

# Memo

**To:** Mayor and Members of Council  
**From:** Jane Clohecy, Commissioner, Community Development  
**CC:**  
**Date:** February 9, 2015  
**Subject:** **Redevelopment and Disposition of Chisholm and Brantwood School Sites**  
(South Central Public Lands Study Implementation Update)

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This memo provides a brief update on the implementation of Council's direction regarding the redevelopment and disposition of the Chisholm and Brantwood school sites.

On April 8, 2013, at the conclusion of the South Central Public Lands Study, Council directed, "That the staff recommended land use options in the Planning Services report (PD-024-13) for the Brantwood and Chisholm school sites be endorsed and staff be directed to undertake the implementation steps for those sites."

Images of the Council-endorsed land use options are provided later in this memo. For background information, please refer to the South Central Public Lands Study web page:

<http://www.oakville.ca/business/south-central-public-lands.html>

## **Chisholm Update**

The Council-endorsed land use option for the Chisholm site includes:

- a cul-de-sac with nine detached residential lots that are consistent with the R02 / RL2-0 zoning that is predominant in the surrounding area (i.e., minimum 22.5 m frontages);
- an expansion to Charnwood Park, including the existing playground; and,
- a walkway connection to Bonnylyn Court.

### ***Demolition***

Funds totaling \$523,000 were allocated in the 2015 budget for the demolition of the building. Facilities and Construction Management is initiating the demolition process to ensure that demolition occurs prior to the summer months.

### ***Development Applications***

To implement Council's direction for the Chisholm site, staff prepared applications for amendments to the official plan and zoning by-law, plus a plan of subdivision. Once the

applications are declared complete, the supporting materials will be posted to the [Active Development Applications](#) section of the town’s website, and notice of the applications, including an invitation to a public information meeting, will be provided as follows:

- by mail to owners of property within 120 m of the site;
- by email to Council, the area residents’ associations, and the contact list for the South Central Public Lands Study; and,
- by posting a sign on the property.

The public information meeting is scheduled for March 3, 2015 at 7 p.m. at St Cuthbert’s Church (1541 Oakhill Drive). A public meeting at Council with a recommendation report is anticipated in early summer.

As with any other development applications, internal departments and external agencies will conduct technical reviews of the application materials, and members of the public will be able to provide their comments to staff and Council.

Staff will also undertake further analysis to determine the next steps should the applications be approved. Options range from the sale of the entire site to a developer, to the town constructing the cul-de-sac and selling serviced lots to builders. Consideration of these options will be included in the recommendation report.

Questions and comments related to the development applications may be directed to:

Lesley Gill Woods, Acting Senior Planner, Policy Planning  
[lesley.gill-woods@oakville.ca](mailto:lesley.gill-woods@oakville.ca) or 905-845-6601, ext. 3261

**Council-endorsed Land Use Option**



## **Brantwood Update**

The Council-endorsed land use option for the Brantwood site includes:

- the conversion of the front (oldest) portion of the school to four to nine condominium apartments;
- seven detached residential lots with frontages of approximately 15 m each along Douglas Avenue; and,
- a parkette with a relocated playground at the corner of Douglas Avenue and Palmer Avenue.

If the retention of the front portion of the school building is not feasible, five detached residential lots with frontages of approximately 15 m each could be created along Allan Street.

### ***Potential Use by LHIN***

Last summer, the Mississauga Halton Local Health Integration Network (LHIN) confirmed that it no longer has an interest in using Brantwood for medical offices. The use is not permitted by Livable Oakville or the zoning for the site, and the building is not suitable.

### ***Redevelopment and Implementation Plan***

A multi-disciplinary team led by MB1 Development Consulting has been retained to prepare a viable redevelopment and implementation plan for the Brantwood site, within the context of the work completed through the South Central Public Lands Study, which will provide best value for money and project certainty for the community.

The team's expertise in the areas of development project management, development financing, architecture, heritage, planning and engineering will be harnessed to deliver:

- an overall project schedule;
- an architectural and structural assessment of the conversion of the school building;
- an assessment of the financial and market viability of the conversion;
- an assessment of various land disposal/partnership options and strategies, plus an analysis of the risk/reward profile of the options;
- a finalized redevelopment plan (design and site plan) and pro forma; and,
- a recommended implementation plan, including roles and responsibilities through the implementation process.

The redevelopment and implementation plan for the Brantwood site will be reported to Council this spring. Inquiries may be directed to:

Lesley Gill Woods, Acting Senior Planner, Policy Planning  
[lesley.gill-woods@oakville.ca](mailto:lesley.gill-woods@oakville.ca) or 905-845-6601, ext. 3261

### **Temporary Use by Sheridan College**

In the meantime, the town is allowing Sheridan College’s Musical Theatre Performance and Technical Production programs to use the building for [Brantwood](#), an immersive musical theatre production.

A community meeting will be held to provide area residents with more information on February 26, 2015 at 7 p.m. in Oakville Arena’s Kinsmen Pine Room. Staff from the Recreation and Culture and Planning Services departments will be on hand to support representatives from Sheridan College.

Renovations related to the theatre production are set to begin in mid-February, followed by rehearsals in March, and public performances in April. Tickets are available from the Theatre Sheridan box office. Ticket holders for each performance will be bussed to the site from Sheridan College’s Trafalgar Campus.

Inquiries related to Brantwood’s temporary use by Sheridan College may be directed to:

Sarah Douglas-Murray, Senior Manager, Cultural Services  
[sarah.douglas-murray@oakville.ca](mailto:sarah.douglas-murray@oakville.ca) or 905-845-6601, ext. 3007

### **Council-endorsed Land Use Option**



*Note: Residential conversion for 4-9 units. If conversion is not feasible, five additional 15 m lots could be created on Allan Street.*