

# Northumberland Medical Arts Inc.

September 2015

Mayor Gil Brocanier and Members of Council  
The Corporation of the Town of Cobourg  
Victoria Hall - 55 King Street West  
Cobourg, ON K9A 2M2

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## **Re: Northumberland Medical Arts Building – Hospital Lands**

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Northumberland Hills Hospital like most hospitals in Ontario is under ever increasing pressures including increased number and acuity of patients and constrained financing.

For some years members of the Northumberland Hills Hospital Board have been seeking to appropriately develop vacant lands on the north side of DePalma Drive to provide benefits to Northumberland Hills Hospital and hence the community. Over the last year a plan has been developed and largely implemented to provide for the construction of a state of the art medical arts building (3 storey, approximately 45,000 square feet).

Since the Hospital itself cannot embark on financing and construction of such a building, a not for profit corporation, Northumberland Medical Arts Inc., has been incorporated and the Hospital has agreed to lease the required lands to that corporation for 20 years to allow for construction and operation of a medical arts building. The land will remain owned by the Hospital and the building will ultimately be owned by the Hospital when the debt is paid.

Directors of both the Northumberland Hills Hospital Board and Northumberland Medical Arts Inc. Board have contributed a substantial number of volunteer hours on this project.

Local citizens have pledged to lend approximately \$3 million dollars and discussions are ongoing for a first mortgage with chartered banks and another financial institution for a first mortgage for approximately \$7 million dollars.

Lett Architects Inc., a local architectural firm, has been engaged. Drawings and plans have been prepared and an application has been submitted to the Town for an amendment to the Hospital site plan agreement. The building is to provide office space for health care professionals and limited accessory uses in accordance with the Town's bylaws. The plan is to tender the project and start construction this Fall for completion and occupancy before the end of 2016.

We understand that in addition to the site plan amendment application fee/deposit of \$5,500.00 (which has been paid) that development charges are likely to be approximately \$240,000.00 and building permit fees are likely to be approximately \$72,000.00.

The point of this letter is to request relief from, or donation of, these fees as this is a not for profit development for the benefit of the Hospital, patients and the entire community. It may also

be beneficial to Cobourg as a catalyst for development of additional health facilities and the recruitment of physicians.

We would welcome an opportunity to meet with you to elaborate on this project and this request. In this regard please call Jack Russell 905-373-7069 or Doug Mann 905-372-2217.

Yours very truly,

John Hudson

Michael Parker

Jack P. Russell

Douglas Mann

Mark Essak

Susie Jin

Bill Irwin

Brad West

Carson Kwok

Peter Chilibeck

Heather Sculthorpe