

## **LIMITED EIA SUBMISSION**

### **VILLA MARIA NEW 60 BED NURSING HOME**

#### **SAINT LOUIS-DE-KENT**

**Proponent:** Villa Maria Inc., 19 rue de College, Saint-Louis de Kent, NB. E4X 1C2, Represented by Mr. Alain Malenfant, architect, Architects 4, Moncton, Phone 506-857-8601.

**Overview:** The construction of the New 60 Bed Villa Maria Nursing Home will provide services for 60 residents. The design of the facility divides the residents into two 30 bed wings and one administrative service wing. The new construction will be comprised of 44 single bedroom suites; 4 single bariatric bedroom suites and 6 double bedroom suites where each of the suites include a sink and water closet. Support spaces such as a bath and shower rooms are provided in each bedroom wing. The Administration wing encloses the main kitchen services, two satellite kitchens (one for each bedroom wing), a multi-purpose/chapel room, maintenance areas, storage areas and employee support spaces. Laundry services have been integrated in the design and tender documents but the Department of Social Development has now decided that the Laundry services will be outsourced.

**Purpose/Rational/Need for the undertaking:** To replace an existing older facility and to continue to provide necessary care for an aging population.

**Project Location:** The new Nursing Home is being constructed in Saint-Louis de Kent, NB, on PID 25012402. A site plan for the new facility is attached and the proposed production well is shown on the plan as blue colored X.

**Siting Considerations:** The site was selected on available land with the municipal limits of Saint Louis de Kent. The available parcel was of sufficient size to accommodate the project. As the parcel was zoned for residential single family homes, the new project does not represent a

significant change to the land use in terms of population density and water demand (please refer to Step One Application).

**Physical Components and Dimensions of the Project:** The physical components and dimensions of the project are shown in the attached site plan (60 Bed Nursing Home, Villa Maria, St. Louis-de-Kent, NB). The details of the proposed groundwater supply well are provided in the attached Step One Application.

**Planning Commission (Zoning):** October 17, 2012 - A meeting was held Architects Four Limited and the Kent District Planning Commission for rezoning of the property. Application has been submitted to the Planning Commission for the rezoning and the request has been accepted to move ahead.

**Public Consultations:** Various public consultations were held at the Saint-Louis-de-Kent Town Hall:

- December 4, 2012 – A public meeting was held at the Saint-Louis-de-Kent Town Hall to present the proposed plan to the community. Alain Malenfant from Architects Four Limited presented the project and opened the floor for discussion. Mike Cashin from the Department of Transport and Infrastructure was present and answered questions directed to the Government. The main debate was with respect to the following:

**The increased traffic in the neighborhood,** It was noted that the increased traffic will be at shift changes.

**The site drainage to ensure the surrounding properties are not flooded,** It was noted that the Civil Engineer and Landscape Architect have created a site drainage plan which respects the neighboring properties and also respects the environment requirements.

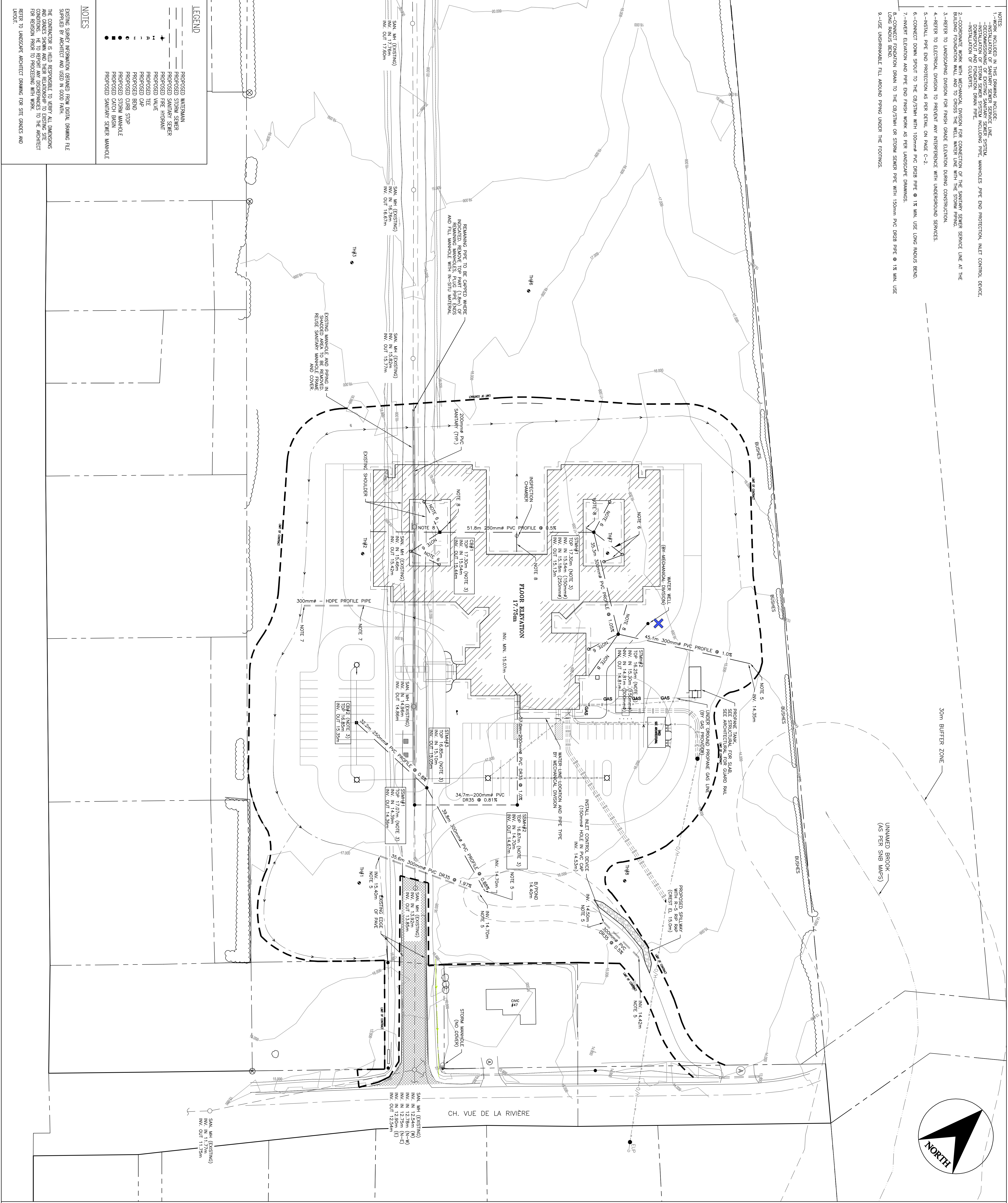
**The well water quality and volume,** It was noted that the contracted well driller will visit a few of the neighbors to collect water samples before any drilling occurs. .

- February 5, 2013 – A public meeting was held at the Saint-Louis-de-Kent Town Hall for an open discussion with the residents. Alain Malenfant from Architects Four Limited, representing the Client and Mike Cashin from the Department of Transport and Infrastructure were present and answered questions concerning the same issues as noted above for the December 4<sup>th</sup> meeting as outlined above.

**Groundwater Testing:** Two existing private wells were tested prior to drilling the new well for the nursing home. The samples were taken by Eastern Well Drillers and sent to the NB Environment provincial laboratory for microbiological testing. The results are attached.

- NOTES:
- 1-WORK INCLUDED IN THIS DRAWING INCLUDES:
    - DECOMMISSIONING OF EXISTING SANITARY SEWER SYSTEM, FOUNDATION AND FOUNDATION BRAN PIPE.
    - INSTALLATION OF CULVERTS.
  - 2-COORDINATE WORK WITH MECHANICAL DIVISION FOR CONNECTION OF THE SANITARY SEWER SERVICE LINE AT THE BUILDING FOUNDATION WALL AND TO CROSS THE WELL WATER LINE WITH THE STORM PIPING.
  - 3-REFER TO LANDSCAPE DIVISION FOR FINISH GRADE ELEVATION DURING CONSTRUCTION.
  - 4-REFER TO ELECTRICAL DIVISION TO PREVENT ANY INTERFERENCE WITH UNDERGROUND SERVICES.
  - 5-INSTALL PIPE END PROTECTION AS PER DETAIL ON PAGE C-2.
  - 6-CONNECT DOWN SPOUT TO THE CB/STWH WITH 100mm PVC DR28 PIPE @ 1% MIN. USE LONG RADIUS BEND.
  - 7-INVERT ELEVATION AND PIPE END FINISH WORK AS PER LANDSCAPE DRAWINGS.
  - 8-CONNECT FOUNDATION BRAN TO THE CB/STWH OR STORM SEWER PIPE WITH 150mm PVC DR28 PIPE @ 1% MIN. USE LONG RADIUS BEND.
  - 9-USE UNSHRAINKABLE FILL AROUND PIPING UNDER THE FOOTINGS.

PLOT DATE: 8-Apr-13



<p><b>Project No.</b> H32-NHT Y0594A</p> <p><b>Sheet No.</b> C-1</p>	<p><b>Project Title</b> TITRE DU PROJET</p> <p><b>60 BED NURSING HOME</b> VILLA MARIA ST. LOUIS-DE-KENT, NB</p>	<p><b>Sheet title</b> TITRE DE LA FEUILLE</p> <p><b>SITE SERVICES</b></p>	<p><b>DATE</b> OCT. 29, 2012</p> <p><b>DATE</b> 1-5-01</p> <p><b>DESIGNED BY</b> M. RICHARD</p> <p><b>APPROVED BY</b> B. COMEAU</p> <p><b>CONSULTANT REFERENCE NUMBER</b> A1221</p>	<p><b>Stamp</b></p> <p>REGISTERED PROFESSIONAL ENGINEER PROFESSIONNELlement inscrit ENGENHEUR B. COMEAU 1505-564-4444 www.royarchitects.com</p>	<p><b>General notes</b></p> <p>RE-ISSUED FOR TENDER</p> <p>ISSUED FOR TENDER</p> <p>1 MAR 01, 13</p> <p>2 APR 8, 13</p> <p>Revisions / Revisions</p> <p>No. N° Date</p>	<p><b>Consultant</b> Expert-conseil</p> <p><b>architects</b></p> <p>18 Bedford St. Moncton, NB E1C 4W7 TEL: 508 837 6201 FAX: 508 830 7253</p> <p><b>ROY CONSULTANTS</b></p> <p>544 de l'Écluse Bellefleur (NB) E1A 1P7 T: 508-564-4444 www.royarchitects.com</p>	<p>Department of Transportation and Infrastructure</p> <p>Ministère des Transport et de Infrastructure</p> <p><b>Buildings Division</b> Division des Bâtiments</p>
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