

Appendix A



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May 12, 2022

Submitted Digitally

Mayor Rob Burton and Members of Council
Town of Oakville
1225 Trafalgar Road
Oakville, ON
L6H 0H3

Dear Mayor Burton and Members of Council:

**Re: Request for Amended Minister's Zoning Order (MZO)
Schlegel Villages
Southwest Corner of Hospital Gate/William Halton Parkway
Part of Lot 27, Concession 1 NDS
Town of Oakville**

Schlegel Villages ("Schlegel") is the owner of the former Infrastructure Ontario lands located at the southwest corner of Hospital Gate and William Halton Parkway adjacent to the Oakville Trafalgar Memorial Hospital. Schlegel is proposing to develop its site to provide an integrated seniors care development consisting of Long-Term Care and Retirement Home care together with accessory uses.

Presently, the lands are subject to an existing MZO which permits Long-Term Care and accessory uses. Schlegel is seeking the Town's support for an amended MZO to include Retirement Home and additional accessory uses to facilitate its unique and integrated "campus of care" model to complement the Oakville Hospital District.

Proposal

Attached to this letter is a conceptual site plan illustrating the proposal. The proposed campus of care model provides supports to meet the needs of seniors at various stages of life and care requirements. The model also provides accessory uses that support both seniors who are residents of the facility as well as seniors living in the broader community. It also provides opportunities for current and future health care professionals and will partner with the Schlegel-University of Waterloo Research Institute for Aging to conduct on-site research. The proposal includes the following uses:

- Two ten (10) storey Long-Term Care homes containing 640 beds.
- Two retirement homes at twelve (12) and fifteen (15) storeys respectively containing 676 units consisting of Retirement Home suites and independent Seniors' Apartments.
- A Town Square containing a mix of accessory uses.
- A Health Centre that is available to residents and the public.
- A Living Classroom partnership with a post secondary institution to offer full diploma health care programs.
- Two six (6) storey affordable team member (i.e., staff) apartments with approximately 250 units.
- Parking consisting of 948 surface and underground spaces.

The proposal will be developed in three (3) phases. Once fully developed, the site will accommodate a total of 1,118 units, including Long-Term Care bedrooms, Retirement Home suites, and Seniors' Apartments.

The development will provide approximately 1,100 jobs for healthcare and support workers, as well as educational opportunities for on-site learning and practical experience through the Living Classroom. As noted above, the Living Classroom will be operated through a partnership with a post secondary institution.

Official Plan Amendment No. 35 (OPA 35)

OPA 35 has been adopted by Council and is currently before the Region for approval. OPA 35 represents the latest policy expression of Town Council and provides a vision with comprehensive policies for the Hospital District. The Schlegel lands are within the "Urban Core" of the Hospital District which is a mixed-use designation "...which includes various uses intended to support and complement the institutional focus, serve the needs of employees, residents and visitors, and make efficient use of municipal infrastructure." The Urban Core provides for a range of residential, commercial and office uses in a compact urban form at higher development intensities.

The Schlegel proposal conforms to OPA 35 and provides a mix of land uses that are compatible and complementary with the existing hospital and the broader Hospital District. The development is transit supportive, will provide high quality design, and establishes strong connectivity with the hospital.

A Planning Justification Brief (PJB) prepared by Wellings Planning Consultants Inc., will be provided to Town Planning staff under separate cover. The PJB will provide an analysis of the consistency and conformity of the project to the current policy regime and Council adopted OPA 35.

Thank you for your consideration of our request for an amended MZO. We look forward to working with you and your staff to help realize the full potential of the Hospital District. The Schlegel proposal will provide complementary and compatible development in the Hospital District and allow seniors to age in place through the unique campus of care model and provide valuable opportunities in health care, research, and education.

Sincerely,



Brad Schlegel
VP Design & Construction
Schlegel Villages

c. Gabe Charles/Paul Barrette – Town Planning Services