

Planning and Development Council Meeting
June 7, 2021

Comments Received Regarding Item 6.2
Town-initiated Official Plan Amendment 35 (OPA 35)

Hospital District
File 42.15.57

June 2, 2021

Council
c/o the Town Clerk
Town of Oakville,
Clerk's department
1225 Trafalgar Road
Oakville, ON L6H 0H3
TownClerk@oakville.ca

Dear Members of Planning and Development Committee / Council:

**RE: JUNE 7, 2021 PUBLIC MEETING AND RECOMMENDATION REPORT
TOWN-INITIATED OFFICIAL PLAN AMENDMENT – HOSPITAL DISTRICT – FILE NO. 42.15.57
OAKVILLE GREEN DEVELOPMENTS INC.
OUR FILE 1572A**

I am writing on behalf of my client, Oakville Green Developments Inc. ("OGDI"), Owners of the 15.32 ha property located at the northeast corner of Dundas Street West and Third Line, the eastern extent of the Study Area and the subject of an active Draft Plan of Subdivision application.

As you are aware, my client and I raised a number of issues at the Council Workshop of February 2nd 2021 that continued to remain relative to the draft Official Plan Amendment ("OPA") for the Hospital District. Since that workshop, my client and I had the opportunity to work closely with your senior staff to better understand our concerns and find solutions. We are happy to confirm that the current draft of the OPA being presented to you on June 7th, 2021 has addressed the main concerns.

We want to commend your senior staff, specifically Neil Garbe, Gabe Charles and Dorothy St. George for reaching out to our team and demonstrating willingness to work collaboratively towards a solution that balances both Town and landowners interests. We believe that the changes made will assist in achieving a more implementable policy framework, and look forward to working with you and your staff to realize the master plan vision for the Oakville Green lands.

Yours truly,

MHBC


Eldon C. Theodore, BES, MUDS, MLAI, MCIP, RPP
Partner | Planner | Urban Designer

cc. *Joseph Dableh, OGD*
Tony Dableh, OGD
Neil Garbe, Town of Oakville
Gabe Charles, Town of Oakville
Dorothy St. George, Town of Oakville

February 13, 2021

Gabe Charles, MCIP, RPP
Interim Director of Planning Services
Town of Oakville,
1225 Trafalgar Road
Oakville, ON L6H 0H3

Dear Mr. Charles;

**RE: TOWN-INITIATED OFFICIAL PLAN AMENDMENT – HOSPITAL DISTRICT – FILE NO. 42.15.57
OAKVILLE GREEN DEVELOPMENTS INC.
OUR FILE 1572A**

I am writing on behalf of my client, Oakville Green Developments Inc. (“OGDI”) relative to the Town initiated Official Plan Amendment (“OPA”) for the Hospital District Study.

Further to my correspondence of January 20th, 2020, November 15th, 2020, my deputation at the Statutory Public Meeting of November 23rd, 2020, the meeting held with Town staff on December 17th, 2020 and my deputation at the Council Workshop on February 2nd, 2021, my client and myself have yet to have an opportunity to discuss our concerns directly with the Town’s consultants retained to undertake and recommend an implementing OPA for the Hospital District Study.

Two things were clear from the Council Workshop meeting of February 2nd, 2021:

- 1) The consulting team’s work had not considered the long term vision for the OGDl master plan for a life sciences and technology district, of which Phase 1 is only a part of that interconnected vision; and,
- 2) The consulting team indicated they have limited time (two weeks from the workshop) to prepare a recommendation to Council for an upcoming March meeting.

We continue to remain concerned that OGDl’s concerns are not being fully considered and appropriately addressed through this process. We again request that the Town make time to allow for collaboration with the Town’s consulting team and OGDl’s team to ensure they have a full understanding of the impacts and implications their recommended policy framework which will have on the future of the proposed health sciences and technology district on the OGDl lands.

We look forward to hearing back from you and your staff.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'E. Theodore', written over a large, stylized oval shape.

Eldon C. Theodore, BES, MUDES, MLAI, MCIP, RPP
Partner | Planner | Urban Designer

cc. *Joseph Dableh, OGD*
Tony Dableh, OGD
Carly Dodds, Town of Oakville
Town Clerk

Head Office

One Dundas Street West
Suite 2000, Toronto, ON
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Siège de direction

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December 18, 2020

Town Clerk at the Town of Oakville
Clerk's Department
1225 Trafalgar Road, Oakville, ON L6H 0H3
Attn: Carly Dodds, Senior Planner

Send via email to: TownClerk@oakville.ca

RE: Draft Official Plan Amendment, Hospital District

Ms. Dodds:

Thank you for the opportunity to review the Hospital District Area Specific Plan and draft Official Plan Amendment for the Hospital District. Infrastructure Ontario (IO) is the strategic manager of the provincial government's real property and has a mandate of maintaining and optimizing value of the portfolio, while ensuring real estate decisions reflect public policy objectives. IO, on behalf of the Ministry of Government and Consumer Services (MGCS), manages lands within the study area (as shown on the map below) and we are writing to provide the following comments.



Map showing Parcel 1 and other provincially-owned lands in or near the study area

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General Comments

Infrastructure Ontario is generally supportive of the policy direction of the Hospital District Study, particularly where the study supports the Province's significant commitment to and investment in the provision of Long-Term Care (LTC) homes on surplus Provincial lands in areas of high LTC need, in proximity to key health care facilities, such as in the proposed Hospital District. There are, however, a number of potential ways that the language of the Hospital District Plan could be made more flexible to support this Provincial initiative and to ensure that the lands can facilitate LTC development.

More broadly, the minimum employment requirements as a percentage of the total gross floor area for each district under section 26.5 Land Use Policy seem high, notwithstanding the findings of the supporting documentation, relative to current market dynamics and near- to mid-term development timelines. Accordingly, IO would support some downward adjustment to the proposed requirements.

Specific Comments

The Province owns a number of land holdings in the proposed study area including the lands known as Parcel 1 that are part of the recently announced Long-Term Care Development Program (Surplus Lands) as shown on the map above. Parcel 1 is currently proposed to be designated "Office-focused District" in the draft OPA for the Hospital District. As the Town is aware, the goal of the Long-Term Care Development Program is to accelerate the development of LTC homes in areas of higher LTC need to delivery meaningful health care outcomes to Ontarians. Further, the location of Parcel 1 directly adjacent to Oakville Trafalgar Memorial Hospital and ErinoakKids Centre for Treatment and Development provides immediate access to critical care services making the site a key location for the development of LTC uses.

As currently drafted, the OPA states that LTC uses are "permitted in all land use designations within the Hospital District and are not subject to the minimum employment threshold policies. (s.26.5.5)". Based on this language, it appears that LTC uses would be permitted but would not count towards the attainment of the set minimum employment use requirements which, in the case of the Office-Focused District, is 50% of total GFA. As such, we are concerned that this policy could be seen as setting up a disincentive for a proponent to provide LTC uses on these lands. If, however, the LTC use was not only permitted but was considered GFA that contributed towards the minimum employment threshold, there would be added incentive for the construction of LTC in not only the proposed "Office-focused District" but in the other neighbouring districts in keeping with the Province's goals of realizing new LTC development in this area of high LTC need.

As such, we recommend that LTC uses be permitted to count towards the minimum employment threshold as noted above. Alternatively, another option would be to permit a more flexible employment use requirement on the Parcel 1 lands and the former courthouse lands similar to the minimum thresholds provided in the "Transition District". The goal is to ensure that the Plan does not create a disincentive for the development of LTC on both the Parcel 1 lands and other lands all of which are in close proximity to the noted health care facilities.

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**Infrastructure
Ontario**

Thank you for considering our comments. Feel free to contact the undersigned at 647-264-3626 or Jordan.erasmus@infrastructureontario.ca should you require additional information or would like to discuss further.

Sincerely,

A handwritten signature in black ink that reads "Jordan Erasmus".

Jordan Erasmus, RPP, MCIP
Senior Planner

- c. Carly Dodds, Town of Oakville
Pranav Sidhwani, Infrastructure Ontario
Adam Carr, Infrastructure Ontario