

AFFIDAVIT OF:

ELDON C. THEODORE, BES, MUDS, MCIP, RPP

OAKVILLE GREEN, TOWN OF OAKVILLE

MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
7050 WESTON ROAD, SUITE 230
WOODBIDGE, ONTARIO, L4L 8G7
905 761 5588 X213

OUR FILE NUMBER:

1572A

March 24, 2022

I, Eldon Theodore of the City of Toronto, MAKE OATH AND SAY AS FOLLOWS:

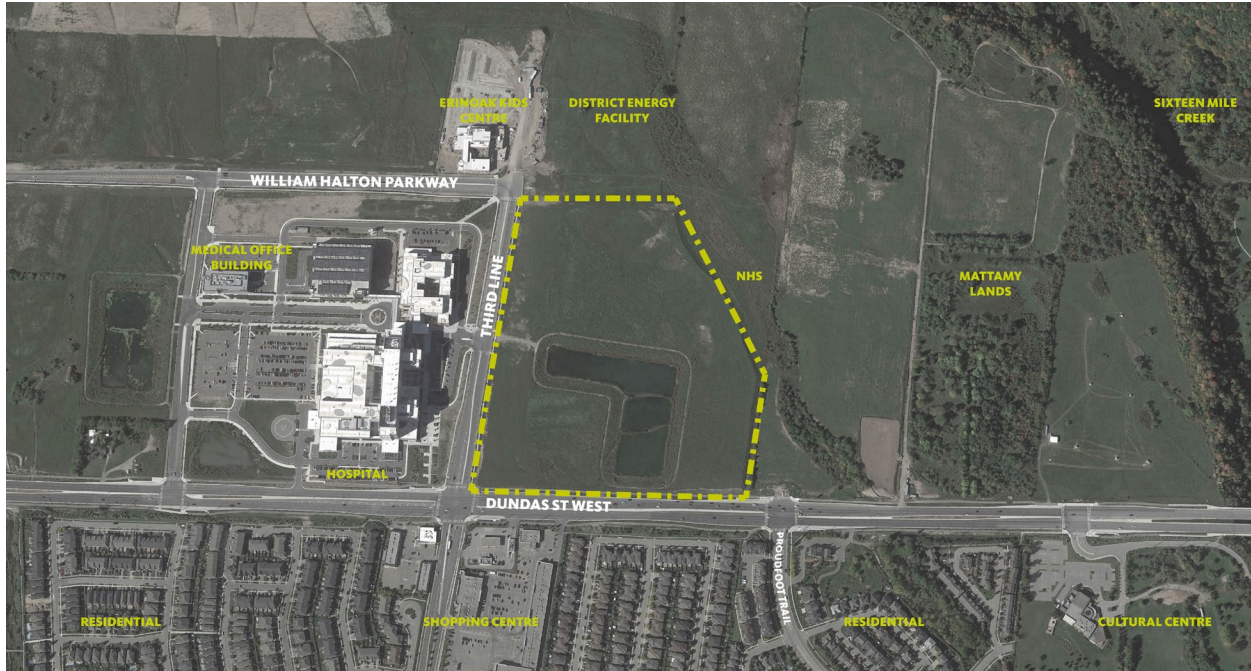
1.0 DESCRIPTION OF SUBJECT LANDS & SURROUNDING CONTEXT

1.1 The proposed Zoning By-law Amendment application pertains to lands located within Oakville Green Development Inc lands. Oakville Green Development Inc. lands have a total area of 15.32 ha (126.81 ac) in size and is currently vacant and pre-graded. The lands subject to this application is 5.01 ha (12.38 ac) and is located southeast of William Halton Parkway and Third Line.



1.2 Surrounding land uses include:

- North: North of the Subject Lands is the Erinoak Kids child health care centre and the future district energy facility.
- East: East of the Subject Lands is the 16 Mile Creek Natural Heritage Feature. Further east is a future residential subdivision development.
- South: Immediately south is Dundas Street West. Further south is an existing residential community and two commercial plazas.
- West: Immediately west is Third Line. Further west is the Oakville Hospital and medical offices.



2.0 DESCRIPTION OF PROPOSAL

2.1 The proposal is to amend the current zoning to increase the permitted gross floor area for nursing home from 9,300 sq. m of gross leasable floor area to 29,729 sq. m of gross leasable floor area.

2.2 The proposal will provide building heights of 15 storeys, underground parking and medical office opportunities as part of the building base.

3.0 TOWN OF OAKVILLE PUBLIC INFORMATION MEETING (PIM) 2022-044

3.1 A PIM was required by the Town as a requirement outlined on the Town of Oakville's Pre-Consultation Form.

3.2 Invitations to the public meeting were mailed to the surrounding properties on Friday March 4th, 2022, prior to the scheduled PIM.

3.3 The mailing list, which was provided by the Town, included all of the registered owners within a 240 m radius of the Subject Lands, the Resident Associations and Agencies.

3.4 The PIM was hosted online as a Virtual Meeting on March 17th, 2022 at 7:00 pm and ended earlier than anticipated at 8:06 pm, as no members of the community attended.

3.5 A video recording of the meeting was documented to demonstrate that a presentation was prepared to summarize the purpose and intent of the proposed application.

4.0 FINAL CONCLUSIONS

4.1 I swear the Affidavit in support of the Public Information Meeting and for no other or improper purpose.

SWORN before me at the City of Toronto, in the Province of Ontario, this 24th day of March, 2022.



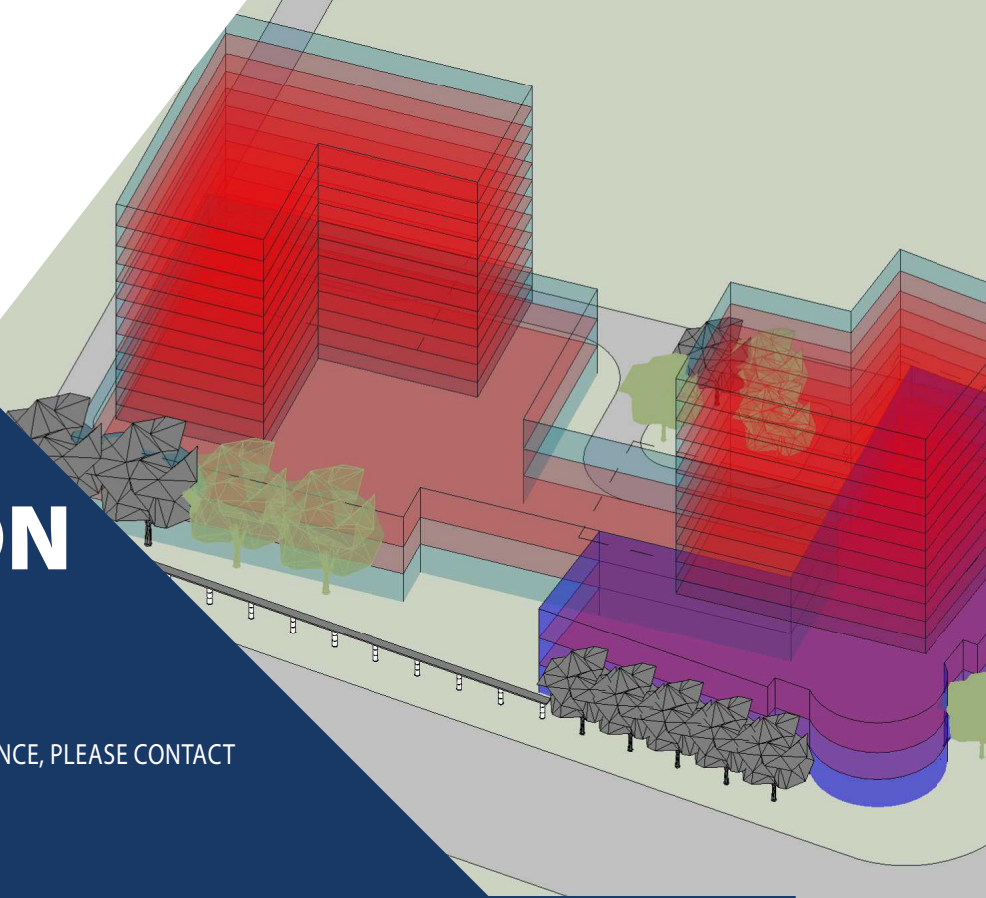
A Commissioner for taking affidavits
David Alexander McKay, a Commissioner, etc.,
Province of Ontario, for MHBC Planning Limited.
Expires February 14, 2023.



Eldon C. Theodore, BES, MUDS, MCIP, RPP

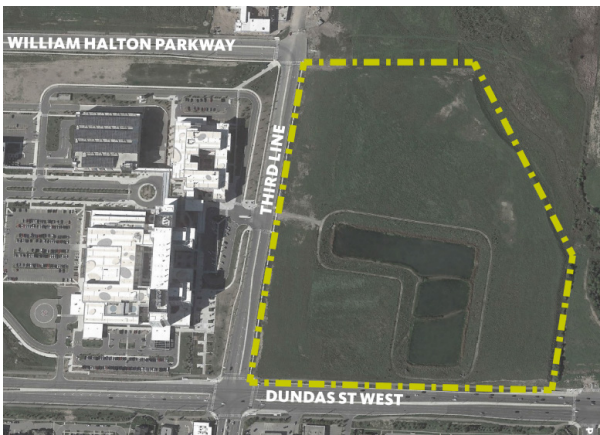
PUBLIC INFORMATION MEETING

FOR MORE INFORMATION OR ADDITIONAL ASSISTANCE, PLEASE CONTACT
PATRICK FUNG AT PFUNG@MHBCPLAN.COM



WHAT IS PROPOSED?

The proposal is to amend the current zoning to increase the permitted gross floor area for nursing home from 9,300 sq. m of gross leasable floor area to 29,729 sq. m of gross leasable floor area. Approval of this amendment will enhance seniors living and care. Opportunities within the hospital district and promote a continuum of care for health related services for the town.



Development Proposal Location:
North East Corner Dundas and Thirdline

PLEASE JOIN US

You are invited to attend the Public Information Meeting to learn more about the development proposal, ask questions and share your comments. A formal presentation will be provided at 7:00pm followed by a question and answer period and facilitated discussions.

Meeting
Date: MAR 17th, 2022
Time: 7:00 pm

Scan the poster's QR code to attend the meeting.

Meeting ID:
867 3270 2080
Passcode: OakGreen



For alternative phone access dial-In:
+1 647 558 0588
Meeting ID: 867 3270 2080
Passcode: 10082011



Oakville | Public Information Meeting
March 17, 2022

Oakville Green Developments Inc.

Introduction

TONIGHT'S MEETING

- Presentation – 7:05pm to 7:30pm
- Questions and Answers – 7:30pm to 9pm

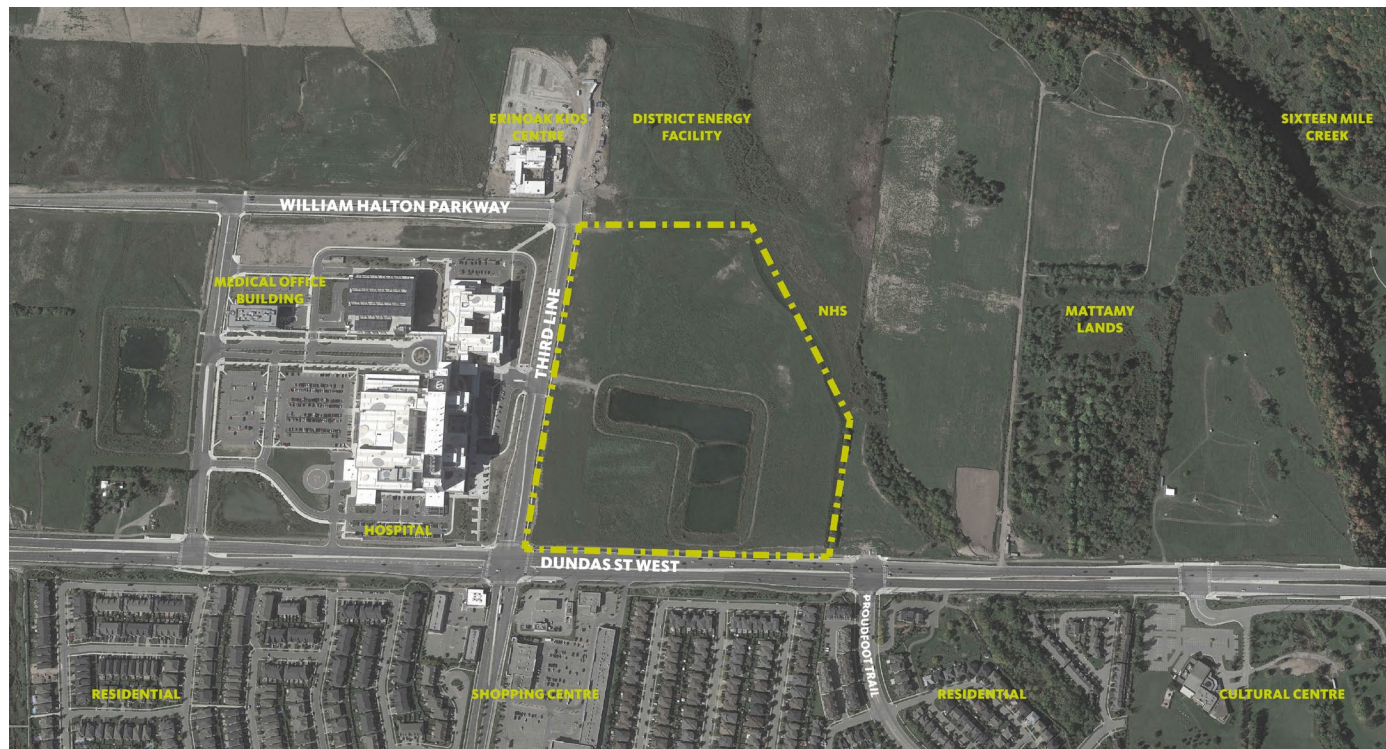
- Please keep yourselves on mute for presentation

- Everyone will have a chance to speak and ask questions

- Raise your hand to ask a question or make a comment at the end of the presentation – Patrick from MHBC will facilitate the Q and A

- Please be respectful - everyone deserves to be heard


Aerial Site Context



Aerial Surrounding Context



Legend

-  Oakville Green Development Inc. Lands
-  Subject Lands

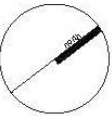
Data Source: Bing Maps 2018

Date:

November 21, 2018

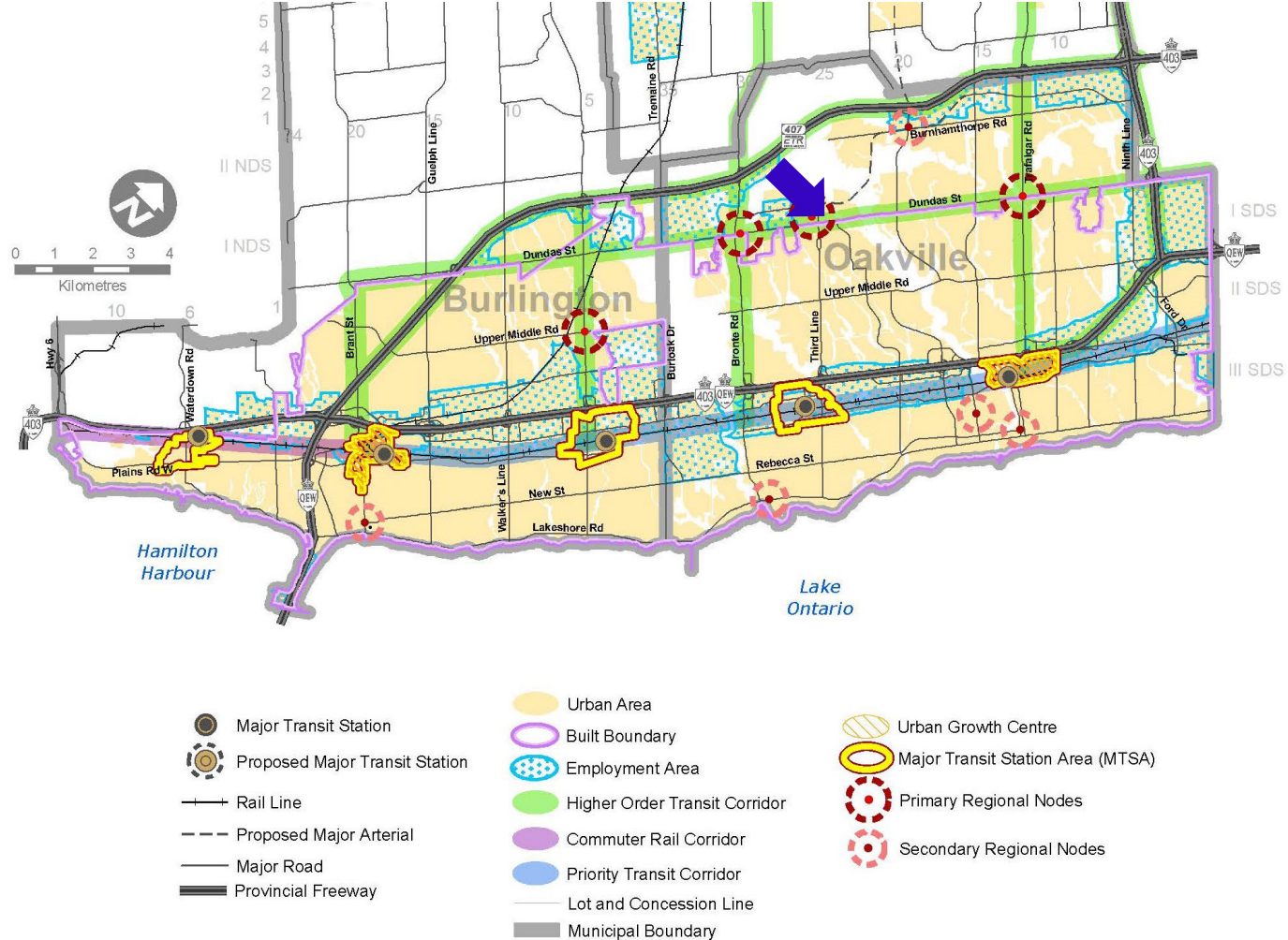
Scale:

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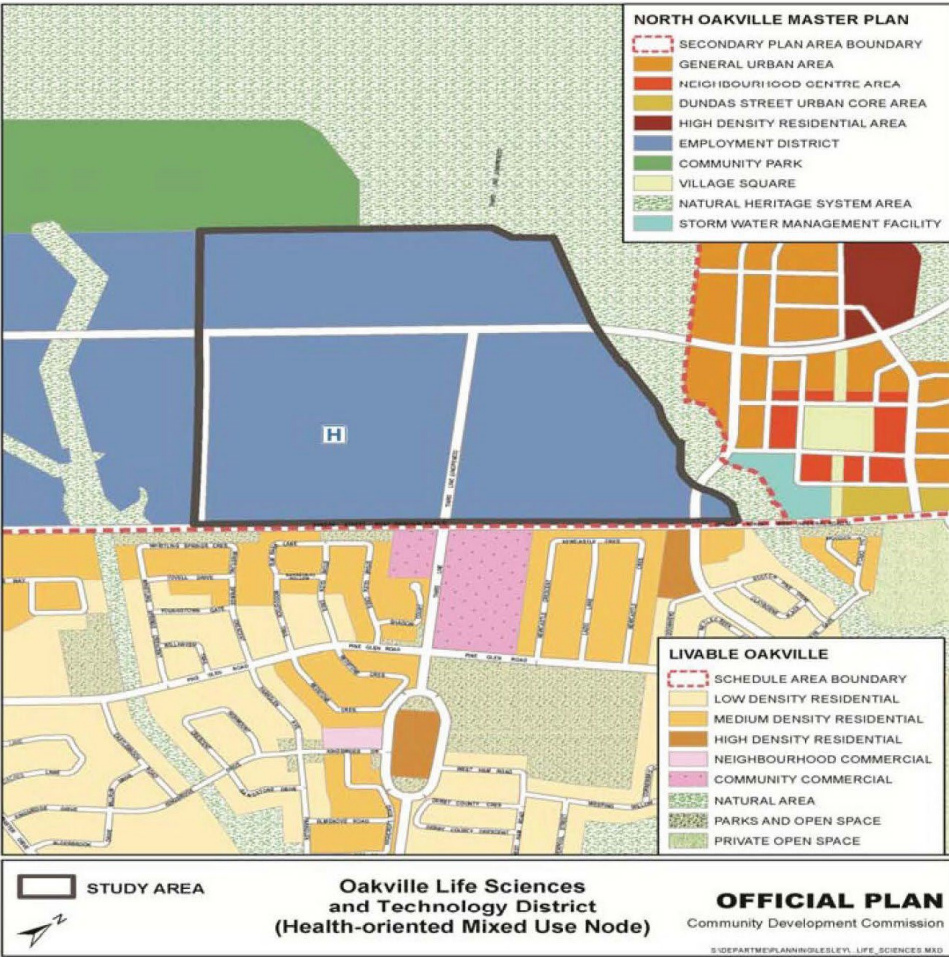


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Regional Official Plan Designation

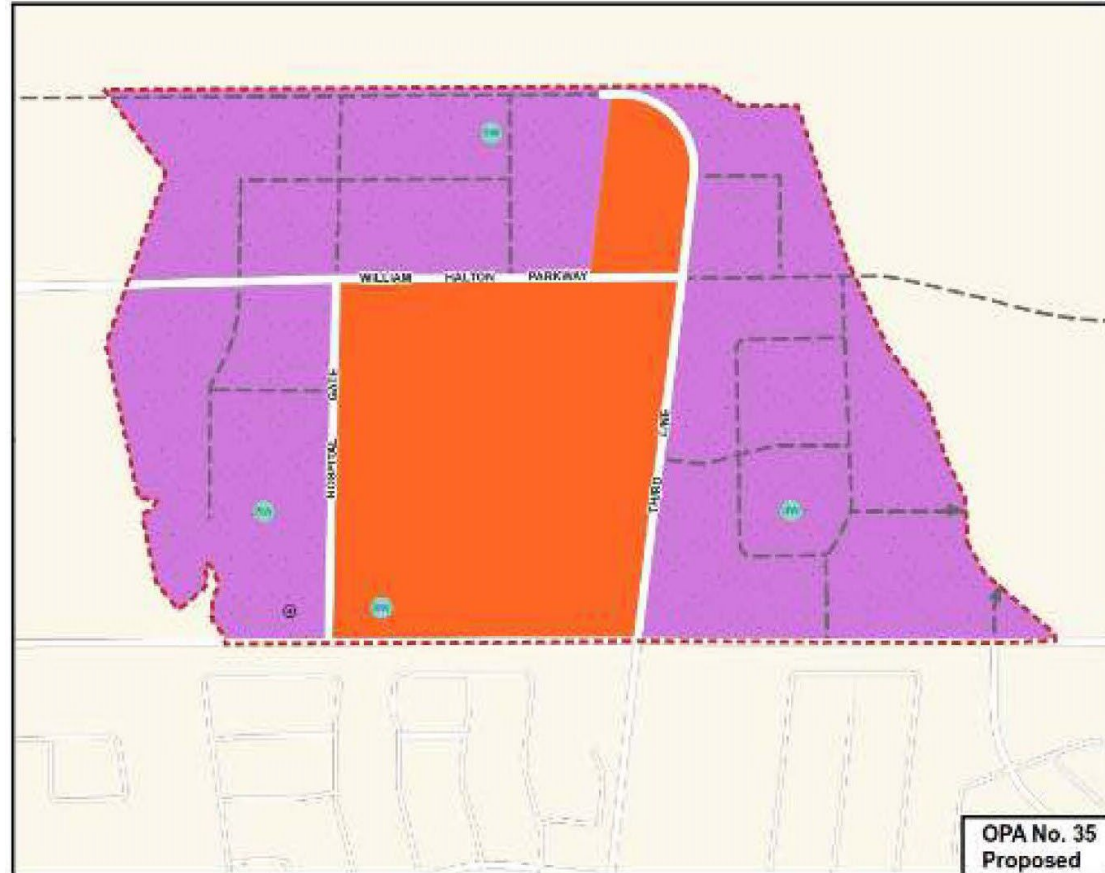


City Official Planning Designation



Data Source: Health Oriented Mixed Use Node Planning Report Submitted to the Town of Oakville (April 2015)

Hospital District LOPA



OPA No. 35
Proposed

SCHEDULE R HOSPITAL DISTRICT LAND USE

- GROWTH AREA BOUNDARY
- URBAN CORE
- INSTITUTIONAL
- STORMWATER MANAGEMENT FACILITY
- PROPOSED ROADS

Refer to Part II, Hospital District, for
Zoning and Districts

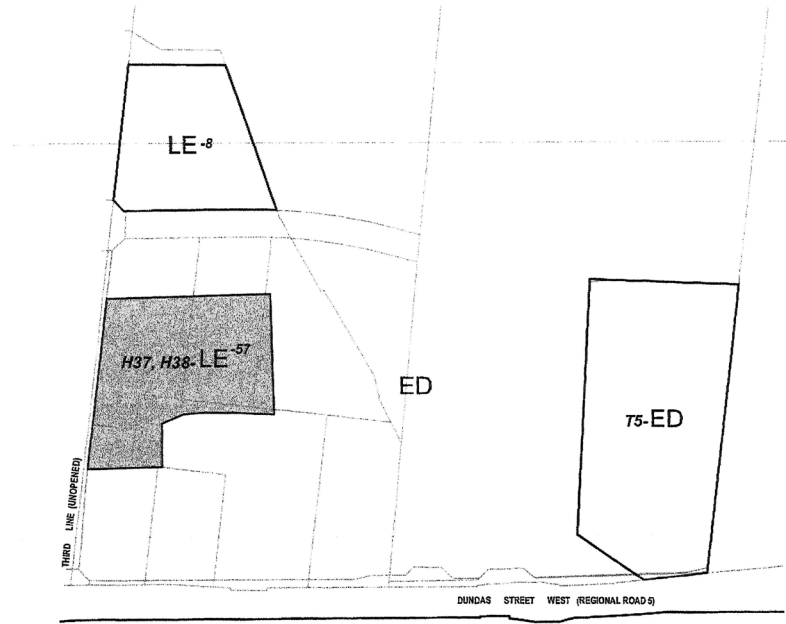
Refer to Part II, Hospital District, for
Designations

1:4,500
March 1, 2021


THE CITY OF CHARD, OHIO
PLANNING DEPARTMENT
1000 W. MAIN STREET, CHARD, OHIO 44024

Approved Zoning

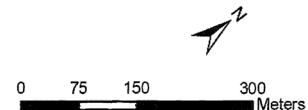
SCHEDULE "A" To By-law 2019-026



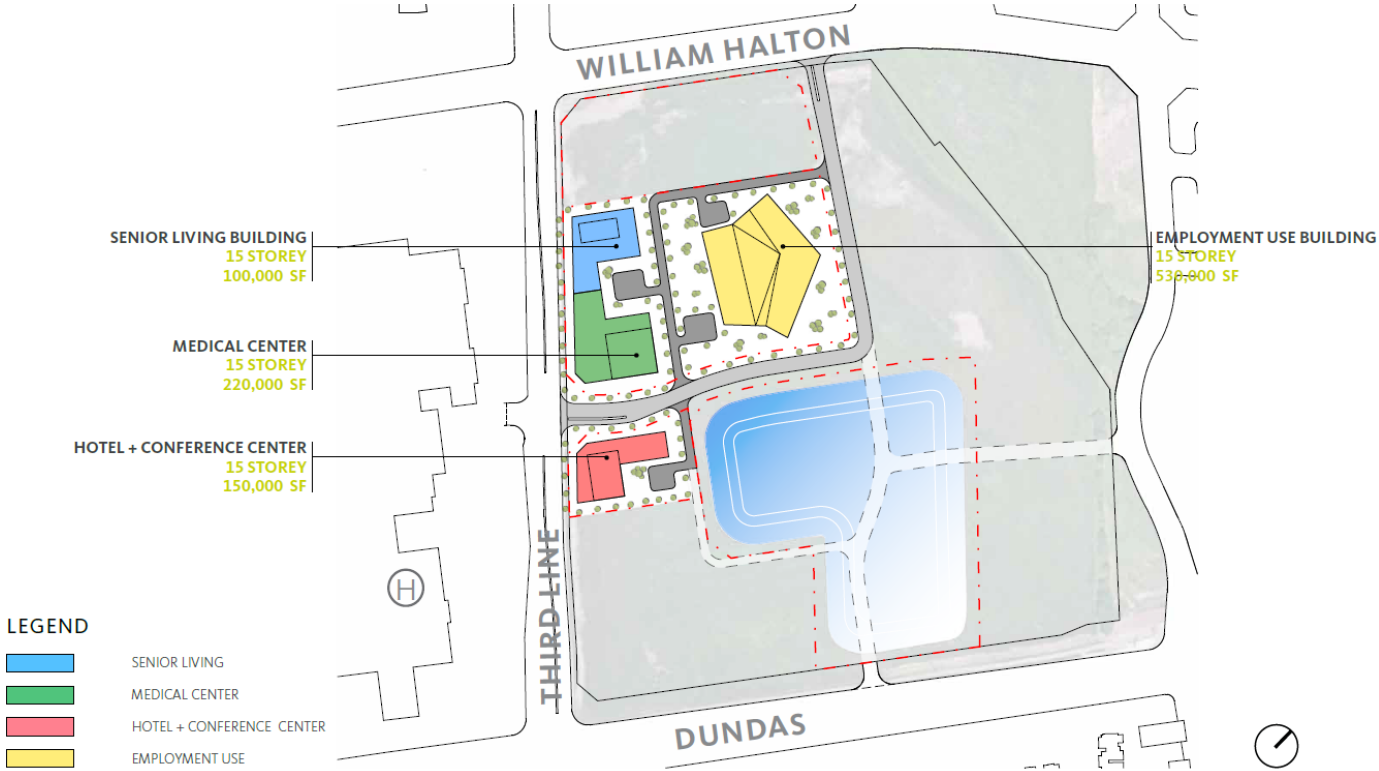
AMENDMENT TO BY-LAW 2009-189

 Rezoned from Existing Development (ED)
to Light Employment with a holding provision
(H37, H38 LE, sp:57)

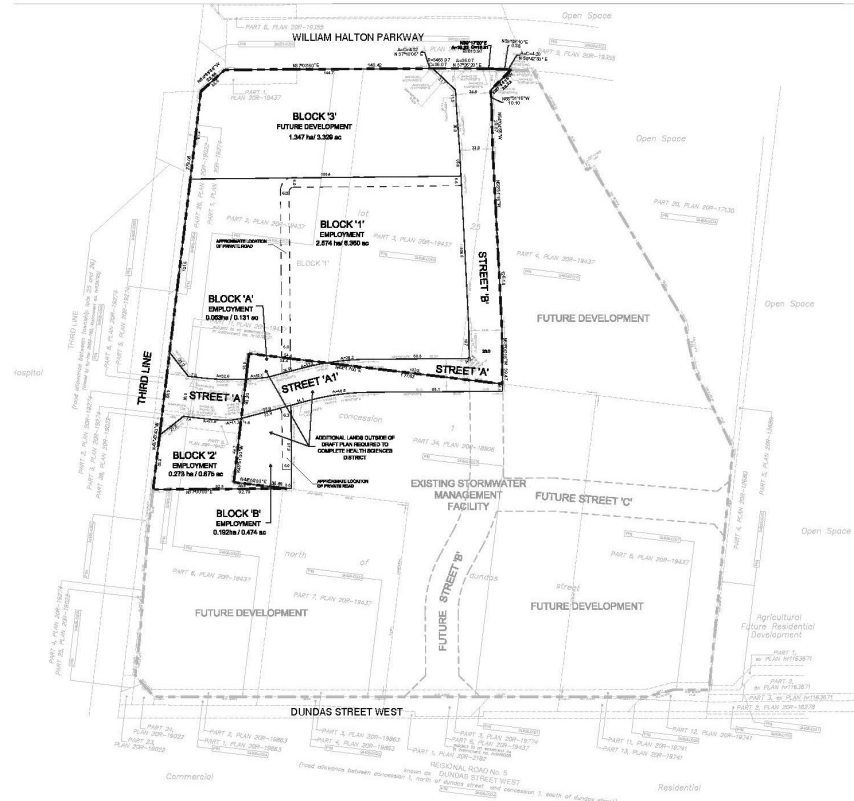
EXCERPT FROM MAP
12 (3)



Development Concept



Plan of Subdivision

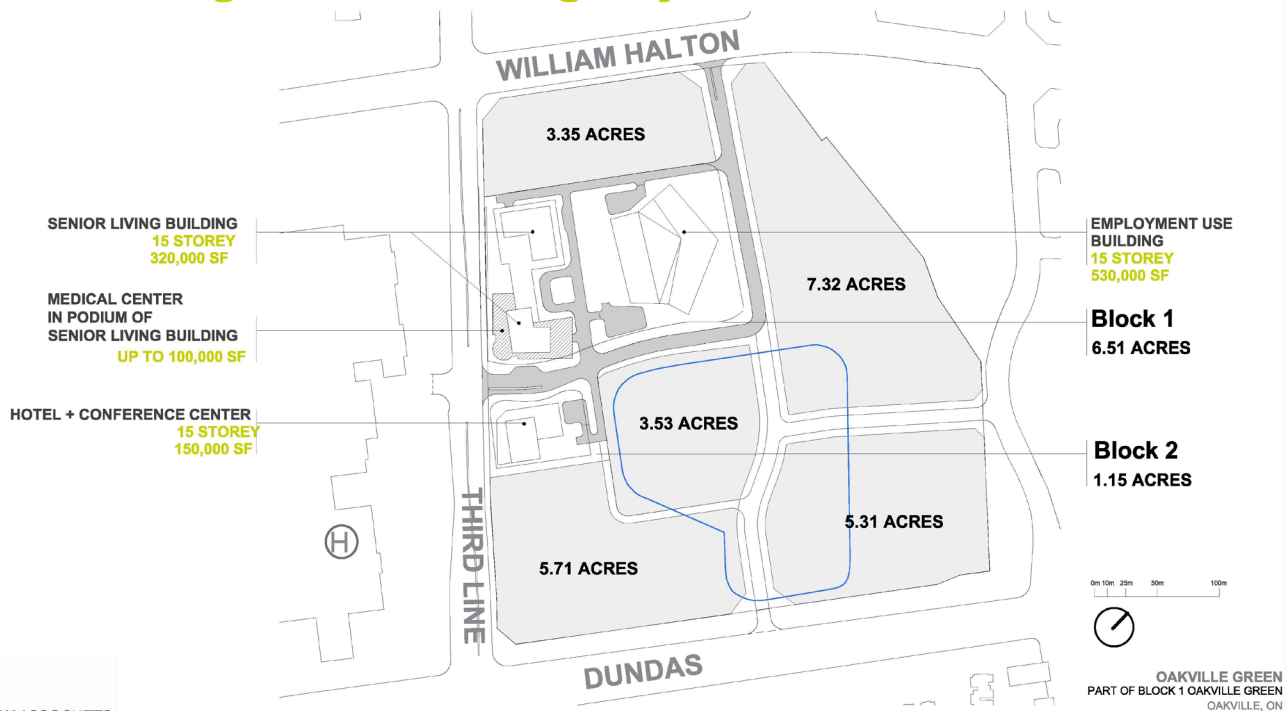


Area Schedule

Description	Lots/Blocks	Area
Employment	1,2	2.847 ha/ 7.035 ac
Public Streets	A,B	0.792 ha/ 1.957 ac
Future Development	3	1.347 ha/ 3.329 ac
Total		4.986 ha/ 12.321 ac

The Proposal

Area Design and Building Layout Plan



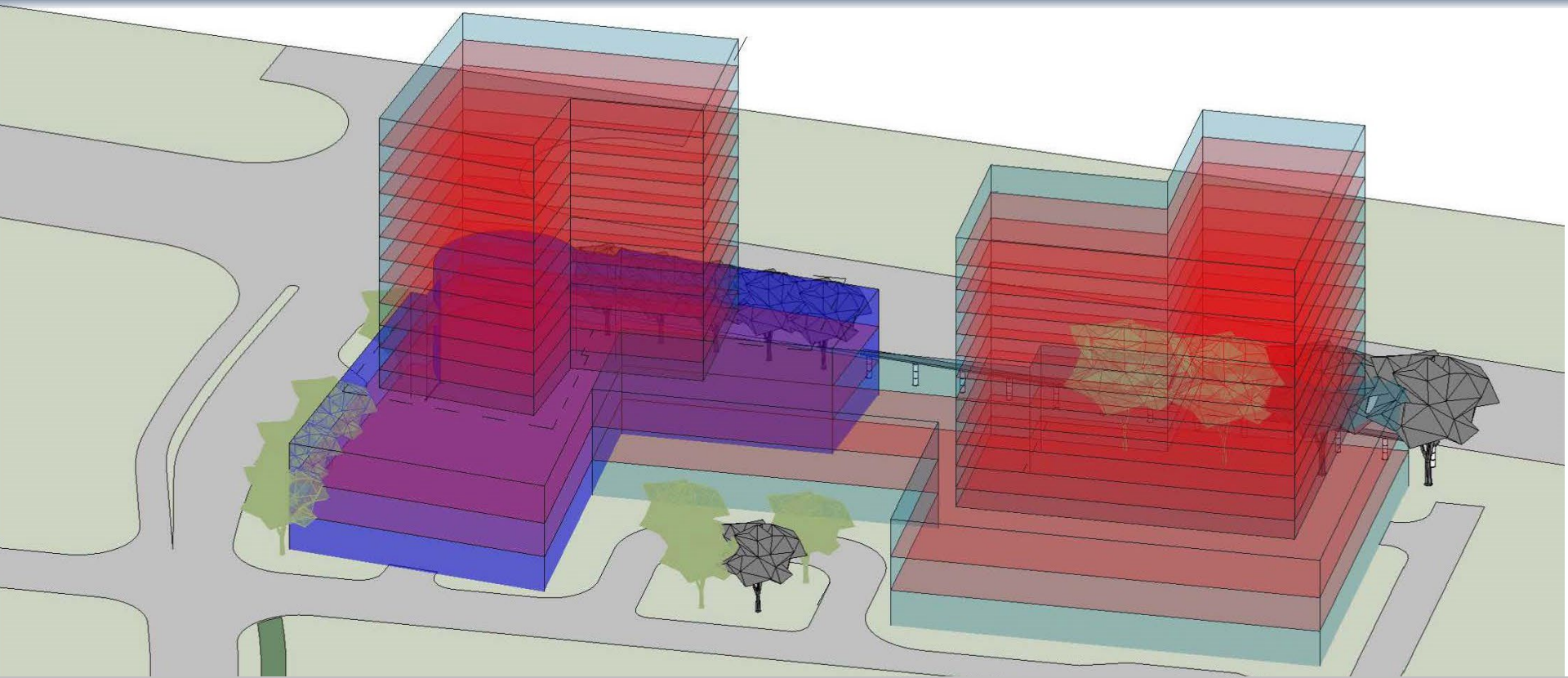
- Increase the maximum total leasable floor area for a nursing home and retirement home from 100,000 sq. ft to 320,000 sq. ft
- Enhance seniors living opportunities with the Hospital District



3 Bridgman Avenue, Suite 201 Toronto, Ontario Canada M5R 3V4 TEL (416) 944 - 3510 FAX (416) 944 - 3512

FEBRUARY 4, 2022

The Proposal



Rationale for the Amendment



- Increasing the floor area would allow for more Seniors Housing & continuum of care uses including Retirement and LTC, which are uses acknowledged by the Province, Region & Town of Oakville, as being desperately needed
- The increased area will also assist in meeting current standards: suite sizes and mix, more dining rooms, more more distanced spaces, space needed from requirements developed by medical experts and industrial hygienists in disease transmission driven by COVID and future pandemics
- There is an opportunity to provide transitory care to the hospital, avoiding bed-blockers, which my client is in discussions with the Hospital on

Rationale for the Amendment



- Overall parking and traffic will be minimal given the type of Retirement Residence and in fact will reduce traffic demand in comparison to medical office use.

- There are no changes to overall building height and density permissions



- The amendment is respectful of recent Local Official Plan changes, which have increased the amount of residential living opportunities

- No changes to the density and function of the Phase 1 subdivision and boundaries

A 3D architectural rendering of a building complex. The buildings are represented by translucent, multi-colored volumes (red, blue, purple, and cyan) that show internal structural elements like floors and walls. The scene includes a paved road, a green lawn, and several stylized trees with geometric, faceted canopies. The overall style is clean and modern, typical of architectural visualization software.

THANK YOU

**HAPPY TO ANSWER YOUR
QUESTIONS**

Next Steps

- Submission of Zoning Application
- Statutory Public Meeting (additional public comments)
- Circulation for technical comments
- Resubmission addressing comments
- Recommendation Report (early summer)
- Appeal Period

Contact Us

IF YOU HAVE ANY FURTHER QUESTIONS:

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etheodore@mhbcplan.com

Patrick Fung
pfung@mhbcplan.com

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C/O MHBC
7050 Weston Road, Suite 230
Woodbridge, ON. L4L 8G7