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# HALDIMAND COUNTY

## Report PDD-36-2022 Zoning By-law Amendment Application for Edgewater Gardens Long-Term Care Facility Expansion



For Consideration by Council in Committee on August 23, 2022

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### OBJECTIVE:

To consider rezoning 432 and 434 Broad Street West, Dunnville to permit the expansion of the Edgewater Gardens Long-Term Care Facility in Dunnville.

### RECOMMENDATIONS:

1. THAT Report PDD-36-2022 Zoning By-law Amendment Application for Edgewater Gardens Long-Term Care Facility Expansion be received;
2. AND THAT application PLZ-HA-2022-066 to amend the Haldimand County Zoning By-law HC 1-2020 by rezoning the subject lands from 'Urban Residential Type 2 (R2)' Zone to 'Community Institutional – Holding (IC – H)' Zone to permit the expansion of Edgewater Gardens Long-Term Care Facility in Dunnville be approved in principle for the reasons outlined in Report PDD-36-2022;
3. AND THAT the by-laws attached to Report PPD-36-2022 be received as information and not be passed at this time;
4. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and Haldimand County Official Plan.

**Prepared by:** Ashley Crosbie, MCIP, RPP, M.PI, Senior Planner

**Reviewed by:** Shannon VanDalen, MCIP, RPP, CMMI, Manager of Planning & Development

**Respectfully submitted:** Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

**Approved:** Craig Manley, MCIP, RPP, Chief Administrative Officer

### EXECUTIVE SUMMARY:

The Ministry of Long Term Care awarded 64 new beds to Edgewater Gardens to expand their Long-Term Care Facility in Dunnville and double bed capacity from 64 to 128 beds. To accommodate the new beds, Edgewater Gardens is proposing to construct a new addition; the preliminary concept plan includes a new two-storey, 3,660 square metre (39,396 square foot) addition onto the front of their existing Facility.

To facilitate the expansion from a principle of land use (zoning) perspective, Edgewater Gardens submitted a Zoning By-law Amendment application to rezone 432 and 434 Broad Street West from 'Urban Residential Type 2 (R2)' Zone to 'Community Institutional (IC)' Zone to permit the expansion of the current Long-Term Care Facility. This is the subject application Council is being asked to **approve in principle** as part of this report. The Haldimand War Memorial Hospital (HWMH) more recently submitted a Zoning By-law Amendment application to rezone 405 Broad Street West (located

immediately north of the hospital) to amend the zoning of that property to permit a parking lot for parking for the HWMH and Edgewater Gardens Long-Term Care Facility expansion. This application will be considered at the September 20, 2022 Council in Committee meeting. Since the applications are tied together, a final decision on both applications should be made at the September 20<sup>th</sup> meeting. If both applications are approved, the By-laws would be passed at the September 26, 2022 Council meeting.

Advancing the zoning for the expansion lands (432 and 434 Broad Street West) at this time, while details around the final design, servicing, and parking are still in process, is proposed based on the following:

- it is a critical step to demonstrate project support and advancement to the Ministry with staff being advised by the proponent that deadline for approval is end of 2022;
- a significant amount of consultation has been undertaken by hospital administration with neighbouring landowners; and
- while the technical details are not currently available to staff (i.e. water, sanitary, storm), given the scale of the project and the current infrastructure conditions in this location and downstream, staff do not anticipate any significant issues from a functional standpoint.

The subject proposal for the expansion lands is consistent and conforms to planning policy frameworks, is considered good land use planning and desirable, and is in the public interest. Since the implementation of this proposal is dependent upon the required parking being made available, Planning staff recommends approval of this application in principle subject to the related Zoning By-law Amendment application for the parking lot being brought forward for approval at the September 20, 2022 Council in Committee meeting and a Holding (H) provision as described in the report.

## **BACKGROUND:**

The Haldimand War Memorial Hospital (HWMH) campus of care (campus) is located on three (3) separate parcels at 317 Lock Street West, 400 Broad Street West, and 428 Broad Street West, Dunnville (Attachment 1). The campus is owned by the HWMH and consists of residential condominiums (317 Lock Street West), the HWMH (400 Broad Street West), and Edgewater Gardens Long-Term Care Facility (428 Broad Street West), which currently accommodates 64 long-term care beds. The HWMH has been operating in the Dunnville community for more than 100 years and Edgewater Gardens has been operating since 2006. Edgewater Gardens has a wait list with more than 200 names on it.

The Ministry of Long Term Care recently approved an expansion project to double the number of beds available at Edgewater Gardens from 64 to 128 beds in March, 2021. The 64 new beds are expected to be accommodated through the construction of a new two-storey, 3,660 square metre (39,396 square foot) addition on 428, 432, and 434 Broad Street West, extending from the front of the existing Long-Term Care Facility (Attachment 2). The expansion will also include resident areas for recreation and activities specifically designed for long-term care needs (Attachment 3). The concept plan is preliminary at this point in time, and may change as Edgewater Gardens proceeds into the detailed design/site plan stage of the project in the fall. To prepare for the expansion, Edgewater Gardens will need to demolish the dwellings on the 432 and 434 Broad Street West, a dwelling on 400 Broad Street West, and a parking lot and canopy extending from the existing Long-Term Care Facility on 428 Broad Street West (Attachment 4).

The existing campus (317 Lock Street West, and 400 & 428 Broad Street West) is zoned 'Community Institutional (IC)' Zone, with various special provisions for uses, setbacks, and parking (Attachment 5). 432 and 434 Broad Street West (the subject lands) are owned by the HWMH and currently contain two dwellings, which are used for temporary lodging of doctors and midwives. However, the subject lands are not zoned 'IC' with the rest of the HWMH campus; they are currently zoned 'Urban Residential Type

2 (R2) Zone due to their historic use for low density housing (Attachments 5 & 6). To permit the expansion of Edgewater Gardens and expand the overall campus from a principle of land use (zoning) perspective, Edgewater Gardens submitted a Zoning By-law Amendment application in late April, 2022 to rezone the subject lands to the 'Community Institutional (IC)' Zone. Dealing with the zoning now, to establish a supportive zoning category, is critical to demonstrate to the Ministry the level of project support and advancement. In particular, the Ministry requires the correct zoning to be in place before Edgewater Gardens submits all other documentation for a Development Agreement with the Ministry by the end of the calendar year. While the technical details are not currently available to staff (i.e. water, sanitary, storm), given the scale of the project and the current infrastructure conditions in this location and downstream, staff do not anticipate any significant issues from a functional standpoint. These matters will be addressed through the detailed site plan process, which is normal course for development applications.

The subject lands have a total frontage of 20.12 metres (65.62 feet) on Broad Street West and are approximately 0.11 hectares (0.26 acres) in size (Attachment 6). The subject lands are expected to be merged with 428 Broad Street West prior to construction. As stated above, the subject lands contain two dwellings. Once the dwellings on the subject lands are demolished, the HWMH will make other arrangements for the lodging of doctors and midwives elsewhere on the campus.

Additionally, the HWMH submitted a separate Zoning By-law Amendment application (PLZ-HA-2022-105) in early July, 2022 to permit a parking lot at 405 Broad Street West to supply parking for the Edgewater Gardens expansion and additional parking for the HWMH. A separate report will be brought forward at the September 20, 2022 Council in Committee meeting for Council's consideration on that application. Hearing this Zoning By-law Amendment application for the expansion lands (432 and 434 Broad Street West) ahead of the Zoning By-law Amendment application for the parking lot lands (405 Broad Street West) will also confirm Planning staff's understanding that most neighbours are supportive of the expansion project and will provide an opportunity for Council to hear issues relating to the expansion lands, if any, before a final decision is made at the September 20, 2022 Council in Committee meeting and the By-laws are passed at the September 26, 2022 Council meeting. By dealing with an approval in principle only, it also ensures that a final decision is not made until public comments are heard and there is certainty on the off-site parking provision.

This Zoning By-law Amendment is required to change the principle of land use (zoning) of the subject lands to permit the expansion to Edgewater Gardens and is the first step in the planning and development process. If approved, Edgewater Gardens will need to:

1. Receive approval for Zoning By-law Amendment application PLZ-HA-2022-105 for 405 Broad Street West (referred to above) to permit a parking lot on these lands for Edgewater Gardens and the HWMH (on September 20<sup>th</sup>);
2. Submit and receive approval for Site Plan applications (including registration of Site Plan Agreements) for the subject lands and 405 Broad Street West to address zoning, engineering, architecture, parking, and landscaping requirements prior to obtaining County permits;
3. Submit and receive approval for a Deeming By-law application for the subject lands and 428 Broad Street West to merge the properties together;
4. Clear the conditions of the Holding (H) provision, which include:
  - i. Confirmation and granting of servicing allocation;
  - ii. Archaeological investigation and approval;
  - iii. Parking assessment and plan approval for 405 Broad Street West;
  - iv. Site Plan approval for 405 Broad Street West and the subject lands, including registration of required Site Plan Agreements;
  - v. Approval of a Deeming By-law for the subject lands and 428 Broad Street West; and
5. Obtain County permits such as building, road entrance, and water and sewer permits.

Edgewater Gardens went through the pre-consultation process on July 6, 2022 and has received the list of requirements to move forward with the overall project. The project is being managed by the Development Concierge Team (DCT) which is a cross divisional team that assists applicants in streamlining the development process for applications related to job retention or creation or other significant/priority projects that benefit the community.

Surrounding land uses include institutional (The Foot Fixers) and residential to the north, institutional (Haldimand Family Health Team, Dulmage Dental Arts, and St. Paul's Anglican Church) and residential to the east, institutional (HWMH building for doctors and midwives, Dunnville Physiotherapy and Rehabilitation) and residential to the south, and institutional (Dunnville Secondary School) and residential to the west. Residential uses in the area range from single detached dwellings to apartment buildings.

## **ANALYSIS:**

The following planning considerations apply to this proposal:

### **Provincial Policy**

#### ***Provincial Policy Statement (PPS), 2020***

The Provincial Policy Statement (PPS), 2020 provides overall policy direction on matters of provincial interest related to land use planning and development in Ontario. The PPS sets the policy foundation for regulating the development and use of land. The *Planning Act* requires all decisions affecting planning matters to be consistent with the PPS policies.

The PPS requires settlement areas to be the focus of growth and development. Land use patterns within settlement areas are to be based on densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid their unjustified and/or uneconomical expansion; and support active transportation. The subject lands are located in the settlement area of Dunnville. The existing campus and subject lands are well positioned within the built-up area of Dunnville for local staff and visitors to choose modes of active transportation (walking or biking) over driving. Edgewater Gardens is existing and is co-located with other like uses on a campus of care. Expansion of the existing Long-Term Care Facility and campus onto the subject lands will efficiently use land and hospital resources. The subject lands front onto existing municipal services (water, wastewater, and stormwater); through the Site Plan process, the applicant will be required to provide functional servicing and stormwater reports and related plans to provide servicing proposals for County review and approval. Planning staff recommends that a Holding (H) provision be affixed to the zoning of the subject lands to require servicing capacity to be allocated to the project and confirmation of capacity in the conveyance system (pipes) and at the plants. This will permit Council to amend the principle of land use today, while ensuring that servicing matters are addressed prior to site alteration and development. Staff do not have concerns with water and wastewater capacity in the conveyance system (pipes) and treatment (plant) at this time. Based on information currently available, staff believe the project can be functionally serviced. However, a Functional Servicing Report (FSR) with a request for servicing allocation, Stormwater Management Report, servicing and grading plans, and modelling of the request are required to confirm adequate servicing at the time of the Site Plan application.

The PPS identifies that healthy, liveable and safe communities are sustained, in part, by accommodating a mix and range of uses including long-term care facilities and ensuring that necessary infrastructure and public service facilities (including long-term care facilities) are or will be available to meet current and projected needs. The PPS recommends that public service facilities (including hospitals and long-term care facilities) be co-located in community hubs, where appropriate, to promote

cost-effectiveness and facilitate service integration, access to transit, and active transportation. The expansion is needed to address the current wait list at Edgewater Gardens and the Ministry of Long Term Care has awarded Edgewater Gardens new beds to double bed capacity. The expansion will be co-located within an existing campus, thereby satisfying these policies.

The PPS states that planning authorities shall promote economic development and competitiveness, in part, by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs. The proposed development is expected to create sixty (60) new full-time jobs, which benefits the community beyond providing new bed capacity.

The PPS states that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of protected heritage property will be conserved. The dwellings on the subject lands and the dwelling on 400 Broad Street West, which are all to be demolished, are not designated under Part IV of the *Ontario Heritage Act* and are not listed on the County's List of Properties of Potential Heritage Significance. The property to the west (438 Broad Street West) of the subject lands is listed. To that end, the Heritage Haldimand Committee reviewed the proposed expansion plans and have no concerns. Therefore, the intent of this policy has been satisfied.

The PPS that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. The applicant is required to complete and provide the Provincial archaeological checklist as part of the Site Plan application package and may be required to submit an archaeological assessment if triggered by the answers provided in the checklist. Planning staff recommends that a Holding (H) provision be affixed to the zoning of the subject lands to require completion of the archaeological checklist and approval of an archaeological assessment by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), if required. This will permit Council to amend the principle of land use today, while ensuring that archaeological matters are addressed prior to site alteration and development.

Lastly, the PPS prohibits long-term care facilities in riverine hazard land areas. The Grand River Conservation Authority (GRCA) has confirmed that the subject lands fall outside of the riverine hazard lands, Dunnville Special Policy Area for floodplains, and their regulation limit. Therefore, there is no concern with permitting the expansion onto the subject lands. The GRCA has also confirmed that they have no concerns with the parking lot proposal at 405 Broad Street West.

It is Planning staff's opinion that the subject application is consistent with the PPS provided that a Holding (H) provision is affixed to the zoning of the subject lands to address certain matters as noted above.

### ***A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020***

A Place to Grow establishes a unique land use planning framework for the Greater Golden Horseshoe to 2051 that supports the achievement of complete communities (which includes long-term care facilities and age friendly development), a thriving economy, a clean and healthy environment, and social equity in the face of the magnitude and pace of forecasted growth and changes expected in the region. A Place to Grow speaks to issues relating to economic prosperity, which include transportation, infrastructure planning, land use planning, urban form, housing, natural heritage, and resource protection. The *Place to Grow Act* requires all planning decisions to conform with A Place to Grow.

A Place to Grow states that public service facilities (including long-term care facilities), land use planning, and investment in public service facilities will be co-ordinated to implement A Place to Grow. Public service facilities and public services should be co-located in community hubs and integrated to

promote cost-effectiveness. Priority should be given to maintaining and adapting existing public service facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments. Existing public service facilities that are located in or near strategic growth areas and are easily accessible by active transportation and transit, where that service is available, should be the preferred location for community hubs. Municipalities will collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-location and planning of community hubs and other public service facilities. The subject proposal is expressly supported by these policies of A Place to Grow.

## County Policy

### *Haldimand County Official Plan*

The Haldimand County Official Plan (OP) creates the framework for guiding land use changes in the County over the long-term. The OP provides the avenue through which Provincial Policy is implemented into the local context, protects and manages the natural environment, directs and influences growth patterns, and facilitates the vision of the County as expressed through its residents. A Zoning By-law Amendment application must conform to the OP.

The subject lands and existing campus are designated 'Residential' in the OP. The OP states that Haldimand County is committed to providing a variety of social services including assisted living or long-term care to enable residents to enjoy a high quality of life.

To that end, the OP permits community-oriented, institutional uses including long-term care facilities in areas designated 'Residential' in accordance with the following criteria:

- a) the use should generally be located in proximity to an arterial or collector road;

**Planning Comment:** The subject lands front onto Broad Street, which is an arterial road.

- b) adequate on-site parking must be provided, including provision for drop-off and pick-up facilities, where required;

**Planning Comment:** A Zoning By-law Amendment application has been submitted to permit a parking lot at 405 Broad Street West, Dunnville to supply parking, which has been scheduled for the September 20, 2022 Council in Committee meeting. The Haldimand County Zoning By-law HC 1-2020 permits the off-site approach to parking for institutional uses, and will be discussed in the Zoning By-law section below. Additionally, the applicant will be required to submit a Site Plan application, including a site plan agreement, to commit parking on 405 Broad Street West to the HWMH campus (including Edgewater Gardens).

- c) screening and buffering shall be implemented in accordance with the policies of the OP, as appropriate; and

**Planning Comment:** A Site Plan application will be required to address the site details, window placement, and screening and buffering relative to adjacent residential uses. The future site plan application will be in line with existing development on the HWMH campus, thus maintaining existing setbacks, and will have an appearance and function typical of the existing hospital campus. The future site plan application will need to conform to all required setbacks to the street and adjacent properties in the Haldimand County Zoning By-law, thereby resulting in preferred urban design and buffering.

- d) buildings are designed in a manner that reflects the character of the neighbourhood in which it is proposed, including consideration of nature, scale and density of existing development in the vicinity.

**Planning Comment:** To be addressed through the Site Plan application process. Elevation drawings will be required as part of the Site Plan application package.

The subject lands are located adjacent to the existing HWMH campus and are surrounded by several other established institutional properties/buildings in the area. Expansion of Edgewater Gardens and the campus onto the subject lands is considered appropriate from a principle of land use perspective for the area. The proposed development will be evaluated against the above criteria through the Site Plan application. These items can be accommodated through proper site design, design and setback of the building, landscaping (including fencing), and placement of lighting. Planning staff recommends that a Holding (H) provision be affixed to the zoning of the subject lands to require a Parking Assessment & Plan and Site Plan approval. This will permit Council to amend the principle of land use today, while ensuring that parking and Site Plan matters are addressed prior to site alteration and development.

The OP identifies that a Functional Servicing and Stormwater Management Studies are required to support the proposed development. While these studies are typically completed and submitted as part of the zoning application (when rezoning is required ahead of a site plan application), in this case the zoning is required prior to the Ministry granting a Development Agreement which paves the way for more detailed engineering design and analysis. That, coupled with the quality of information staff have for the servicing infrastructure in this location and downstream, gives staff confidence that the site can function as envisioned from a servicing perspective. The more detailed studies will be submitted and reviewed through the Site Plan Application process, once the applicant has obtained Ministry support through its Development Agreement process.

It is Planning staff's opinion that the subject application is consistent with the OP provided that a Holding (H) provision is affixed to the zoning of the subject lands to address certain matters as noted above.

### ***Haldimand County Zoning By-law HC 1-2020***

The purpose of the Haldimand County Zoning By-law HC 1-2020 is to control the use of land within the County by stating exactly how lands may be used, where buildings and other structures can be located, the types of buildings that are permitted and how they may be used, and the lot sizes and dimensions, parking requirements, building heights and setback from the street. The Zoning By-law implements the Official Plan and is legally enforceable. A site plan cannot be approved and building permits issued if the correct zoning is not in effect or the development does not conform to all zoning provisions.

The subject lands are currently zoned 'Urban Residential Type 2 (R2)' Zone. The 'R2' Zone permits a bed and breakfast; single detached dwelling; semi-detached dwelling; duplex dwelling; group-home dwelling; secondary suite; home-based business, home-office; and home-based business, home occupation. The 'R2' Zone does not permit a long-term care facility. The existing campus is zoned 'Community Institutional (IC)' Zone with special provisions for permitted uses, setbacks, and parking. The 'IC' Zone permits a long-term care facility. The applicant is proposing to rezone the subject lands to the 'IC' Zone to permit the expansion to Edgewater Gardens and expand the overall campus.

The 'IC' Zone permits an accessory dwelling unit in a permitted building; home-based business, home office; home-based business, home occupation; accessory boutique; day care nursery; accessory financial institution; funeral home; office, medical; accessory pharmacy; place of entertainment; place of sports and recreation; private club; accessory restaurant; accessory restaurant, fast food; accessory restaurant, take-out; accessory retail store; school, trade; cemetery; community centre; cultural facility; hospital; hostel; **long-term care home**; office, business; place of assembly; place of worship; retirement home; school, elementary; school, private; school, secondary; school, post-secondary; training and rehabilitation centre; fair or exhibition grounds; and golf course. The intended use is a long-term care facility, as new beds have been awarded by the Ministry of Long Term Care. Many of the

listed uses would not fit onto the site as a result of the size of the subject lands and existence of the campus.

The subject lands do not meet the required minimum lot frontage and size requirements. The required minimum lot frontage is 30 metres (~100 feet) and the existing frontage of each lot is 10.06 metres (33 feet) per lot (20.12 metres (66 feet) combined). The required minimum lot size is 1,855 square metres (0.46 acres) and the existing lot size of each lot is approximately 536 square metres (0.13 acres) (1,076 square metres ((0.26 acres) combined). Edgewater Gardens will be required to merge the subject lands with 428 Broad Street West through a Deeming By-law to bring the subject lands into conformity with the Zoning By-law prior to construction. Edgewater Gardens will also be required to satisfy the standard 'IC' zone provisions for items such as setbacks, landscaping strips (buffers), parking, and loading or apply and receive approval for a subsequent Minor Variance application if any provisions are not met (Attachment 7 – IC Zone Standards only).

Further, Edgewater Gardens is removing a small parking lot (consisting of ten (10) parking spaces) on 428 Broad Street West to accommodate the proposed expansion (Attachments 2 and 4) and is proposing to provide parking for Edgewater Gardens and the HWMH on the existing campus as well as on a separate lot at 405 Broad Street West (Attachments 1 and 4). The Zoning By-law requires one (1) parking space to be supplied for every three (3) beds. Forty-four (44) parking spaces will be required for all existing and new beds at Edgewater Gardens. The Zoning By-law permits parking for institutional zones to be supplied within 120 metres (~400 feet) of the main pedestrian access of the building for which the parking spaces are required, provided a Site Plan Agreement is registered on the title of the lands used for parking committing said parking spaces to the related institutional use. The parking lot at 405 Broad Street West is approximately 80 metres (262 feet) from the Edgewater Gardens addition and is expected to be able to accommodate at least forty-four (44) parking spaces, if not more. However, before the parking lot can be used, Council must approve the related Zoning By-law Amendment application to add a parking lot as a permitted use at 405 Broad Street West, Dunnville at the September 20, 2022 Council in Committee meeting.

If Council approves this related Zoning By-law Amendment application, there would be no need for any customized parking provision (reduction or otherwise) for the subject application. A Site Plan is required for all commercial (large) parking lots; therefore a Site Plan would be required for 405 Broad Street West for parking count, layout, access/egress, grading and stormwater management, buffering, landscaping, fencing, and lighting. A Site Plan Agreement would be required as part of the Site Plan process and must be registered on title of 405 Broad Street West committing the parking lot to Edgewater Gardens and the HWMH indefinitely.

Similarly, the 'IC' Zone is a site plan control zone. A Site Plan application, including Site Plan Agreement, for the subject lands must be approved by the General Manager of Community & Development Services prior to building permits being obtained.

Planning staff recommends that a Holding (H) provision be affixed to the zoning of the subject lands to require approval of a Deeming By-law and Site Plans, including Site Plan Agreements. This will permit Council to amend the principle of land use today, while ensuring that zoning conformance and Site Plan matters are addressed prior to site alteration and development.

It is Planning staff's opinion that the subject application generally conforms with the Haldimand County Zoning By-law HC 1-2020 provided that a Holding (H) provision is affixed to the zoning of the subject lands to address certain matters as noted above.

A Zoning By-law is included as Attachment 8 to the subject report. A Holding (H) provision removal by-law authorizing the General Manager of Community & Development Services to remove the H provision when all conditions have been satisfied is included as Attachment 9.



## **Conclusion and Next Steps**

Overall, it is Planning staff's opinion that the subject applications are consistent with the Provincial Policy Statement (2020), conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), conform to the Haldimand County Official Plan, and are appropriate and compatible development for the subject lands. Planning staff recommend approval of the subject application in principle subject to final decision at the September 20, 2022 Council in Committee meeting together with the related Zoning By-law Amendment application for the parking lot lands.

If Council approves the subject applications at the September 20, 2022 Council in Committee meeting, next steps will include those listed in the Background section above.

## **FINANCIAL/LEGAL IMPLICATIONS:**

All required financial securities for works in the County right-of-way and onsite landscaping will be detailed in the Site Plan Agreements and will be posted to the County prior to Site Plan Approval. Cash-in-lieu of Parkland dedication will be provided to the County prior to Site Plan Approval in accordance with the County's parkland dedication by-law. Development Charges will be provided to the County at the time of building permit application.

## **STAKEHOLDER IMPACTS:**

**Mississaugas of the Credit First Nation** – No comments received.

**Six Nations Council** – No comments received.

**Bell Canada** – Thank you for your circulation on Notice of Public Meeting – PLZ-HA-2022-066/PDD-35-2022 Edgewater Gardens Expansion. Your email has been received and relayed to Bell staff for review. However, please note that Bell Canada does not generally comment on Zoning By-law Amendment applications. Bell Canada does generally comment on Site Plan applications.

**Planning Comment:** Planning staff will circulate Bell Canada on the future Site Plan applications.

**Building & Municipal Enforcement Services** – Firefighting requirements must be met (fire hydrants required within 90 metres of the main entrance of each building). Parking is required as per Section 5 of the Zoning By-law. The properties are under Site Plan Control as per the Zoning By-law; Site Plan approval is required prior to obtaining building permits. Demolition, building, and plumbing permits and other related permits are required. Development charges are required. Detailed notes (zoning, Ontario Building Code, fees) were provided in the pre-consultation notes.

**Canada Post** – Please be advised that Canada Post does not have any comments on the demolition of two (2) houses at 432 and 434 Broad St. W. to expand the existing long term care facility at 428 Broad St. W.

**Planning and Development, Development Technologist** – No objections.

**Emergency Services** – No objections.

**Grand River Conservation Authority (GRCA)** – See Attachments 8 and 9. No objection.

**Hydro One (High Voltage/Corridor)** – We are in receipt of your Application, PLZ-HA-2022-066 dated June 10, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only. For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

**Project Manager, Forestry** – Forestry has no concerns about rezoning 432 and 434 Broad Street West. The applicant should be aware that there is a County-owned tree in front of 434 Broad Street West that they will have to consider protecting should they submit a future Site Plan application.

**Project Manager, Water & Wastewater Capital** – All existing servicing, water, and sanitary sewer to the existing dwellings that are to be demolished are to be completely removed from their respective mains within the road rights-of-way to the property lines or the monthly billing will continue to be applied. If the parcels are merging, only one set of municipal services per premise is permitted. The existing Long-Term Care home has existing water and sanitary services. These existing services will have to support the expansion. If they aren't capable of meeting the increased flow or discharge demands, the proponent will be required to replace the existing with new services. The development will be modeled for water and wastewater capacity at the Site Plan stage, at the proponent's expense.

**Planning Comment:** Servicing (including removals and any required replacements) will be addressed through the Site Plan application process.

**Supervisor of Water & Wastewater Engineering & Compliance** – A water servicing plan (fire and domestic) and sanitary servicing plan are required in accordance with the County Design Criteria. Demolition requirements for water and sewer were provided. If the properties are merged, services may need to be removed at the water and wastewater mains to meet single service requirements within the County's Design Criteria. Additional comments will be provided once servicing drawings are received.

**Trans-Northern Pipeline Inc. (TNPI)** – We can confirm that TNPI has NO infrastructure in the mentioned area.

**Engineering Services, Transportation Engineering Technologist** – A Traffic Impact Study (TIS) is not required but details of the construction are required, including: start time, expected duration and any phasing that will affect access and parking. Staff, visitor/resident, and outpatient parking locations to be provided. Pedestrian crossing is to be reviewed.

No comments were received from CN Railway, CP Railway, Enbridge, Hydro One (Local), Rogers, and the Finance Division.

## **REPORT IMPACTS:**

Agreement: Yes

By-law: Yes

Budget Amendment: No

Policy: No

## **ATTACHMENTS:**

1. Hospital Campus and Proposed Expansion Lands.
2. Edgewater Gardens Expansion Plan.
3. Edgewater Gardens Floor Plans.
4. Edgewater Gardens Demolition Plan.
5. Zoning Map.
6. Location Map.
7. IC Zone Standards.

8. Draft Zoning By-law.
9. Draft Holding (H) Provision Removal By-law.
10. Grand River Conservation Authority (GRCA) Comments.
11. GRCA Map.