

## REPORT

### LIVABLE OAKVILLE (OFFICIAL PLAN REVIEW) COUNCIL SUB-COMMITTEE MEETING

MEETING DATE: OCTOBER 7, 2019

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**FROM:** Planning Services Department

**DATE:** September 30, 2019

**SUBJECT:** Hospital District Study Update

**LOCATION:** North of Dundas Street at Third Line

**WARD:** 7

Page 1

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#### RECOMMENDATION:

That the report, titled *Hospital District Study Update*, dated September 30, 2019, be received.

#### KEY FACTS:

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

- The review of the Health Oriented Mixed Use Node is now known as the Hospital District Study.
- The Hospital District Study was initiated on June 11, 2018 and is being undertaken as part of the town's ongoing Official Plan Review and the implementation of the approved and established town-wide urban structure.
- A consultant team has been retained by the town to complete the study and prepare an Area Specific Plan for the Hospital District.
- This report is intended to present the work completed to date by the consultant, including a Hospital District Study Background Facts Report and a Best Practices Health Districts Report, as well as provide an update on the study timeline and next steps.
- This report provides an opportunity for the Sub-committee to provide their feedback on the preliminary work.

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## **BACKGROUND:**

The North Oakville West Secondary Plan (2009) identifies the area north of Dundas Street at Third Line as a Health Oriented Mixed Use Node within the Employment District designation.

On February 10, 2014, a long range planning work program was received by Planning and Development Council and set the stage for a number of reviews to be undertaken as part of the upcoming five-year Official Plan Review, including the North Oakville Secondary Plans and the growth areas. The town's five year Official Plan Review was officially launched in May 2015.

On May 11, 2015, Planning and Development Council received a report that set out principles to guide the review and evaluation of development applications for the development of a Health Oriented Mixed Use Node in the North Oakville West Secondary Plan.

In September 2017, as part of the town-wide Official Plan Review, Council adopted a new Urban Structure (OPA 15), which identifies the area north of Dundas Street at Third Line as a "Node for Further Study".

On June 11, 2018, the Livable Oakville Council Sub-Committee received a report that initiated the study of the Health Oriented Mixed Use Node and set out a preliminary scope and timeframe for the review.

### ***What has happened since the study initiation?***

In March 2018, the Town of Oakville retained consulting firm Sajecki Planning Inc., in association with Paradigm Transportation Solutions Ltd, WSP, Stewart Hawes Design, Urban Metrics Inc. and Strategy Corp to undertake the Hospital District Study and associated supporting technical studies. The study is comprised of five phases – (1) Background Research, Baseline & Vision, (2) Scenario Development, (3) Technical Briefs, (4) Area Specific Plan, (5) Enabling the Plan: OPA & Guidance.

Town staff and the consulting team held a project kick-off meeting on March 8, 2019 which included a staff-led walking tour of the Hospital District area.

## **COMMENT/OPTIONS:**

The purpose of this report is to present the consultant's Background Facts Report (**Appendix A**) which is the conclusion of Phase 1 of the study. It includes a summary of the work completed to date, including a study overview, identification of

broad goals and objectives, the policy framework, and analysis of the local context including existing conditions and development activity.

It introduces a draft vision and series of draft guiding principles including: placemaking, mobility, innovation and successful implementation as well a discussion on opportunities and challenges. Key directions include:

- green connections
- focal points
- environmental resiliency
- pedestrian-oriented street character
- increased permeability
- mixed uses and densities

Attached as an appendix to the Background Facts Report is the Best Practices Hospital District Report, which profiles a range of successful health-focused districts across North America. This additional report is to provide input into the development of the draft land use options.

Key findings from the case studies include the importance of land use balance, green connections with pedestrian priority, cohesive branding and strategic partnerships.

A number of technical studies are currently underway to inform Phase 2, including:

- Transportation Impact Study
- Market Analysis
- Parking Study
- Functional Servicing Study
- Stormwater Management Study

## **NEXT STEPS:**

A draft Hospital District Area Specific Plan (ASP) is anticipated to be finalized in February 2020. Following the completion of the consultant-led portion of the study (Phases 1-3), town staff will undertake an Official Plan Amendment to implement the ASP. The statutory public meeting is expected in March 2020 with a recommendation meeting in April 2020.

An anticipated timeline is provided in the table below. It should be noted that staff will carry out public and key stakeholder engagement on the preliminary directions and options through the end of 2019 and report back to Sub-Committee early 2020.

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Year	Month	Description
2019	March	<ul style="list-style-type: none"> <li>▪ Consultant(s) selected</li> <li>▪ Project initiation</li> </ul>
	October	<ul style="list-style-type: none"> <li>▪ Background Facts Report to LOCSC</li> <li>▪ Best Practices Report to LOCSC</li> <li>▪ Preliminary directions and options developed</li> </ul>
	November - December	<ul style="list-style-type: none"> <li>▪ Engagement with key stakeholders on preliminary directions and options</li> <li>▪ Open house to seek feedback from the public on the preliminary directions and options</li> </ul>
2020	Q1	<ul style="list-style-type: none"> <li>▪ Report back to LOCSC regarding public engagement on preliminary directions and options</li> <li>▪ Draft Preferred ASP developed</li> </ul>
		<ul style="list-style-type: none"> <li>▪ Final Hospital District ASP Report to LOCSC</li> <li>▪</li> </ul>
	Q2	<ul style="list-style-type: none"> <li>▪ Official Plan Amendment prepared by staff, based on the final ASP</li> <li>▪ Statutory public meeting at Planning and Development Council</li> </ul>
		<ul style="list-style-type: none"> <li>▪ Recommendation meeting at Planning and Development Council</li> </ul>

#### CONSIDERATIONS:

**(A) PUBLIC**

Public engagement opportunities will be included in the upcoming phase of the Hospital District Study.

**(B) FINANCIAL**

None arising from this report.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

Coordination with other departments is ongoing, as required.

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**(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS**

This report addresses the corporate strategic goal to:

- be accountable in everything we do
- be innovative in everything we do
- be the most livable town in Canada

**(E) COMMUNITY SUSTAINABILITY**

The Hospital District Study will work to enhance the social, economic and built environment of the community.

**APPENDICES:**

**APPENDIX A**      Hospital District Study - Background Facts Report, Sajecki Planning

**Prepared by:**

Carly Dodds, MCIP, RPP  
Planner, Policy Planning

**Recommended by:**

Diane Childs, MCIP, RPP  
Manager, Policy Planning

**Submitted by:**

Mark H. Simeoni, MCIP, RPP  
Director, Planning Services