

Brockville Correctional Complex & St. Lawrence Valley Correctional and Treatment Centre

Zoning By-law Amendment Application

Township File No. Z-06-26 – 1804 County Road 2

Planning Advisory Committee Meeting, June 11, 2026, 6:30 pm

Presenters: Richard Smith, OAA, MRAIC GGP, Senior Architect, Architecture49
Nadia De Santi, MCIP, RPP, Practice Lead, WSP

Overview Project Background

- In August 2020, the Government of Ontario announced strategic capital investments under the Eastern Region Strategy (ERS) to modernize the adult correctional system across Eastern Ontario.
- The goal of the ERS is to facilitate the improvement and modernize correctional service delivery through the new build and expansion projects, including:
 - Construction of the new **Brockville Correctional Complex**; and
 - Creating a dedicated secure treatment unit for women at **St. Lawrence Valley Correctional and Treatment Centre**.

Overview Project Background

The proposed **Brockville Correctional Centre and St. Lawrence Valley Correctional Treatment Centre (BCC-SLVCTC)** at 1804 County Road 2 was selected for expansion as part of the Ontario government's larger strategy for the following reasons:

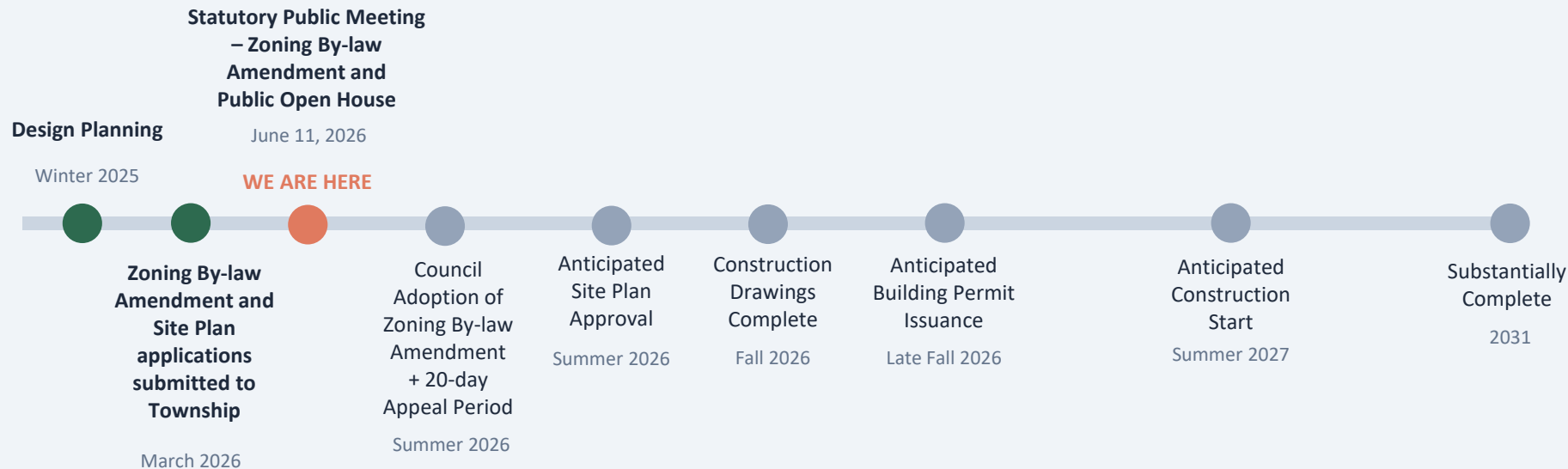
- Need for **increased capacity**;
- **Modernization**, to improve facility standards and supporting safer and more efficient operations for staff and residents;
- **Regional economic benefit/impact**, including construction and facility staffing; and
- **Resident services and programs**, supporting the Province's push to improve access to rehabilitative programs, mental health services, and addiction support within the correctional system.

Overview Site Selection

- Proposed BCC-SLVCTC at 1804 County Road 2 is located within the existing developed area of the SLVCTC property.
- Located east of Oxford Avenue.
- Site is serviced and accessed via external roadways and entrances connected to Oxford Avenue.
- Proposed development area is closely integrated with the current building footprint of the existing SLVCTC facility.



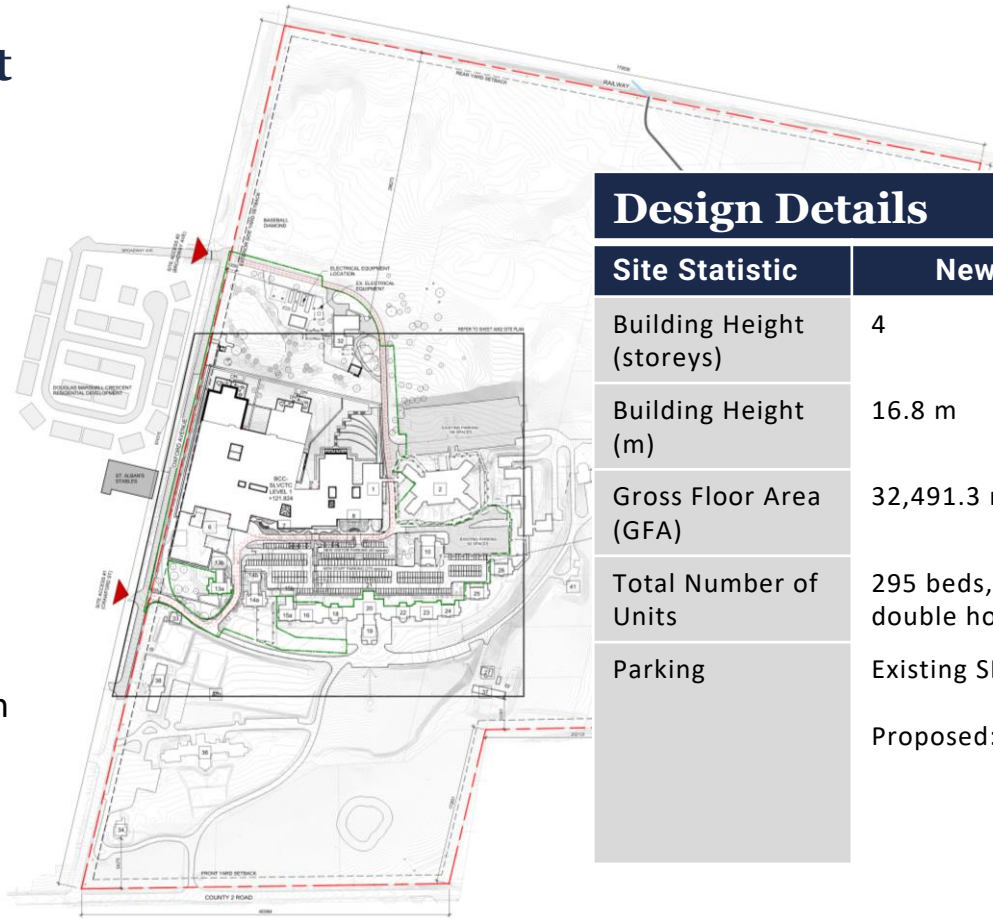
Project Timeline



Proposed Development Overall Site Plan

Drawing A061

- Site access points from Oxford Avenue/Broadway Avenue and Oxford Avenue/Crawford Street to be maintained.
- Staff and visitor parking located south of the main building entrance.
- Elevated pedestrian link to existing SLV.
- Stormwater pond proposed north of the new facility building.



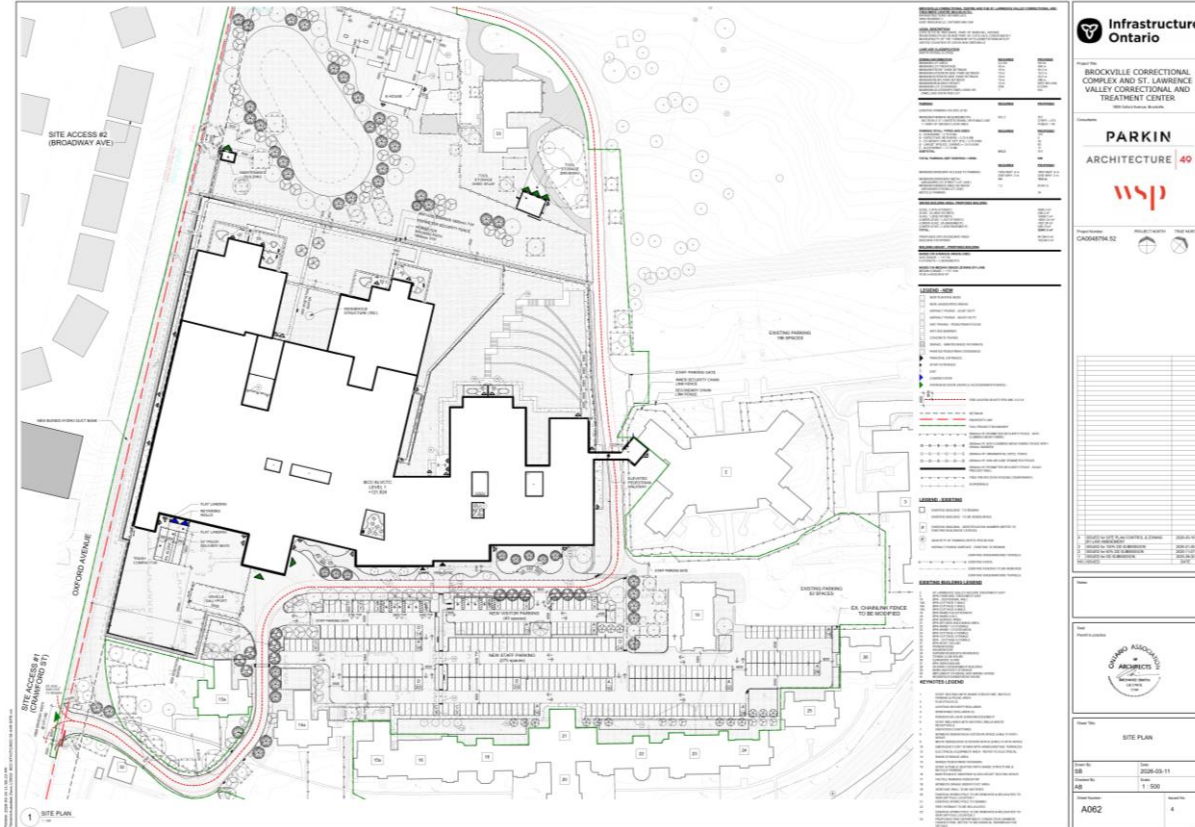
Design Details

Site Statistic	New BCC-SLVCTC
Building Height (storeys)	4
Building Height (m)	16.8 m
Gross Floor Area (GFA)	32,491.3 m ² (349,733.4 ft ²)
Total Number of Units	295 beds, part of single and double housing units
Parking	Existing SLVCTC: 291 spaces Proposed: 315 spaces

Proposed Development Main Site Plan

Drawing A062

- Central staff and public entrance.
- 315 new parking stalls, including 11 accessible parking spaces, proposed to serve the new BCC-SLVCTC building.
- Shipping and receiving yard located at southwest corner of new building.
- Fire access route from Oxford Avenue / Crawford Street entrance.
- Secure fenced perimeter.
- Site services located north of the new facility building.



Renderings

Main Building Entrance, Looking North – BCC-SLVCTC



Artistic rendering for information purposes only.

Image: Architecture49

Renderings

Southwest
Corner of
Building,
Looking
Northwest –
BCC-SLVCTC



Image: Architecture49

Renderings

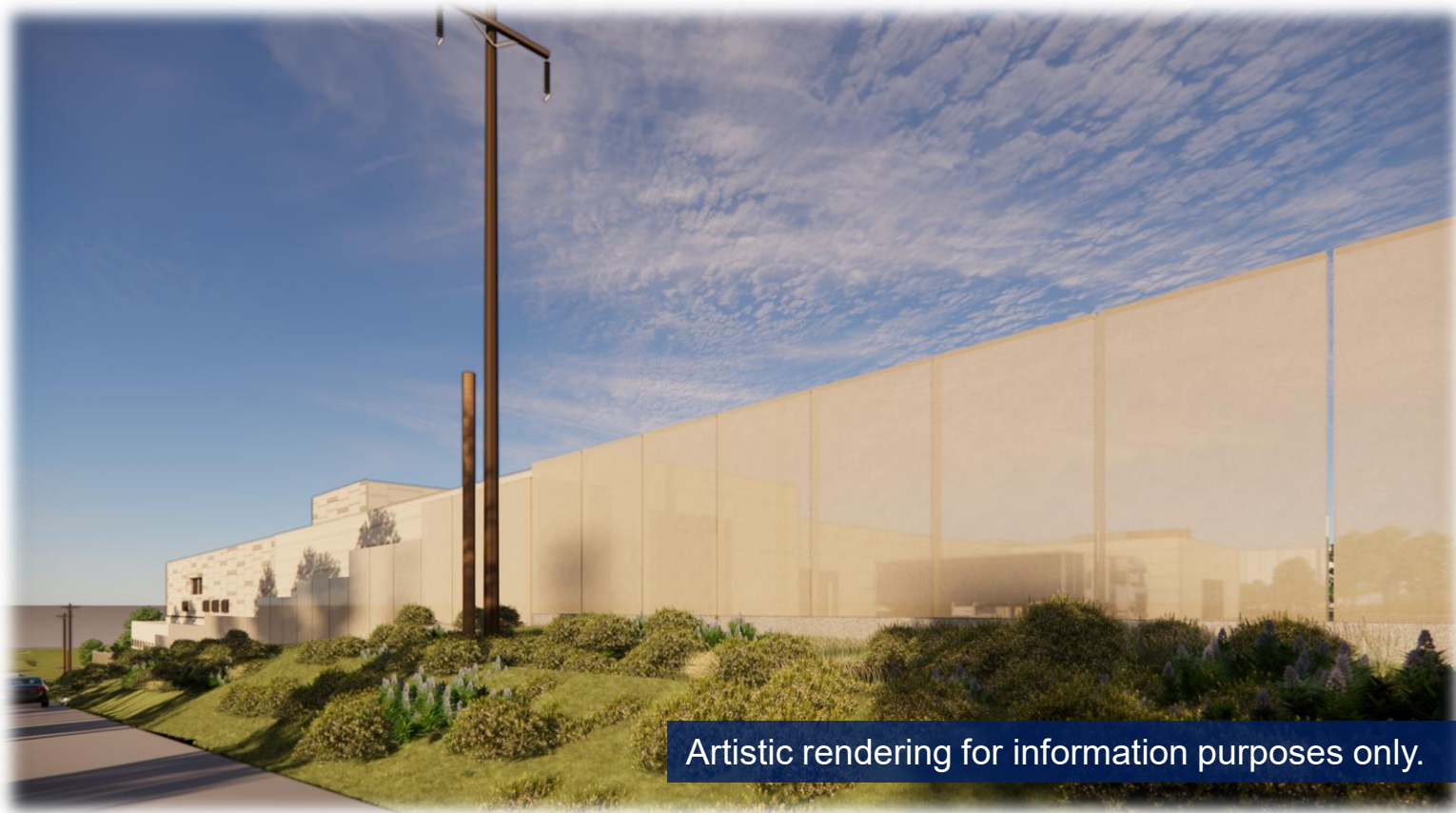
View from
Oxford
Avenue,
Looking
South



Image: Architecture49

Renderings

View from
Oxford
Avenue,
Looking
South



Artistic rendering for information purposes only.

Image: Architecture49

Renderings

Overall North
Elevation,
Looking
South –
BCC-SLVCTC



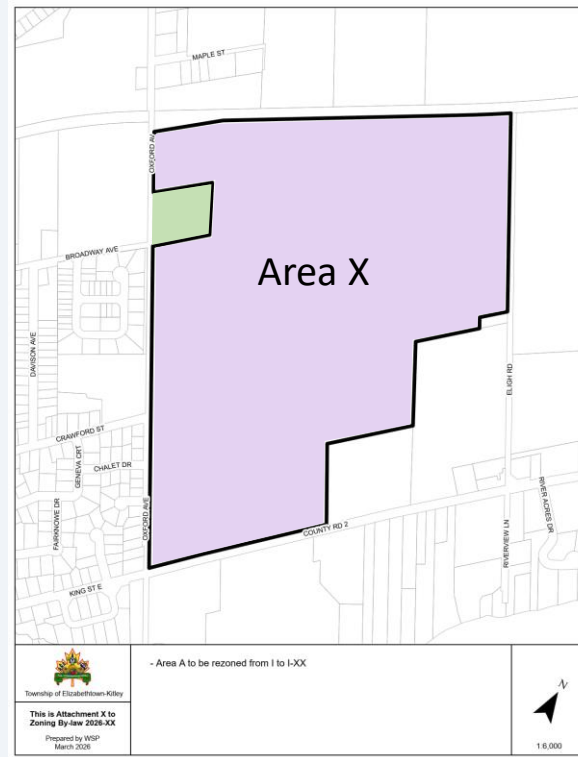
Artistic rendering for information purposes only.

Image: Architecture49

Proposed Zoning By-law Amendment

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- The Zoning By-law Amendment proposes to add a **new Special Exception Zone** for the portion of the Site (Area A as shown in the Zoning By-law Amendment Schedule) currently zoned Institutional.
- The **Site is proposed to be rezoned from Institutional (I) to Institutional, Special Exception Zone XX (I-XX).**
- Portion of Site currently zoned Open Space (OS) to be maintained.



Legend

-  Institutional (I) – Current Zone
-  Open Space (OS) – Current Zone
-  Area X – Proposed to be zoned to I-XX

Proposed Zoning By-law Amendment

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The requested Zoning By-law Amendment seeks to permit the following through a Special Exception Zone (I-XX):

- a) Minimum required parking: 600 spaces
- b) Minimum accessible parking: 10 spaces
- c) Minimum driveway access to parking areas – width: 16 m

DRAFT BY-LAW NO. 2026-XX

A by-law of the Township of Elizabethtown-Kitley to amend By-law No. 13-21 to change the zoning of the lands legally described as 'Lots 10 to 33, Inclusive, Part of Burchill Avenue, Registered Plan 39 and Part of Lots 5& 6, Concession 1, Municipality of the Township of Elizabethtown-Kitley, United Counties of Leeds and Grenville'.

The Council of the Township of Elizabethtown-Kitley, pursuant to Section 34 of the Planning Act, R.S.O. 1990, enacts as follows:

1. Section 8.1.4 of By-law No. 13-21, entitled "Township of Elizabethtown-Kitley Zoning By-law" is amended to add a new Special Exception Zone with the following provisions shown in **bold**:

4. Special Exception Zones

1. **I-XX (1804 County Road 2, Lots 10 to 33, Inclusive, Part of Burchill Avenue, Registered Plan 39 and Part of Lots 5& 6, Concession 1, Elizabethtown-Kitley)**

Notwithstanding the provisions of this By-law to the contrary, on the lands zoned **I-XX**, the following provisions shall prevail:

- a) Minimum required parking: 600 spaces
 - b) Minimum accessible parking: 10 spaces
 - c) Minimum driveway access to parking areas – width: 16 m
2. The Zoning Map (Schedule A3 – Elizabethtown-Kitley South) of By-law No. 13-21, entitled "Township of Elizabethtown-Kitley Zoning By-law" is amended by rezoning the lands on Attachment 1 to this by-law as follows:

To rezone the lands identified as Area A from Institutional (I) Zone to Institutional Exception XX (**I-XX**) Zone

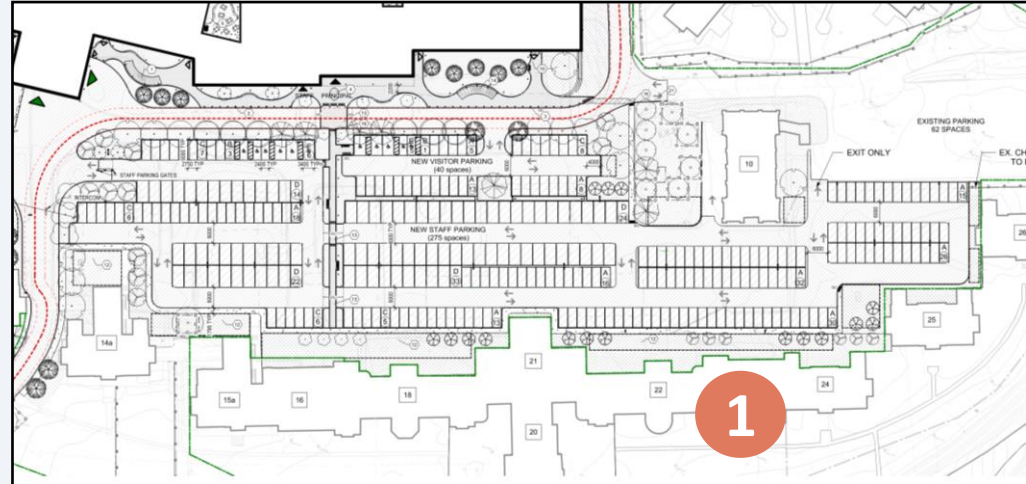
Proposed Zoning By-law Amendment

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1

Reduced minimum parking for a public use

- 600 spaces requested, whereas the Zoning By-law, Section 13.7.1 requires that parking be provided at a minimum rate of 1 space / 40 m² of gross floor area (GFA) for public uses
- Total of 315 new parking spaces will be added for BCC-SLVCTC, which will result in 606 spaces being provided across the Site at build-out
- Proposed parking is to accommodate staff and visitor needs, resident population will not have need for individual parking



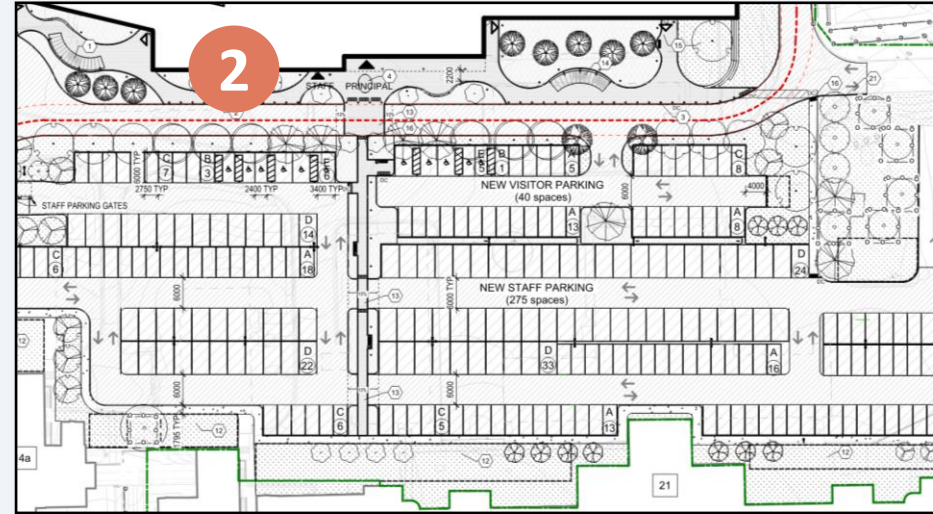
Proposed Zoning By-law Amendment

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2

Reduced accessible parking as a result of the requested reduction in minimum parking

- 10 spaces requested, whereas the Zoning By-law, Section 13.7.4 requires that accessible parking be provided at a minimum rate of 1 space / 30 required parking spaces
- The proposed reduction is due to the requested reduced parking space count (600 spaces)



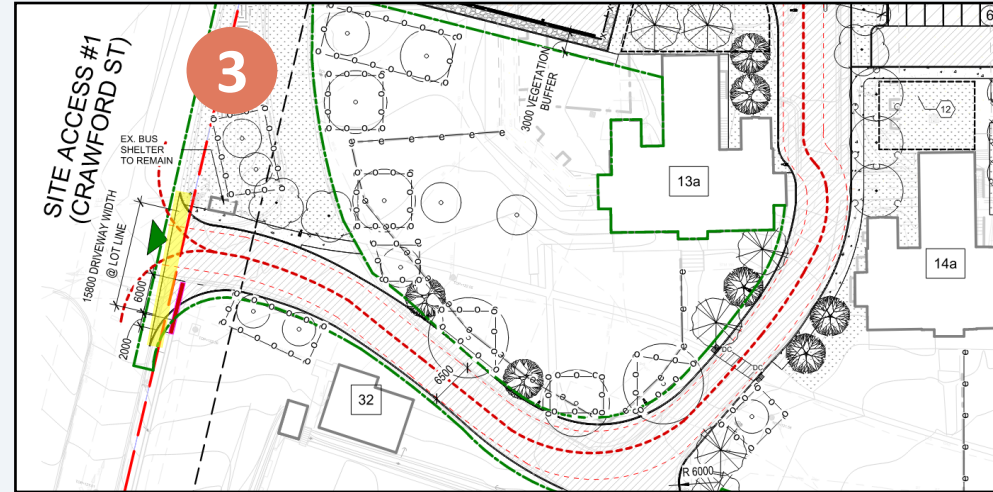
Proposed Zoning By-law Amendment

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3

Increased width for a driveway accessing a parking area, measured from the streetline

- 16 m requested, whereas the Zoning By-law, Section 3.17.5.3 requires that driveway accesses to parking areas have a maximum width of 9 m, measured from the street line
- Site Access #1 from Oxford Avenue, opposite Crawford Street is proposed to have a width of 15.8 m
- Increased width required to meet turning requirements of emergency, garbage, and delivery vehicles requiring access to the facility



Thank You

Brockville Correctional Complex & St. Lawrence Valley
Correctional and Treatment Centre

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