

# 3000 Hospital Gate

## File Z.1327.03

*If there is anyone watching the live stream of this meeting on [oakville.ca](http://oakville.ca) and you wish to speak to this item, please call **905-815-6095** and we will connect you to the meeting. You will be called upon to speak following the registered delegations.*



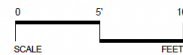
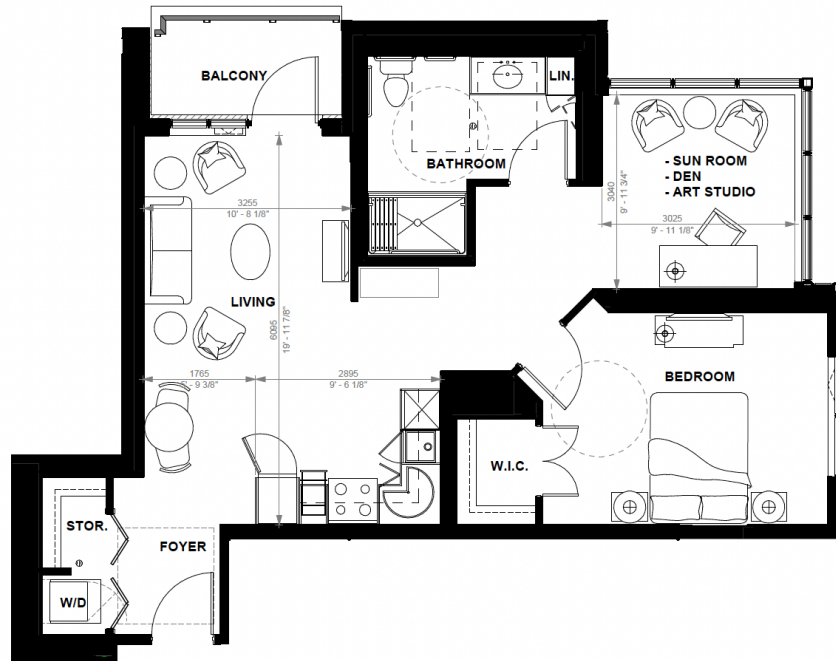
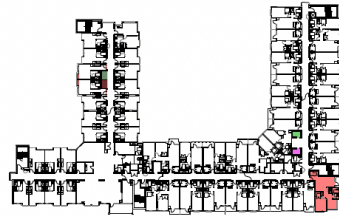
## Location Map



## Concept Plan

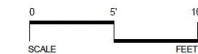
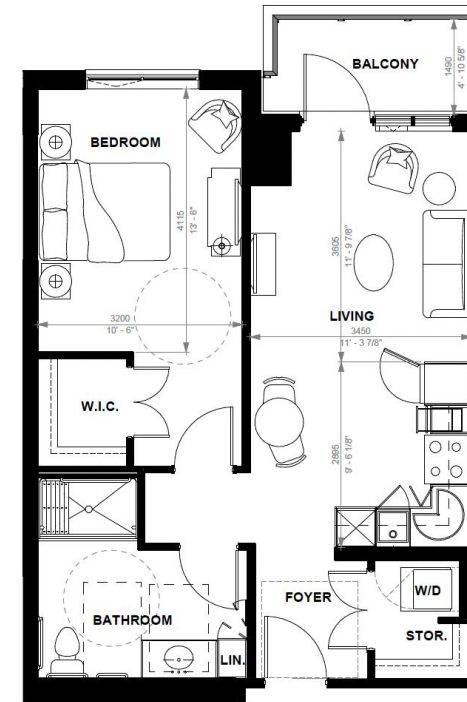
3000 Hospital Gate is a Seniors Care Facility that is nearing the end of the Construction Stage. All Seniors Care has filed an application to amend the Zoning By-law to convert 33 Seniors Care Units to 33 Seniors Apartments. The simplest way to describe this change is that full kitchens will be added to these 33 Units.





4 IN TOTAL

1BR+D-A  
TOTAL 938 S.F.

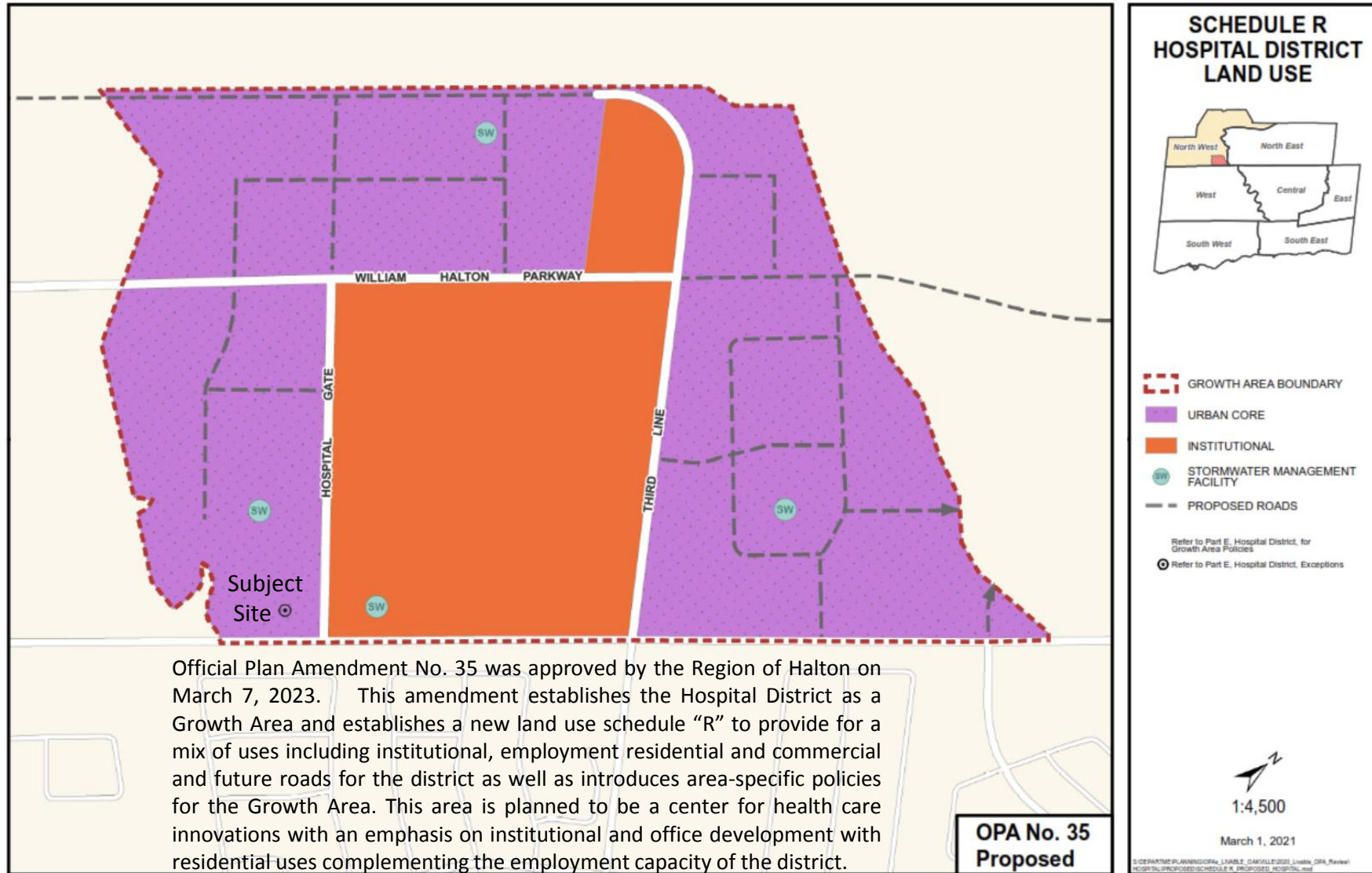


3 IN TOTAL

1BR-B1  
TOTAL 712 S.F.

## Sample Unit Plans

# Official Plan



# Zoning By-law

The site is zoned Institutional and is subject to site specific Special Provision 59 of the Town of Oakville Zoning by-law 2009-189.

The proposed Zoning By-Law Amendment is to remove the prohibited use of dwelling units within a nursing home or retirement home and to include 33 dwelling units as a permitted use to allow for a broader continuum of care within this facility in accordance with the Official Plan policies set out within OPA 35.

# Climate Change Initiatives

Electric Vehicle chargers

Community Green programs & Initiatives with staff & residents

Constant review of available programs such as CMHC Energy Initiatives

Vendor reviews to ensure we are dealing with green focused and responsible vendors

Detailed operational and maintenance programs to ensure energy efficiency, system operation at peak energy points

Annual residence system reviews and consultations to ensure industry advancements are implemented where appropriate.

# Public Engagement

A PUBLIC INFORMATION MEETING (PIM) was held virtually on February 22<sup>nd</sup>, 2024. Members of the public living within 300m of the project were mailed notices pursuant to Town & Provincial Planning Requirements.

No members of the public attended this virtual meeting.



# Conclusion

The proposed amendment to Zoning By-Law 2009-189 is consistent with the Provincial Policy Statement, conforms to and implements the Growth Plan, and conforms to the Region of Halton Official Plan, OPA 35 and the Livable Oakville Plan.

The development proposal for 3000 Hospital Gate represents good planning and is supported by the provincial, regional, and local planning policies.

# Thank you for attending!

*Any comments/questions can be sent to [Catherine.Buckerfield@Oakville.ca](mailto:Catherine.Buckerfield@Oakville.ca)  
and the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca)*