

3000 Hospital Gate, Oakville, ON

PLANNING JUSTIFICATION REPORT



Prepared by

Ruth Victor & Associates

March 6, 2024

1.0 — INTRODUCTION

Ruth Victor and Associates have been retained by All Seniors Care to provide a Planning Justification Report in support of a Zoning By-Law Amendment to permit the use of 33 assisted care units as residential dwelling units on the property municipally known as 3000 Hospital Gate.

This site is currently under construction. The current use was approved by the Town of Oakville and determined to be consistent with or in conformity to the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Halton Official Plan, and the North Oakville West Secondary Plan.

The design of the existing building incorporated and implemented the principles of the North Oakville Urban Design & Open Space Guidelines. The proposed zoning by-law amendment does not result in any exterior changes to the building and continues to comply with these guidelines.

This Planning Justification Report is a requirement for a complete application as identified during the Pre-Consultation meeting held at Oakville's Town Hall on October 11, 2023. A list of required studies was provided by the Town, and in addition to this Project Justification Report, the following required studies and drawings are provided in support of the application:

- Approved Site Plan
- Approved Building Elevations
- Approved Landscape Plans & Details
- Building Floor Plans & Roof Plan
- Planning Justification Report
- Updated Functional Servicing Report
- Update Letter to Phase 1 Environmental Site Assessment (ESA)
- Block Plan
- Archaeological Assessment Ministry Acknowledgement Letter
- Approved Landscape Plan & Details
- Parking Justification Letter
- Draft Zoning By-Law

2.0 — PURPOSE OF THE REPORT

The purpose of this report is to provide the planning justification for the proposed amendment to the Oakville Zoning By-Law 2009-189.

2.1 — Required Approvals

A Zoning By-Law Amendment is required to remove the prohibition of dwelling units and permit the proposed change of use to permit 33 residential dwelling units in accordance with the new policy direction found within the Hospital District Secondary Plan. A copy of the Draft Zoning By-Law is attached (Appendix "B").

The Zoning By-Law Amendment is consistent with and conforms to the Provincial, Regional, and Local Policies.

3.0 — CONTEXT

3.1 — Site Description

The subject lands are municipally known as 3000 Hospital Gate and are located on the north side of Dundas Street West in North Oakville. The site is located adjacent (west) of the Oakville Trafalgar Memorial Hospital. The site consists of an area of 12,264 sqm (3.03 acres) and is currently occupied by a seniors care facility under construction. The site was subject to a road widening allowance on Dundas Street to the southern side to permit the addition of a lay-by and bus stop as well as an extra lane of vehicular traffic in both directions. This road widening is illustrated on the approved site plan that is included in this submission package.



Figure 3.1 — Aerial view of 3000 Hospital Gate with the general boundary of the property outlined in red.

3.2 — Surrounding Area

The subject lands are located in the North Oakville West area of the Town of Oakville. Medium-density residential townhouse dwellings are located on the opposite side of a landscaped berm along the south side of Dundas Street and commercial land uses are located on the south-west and south-east intersections of Dundas Street and Third Line. The immediate westerly lands are privately owned and vacant and subject to Site Plan Application File SP 1327.002, and the lands to the north are a stormwater management pond. The subject property is located adjacent to the Oakville Trafalgar Memorial Hospital site on the east side of Hospital Gate. The Hospital and its' surrounding buildings form part of a Health Oriented Mixed-Use Node.

4.0 — DEVELOPMENT PROPOSAL

4.1 — Proposal Description

The existing development consists of a 4 & 6-storey seniors assisted living and care facility with a total of 182 units and provides a total of 85 parking spaces: 23 of which are located at ground level while the remaining 62 spaces are located on one level of underground parking.

The easterly wing of the building is focused on assisted living. These units comprised of 1-bedroom and 2-bedroom units designed to a Group B3 occupancy code standard, which provides higher levels of life safety and barrier-free design requirements. The Assisted Living portion of this development includes common amenities on the ground floor such as dining room, movie theatre, lounge, games room, fitness/spa, swimming pool, beauty salon, administrative offices, and support services. The Assisted Living units do not have full kitchens, as patients would normally eat their meals in the common dining room located on the ground floor.

The purpose of this application is to modify 33 of these assisted living units to include a kitchen thereby becoming dwelling units under the zoning by-law. This change will allow for a broader continuum of care for seniors within this facility.

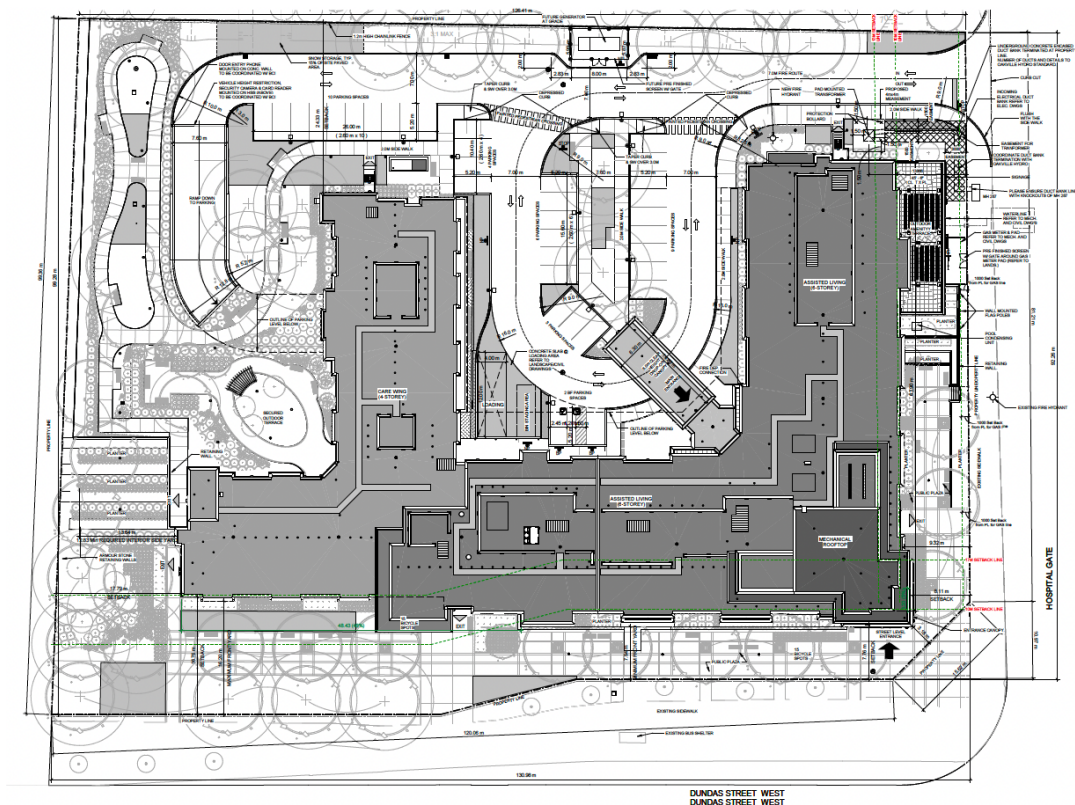


Figure 4.1 — Site Plan Drawing

5.0 — POLICY FRAMEWORK

5.1 — Provincial Policy Statement

The Provincial Policy Statement (“PPS”) sets out the policy foundation for land use planning. The key objectives of the PPS include building strong communities, wise use and management of resources, and protecting public health and safety. Regional and local plans are required to be consistent with the PPS.

The PPS focuses growth within settlement areas and protects significant or sensitive resources areas. The PPS recognizes that land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns. Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities.

5.1.1 — Settlement Areas

The subject lands are located within the designated “Settlement Area”, which is to be the focus of growth and development that supports increased density and a mix of land uses (Section 1.1.3.2). Land use patterns within the Settlement Areas are to support active transportation, efficiently use the infrastructure and public service facilities that are planned or available, and promote energy efficiency. The proposed development is located on a Major Transit Corridor (Dundas Street), which has been identified for a proposed Bus Rapid Transit system (BRT) along it, as well as an Avenue/Transit Corridor (Hospital Gate), which provides bus services to and from the adjacent Oakville Trafalgar Memorial Hospital. The bus station located at the corner of Dundas Street and Hospital Gate makes the subject site easily accessible via public transport and uses existing infrastructure as is directed in the PPS.

5.1.2 — Employment

As set out within the original Planning Justification Report for the previous application on these lands, it is anticipated that the development once completed will bring 117 new positions, thus assisting with increasing the employment densities of Oakville and the Region of Halton in both the public service and medical sectors. The addition of residential units onto this site does not impact the expected employment generated from this site.

The subject proposal is located on a transit corridor; however the building has been designed so as to not impact the corridor or any existing or planned transportation facilities and will in fact make use of said infrastructure in order to encourage its’ use.

The subject proposal conforms and implements the policies of the Provincial Policy Statement.

5.2 — Growth Plan for the Greater Golden Horseshoe

The subject land is located within the designated “Designated Greenfield Area”. The purpose of the Designated Greenfield Areas (“DGA”) is to encourage developments that support the achievement of complete communities, active transportation, and the integration and sustained vision of transit services. The minimum density target to be achieved for lands designated as Employment Areas within the DGA is

60 residents and jobs combined per hectare. As mentioned previously in this Report, the change of use of 33 units within this complex will not impact the amount of employment anticipated on this site.

Section 2.2.1 of the Plan discusses how development will be directed to settlement areas, and that it will be in the form of complete communities that feature a mix of diverse land uses, including residential and employment uses, with convenient access to local stores, services, and public service facilities. As set out in Section 2.2.2, population and employment growth will be accommodated through a number of means including the following: Directing a significant portion of growth to built-up areas; Directing development to settlement areas; and ensuring the availability of sufficient employment uses to accommodate the forecasted growth and planning and investing for a balance of jobs and housing.

The proposed zoning by-law amendment will not impact the amount of employment anticipated to occur on the subject lands and will allow a broaden of the continuum of care for seniors within a single facility.

The proposed development is consistent with the Growth Plan’s objective of creating diverse, compatible, mixed land-uses that support vibrant neighbourhoods and are sustained by public transit and alternative transportation modes. The proposed development conforms to and implements the policies of the Growth Plan for the Greater Golden Horseshoe.

5.3 — Region of Halton Official Plan

The Region of Halton Official Plan outlines a long-term vision for Halton’s physical form and community character. As per Map 1A of the ROP, the subject lands are located within the “Urban Area”:

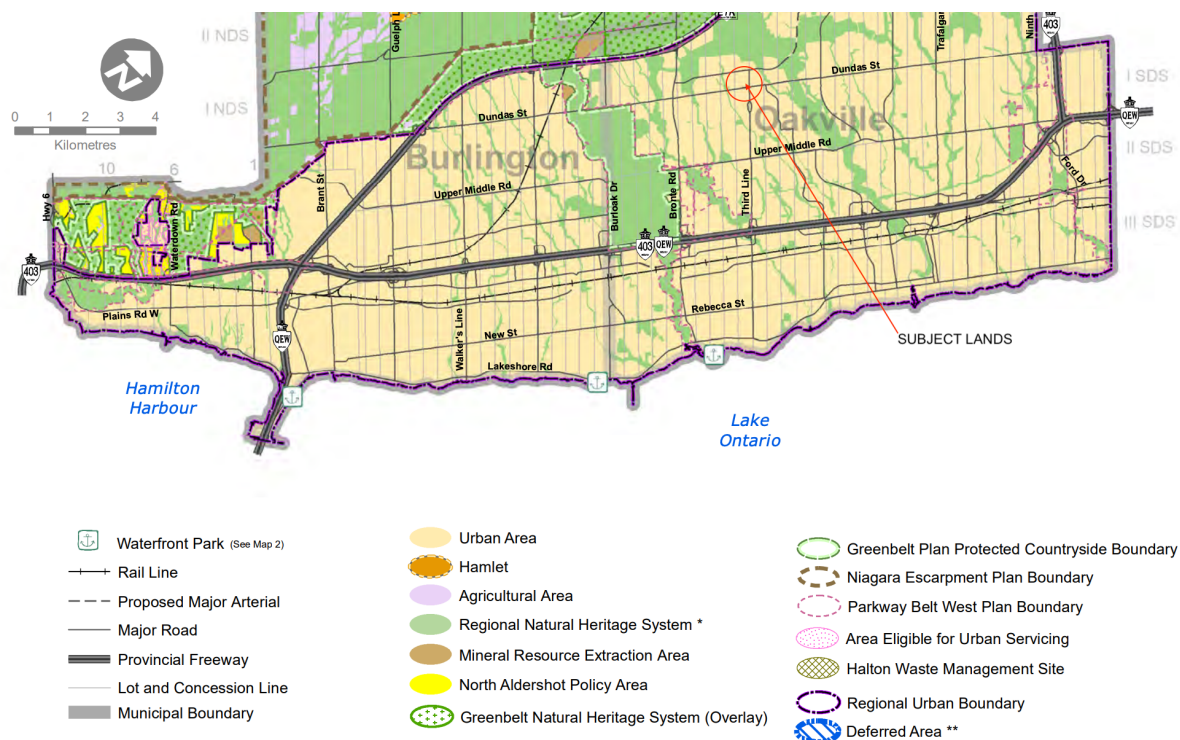


Figure 5.3.1 — Map 1 (Regional Structure) of the Region of Halton Official Plan with the location of the subject lands circled. As shown, 3000 Hospital Gate are located within both the “Urban Area”

5.5 Urban Area

The objectives of the Urban Area are to accommodate growth that is compact and supportive of transit usage to provide a range of identifiable, interconnected, and complete communities.

Section 72 maintains that growth will be compact and supportive of transit while making efficient use of spaces and services and promoting a strong and competitive economy. The existing approved development represents job creation and thus assists with the employment density targets for both the Town of Oakville and Region of Halton. The addition of 33 residential units will assist in providing needed senior housing within this area. The site is situated on a major transit corridor thus facilitating easy access by public transit both locally and from the greater surrounding area and is located within an area designated for growth. The proposed development conforms to the policies of the ROP.

5.6 — Official Plan Amendment No. 35

Official Plan Amendment No. 35 was approved by the Region of Halton on March 7, 2023. This amendment establishes the Hospital District as a Growth Area and establishes a new land use schedule “R” to provide for a mix of uses including institutional, employment residential and commercial and future roads for the district as well as introduces area-specific policies for the Growth Area. This area is planned to be a center for health care innovations with an emphasis on institutional and office development with residential uses complementing the employment capacity of the district.

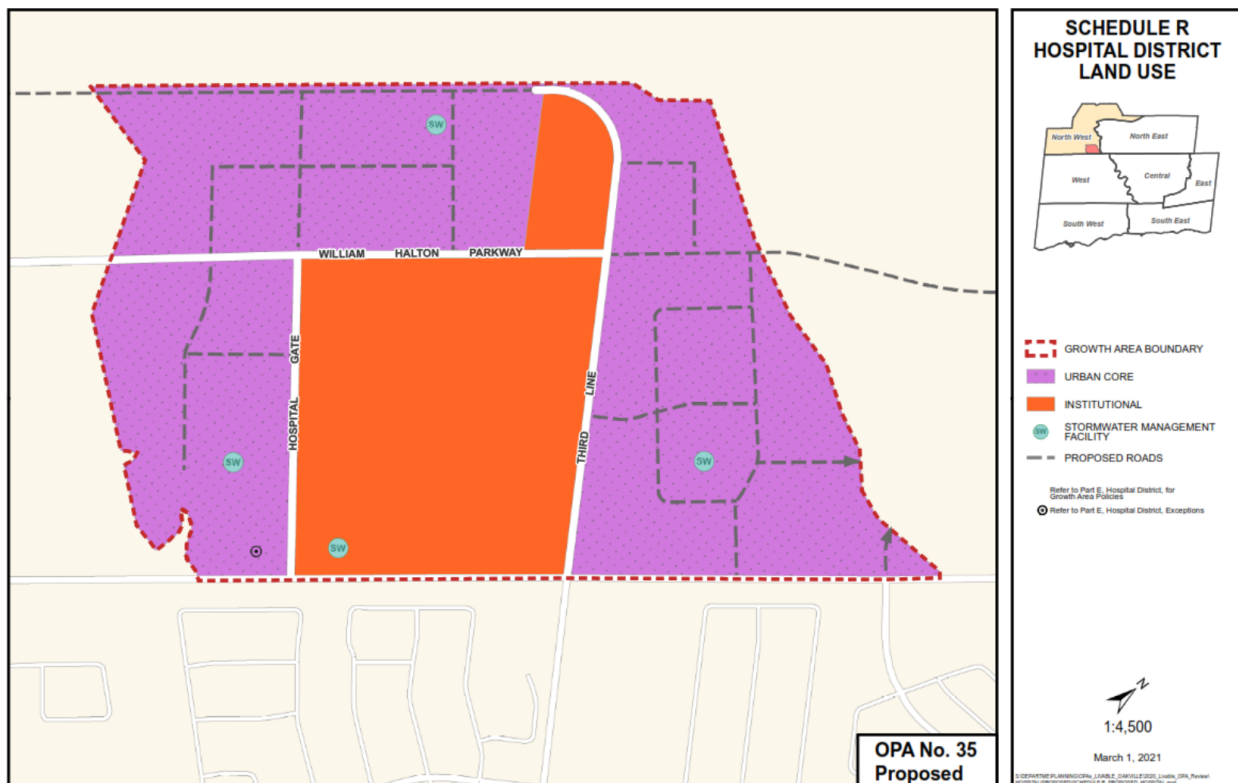


Figure 5.6 — Schedule R of OPA 35

As set out in Section 26.3: Residential uses west of the hospital are envisioned within a campus of care model with a range of housing options from independent to assisted living, long term care, community support uses, medical office and service commercial uses.

As noted previously, permitting 33 dwelling units within an assisted living facility will assist in providing a broader continuum of care within this facility. This directly implements this official plan policy of a campus of care ranging from independent to assisted living within a campus of care and specifically within one facility thereby allowing seniors to age in place without the need to move once care needs increase.

No changes to the building under construction other than the addition of kitchen facilities in 33 units are proposed as part of this proposed land use change. It is noted that Section 26.1.1 permits a minimum height of 4 stories on this site. The building currently under construction complies with the policies within OPA 35 and the Urban Design policies of the Official Plan and Livable by Design Manual. Compliance with the manual were assessed as part of the previous planning approvals for these lands.

Section 26.7.3 requires the preparation of a block plan showing the development scheme for the entirety of the block where the lands are located. This has been prepared and is attached as Schedule B. The predominant use of this site will remain as employment and the use of this site achieves a minimum of 55% jobs.

5.7 — Zoning By-Law Amendment

The site is subject to site specific provision 59 of the town of Oakville Zoning by-law 2009-189.

The Zoning By-Law Amendment is to remove the prohibited use of dwelling units within a nursing home or retirement home and to include 33 dwelling units as a permitted use to allow for a broader continuum of care within this facility in accordance with the Official Plan policies set out within OPA 35.

6.0 — Supporting Studies

As part of the pre-consultation process, the town has requested that a number of the studies previously submitted for the approved site plan be refiled with this application as well as an updated Functional Servicing Report and an updated Environmental Site Assessment.

7.0 — Public Consultation

A Pre-application Informal Virtual Public Meeting was held on February 22, 2024, at 6:30pm via Zoom. Property owners within 240m of the subject lands were mailed a notice of the Informal Virtual Public Meeting pursuant to Town and Provincial protocols. The Event remained open from 6:30pm to 7:30pm. No members of the public attended Zoom Event.

8.0 — Conclusion

The proposed amendment to Zoning By-Law 2009-189 is consistent with the Provincial Policy Statement, conform to and implement the Growth Plan, and conform to the Region of Halton Official Plan and OPA 35 and the Livable Oakville Plan.

The development proposal for 3000 Hospital Gate represents good planning and is supported by the provincial, regional, and local planning policies.

Respectfully submitted,



Ruth Victor | MCIP RPP MRTPI

APPENDIX A

DRAFT ZONING BY-LAW AMENDMENT

**THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW NUMBER 2024-XXX**

A by-law to amend the Town of Oakville Zoning By-law
2009-189, as amended, to permit the
Use of lands described as Part of Lot 27, Concession 1 Trafalgar NDS, Part
1 20R18562, save & except Part 2 on EXP, Easement over Part 1 on EXP
Plan HR1163698
3000 Hospital Gate (All Seniors Care)
File No. XXX

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(2) of By-law 2009-189, as amended, is further amended by rezoning the lands shown on Schedule B to this By-Law from I-59 (Institutional-Special Provision 59) to I-*** (Institutional-Special Provision ***).

2. This by-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

PASSED this xx day of mm, 2024

Rob Burton Mayor

Vicki Tytanek Town Clerk

To By-law 2024-XXX

Explanation of the Purpose and Effect of the By-law

To permit the use of a portion of a seniors assisted living and care facility for 33 residential dwelling units.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from (Exemption I-59) to (Exemption I-***)

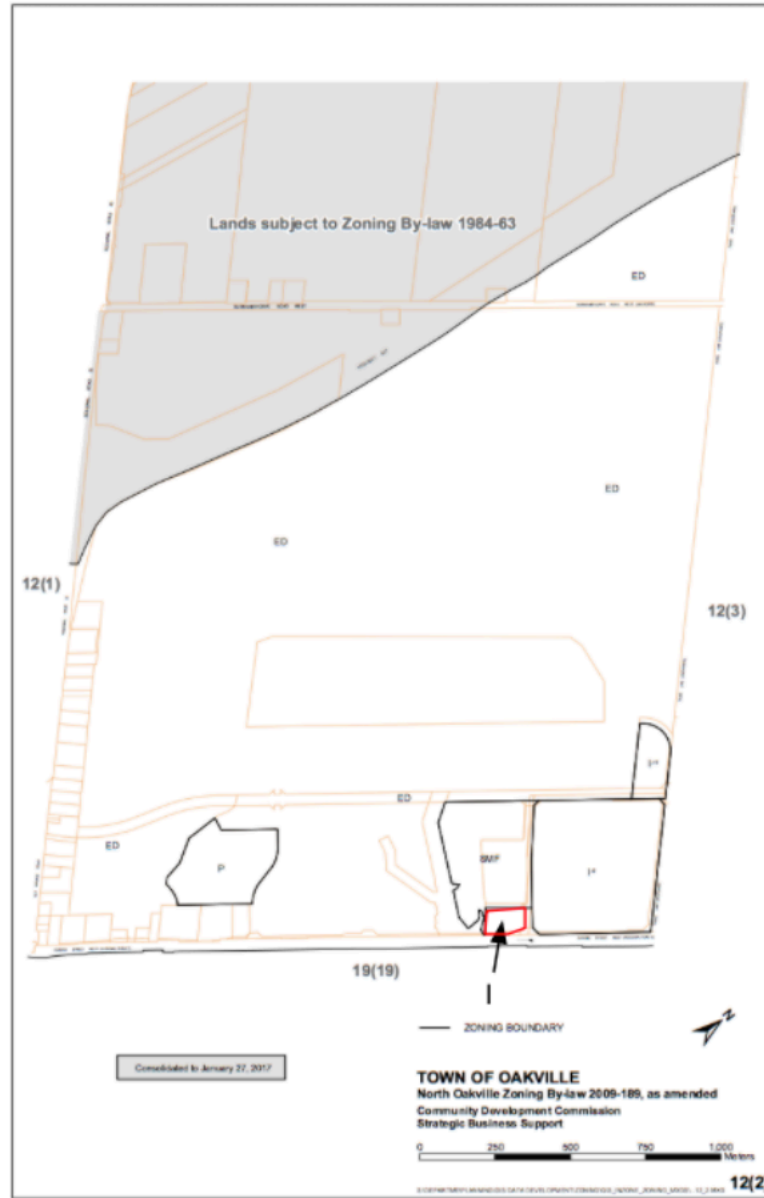
"(Exemption I-***)" removes the prohibition of dwelling units within a nursing home or retirement home and permits the use portion of a retirement home for 33 residential dwelling units.

Location of Lands Affected

Municipally known as 3000 Hospital Gate, in the Town of Oakville, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from _____ of the Town Planning and Building Department at 905-845-6601 ext. _____.

SCHEDULE "A"
To By-law 2024-XXX



Rob Burton

Mayor

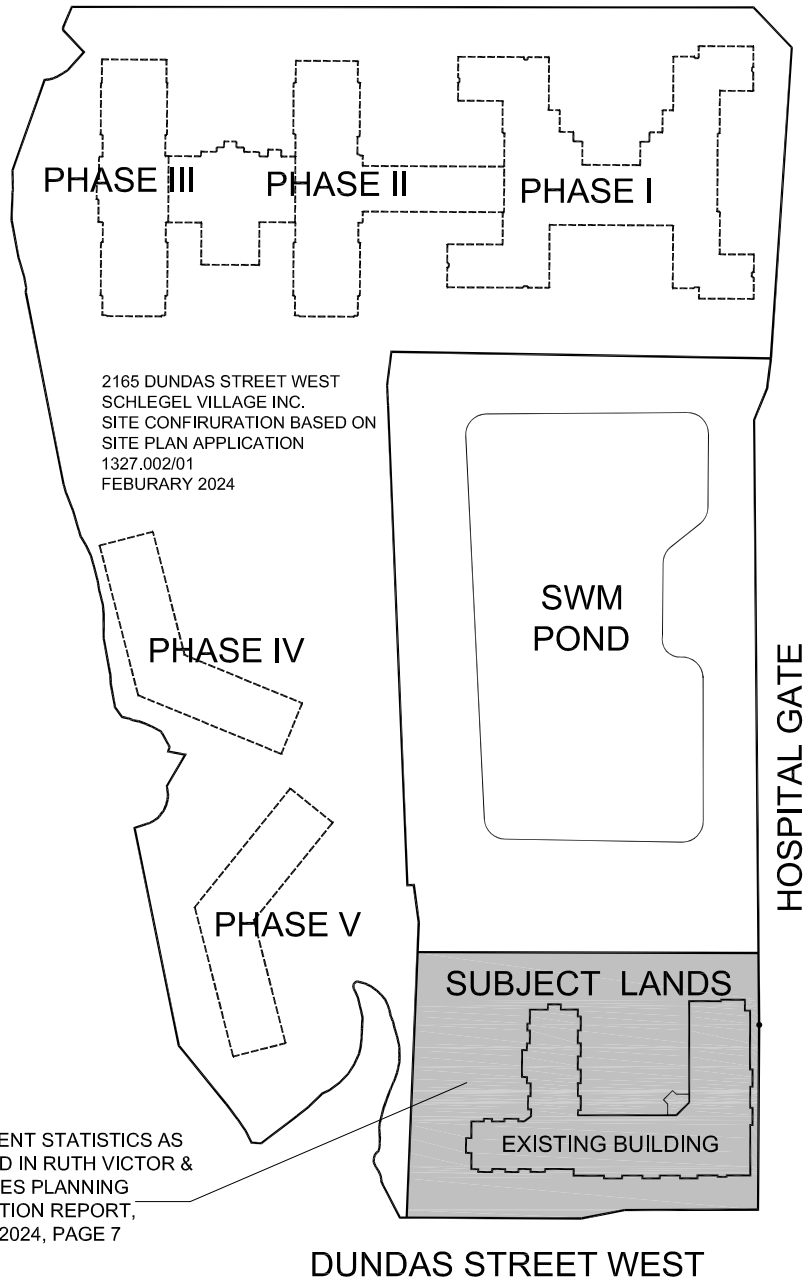
Vicki Tytanek

Town Clerk

APPENDIX B

BLOCK PLAN

BLOCK PLAN HOSPITAL DISTRICT - BLOCK 1



2165 DUNDAS STREET WEST
SCHLEGEL VILLAGE INC.
SITE CONFIRURATION BASED ON
SITE PLAN APPLICATION
1327.002/01
FEBURARY 2024

EMPLOYMENT STATISTICS AS
DESCRIBED IN RUTH VICTOR &
ASSOCIATES PLANNING
JUSTIFICATION REPORT,
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