

Appendix D

Health Oriented Mixed Use Node Development Criteria

Objectives

The Health Oriented Mixed Use Node will:

- be a world-class innovation district providing a concentration of employment focused on the life sciences, engineering and technology sectors, including the new 1.5 million sq. ft. Oakville hospital,
- integrate academic institutions that link education and business in life sciences research and development,
- provide numerous health related jobs expressed at a minimum of number of jobs per hectare or square feet per employee, and
- incorporate innovative and sustainable design and practices for buildings, streetscapes, energy distribution, natural habitat and stormwater management.

Principles

1. Land Uses

- a) The primary land uses within the Health Oriented Mixed Use Node will be a hospital, research, development and incubation facilities, institutional uses (including post-secondary education), medical and health related professional offices, and manufacturing uses.
- b) The following secondary uses, that are intended to support the primary health employment function of the Health Oriented Mixed Use Node, may also be permitted:
 - i) rehabilitation facilities,
 - ii) transition and long-term care facilities,
 - iii) a hotel, and
 - iv) retail and service commercial uses.
- c) a residential component may be considered that will:
 - i) be subordinate to the primary land uses of the Health Oriented Mixed Use Node identified in 1 (a),

- ii) be confined to the easternmost portion of the Health Oriented Mixed Use Node, appropriately buffered to minimize land use compatibility issues, and provide a transition to the future residential neighbourhood on the west side of Sixteen Mile Creek,
- iii) provide a range of accommodation and unit sizes, and
- iv) be linked to minimum employment development targets for each phase.

2. Performance Targets

a) For the Health Oriented Mixed Use Node lands east of Third Line:

1. Demonstrate that the Health Oriented Mixed Use Node is a unique opportunity in Halton Region as a result of the biggest hospital in Canada to allow for a mix of uses not found in typical/traditional employment areas.
2. Establish baseline employment targets that must be achieved as the primary land use overall and through each phase of development.
3. Provide justification and studies and performance based criteria to support subordinated limited residential development to a primary land use.
4. Identify the proposed phases of development (to a maximum of three), including the anticipated timing and build out of primary, secondary and subordinate uses.
5. Approval of each phase may include all permitted land uses provided that it is demonstrated through a trigger that the primary uses will be achieved prior to or concurrent with secondary and subordinate uses.
6. Achieve a minimum density of employment, to be achieved overall and in each phase and the extent that the current employment target for the lands is expected to be exceeded.
7. Maximum subordinate residential use component will be based on the performance of primary and secondary uses.
8. Outline the infrastructure needs of the Health Oriented Mixed Use Node (i.e., water, wastewater, stormwater management and roads) and undertake fiscal impact analysis.
9. Demonstrate commitment to sustainability.

10. Demonstrate how the proposed development provides complete community attributes to function as a unique 24/7 health oriented mixed use employment node.

3. Sustainability

- a) The water, wastewater and stormwater management requirements for the Health Oriented Mixed Use Node will:
 - i) integrate with the broader water, wastewater and stormwater management systems, and
 - ii) have an approved area servicing plan and functional servicing plan(s).
- b) The incorporation of sustainable design and green buildings within the Health Oriented Mixed Use Node will:
 - i) preserve, enhance and protect the Natural Heritage System,
 - ii) provide opportunities for development of renewable energy systems, including district energy,
 - iii) improve energy efficiency,
 - iv) enhance the town's air and water quality,
 - v) support walkability and transit use, and vi) increase the urban forest.

4. Transportation

- a) The transportation network will:
 - i) provide for maximum connectivity and support active transportation and transit, and
 - ii) integrate with the broader transportation network.
- b) A full range of mobility options (including walking, and cycling) will be planned within the Health Oriented Mixed Use Node, including:
 - i) access to transit, and

ii) convenient active transportation routes.

c) Structured parking (both below and above grade) is required for the bulk of the required parking. Limited surface parking may be permitted in locations that are away from public and internal roads. Other potential impacts of parking areas will be mitigated through detailed design work.

5. Community Design

a) Develop a complete community that:

i) provides a high-quality urban environment, including mid- to high-rise buildings and underground parking,

ii) provides convenient access to an appropriate mix of jobs, local services, community infrastructure including affordable housing, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided, and

iii) is consistent with the design principles and objectives of the Livable by Design urban design manual.