

## Appendix A – May 11, 2015 Health Oriented Mixed Use Node Staff Report



### REPORT

#### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MAY 11, 2015

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<b>FROM:</b>	Planning Services Department	PD-60-15
<b>DATE:</b>	April 28, 2015	
<b>SUBJECT:</b>	Health Oriented Mixed Use Node	
<b>LOCATION:</b>	Ward 4	
<b>WARD:</b>	4	Page 1

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#### RECOMMENDATION:

1. That Planning Services Report PD-6015 entitled *Health Oriented Mixed Use Node*, be received;
2. That Council endorses the principles set out in the report, that guide the review and evaluation of applications to implement a Health Oriented Mixed Use Node as contemplated in the North Oakville West Secondary Plan; and
3. That Planning Services Report PD-60-15 be forwarded to Halton Region for information.

#### KEY FACTS:

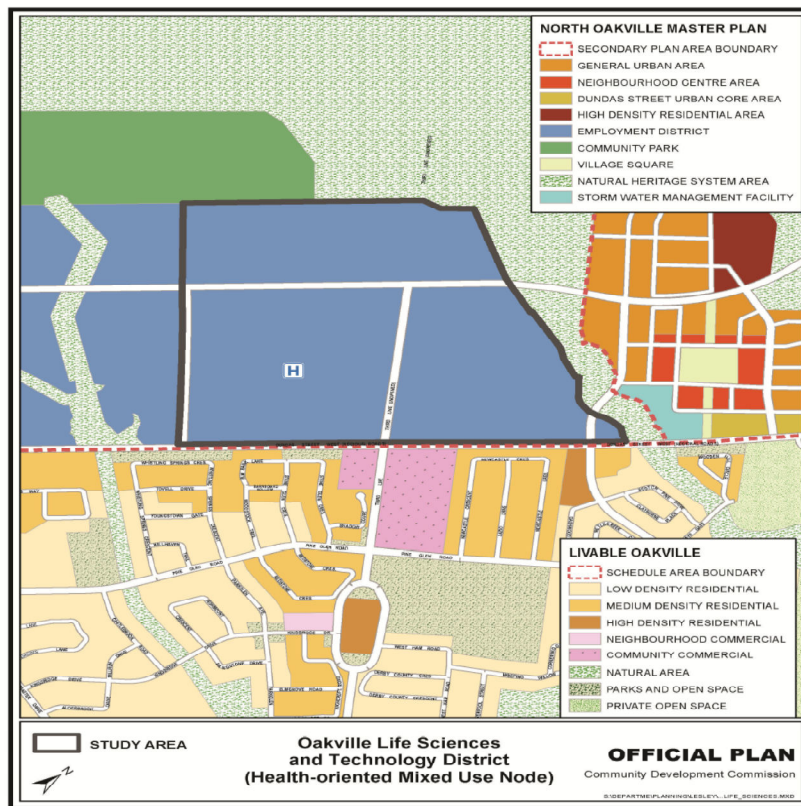
The following are key points for consideration with respect to this report:

- The North Oakville West Secondary Plan (NOWSP) identifies a "Health Oriented Mixed Use Node" on the north side of Dundas Street at Third Line that includes the new Oakville hospital.
- The new Oakville Hospital is scheduled to open in December 2015.
- An applicant recently approached the town with a proposal to develop the "Health Oriented Mixed Use Node" on the east side of the hospital.
- The intent of this report is to provide context to facilitate and provide an overview of expectations for the development of the Health Oriented Mixed Use Node.
- Prior to undertaking the technical studies the applicant requested an understanding of the TOWN and Region expectation for a Health Oriented Mixed Use Node.

## BACKGROUND:

The purpose of this report is to recommend Council's endorsement of Objectives, Principles and Performance Targets to be used to assess local and regional development applications for the development of the Health Oriented Mixed Use Node (HOMUN) in the North Oakville West Secondary Plan. Section 8.6.5.1 of the NOWSP identifies the HOMUN on the north side of Dundas Street at Third Line that includes the new Oakville Hospital, as shown on Figure One. While the Plan does not provide specific boundaries, staff have interpreted the area of the node as illustrated based on the relationship of the parcels to Third Line.

Figure 1 - Location



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The Health Oriented Mixed Use Node, outlined on the map above, comprises three major areas: the New Oakville Hospital; the ErinoakKids Oakville Facility; and the proposed Life Sciences and Technology District. The New Oakville Hospital is scheduled to open December 2015 and will replace the current Oakville-Trafalgar Memorial Hospital, which originally opened in 1950. The entire value of the project, in today's dollars is approximately \$2 billion. The new facility will be 1.6 million sq. ft. in size on a 20 hectare site at the northwest corner of Dundas Street West and Third Line. There will be an initial capacity for 457 beds with shelled-in space to grow to 602 beds in the future. Over 80 percent of the inpatient rooms will be private. Once completed, the hospital will employ over 2,600 jobs by 2018.

The hospital will be a state-of-the art facility incorporating a full range of information, technology, operational and sustainable best practices. It is planned and designed to be flexible, adaptable and expandable for changing population needs and to accommodate advances in medical and clinical practices. The New Oakville Hospital project is targeting LEED® Silver Certification. The hospital will be a patient and family centre of excellence with an emphasis on patient privacy, convenience, supporting diversity and providing services for all stages of life.

In addition to the hospital, the new ErinoakKids Oakville facility will have a building area over 45,000 square feet and will provide a full range of medical and therapy services that are fully accessible by public transportation. As part of a multi-site redevelopment assigned to Infrastructure Ontario, three new facilities will be located in Brampton, Oakville and Mississauga and are scheduled for completion in late 2016. The project will enable the agency to consolidate its current patchwork of leased and retrofitted facility space into three new facilities that are fully accessible and appropriately designed to provide care to children and youth with a broad range of disabilities and special needs. These facilities will meet service demand for the next 25 years.

Upon completion in 2017, the ErinoakKids Oakville Facility will employ approximately 110 staff. This number is expected to increase as the number of children served also increases. The facility will also be built to LEED Silver standards to ensure sustainability including green roofs to manage storm water and to maximize outdoor space.

The boundaries of the Health Oriented Mixed Use Node were established to encompass the New Oakville Hospital and the ErinoakKids facility, both of which are under construction, and the lands to the east, where there is a proposal for a Life Sciences and Technology District. These three health related developments provide the opportunity for collaboration and complementary uses in this sector.

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## **Policy Overview**

### **Provincial Planning Documents**

There are key Provincial statutes related to land use planning that municipalities must conform to or be consistent with.

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest and sets the foundation for regulating the development and use of land. The Ministry of Municipal Affairs and Housing (MMAH) issued a new PPS on February 24, 2014. Enhanced policy direction for employment included the addition of a new policy that encourages compact and mixed use development with compatible employment uses. All planning decisions made on or after April 30, 2014 are required to be consistent with the PPS 2014.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) is prepared under the Places to Grow Act (2005). This act requires that municipal official plans be amended to conform to the Growth Plan. On June 17, 2013 Amendment 2 to the Growth Plan came into effect. This amendment updated the Growth Plan distribution of population and employment and extended the planning horizon from 2031 to 2041. By 2041 Halton Region will be planned to accommodate 470,000 jobs. The Region has commenced an Official Plan review to coordinate allocation of Amendment 2 population and employment forecasts to Halton's municipalities.

### **Region of Halton Official Plan**

The Ontario Municipal Board has issued a series of decisions regarding the partial approval of ROPA 38 to Halton Region's Official Plan. The policies of ROPA 38 to Halton's Official Plan are in force with the exception of site specific and policy specific matters unrelated to this current proposal.

The lands are designated "Urban Area" according to the Region's Official Plan. The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities". One of the objectives of the Urban Area (Policy 72(1)) is to "accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently". The Regional Official Plan also requires Local Municipalities to prepare Area-Specific Plans in accordance with development criteria set out in Policy 77(5) to achieve the Region's objectives. The range of permitted uses and the creation of new lots in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies of the Regional Plan.



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In addition to being designated "Urban Area" there is an "Employment Areas" overlay for the lands. Section 77.4 states:

*"It is the policy of the Region to:*

*77.4 (1) Prohibit residential and other non-employment uses including major retail uses in the Employment Areas except:*

- a) To recognize uses permitted by specific policies of a Local Official Plan on December 16, 2009; or*
- b) For institutional uses identified in a Local Official Plan, as a result of a detailed study that sets limits and criteria on such uses based on the following principles:*
  - i. the use is of small scale and such uses collectively within an Employment Area shall not change the character of that Employment Area;*
  - ii. the location and design of the use meet the Land Use Compatibility Guidelines under Section 143 (10) of this Plan;*
  - iii. the use is located at the periphery of the Employment Area; and*
  - iv. such uses do not collectively displace employment from the Employment Area to result in a shortfall in Employment Areas to meet the Local Municipality's employment forecast in Table 1 and Table 2a."*

The Regional Structure is accompanied by a growth strategy for Halton based on the distribution of population and employment for the planning horizon year of 2031 as contained in Table 1 of Halton Region's Official Plan. By 2031, 390,000 jobs are forecasted for Halton Region with Oakville's employment requirement being 127,000 jobs.

#### **North Oakville West Secondary Plan (NOWSP)**

The North Oakville West Secondary Plan (NOWSP) was approved in May 2009 and was developed to conform to the Growth Plan (2006) and be consistent with the Provincial Policy Statement (2005). The lands are designated "Employment" in the NOWSP. Section 8.6.5.1 of the NOWSP identifies a "Health Oriented Mixed Use Node" on the north side of Dundas Street at Third Line. Section 8.6.5.2 of the NOWSP provides the details of the permitted uses, building and structures in the "Employment" designation. Specifically this section identifies the types of uses including the hospital that may be permitted in the "Health Oriented Mixed Use Node".

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*"In addition, the Health Oriented Mixed Use Node will include a hospital and may also include research and development facilities, medical and other offices, laboratories, clinics, supportive housing, long term care facilities, rehabilitation facilities, and other similar uses including retail and service commercial facilities related to the permitted uses."*

Excerpts of the references to the HOMUN in the North Oakville West Secondary Plan are attached as Appendix A.

#### **COMMENT/OPTIONS:**

The Town has been approached with interest in developing the portion of the "Health Oriented Mixed Use Node" east of the new Oakville Hospital contemplated in the NOWSP for a Life Sciences and Technology District. A development of this scale needs to be comprehensive. Numerous development approvals would be required that would include extensive technical studies, and both local and regional official plan amendments.

Town and regional planning staff have been working together to prepare a set of objectives, principles and performance targets to be used to evaluate the required development applications to ensure the integrity of the employment area is maintained and the development of the HOMUN is created as envisioned in the NOWSP. (Appendix B - Health Oriented Mixed Use Node Development Criteria)

#### **CONSIDERATIONS:**

**(A) PUBLIC**

Public consultation will play an integral part of the development review process.

**(B) FINANCIAL**

The financial impacts to the town are not known at this time.

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

A number of departments will be involved in the development of the Health Oriented Mixed Use Node as part of the processing of the required development applications, including the necessary technical studies.

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

This report addresses the corporate strategic goal to:

- enhance our economic environment
- be accountable in everything we do
- be innovative in everything we do
- be the most livable town in Canada

**(E) COMMUNITY SUSTAINABILITY**

Consideration of the town's sustainability goals and objectives will be part of the required development review process.

**APPENDICES:**

- Appendix A – Excerpts of the North Oakville West Secondary Plan
- Appendix B – Health Oriented Mixed Use Node Development Criteria

Prepared, Recommended and Submitted by:

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Planning Services

System. The primary purpose of the Natural Heritage component of the System is to protect, preserve and, where appropriate, enhance the natural environment. The focus of the Natural Heritage component is on the protection of the key ecological features and functions of North Oakville. It will also contribute to the enhancement of air and water resources, and provide for limited, passive recreational needs.

- b) Permitted Uses, Buildings and Structures  
The uses, buildings and structures permitted in the Natural Heritage System Area shall be in accordance with the policies of Section 8.4.7.3.
- c) Land Use Policies  
The policies for the lands in the Natural Heritage System Area designation shall be in accordance with the policies of Section 8.4.7.

#### **8.6.4 SPECIAL STUDY AREA**

The Special Study Area designation reflects an area which is intended to develop as a mixed use area that is pedestrian and transit oriented. The area is subject to a special study to address its cultural heritage features and how these features can be integrated with the proposed new development. New development shall be limited to expansions of existing uses until this Plan is amended to incorporate detailed policy direction for lands in the Special Study Area.

#### **8.6.5 EMPLOYMENT DISTRICT**

##### **8.6.5.1 Purpose**

The primary focus of the Employment District designation on Figure NOW2 is to protect for, and establish a range of development opportunities for employment generating industrial, office and service employment uses. It will also include a **Health Oriented Mixed Use Node** on the north side of Dundas St. at Third Line. Where applicable, the range and scale of uses are to be designed to be sensitive to the adjacency and compatibility with development in the **Health Oriented Mixed Use Node**, or to reflect a visible location on and exposure to highway corridors and major roads.

##### **8.6.5.2 Permitted Uses, Buildings and Structures**

Permitted uses may include:

- a) light industrial operations, including light manufacturing, assembling, processing, fabricating, repairing, warehousing, distribution and wholesaling;
- b) business and professional office uses and medical clinics;
- c) service establishments such as print shops, equipment rental establishments, restaurants, hotels, banquet halls, financial institutions, and service establishments which primarily provide services at the customer's location such as electricians and plumbers and limited retail



- commercial development such as business supply and industrial supply establishments subject to the requirements of Section 8.6.5.3 and 8.6.5.4d);
- d) public uses, institutional uses including places of worship, vocational schools;
  - e) sport and recreation, and place of amusement uses;
  - f) automobile related uses, including gas stations; and,
  - g) ancillary retail sales of products produced, assembled and/or repaired on the premises,
  - h) as part of a distribution use, the ancillary retail sale of the products distributed from an ancillary showroom;
  - i) research and development;
  - j) information processing, call centres and similar uses; and,
  - k) computer based services including design studios.

In addition, the **Health Oriented Mixed Use Node** will include a **hospital** and may also include research and development facilities, medical and other offices, laboratories, clinics, supportive housing, long term care facilities, rehabilitation facilities, and other similar uses including retail and service commercial facilities related to the permitted uses.

The following uses will be permitted in areas which do not abut the **Health Oriented Mixed Use Node**, major arterial roads or Highway 407:

- i) general industrial operations within enclosed buildings including manufacturing, assembling, processing, fabricating, repairing, warehousing, distribution, and wholesaling;
- ii) outside storage, and outside operations incidental to industrial operations;
- iii) transportation terminal, works yard and outside storage yard;
- iv) waste processing station subject to a zoning by-law amendment, and,
- v) waste transfer station, subject to a zoning by-law amendment.

#### **8.6.5.3 Retail and Service Commercial Uses**

Limited retail and service commercial uses permitted in Section 8.6.5.2 shall be clustered at the intersections with Arterials and Avenues.

In addition, service establishments which primarily provide services at the customer's location may be located throughout the Employment Area designation, subject to the provisions of the zoning by-law, provided that if they include open storage, they shall be restricted to areas which do not abut, the **Health Oriented Mixed Use Node**, major arterial roads or Highway 407.

The zoning by-law will establish specific limitations on the area which can be used for the ancillary retail sales permitted by sub-sections 8.6.5.2 g) and h) to ensure that the retail sales use is clearly accessory to the primary production, assembly, repair and/or distribution use.

#### 8.6.5.4 Land Use Policies

- a) It is not intended that the full range of employment uses will be permitted in all locations designated "Employment District". The precise range of uses and density of development shall be stipulated in the zoning by-law. In particular, the lands in the Employment Area designation abutting the **Health Oriented Mixed Use Node** will be subject to a site specific zoning regulations including the use of a holding zone, and any proposed use will be carefully evaluated to ensure that it does not adversely impact on the uses in the **Health Oriented Mixed Use Node**.
- b) All development shall be subject to the site plan control provisions of the Planning Act and shall comply with all Federal and Provincial regulations.
- c) Where lands in the Employment District designation are located adjacent to the **Health Oriented Mixed Use Node**, matters such as the location of loading bays and other sources of light, noise and fumes shall be reviewed to ensure that any impact on the residential or health related uses complies with Provincial guidelines and regulations.

These matters will be addressed by:

- the Town at a general level as a basis for the development of regulations in the zoning by-law and the Urban Design and Open Space Guidelines; and,
  - the applicant in detail through the site plan approval process.
- d) Development shall conform to the following additional criteria:
    - Main buildings shall be designed and located to assist in the creation of an attractive street edge, to provide for a strong pedestrian connection to the sidewalk, and to recognize any potential future intensification of the site;
    - The balance between the areas of the lot occupied by buildings and the service and parking areas will be designed, wherever feasible, to reduce the extent of the street frontage occupied by service and parking areas. Where street frontage is occupied by parking and service areas, enhanced landscaping shall be provided;
    - Maximum height -15 storeys;
    - Minimum Floor Space Index –0.25 for retail and service commercial uses; and regard shall be had for the provisions of Subsection e) below with respect to all other uses;
    - Maximum Floor Space Index – 3 and;
    - Service establishments shall be located in clusters at intersections with Arterials and Avenues.
  - e) While there is no minimum density for employment uses, a density of 0.35 FSI will be a general objective. To this end, the draft plan, zoning by-law and site plan approval processes where applicable, will consider measures such as minimum setbacks, innovative stormwater controls, siting

road rights of way. A conceptual major trail system which will form the basis for the development of this more extensive system is identified on Figure NOW4. However, any proposed trail development within the Natural Heritage and Open Space System shall be subject to further study as part of the Implementation Strategy to the satisfaction of the Town, in consultation with the Region of Halton and Conservation Halton. The system may be refined through the preparation of an Environmental Implementation Report in accordance with the provisions of Section 8.8.3 a) of this Plan.

#### 8.7.2.5 Roads

a) Integrated Planning

The Town will work cooperatively with the Province, the Region of Halton and adjacent municipalities to integrate the planning of the municipal road network with the roads under Provincial and Regional jurisdiction and in the planning of roads with cross municipal boundaries.

b) Pedestrian-Oriented Environment

The Town, when providing comments on the design of Regional roads and in designing its own roads, will balance the provision of a safe, functional and attractive pedestrian oriented environment with an acceptable level of vehicular traffic. The Town is prepared to accept a level of service which is less than optimum, in return for a more pedestrian-oriented environment along its roads. To achieve this environment, the Town may be prepared to use a variety of techniques depending on the function of the road, including:

- i) reduced lane width;
- ii) provision of landscaped centre medians;
- iii) provision of on-street parking, including laybys;
- iv) provision of transit priority measures;
- v) provision of regular intersections of local roads with Regional and other major roads to allow for the creation of a modified grid system; and,
- vi) use of alternative road geometrics and materials at pedestrian crossing areas.

c) Road Right-of-Ways

The Town will require as a condition of approval of any new development or redevelopment that sufficient lands be conveyed to the Town or the Region, as applicable, to provide the road right-of-way width established in Table 1. For alignment locations on existing roads, where not defined by an Environmental Assessment, the land will generally be conveyed on either side of the centre line of the original road allowance.

d) Additional Requirements for Transportation Facilities

In addition to securing the rights-of-way in accordance with the requirements of Table 1, the Town may require additional lands to provide

for facilities such as bike lanes, medians and on-street parking. In addition, the Town may require additional lands at intersections to provide for exclusive turning lanes, daylight triangles and other special treatments including the construction of bridges, overpasses and depressed sections of roadways. Such additional right-of-way requirements shall be kept to the minimum and shall be determined at the time of the design of the road facilities and will become part of the required right-of-way.

e) New North Oakville Transportation Corridor and Crossing of Sixteen Mile Creek

The Region of Halton is carrying out an Environmental Assessment to determine the future alignment of a New North Oakville Transportation Corridor and Crossing of Sixteen Mile Creek in the Secondary Plan Area. The Town shall work with the Region of Halton, other agencies and the landowners in the North Oakville East and West Planning Areas through the Environmental Assessment process to determine the alignment of the new Corridor, including a location for a crossing of the Sixteen Mile Creek.

The road alignment, including the crossing alignment, illustrated on the schedules to this Plan, is conceptual only and subject to the Environmental Assessment process. All alternatives identified through the Environmental Assessment process will be investigated in more detail prior to determining the final road and crossing alignment. In the meantime, no development will be permitted on the potential road alignments identified through the Environmental Assessment process.

Notwithstanding the foregoing, the Town is committed to a solution which will result in the creation of a New North Oakville Transportation Corridor and Crossing of Sixteen Mile Creek to serve as a Regional Road carrying through traffic, while the majority of the existing Burnhamthorpe Road right-of-way in North Oakville East is maintained to serve as a Character Road with an Avenue/Transit Corridor function.

f) Additional Requirements for Transportation Facilities supporting the Health Oriented Mixed Use Node

In addition to securing the rights-of-way in accordance with the requirements of Table 1, the Town may require additional lands to support the uses and functions related to the Health Oriented Mixed Use Node. Such additional rights-of-way requirements shall be determined at the time of the design of the road facilities and will become part of the required right-of-way.

#### 8.7.2.6 Trucking

The movement of goods by truck is an essential element of the transportation system. The Town shall work with local businesses to ensure the provision of truck



association with libraries, and/or other municipal facilities and adjacent to parks and/or school facilities, where possible. The potential for an arts and cultural centre at one of these centres in North Oakville should also be investigated.

- b) The Town will also actively attempt to expand the supply and maintenance of recreation and leisure facilities through partnerships with other groups and agencies, as well as through direct provision.
- c) Lands acquired by the Town for such purposes shall be in accordance with the Town's policies, practices and guidelines.

#### **8.7.6 LIBRARIES**

- a) The Town has an active library system which will be extended to North Oakville. Libraries shall be encouraged to locate in Urban Core Areas with other municipal, recreation and culture and community service facilities.
- b) Lands acquired by the Town for such purposes shall be in accordance with the Town's and Library's policies, practices and guidelines.

#### **8.7.7 COMMUNITY FACILITIES**

- a) Community facilities include facilities designed to meet the social and cultural needs of the residents including places of worship, day care centres, museums, cultural or arts centres or other similar uses. The Town will work with such groups to ensure that provision is made for such facilities in appropriate locations to serve the residents' needs.
- b) In determining appropriate locations for community uses, the Town shall have regard to the type of service provided by the facility, recognizing that some use will serve a localized population, while others will serve the Planning Area or the Town as a whole.

#### **8.7.8 HEALTH SERVICES**

- a) The Town shall work with the Halton Healthcare Services, the Mississauga-Halton Local Health Integration Network and appropriate government and service agencies and the community to assist in providing the maximum level of health service to the community.
- b) The Town will encourage the development of a new hospital to serve all of Oakville in North Oakville. The hospital shall be located in a compact, transit supportive manner, which uses a minimal amount of land generally in the area identified on Figure NOW2 as "Health Oriented Mixed Use Node". The use of a district energy system will be encouraged.

## **8.10 IMPLEMENTATION AND INTERPRETATION**

### **8.10.1 GENERAL**

The implementation and interpretation of this Secondary Plan shall generally be in accordance with the provisions of Part F of the Official Plan and the following policies. In addition, in implementing the Plan the Town will have regard to the Secondary Plan Implementation Strategy, which includes zoning provisions, urban design guidelines, and other implementation mechanisms such as site alteration by-laws. The Town will also have regard to:

- a) North Oakville Creeks Subwatershed Study;
- b) North Oakville Financial Impact Assessment Study;
- c) Town of Oakville Master Transportation Plan;
- d) North Oakville Servicing Master Plan;
- e) Town of Oakville Parks, Recreation, Culture and Library Master Plan;
- f) Town of Oakville Environmental Strategic Plan;
- g) Town of Oakville Fire Master Plan;
- h) Draft North Oakville Mixed Use Area Study Report;
- i) Region of Halton Transportation Master Plan; and,
- j) Region of Halton Master Water and Wastewater Master Plan.

Prior to final approval of development in North Oakville West, with the exception of the development of the **Health Oriented Mixed Use Node** on the north side of Dundas St. at Third Line, the Town shall have undertaken and completed, in consultation with the landowners, the Secondary Plan Implementation Strategy. A range of implementation guidelines and approaches will be included in the Strategy, in particular:

- i) North Oakville Zoning By-law (general regulations and zone categories);
- ii) Urban Design and Open Space Guidelines as per Section 8.5.3;
- iii) Parks Facilities Distribution Plan as per Section 8.7.4.2;
- iv) North Oakville Transit Plan as per Section 8.7.2.2;
- v) Typical road and trail cross sections;
- vi) Trails plan as per Section 8.5.5.10; and,
- vii) North Oakville Creeks Subwatershed Study Implementation Report.

Final approval of the development in the **Health Oriented Mixed Use Node** may proceed prior to approval of the Implementation Strategy, however it will reflect the policies of the Secondary Plan, particularly Section 8.5 Community Design Strategy, and the proposed Urban Design and Open Space Guidelines, including road and trail cross sections. In addition, it will conform with the North Oakville Creeks Subwatershed Implementation Report.

### **8.10.2 ZONING BY-LAW**

This Secondary Plan will be implemented by appropriate amendments to the Town's zoning by-law in accordance with the policies of this Secondary Plan and Part F, Section 1.3 of the Official Plan, in conjunction with draft plans of subdivision or other specific development applications. With respect to the bonus provisions of

## 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.