



OAKVILLE

Last Updated: February 13, 2013

## South Central Public Lands Study Questions & Answers

### General

#### **1. How much growth is expected in southeast Oakville?**

- The majority of southeast Oakville is identified as a stable residential community and is not planned to accommodate significant growth.
- Any proposed development within this area will be evaluated using criteria to maintain and protect the existing neighbourhood character.

#### **2. Why are the preferred options different from the preliminary options at the last Open House?**

- Public input received on the preliminary land use options at the December Open House helped to develop the preferred options being presented in February.
- Also, a comprehensive technical analysis including an assessment of the financial implications of the various land use options, and a facility fit for the community centre and park on the OTMH site has been completed.
- The consultants then prepared the series of preferred options.
- Following public input received on the preferred options, a final option for each site will be recommended by staff for Council's consideration.

### Oakville-Trafalgar Memorial Hospital (OTMH)

#### **3. Why is the Oakville-Trafalgar Memorial Hospital closing?**

- The 50-bed hospital was built 60 years ago on nine acres of land. It was originally designed to serve a community of less than 20,000 residents.
- The hospital reached a point where it could no longer expand on the current site.
- A new 50-acre site at Third Line and Dundas Street was chosen to serve Oakville's growing population that is expected to be over 250,000 by 2031.
- The new hospital is currently under construction and is expected to be completed by December 2015.

**4. What can the town do to keep a medical use on the OTMH site?**

- The town would be required to amend the policies of the Livable Oakville Plan to enable a private medical use to be permitted on a portion of the OTMH site.
- This would provide an opportunity for consideration by the medical community.
- The town cannot compel a private medical use to locate on the OTMH site.

**5. Why are residential uses being proposed on the Oakville-Trafalgar Memorial Hospital site?**

- The site is identified as a potential residential redevelopment area in the Livable Oakville Plan which permits up to 29 units per site hectare and allows for detached homes, townhouses and low-rise apartments (e.g., 3-4 storeys).
- Not all of the site is required for a new community centre, and its associated parkland and parking.

**6. How is density being applied to the OTMH site options?**

- When the Livable Oakville Plan was adopted in 2009, it anticipated residential redevelopment across the entire OTMH site. The Plan allows for detached dwellings, townhouses and low-rise apartments (e.g., 3-4 storeys) and permits up to 29 units per site hectare.
- This could result in up to 156 units (5.38 ha x 29 units) if applied to the existing property (excluding Wyndham Manor). The number of units would decrease depending on how much public land is required to be deducted from the site.
- The removal of the lands required for public roads, plus the recently recommended community centre and park, substantially reduces the area originally identified for residential redevelopment (i.e., gross area vs. site area). The density derived from the remaining area results in a significantly reduced number of residential units.
- The preliminary land use options showed a mix of residential uses based on public input. The estimate yield ranged from about 70 to 95 units, which translates to a density of up to 18 units per gross hectare or 56 units per site (net) hectare. At the open house in December, most visitors preferred the higher density options.
- The preferred land use options prepared with the consulting team considered higher densities and yields, in part because the facility fit analysis determined that more land was required for the community centre. The estimated yields provided by the consultants were from 191 to 265 units.
- The housing types and densities of any option recommended to Council by staff will consider public comments and include implementing zoning to ensure compatibility and certainty.

## Financial

### **7. How will the funds from the sale of the schools sites be used? Will they be used to reduce the costs of developing the community centre?**

- The funds from the disposition of the school sites, and any portion of the OTMH site, would be deposited into a Town reserve.
- When the town reviews its 10-year capital plan, it considers the timing and capital funding for all town projects, including the proposed community centre and park on the OTMH site.
- Funding is allocated to projects from reserves, the tax levy, and Development Charges if the project is eligible under the *Development Charges Act, 1997*.
- In the case of the OTMH community centre, approximately 1/3 of the project cost can be funded from Development Charges.
- The decisions made by Council in relation to the projects to be considered in the 10-year capital forecast are made in the context of a number of factors including growth projections, community needs and timing/phasing matters such as the timing of the closure of the hospital and the Town's acquisition of the site.

For more information, visit the study web page:

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