT ROOM \*
- 4 PATIENT ROOM \*
- 5 PATIENT ROOM \*
- 6 PATIENT ROOM \*
- 7 PATIENT ROOM \*
- 8 PATIENT ROOM \*
- 9 PATIENT ROOM \*

- 101 FOYER
- 102 CLASSROOM
- 103 ADMINISTRATIVE COORDINATOR
- 104 FOOD STORAGE ROOM
- 105 EQUIPMENT STORAGE
- 106 SOILED
- 107 LAUNDRY AREA
- 108 STORAGE
- 109 SECURE STORAGE
- 110 NURSES' STATION \*

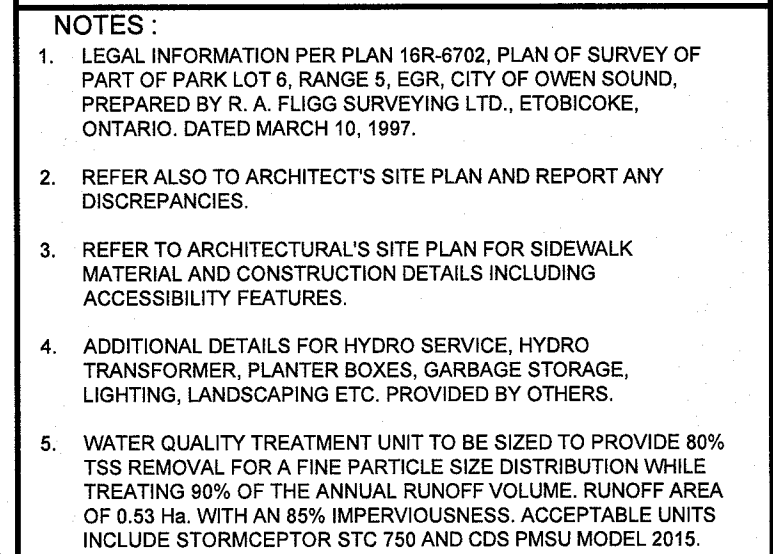
- 111 MANAGER
- 112 QUIET ROOM \*
- 113 FAMILY LOUNGE \*
- 114 KIDS' ACTIVITY ROOM \*
- 115 LOADING AREA
- 116 SPRINK. VAL. RM
- 117 ELECTRICAL
- 118 SECURE MEDICAL STORAGE
- 119 STAFF W.C.
- 120 W.C.

- 121 W.C.
- 122 ELEVATOR \*
- 123 W.C.
- 124 UNI W.C.
- 126 CORRIDOR 2
- 127 SPIRITUAL REFLECTION SPACE \*
- 128 KITCHEN \*
- 129 CHAIR STORAGE
- 130 ENTRY
- 131 CORRIDOR
- 132 HEALING GARDENS \*
- 133 HEALING GARDENS \*

\* INDICATES AVAILABLE SPONSORSHIP








- BENCHMARK :**
- |  |
|--|
| <b>BENCHMARK ELEVATION 229.78m</b>   |
| TOP OF NUT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF 10th STREET EAST IN FRONT OF THE SUBJECT PROPERTY. |

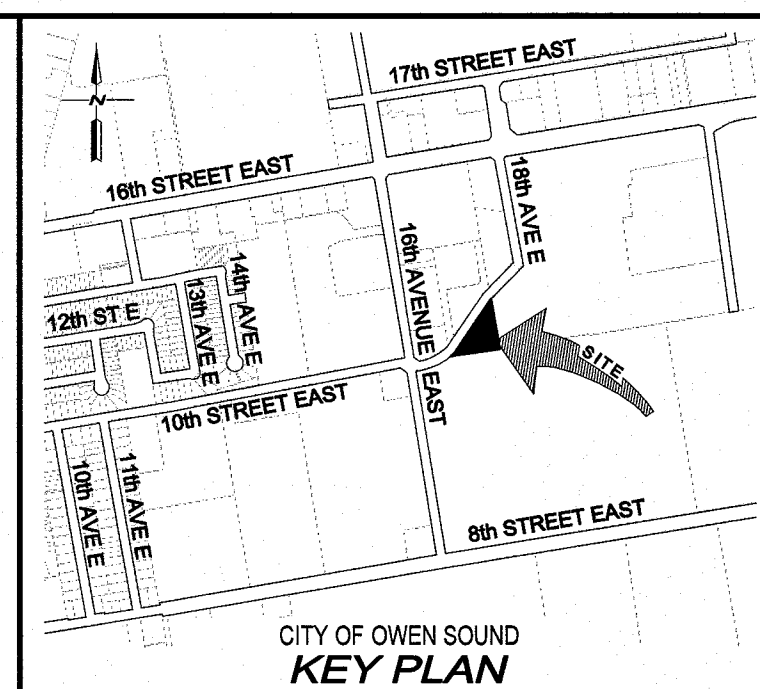
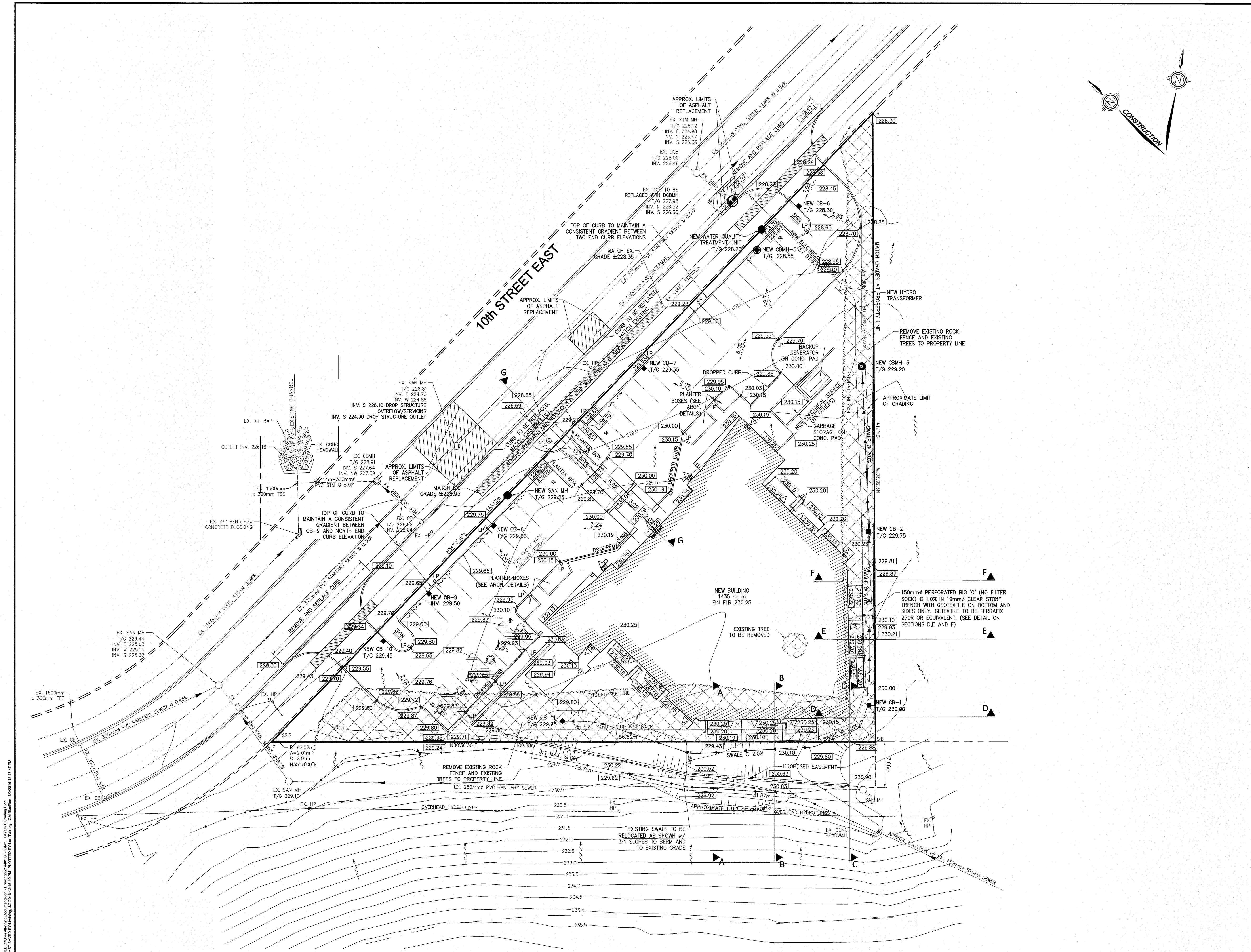
A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "I. E. ERIKSEN" is printed above the license number "100128824". Below the license number is a date stamp "Mar. 2/16" and a signature "I. E. Eriksen" written in cursive over a horizontal line.

 **BluePlan**  
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TEL 519-376-1805 [www.blueplan.ca](http://www.blueplan.ca)

<b>PROPOSED BUILDING</b>			
<b>RESIDENTIAL HOSPICE OF GREY BRUCE</b>			
<b>10th STREET EAST CITY OF OWEN SOUND</b>			
<b>SITE SERVICING PLAN</b>			
<b>DRAWN BY :</b> K.B.	<b>APPROVED BY :</b> J.B.S.	<b>PROJECT NO. :</b> 214409	<b>DRAWING NO. :</b>  <b>1</b>
<b>DESIGNED BY :</b> J.B.S.	<b>DATE :</b> DEC. 2014	<b>SCALE :</b> 1:300	





- NOTES:
- LEGAL INFORMATION PER PLAN 16R-6702, PLAN OF SURVEY OF PART OF PARK LOT 6, RANGE 3, EGR, CITY OF OWEN SOUND, PREPARED BY R. A. FLUGG SURVEYING LTD., ETOBICOKE, ONTARIO, DATED MARCH 10, 1997.
  - REFER ALSO TO ARCHITECT'S SITE PLAN AND REPORT ANY DISCREPANCIES.
  - REFER TO ARCHITECTURAL'S SITE PLAN FOR SIDEWALK MATERIAL AND CONSTRUCTION DETAILS INCLUDING ACCESSIBILITY FEATURES.
  - ADDITIONAL DETAILS FOR HYDRO SERVICE, HYDRO TRANSFORMER, PLANTER BOXES, GARBAGE STORAGE, LIGHTING, LANDSCAPING ETC. PROVIDED BY OTHERS.
  - WATER QUALITY TREATMENT UNIT TO BE SIZED TO PROVIDE 80% TSS REMOVAL FOR A FINE PARTICLE SIZE DISTRIBUTION WHILE TREATING 80% OF THE ANNUAL RUNOFF VOLUME. RUNOFF AREA OF 0.53 Ha. WITH AN 85% IMPERVIOUSNESS. ACCEPTABLE UNITS INCLUDE STORMCEPTOR STC 750 AND CDS RMSU MODEL 2015.
- LEGEND:
- EXISTING DRAINAGE DITCH
  - EXISTING ELEVATION
  - PROPOSED ELEVATION
  - PROPOSED SURFACE FLOW
  - PROPOSED DRAINAGE SWALE
  - STORM SEWER
  - SANITARY SEWER
  - WATERMAIN
  - 100mm PERFORATED BIG 'O' SET AT ELEVATION 228.55
  - 100mm SOLID BIG 'O'
  - HYDRO TRANSFORMER
  - LIGHT POLE

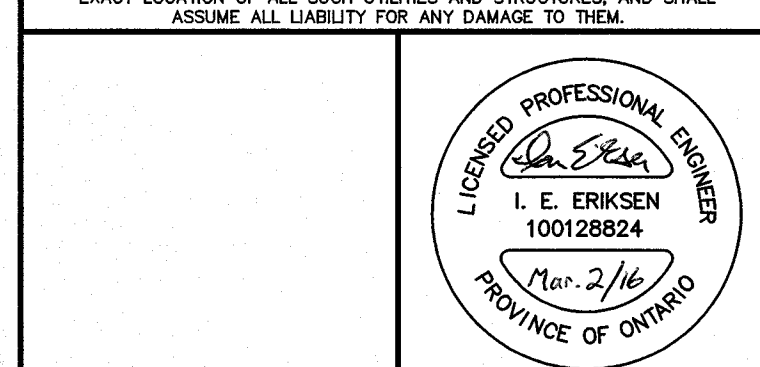
BENCHMARK:

BENCHMARK ELEVATION 229.78m

TOP OF NUT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF 10th STREET EAST IN FRONT OF THE SUBJECT PROPERTY.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



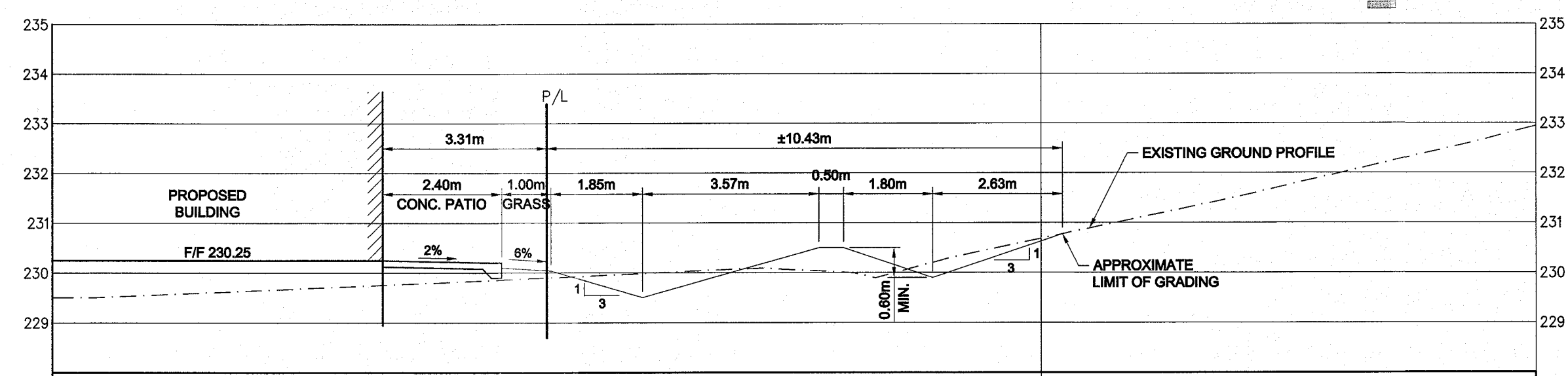
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1	11/23/15	ISSUED FOR SITE PLAN APPROVAL	J.B.S.
NO.	DATE	REVISION DESCRIPTION	CHND

**BluePlan** ENGINEERING

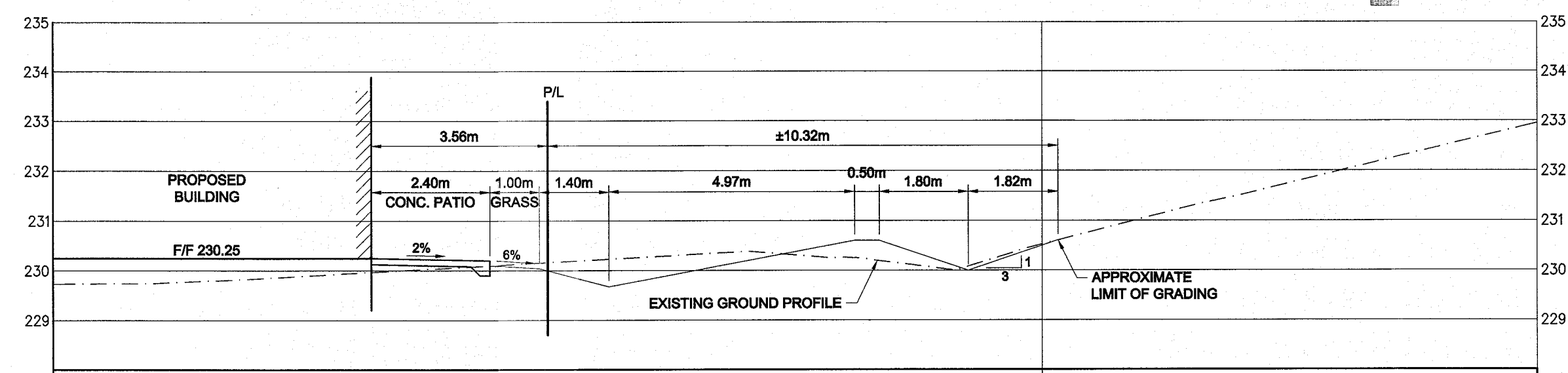
GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | EXETER | HAMILTON | GTA  
1280 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3  
TEL: 519-376-1855 www.blueplan.ca

PROPOSED BUILDING			
RESIDENTIAL HOSPICE OF GREY BRUCE			
10th STREET EAST CITY OF OWEN SOUND			
SITE GRADING PLAN			
DRAWN BY: K.B.	APPROVED BY: J.B.S.	PROJECT NO.: 214409	DRAWING NO.: 2
DESIGNED BY: J.B.S.	DATE: DEC. 2014	SCALE: 1:300	

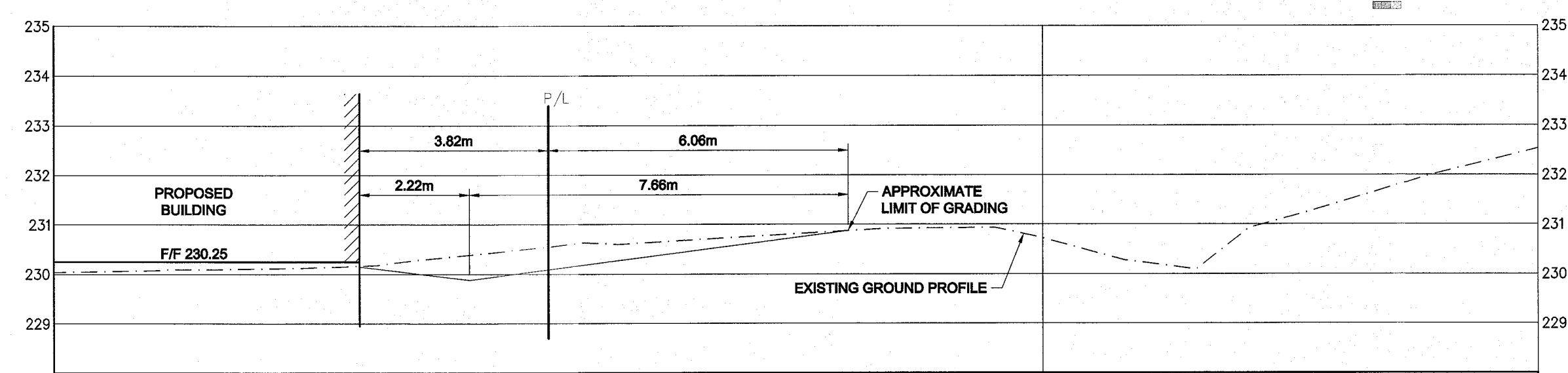
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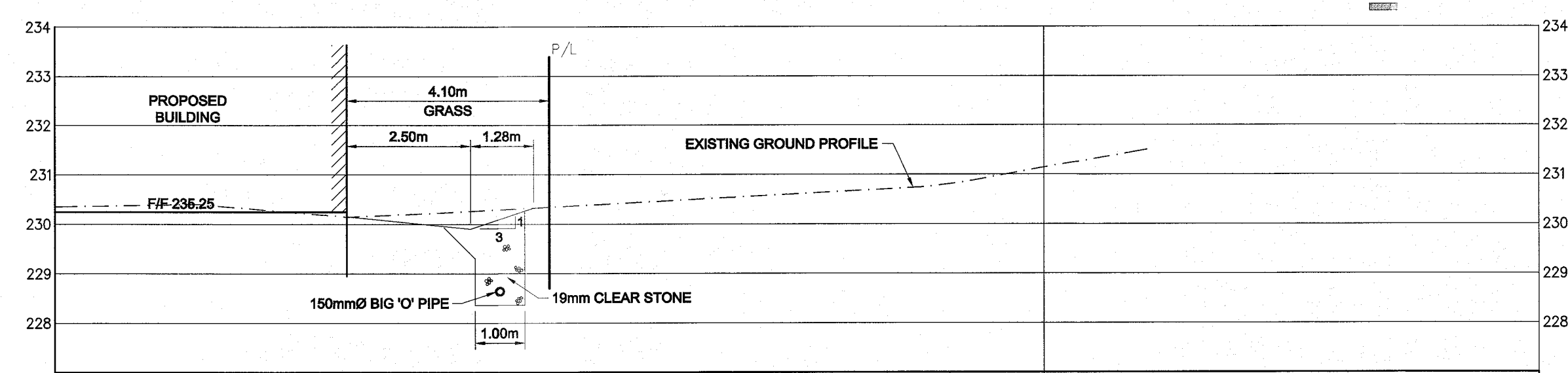
SECTION A-A



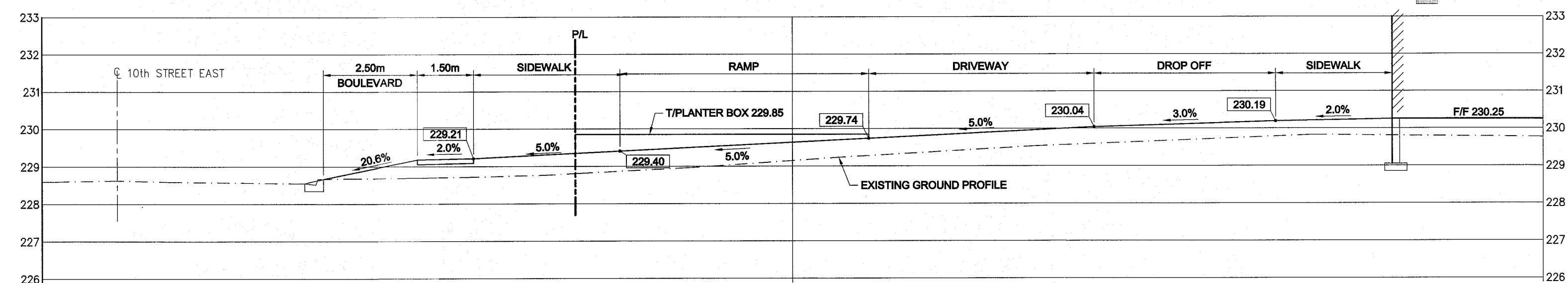
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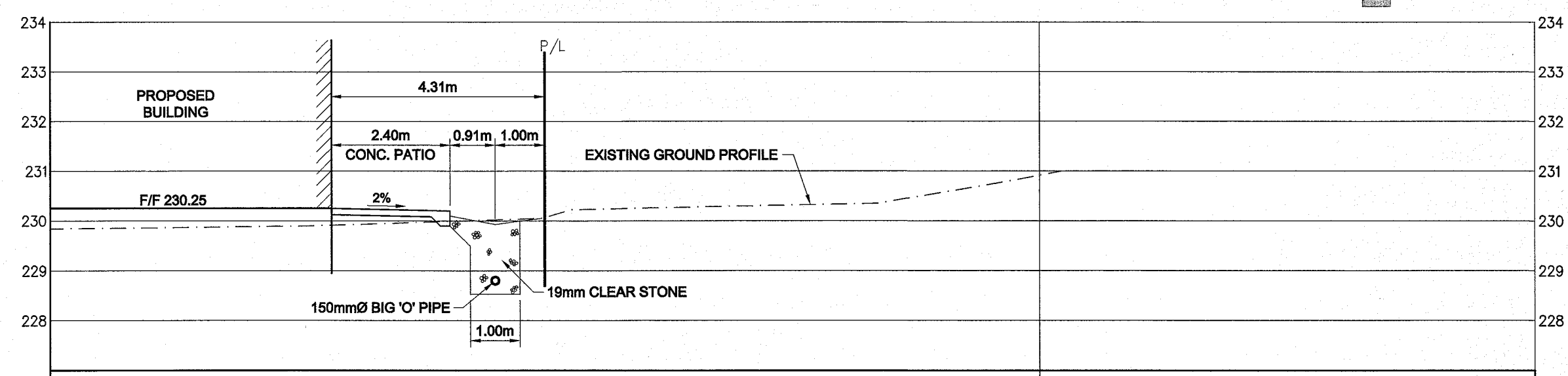
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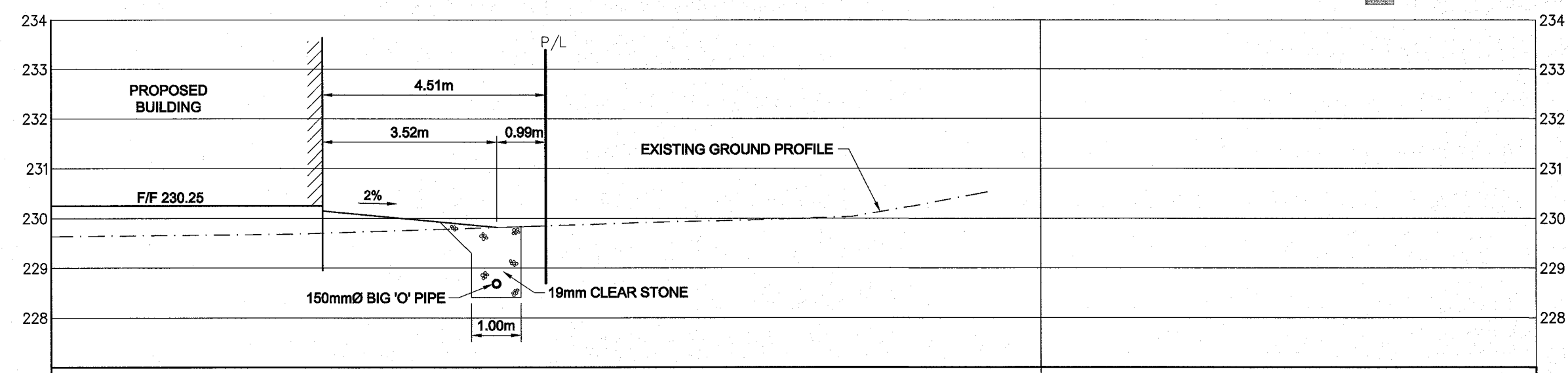
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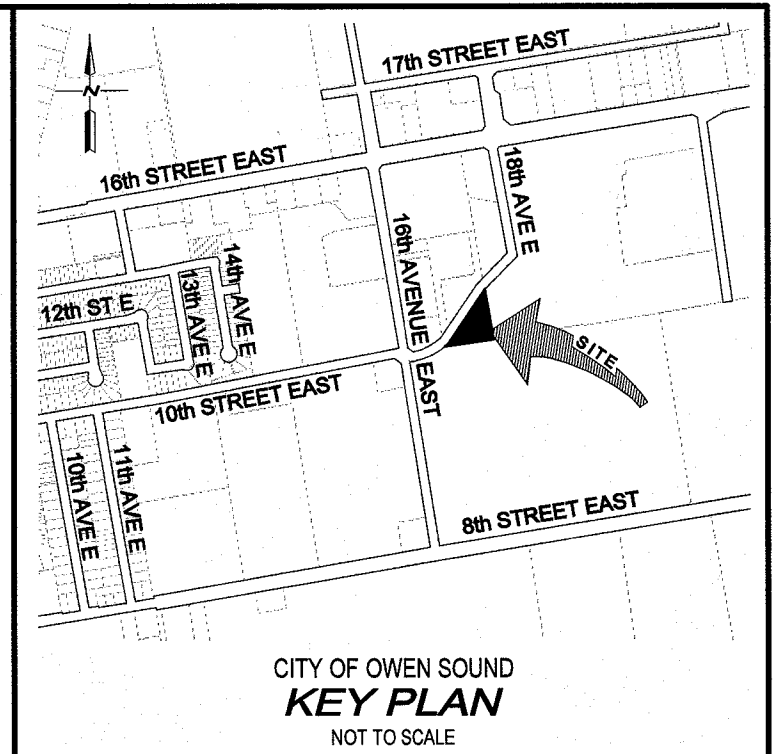
SECTION G-G



SECTION E-E



SECTION F-F

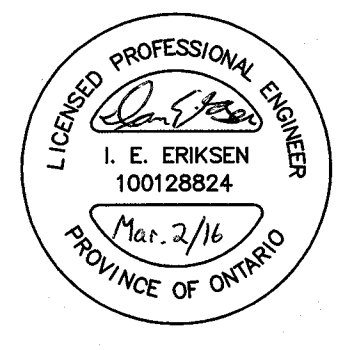


NOTES:

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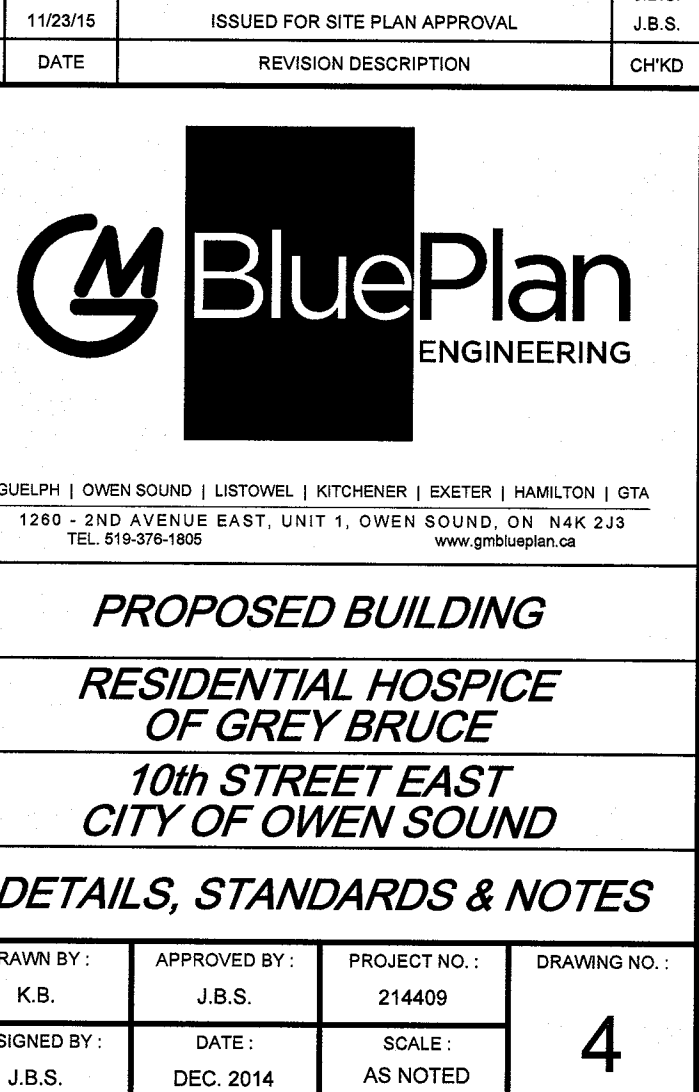
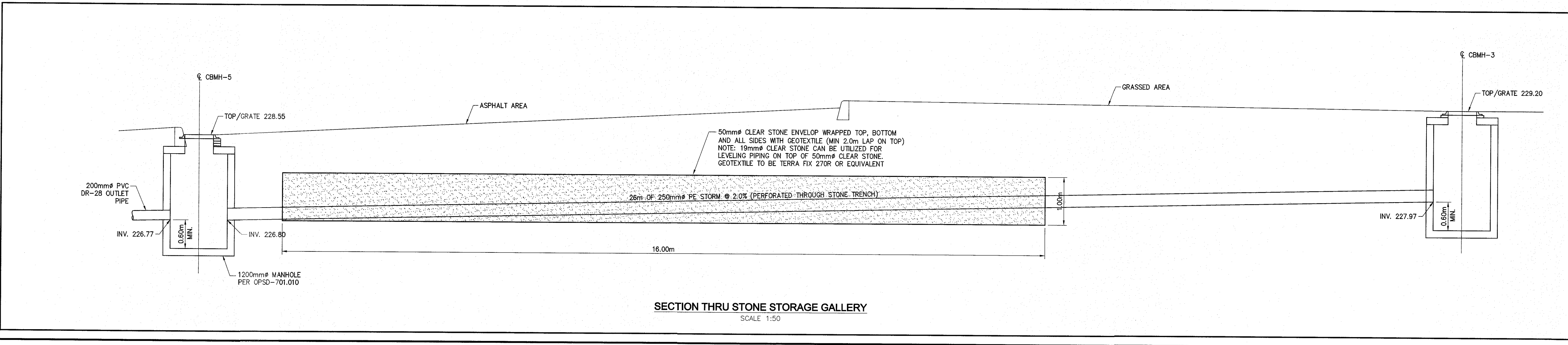
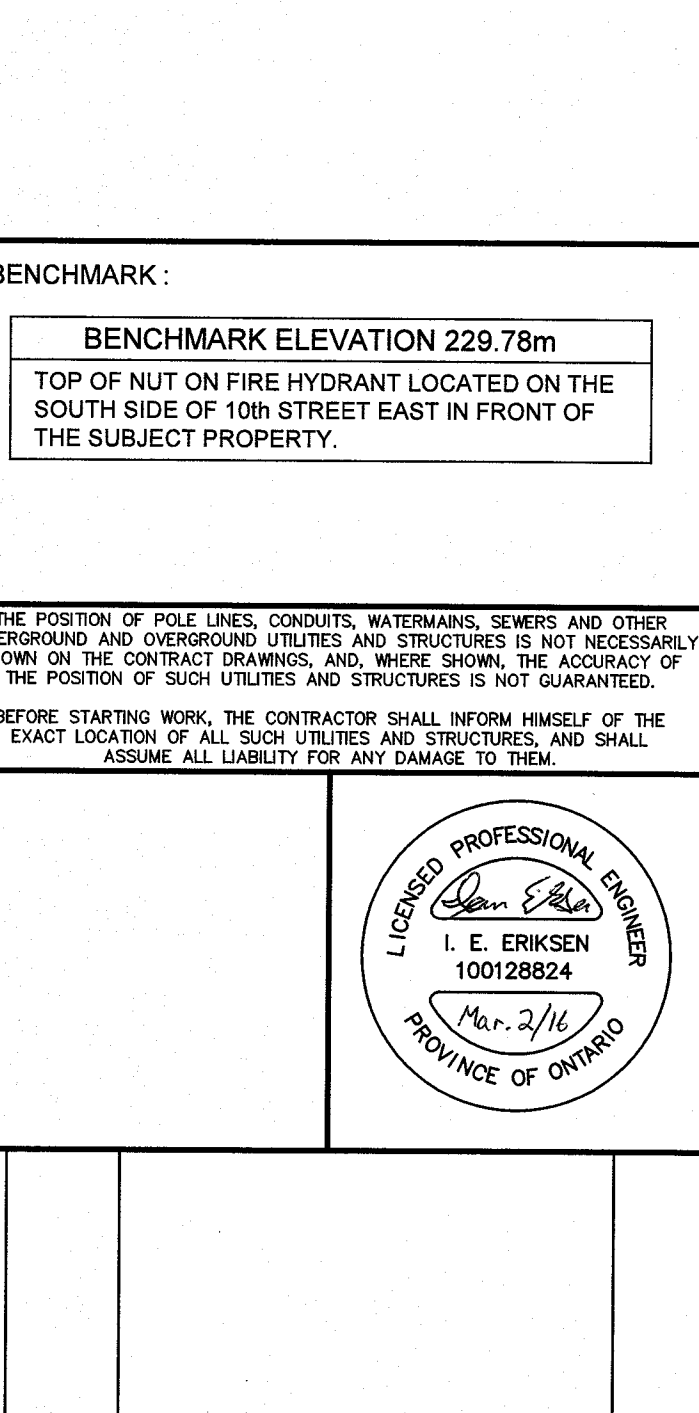
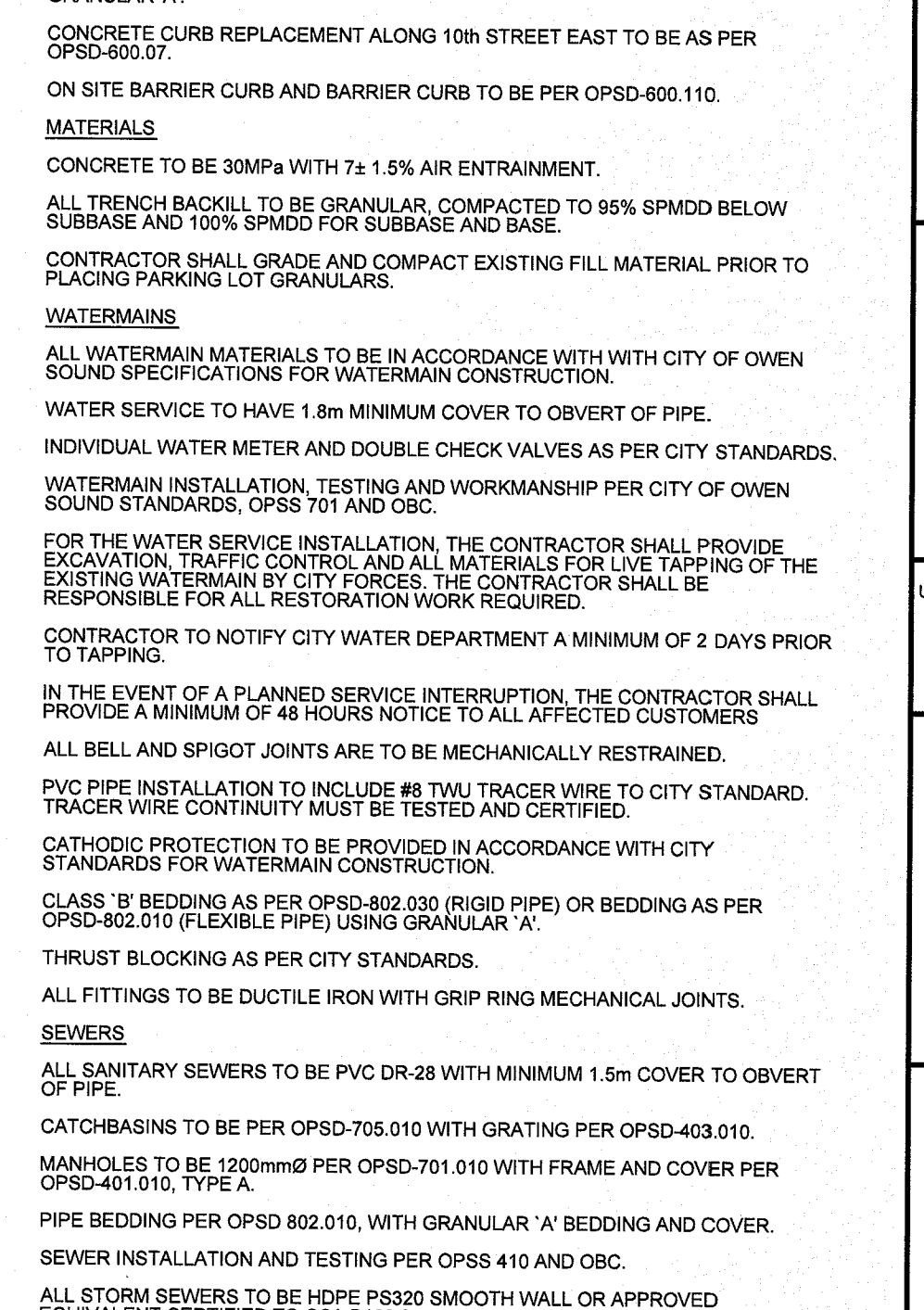
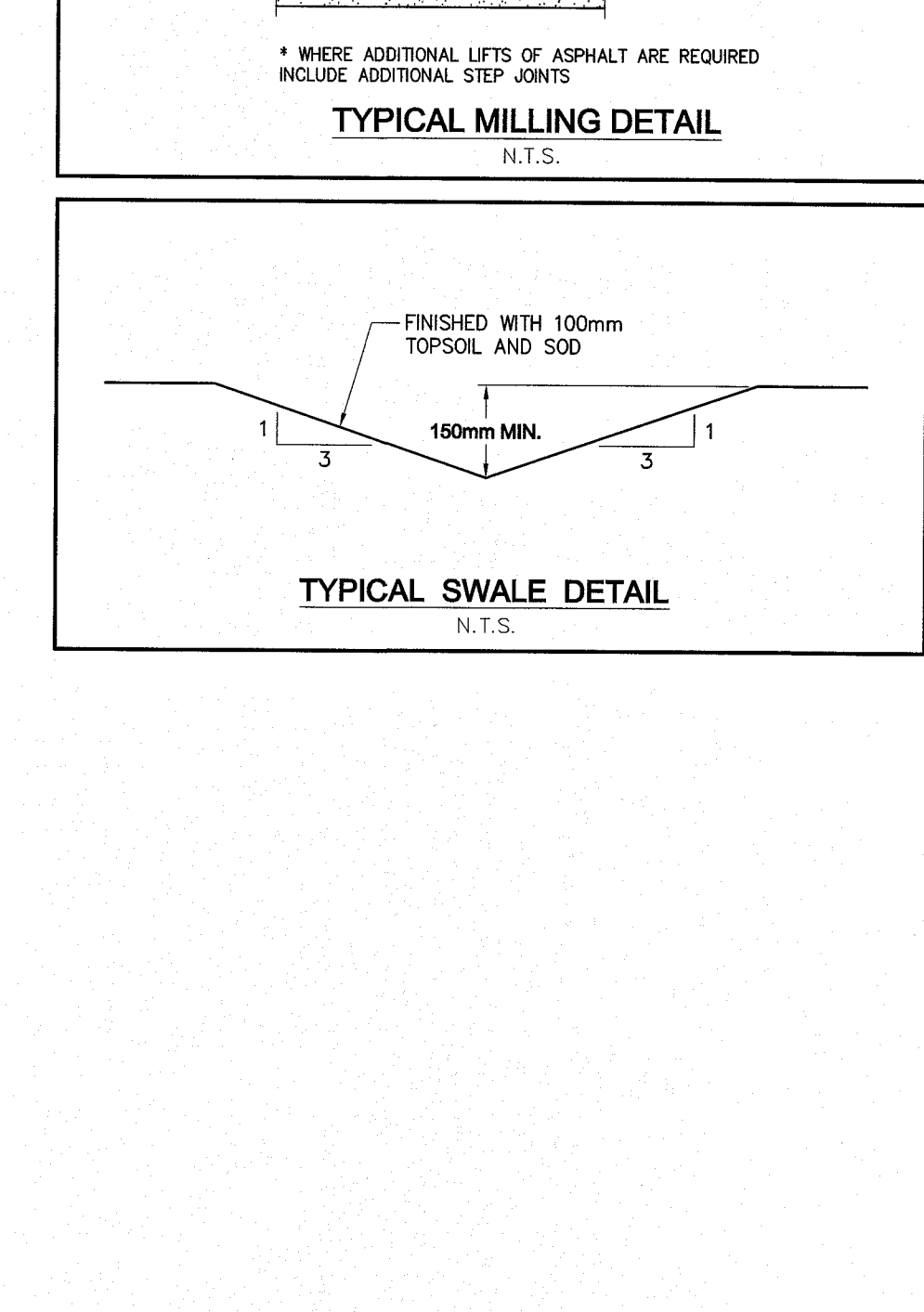
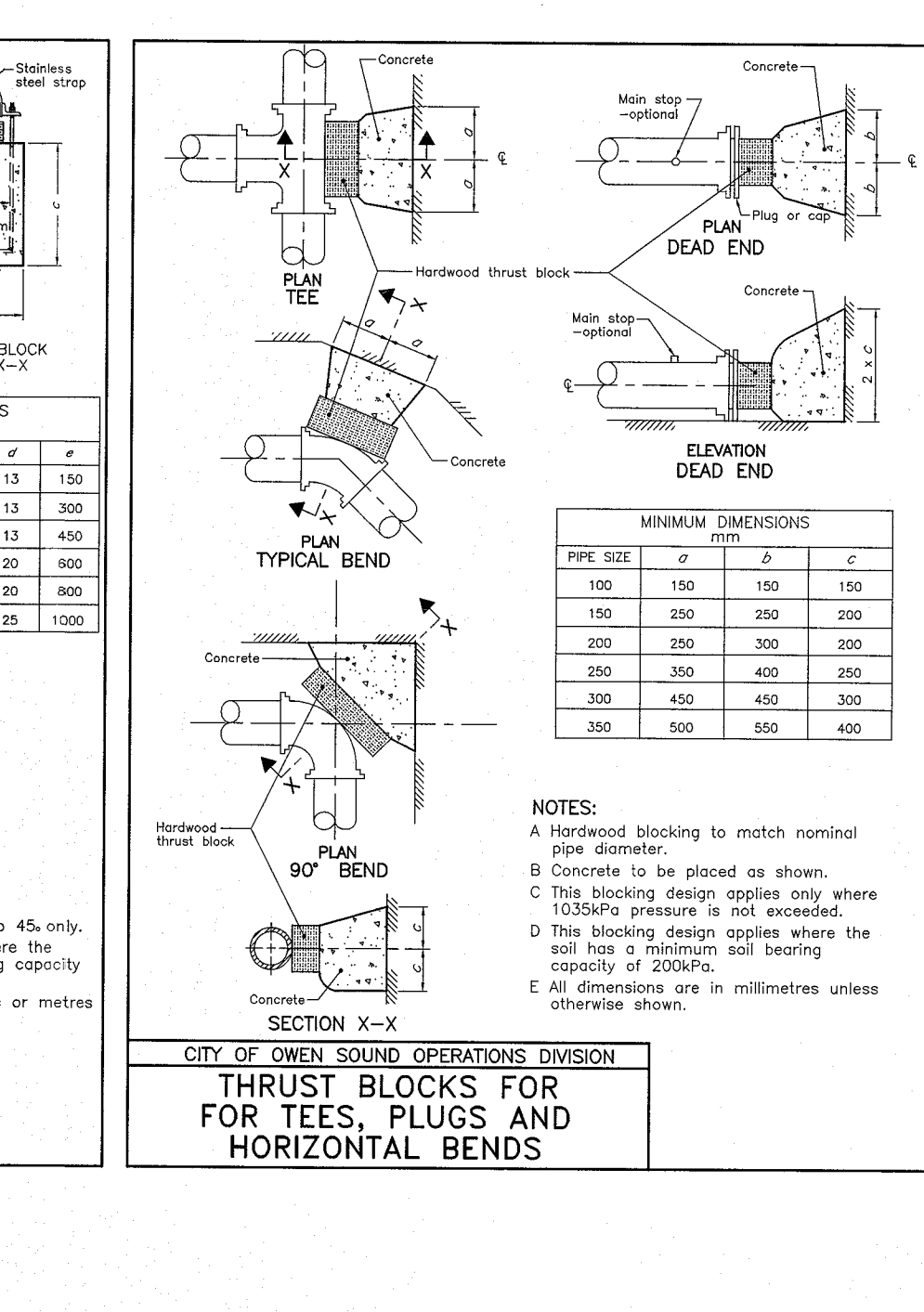
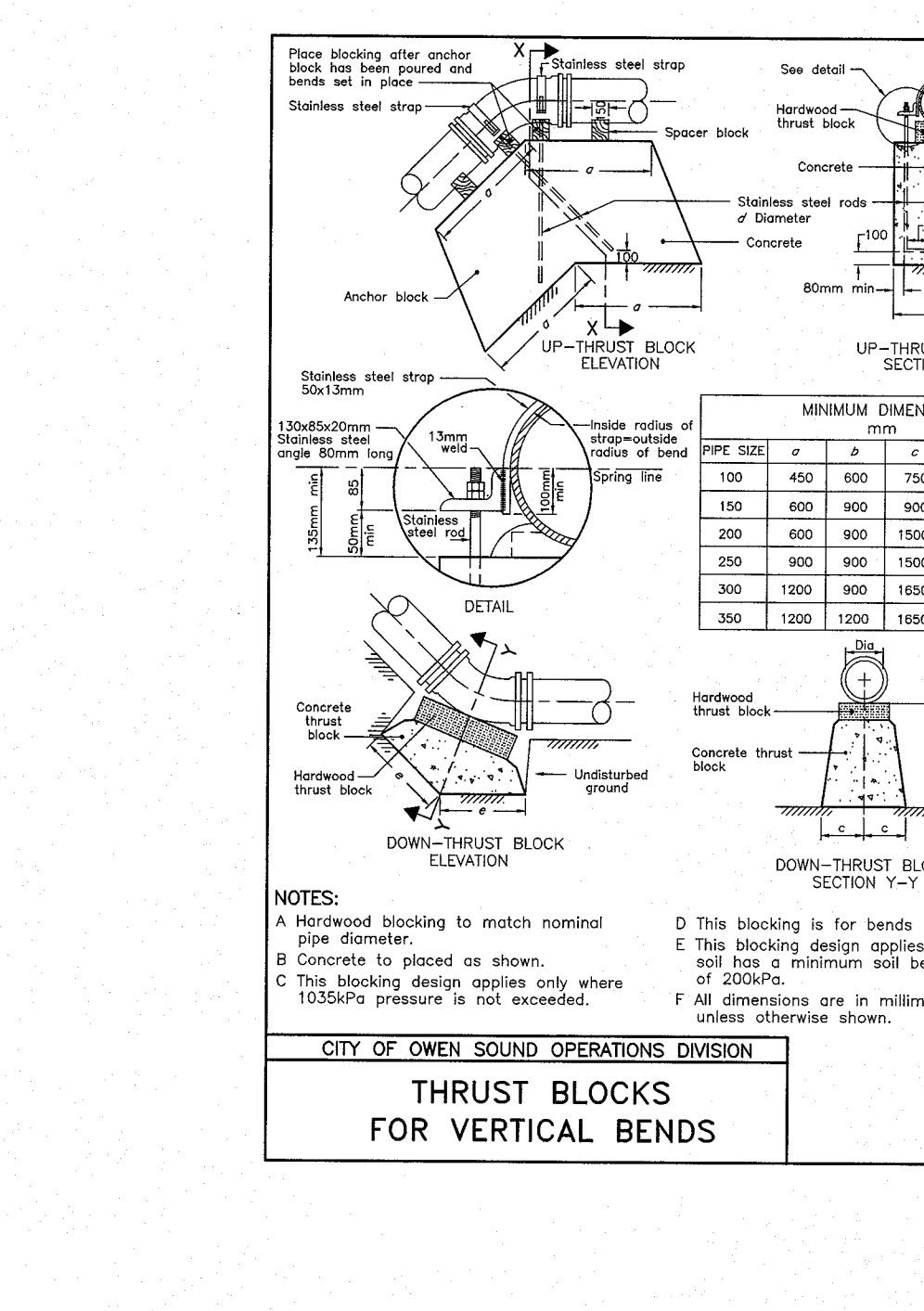
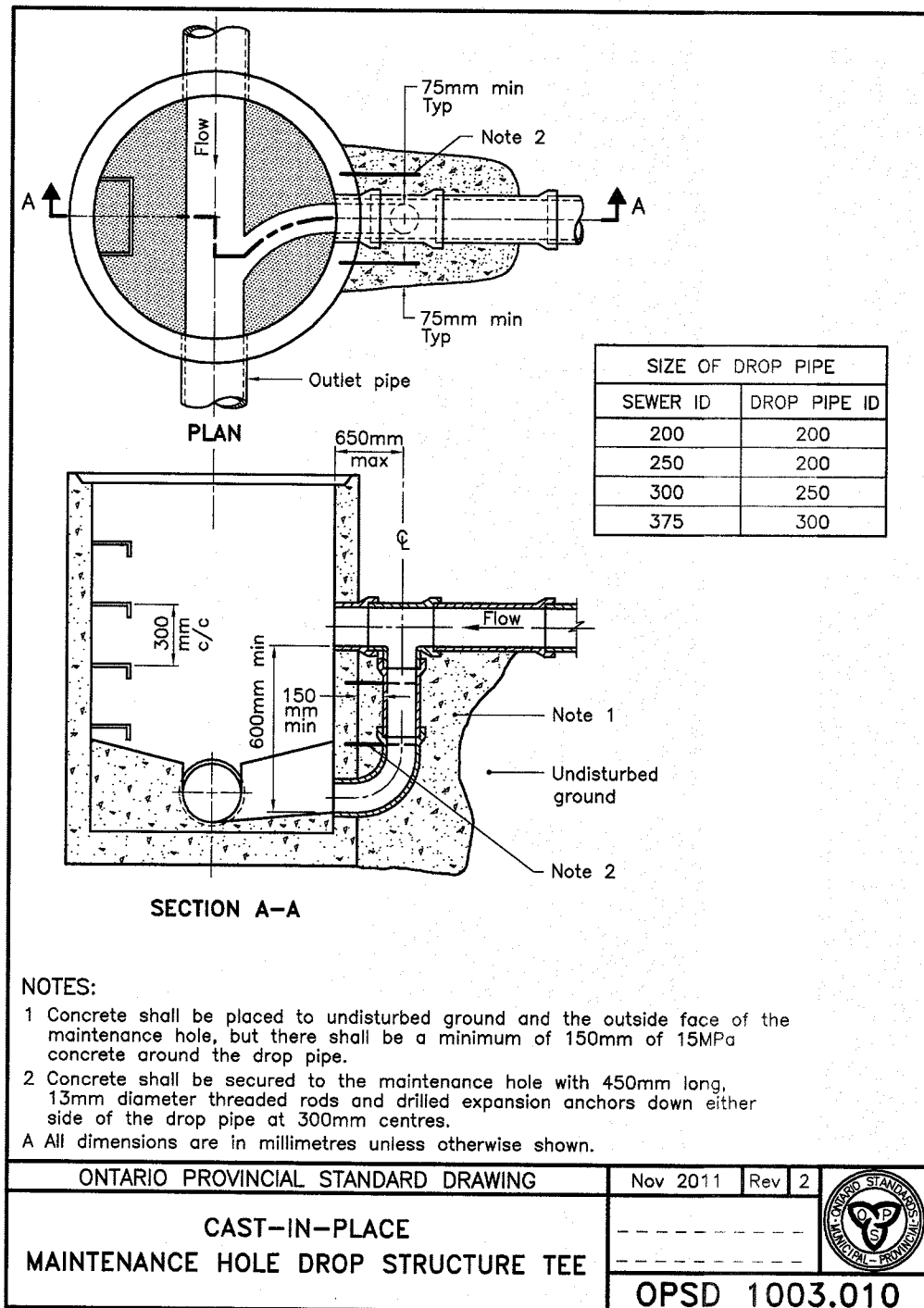
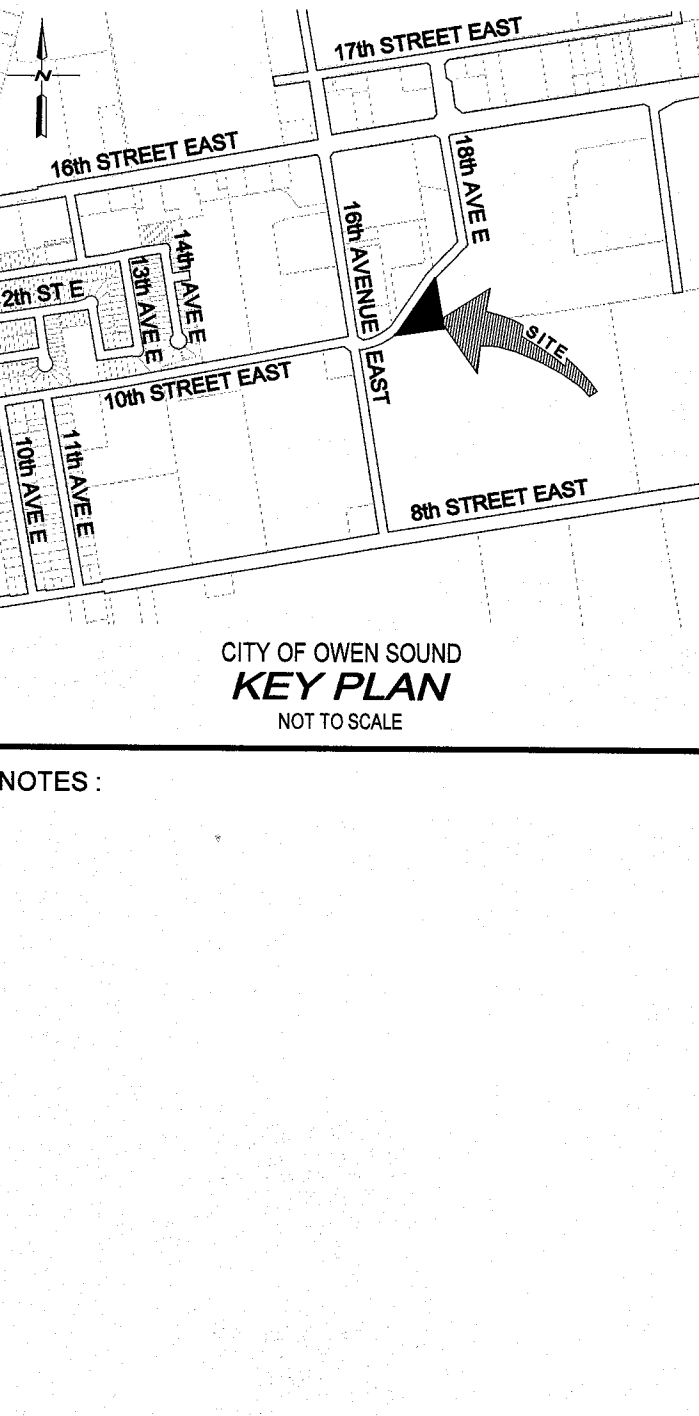
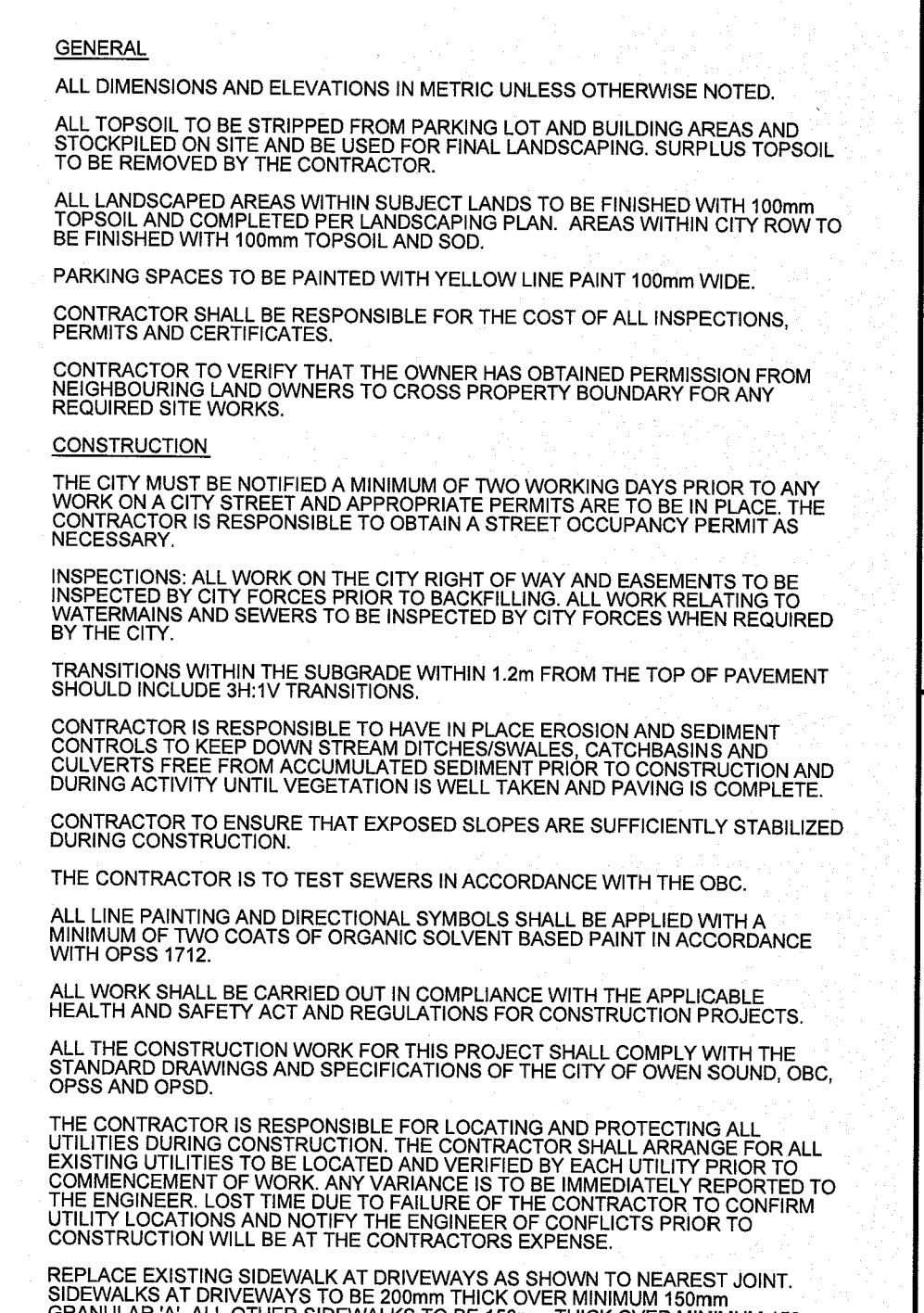
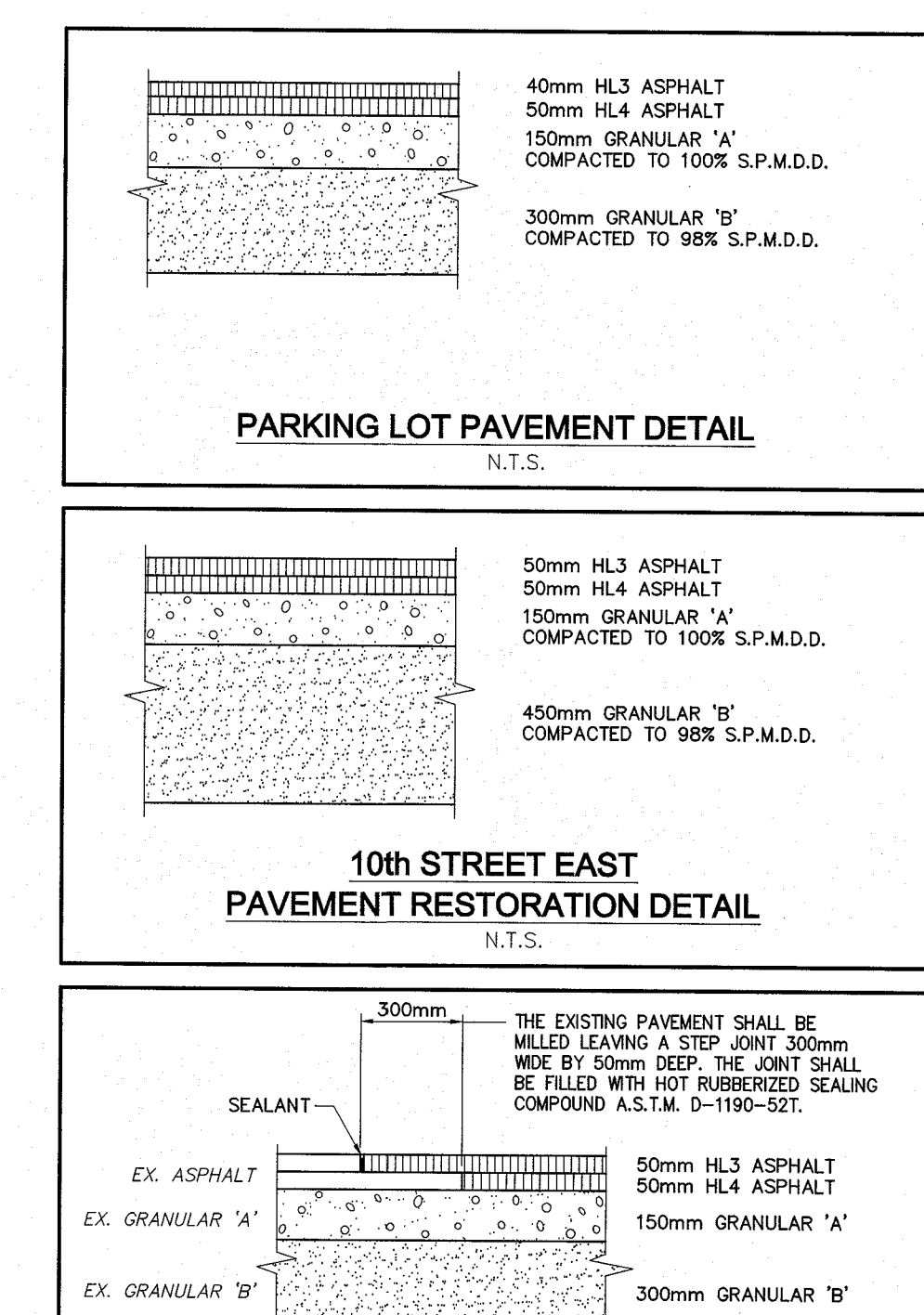
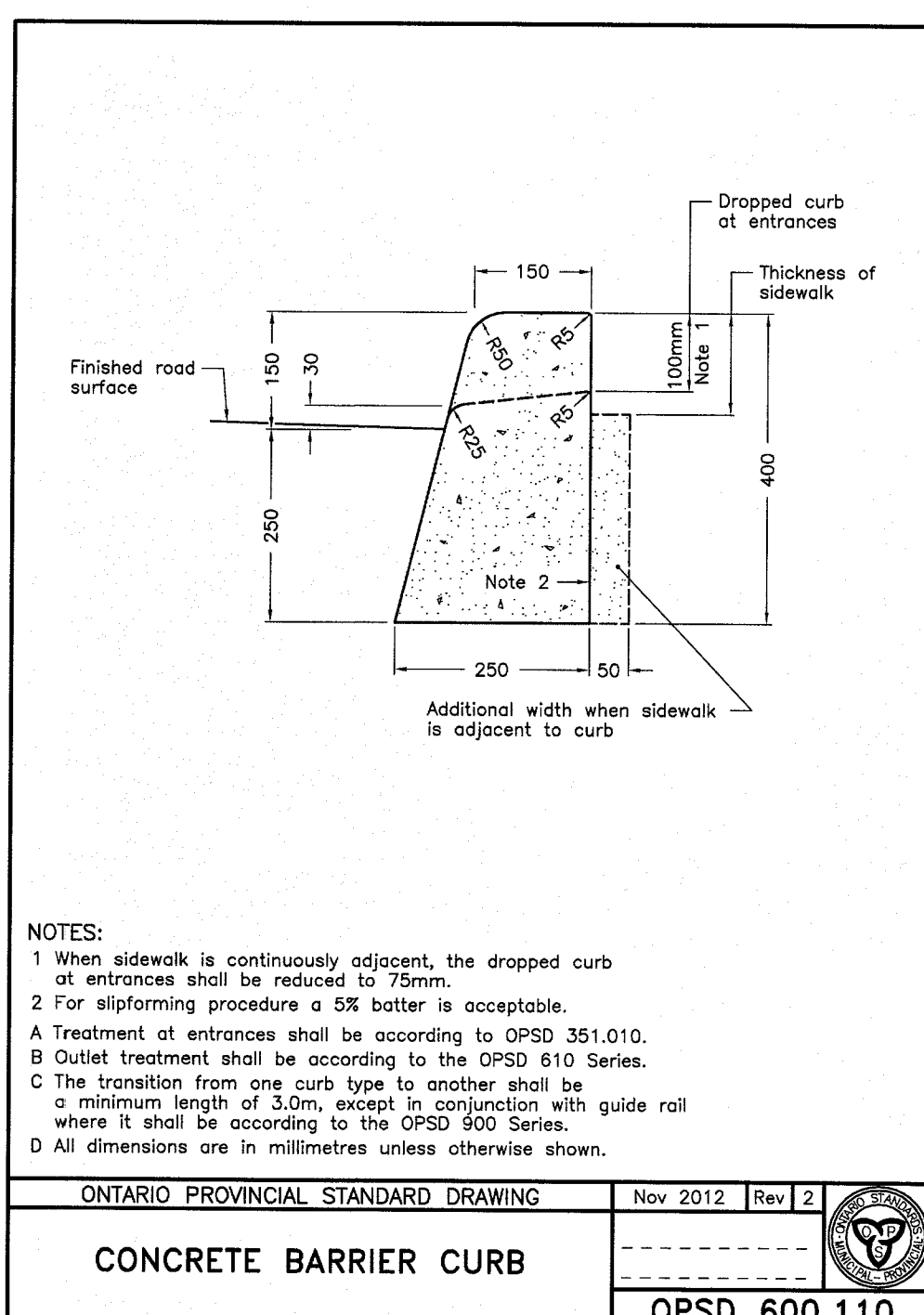
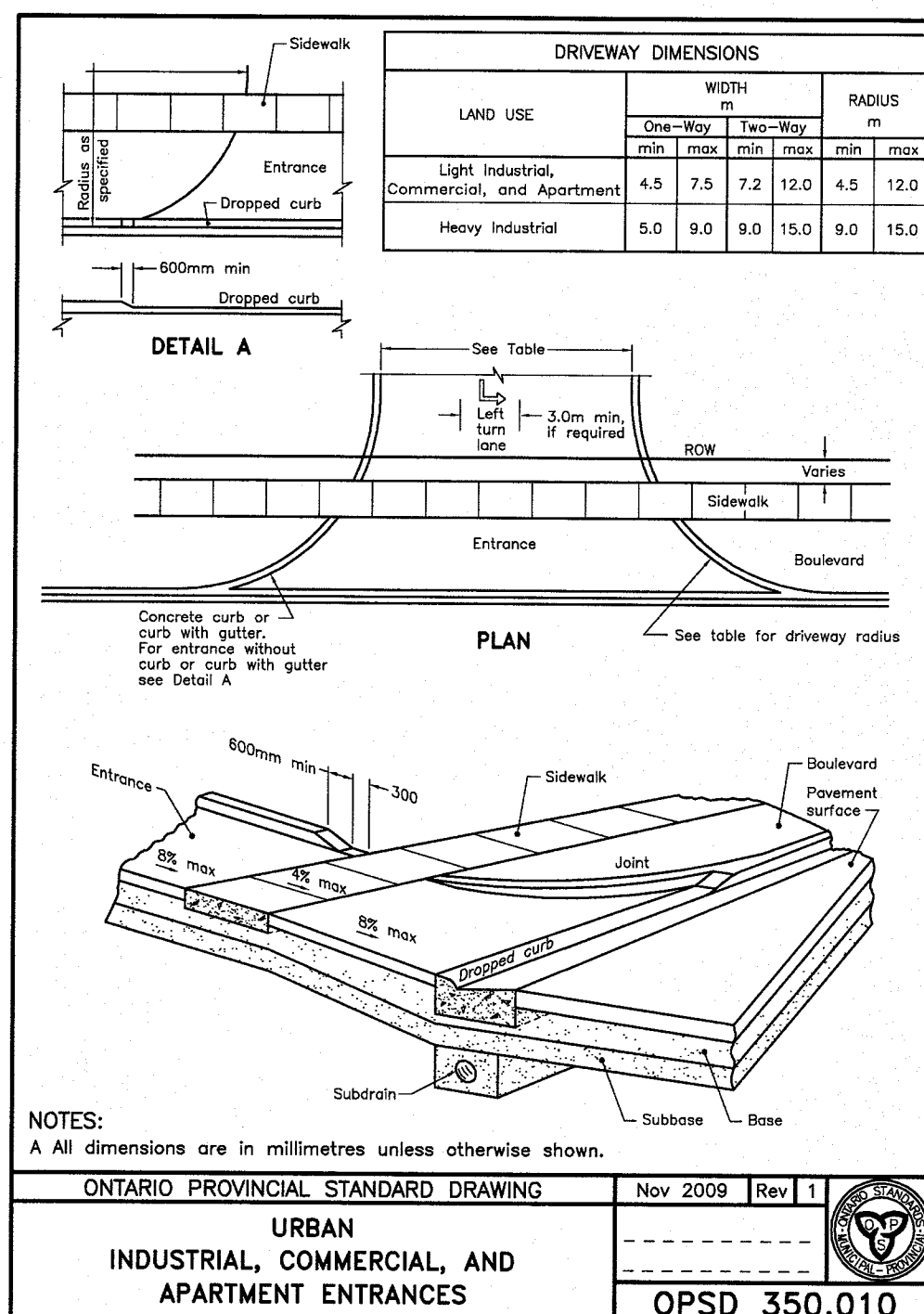
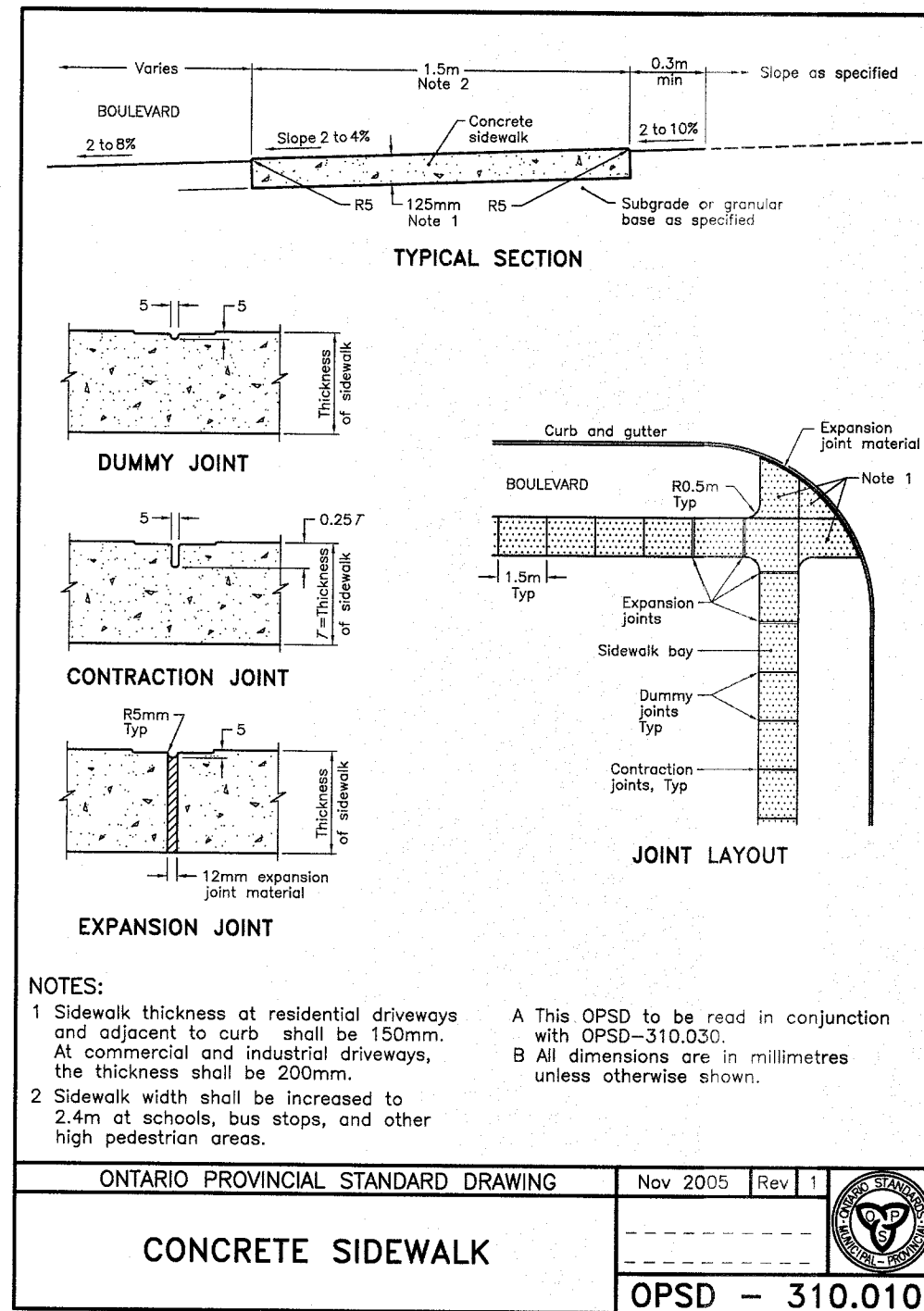
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**PROPOSED BUILDING**  
**RESIDENTIAL HOSPICE**  
**OF GREY BRUCE**  
**10th STREET EAST**  
**CITY OF OWEN SOUND**

**SECTIONS**

DRAWN BY: K.B.	APPROVED BY: J.B.S.	PROJECT NO.: 214409	DRAWING NO.: 3
DESIGNED BY: J.B.S.	DATE: DEC. 2014	SCALE: 1:100	









Hospice Staff Only  
To move beds beyond  
these doors













**From:** [Janet Fairbridge](#)  
**To:** [Sabine Robart](#); [Heather Jenkins](#)  
**Cc:** [Pam Coulter](#); [Eric Saulesleja](#); [Bill Pearson](#); [Paul Rowcliffe](#)  
**Subject:** RE: GBH notes on SmartCentres Development revisions  
**Date:** May 18, 2023 5:35:15 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Good afternoon,

On behalf of the Boards at Grey Bruce Hospice and Grey Bruce Hospice Foundation, I would like to thank you all for your support and responsive action to our questions and concerns.

We are satisfied at this point with the amendments to the plans for the SmartCentres development next door to Chapman House.

I understand from Heather that specifics on types of trees/landscaping will be clarified in the next phases of planning, and we look forward to learning more about that when available. I also note that at this point “driven piles” are not expected to be required. Should that change, we would appreciate being informed.

Special thanks to Heather for her willingness to reach out and keep me up to date with changes and plans as they continue to progress.

We look forward to continuing a positive working relationship.

With gratitude,

Janet

**Janet Fairbridge**  
**Executive Director**

**Grey Bruce Hospice Inc.**

1725 10th Street East

Owen Sound, Ontario

N4K 0G5

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F: 519-470-4101

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Thank you for making us your charity of choice.

Charitable Registration Number: 831877105RR0001

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