



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: May 21, 2024

FROM: Planning Services Department

DATE: May 7, 2024

SUBJECT: **Public Meeting Report, ZBA, ASC (Oakville) Facility Limited Partnership, Z.1327.03**

LOCATION: 3000 Hospital Gate

WARD: Ward 7

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RECOMMENDATION

1. That comments from the public with respect to the proposed ZBA submitted by ASC (Oakville) Facility Limited Partnership (File No.: Z.1327.03), be received.
2. That staff consider such comments as may be provided by Council and the public.

KEY FACTS

The following are key points for consideration with respect to this report:

- **Nature of Application:** The applicant has applied for a Zoning By-law Amendment. The purpose of the application is to amend the site-specific zoning under Zoning By-law 2009-189 (the “**Zoning By-law**”) for the subject property to allow 33 assisted care dwelling units when there is currently a prohibition on dwelling units within a nursing home or retirement home.
- **Proposal:** The building is currently under construction with the zoning approved by Council on May 18, 2018, which allows a nursing home ranging in height from four to six storeys comprised of 98 ‘assisted living units’ and 84 ‘total care units’, together with other common areas (total of 182 units). The applicant is proposing to convert 33 of the assisted living units to dwelling units which means they will contain their own kitchens to

allow for allow for a broader continuum of care for seniors within the facility.

- **Public Consultation:** An applicant-initiated virtual Public Information Meeting (“PIM”) was held on February 22, 2024 and no members of the public attended.

BACKGROUND

In May 2018, Council approved the Zoning for the subject property to allow a nursing home ranging in height from four to six storeys comprised of 98 ‘assisted living units’ and 84 ‘total care units’, together with other common areas (total of 182 units) through By-law 2018-089. Council subsequently passed a By-law to remove the holding provision “H18” from the subject property and from the Zoning By-law on November 4, 2019. Site Plan Approval was granted on July 17, 2020 (SP. 1327.001/01) and a note to file was obtained on March 30, 2023 to permit a generator at grade and to enclose some balconies. No changes to the exterior of the building are proposed through this application.

When the original zoning was approved, the subject property was located within an employment area. OPA 35 was subsequently passed by Council on June 7, 2021 and came into force and effect on March 28th, 2023 which designates the subject property ‘Urban Core’ within the ‘Hospital District’. Unlike the employment area, the ‘Urban Core’ designation permits a mix of uses including residential (dwelling units) and allows for consideration of the 33 dwelling units proposed by the subject Zoning By-law amendment.

APPLICATION SUMMARY

Applicant/Owner: ASC (Oakville) Facility Limited Partnership

Purpose of Application: The purpose of this Zoning By-law Amendment (ZBA) application is to amend the site-specific zoning to permit 33 dwelling units when they are currently prohibited.

An aerial photograph, existing Official Plan land use schedules, and an existing zoning excerpt from By-law 2009-189 are included in **Appendix ‘A’**.

Effect of Application: The effect of the Zoning By-law Amendment applications is to:

- to convert 33 of the assisted living units to dwelling units which means they will contain their own kitchens to allow for a broader continuum of care for seniors within the facility.

A copy of the applicant’s draft Zoning By-law is included as **Appendix ‘B’**.

Submitted Plans / Reports:

The proponent has provided technical supporting studies which are currently under review by various public agencies and internal town departments. The supporting documentation is accessible on the town’s website at [ASC \(Oakville\) Facility Limited Partnership - 3000 Hospital Gate - Z.1327.03](#).

Property Location: The subject property is located on the north side of Dundas Street West, west of Hospital Gate and is municipally known as 3000 Hospital Gate.

Surrounding Land Uses:

The surrounding land uses are as follows:

- North – Stormwater management pond then a proposed long-term care facility
- East – Hospital Gate then Oakville Trafalgar Memorial Hospital
- South – Dundas Street West then residential
- West – natural heritage system and proposed apartment dwellings intended to support a long-term care facility

Key Milestones:

Pre-Consultation Meeting	October 11, 2023
Public Information Meeting	February 22, 2024
Pre-submission Review	N/A
Application Deemed Complete	April 8, 2024
P & D Council - Public Meeting	May 21, 2024
Date Eligible for Appeal/Refund for Non-decision	July 8, 2024

Planning staff are targeting the June 24, 2024 P&D Meeting for a recommendation.

PLANNING POLICY CONTEXT

The subject property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019, as amended in 2020)
- Halton Region Official Plan
- Livable Oakville Official Plan, as amended by OPA 35
- Zoning By-law 2009-189

A full analysis of the Provincial Policy Statement (2020), Growth Plan for the Greater Golden Horseshoe (2019, as amended in 2020), Halton Regional Official Plan, and

Town of Oakville Official Plan will be included within the future recommendation report.

Official Plan extracts are attached as **Appendix 'C'** and Zoning By-law extracts are attached as **Appendix 'D'**.

MATTERS UNDER REVIEW

This application was recently received and is under review by Town departments and agencies. The following are the general issues that will be addressed in a future recommendation report, in addition to any comments from the public, Council and commenting agencies:

- Public & Council Comments/Concerns
- Climate Change/Sustainability Goals
- Conformity with applicable policy
- Consideration of applicable Provincial and Regional policy
- Conformity with Livable Oakville
- Zoning performance standards
- Proposed use and density
- Transportation and servicing implications

CONCLUSION

Planning staff will continue to review and analyze the subject ZBA application and address all technical matters, if any, along with submitted public comments. No further notice is required; however, written notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

CONSIDERATIONS

(A) PUBLIC

The applicant held a Public Information Meeting on February 22, 2024, and it was not attended by any residents. All other public comments received as of the date of this report are included as “**Appendix ‘E’**”.

Notice of complete application and public meeting were distributed to property owners within 240m of the subject property in accordance with the town’s current notice requirements and *Planning Act*.

(B) FINANCIAL

None.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review. The application remains in technical review.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses the corporate strategic goal(s) to:

- be a vibrant and livable community for all.

(E) CLIMATE CHANGE/ACTION

The proposed development will be reviewed to ensure compliance with the Town’s sustainability objectives of the Livable Oakville Plan.

APPENDICES

Appendix “A”: Mapping

Appendix “B”: Applicant’s Draft Zoning By-law Amendment

Appendix “C”: Official Plan Extracts

Appendix “D”: Zoning By-law Extracts

Appendix “E”: Public Written Submissions

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