

Section 1. Town of Cobourg: Planning Department – Glenn McGlashon: gmcglashon@cobourg.ca	
November 5, 2020 Comments	Response
<p>1. While the PJR provides a good summary of the proposal relative to existing land use planning policies and regulations, information surrounding the use itself and its operations model is very general and vague. In our opinion, the proposal would be better served if the PJR (or a supplemental summary from the proponent/operator) provided a more detailed overview of the facility and its operations, as well as research into examples and best practices of other similar rehabilitation treatment centres in small urban settings Ontario (ie. safety & security of both clients and surrounding neighbourhood, integration of facility into neighbourhood/community, issues, lessons learned, myths, good news stories, etc.). There is a lot of mis-information out in the public realm and it would be prudent, if not critical, to provide more supporting background information on the proposed centre in order to dispel myths and concerns and enable an informed decision by Council.</p>	<p>Please refer to the cover letter and responses within Section 3 of this document, together with a link to the CCFA website and Open House and Public Meeting presentation.</p>
<p>2. The subject property is listed on the Heritage Register of Properties (undesignated) pursuant to the Heritage Act. Demolition of any buildings and structures is prohibited. It is recommended that the property maintenance person have good working knowledge of heritage conservation best practices.</p>	<p>Noted. The applicant does not intend to demolish or make any exterior alterations and they are aware and have experience with heritage buildings, including the Port Hope location.</p>
<p>3. Page 7 of the PJR specifies a site area of 0.28 ha – our GIS data shows 0.65 ha. This should be confirmed.</p>	<p>Geowarehouse and spatial data has confirmed the site area to be 0.38 ha – 0.94 acres</p>

Section 2. Town of Cobourg: Engineering Department – Neil Stewart: nstewart@cobourg.ca	
November 5, 2020 Comments	Response
1. The staffing levels in Table 1 of the Sanitary and Servicing Brief do not appear to match those listed in paragraph 3.2 Proposed Conditions.	Said levels are different due to the tables indicating different scenarios - the existing scenario versus the proposed scenario. Table 1 is called “Estimated Existing Population” in Section 3.1 and outlines the existing conditions while Section 3.2 outlines the proposed conditions.
2. The applicant shall confirm that the proposed sanitary manhole at the property line fronting Division Street has been installed.	Investigations are underway to confirm these details.
3. There is no mention of on-site laundry facilities. Please confirm if one is being provided.	The CCFA has a preference to utilize existing machines and setup for on-site laundry facilities.

Section 3. Comments from the Public Meeting	
Is this facility a good fit for Cobourg?	The CCFA has completed several studies in conjunction with Dr. Siegel (the registered psychologist for the CCFA) who has come to understand after two years of gathering data, that the optimal treatment experience includes and is not limited to location, landscape, interior, staff, medical has in fact helped 93% of clients who attend the CCFA. The CCFA believes that the Town of Cobourg can offer a high-quality experience for treatment based on criterion that Cobourg exhibits.
There are a number of private services that are unregulated, resulting in low standards and outcomes.	Regulatory standards are followed as the facility will be accountable to many medical boards and labour guidelines. Consistent check-ins and follow ups from Town services are conducted to verify that standards are being met. The CCFA has been proactive in acquiring and maintaining good standing with Accreditation Canada (see cover letter for details).
Is the facility “out of reach” for those most in need of treatment due to the fee?	In addition to the fee for service, the CCFA provides affordable Outpatient Counselling Services as well as engaging in community events to help connect those struggling with addiction to the resources that could best influence positive behaviour change program.
Requested further information about the Accreditation Canada Award received by CCFA for the Port Hope location.	The CCFA has received Commendation Accreditation from Accreditation Canada. The CCFA has exceeded the rigorous and robust healthcare standards required by Accreditation Canada’s Qmentum program. Qmentum is a globally developed locally tailored accreditation program

	<p>supported by staff who have extensive lived experience in health care. Accreditation Canada is the same body that provides accreditation to prominent healthcare agencies such as hospitals, laboratories, clinics and long-term care facilities. Accreditation Canada’s programs assess organizations against standards developed by their affiliate which is the Health Standards Organization (HSO). The HSO standards focus on providing the highest achievable quality for patients and their families covering a broad spectrum of health services. The standards are designed in partnership with clinicians, policy makers, patients and families to ensure they provide for effective health services and overall value.</p>
<p>Concerns were expressed regarding COVID-19 given regarding the number of beds per room and the layout of the beds. Beds are close together and patrons will be coming to the facility from different households. It has been reported that two patrons have tested positive at the Port Hope facility. Will COVID tests be required prior to the patron admitted to the facility?</p>	<p>All patrons must present a negative Covid-19 Test prior to admission. All staff are tested on-site at regular intervals. Active COVID-19 screening occurs multiple times daily for all Staff, patrons and all essential visitors (eg. supporting tradespersons etc.). Active screening for patrons will begin at pre-admission (four times prior to admission) and are continuously screened three times on a daily basis. Resident’s temperatures are taken at each active screening. Active screening for Staff will be administered at the beginning of each and every shift and Staff’s temperature will be taken daily.</p>
<p>Concern was expressed regarding the current drug and alcohol situation within Cobourg and Northumberland. It is noted that there are non-fee facilities that can assist those who cannot afford the fees of CCFA. Services provided by the proposed facility could be a greater help to the greater surrounding community, rather than a select few.</p> <p>Is there an ability for the proposed facility to assist the greater community, including those who cannot afford the fee?</p>	<p>The CCFA is aware of the current drug and alcohol situation within Cobourg and Northumberland and believe that this location will help contribute to remedy the current situation. The CCFA is continually coming up with options and services for those who financially cannot obtain our direct service. The CCFA are very involved in the community by helping and funding outreach, detox and counselling programs. The CCFA has also partnered with soup kitchen organizations so others may have the opportunity including the Oshawa Mission and Salvation Army. The CCFA take time with anyone contacting us about help and make sure those who reach out get the right information and best fit recommendations if the CCFA cannot directly contribute. The CCFA has been involved with public agencies regarding addiction and or mental health services.</p>
<p>Who will the patrons of the facility consist of?</p>	<p>The facility is not regional/town-specific and patrons of the facility will be accepted from all over Ontario.</p>
<p>How will the facility meet social distancing protocols and will there be an overseeing body that regulates this?</p>	<p>Social distancing is to be maintained by both Staff and patrons who will maintain a distance of six feet distance apart at all times. Group settings, work areas, and dining will be modified by organization of furniture,</p>

	demarcation or with staggered times to promote social distancing throughout the facility. Beds will also be placed at a minimum of six feet. Patron intakes will permit only one family member to accompany the resident and social distancing between Admission Staff must be maintained. Screening protocols must also be followed prior. Modifications of some activities may include outdoor spaces where social distancing and ventilation is more abundant, however, if activities can be done outside, they will be. Psychotherapy will be done utilizing remote video technology and online video options and in-house meetings will replace off-site meetings.
How many patrons will be from the Cobourg area?	This is to be determined when patrons admit themselves. Patrons are welcome from all over Ontario, including the Cobourg and Northumberland areas.
How will this facility differ from that of Port Hope?	This facility will be similar to that of Port Hope. 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 and ethical practice.
When will further information about the facility be made available to the public?	Further information is available any time by telephone at or the following website: https://canadiancentreforaddictions.org/
Will the patrons have the ability to leave the facility or are they confined to the property?	The patrons will be confined to the property during the entire duration of stay. They will have the ability to leave the indoor portion of the facility and have access to the grounds for fresh air and outdoor amenities and programs but are not allowed to leave the grounds once admitted. The perimeter of the facility will also be fitted with a six-foot high wood fence.
What is the value the facility will contribute to Cobourg?	The facility will preserve the historic Woodlawn Inn building exterior with minor alterations to the interior. The facility will also provide for an additional employment use in the community. The facility 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. The facility is not a safe injection site and will not bring drugs to the community. Furthermore, it will not disrupt the surrounding patrons and will not cause the community to become unsafe.
Does the CCFA have any affiliation with a government agency and are inspections required?	The CCFA has earned the seal of approval from Accreditations Canada which is one of the largest and most respected organizations in health and patient care. Accreditations Canada proudly endorse the CCFA and the

	CCFA carry their certification as a promise of quality care to patrons. As a premier and professional rehabilitation facility, the CCFA is recognized as a top business in the field by the Better Business Bureau.
What is the anticipated commencement date of the facility once the Zoning is approved?	The anticipated commencement date would be once the facility has received all regulatory approvals and is renovated to accept patrons, but would be anticipated in 2021.
Do patrons have the opportunity to obtain government funding to assist in paying the required fees of the facility?	The CCFA is a private rehabilitation facility that provides superior client-centered addiction treatment, and is not subsidized by government funding.
Is there a risk assessment required to be completed?	No, we do not feel a risk assessment is necessary.
What is the frequency that police/fire/emergency are called to this use?	Drawing on the existing facility in Port Hope, the CCFA anticipates that emergency response services will be called to the site approximately one to three times a year, and the facility is not anticipated to be impacting local emergency response.
What is the CCFA structure/management?	The CCFA structure is composed of the Owner (Ade Taitlbaum), with Head Office Management Staff (Justin Lebofsky and Seth Fletcher), On-Site Manager/Director (Christine Doughty) and Therapist (Dr. Jonathan Siegal). In addition, subsequent staff includes a Weeknight/Weekend Manager (Jeff Cameron), Head of Administrator (Maria Di Girolamo) and a Director of Family Services (Beverly Lucas).