



October 26, 2018

Director of Community Services
Township of Clearview
217 Gideon Street
Stayner, ON L0M 1S0

Attn: Ms. Mara Burton MCIP, RPP

Re: Zoning By-Law Amendment Application. Proposed Jarlette Long-Term Care Home and Retirement Lodge, 7044 Highway 26, Clearview. Owner: The Estates of Clearview Inc.

On behalf of Jarlette Health Services ('JHS'), we are pleased to submit a zoning by-law amendment application to permit the development of a long-term care ('LTC') home and a retirement lodge, on a land parcel within Block 39 of Draft Approved Plan of Subdivision number SD-2004-011 ('Grand Clearview Estates Subdivision'). As directed by staff, the following items are attached to satisfy the Township's requirement for a 'complete application':

- (1) completed copy of the Zoning By-Law Amendment Application Form;
- (12) copies of the As-Built Survey folded to 8.5" x 11";
- (12) copies of the Conceptual Site Plan folded to 8.5" x 11";
- (12) copies of our Planning Justification Report which follows in the body of this letter;
- A \$6,750.00 cheque payable to the Township of Clearview for the Zoning By-Law Amendment Application Fee (\$5,000), a Peer Review/Processing Deposit Fee for the Zoning By-Law Amendment (\$1,500), and the Pre-Submission Consultation Fee (\$250).

PLANNING JUSTIFICATION REPORT

Introduction

The Need:

JHS is presently operating Stayner Care Centre, a 49-bed long-term care home, in Stayner. In response to community demand, JHS applied for and was granted 47 additional long-term care bed licenses by the Minister of Health and Long Term Care on the condition that the long-term care home is redeveloped and fully operational by December 31, 2022. If JHS fails to deliver the fully operational 96-bed long-term care home (the redevelopment of 47 existing beds and the development the 49 new beds) by December 31, 2022, the Minister will rescind their commitment and reallocate the beds elsewhere within the province.

To meet the Minister's timeframe, JHS entered into a purchase agreement with The Estates of Clearview Inc. that is contingent on obtaining development approvals and building permits by the end of March 2019.

The Planning Context:

The Township of Clearview Official Plan permits the use of land for the proposed development. The zoning by-law must be amended to facilitate the development.

The Development Proposal:

JHS proposes to construct a multi-phased Continuum of Care Facility ('CCF') on a 2.42-hectare (six-acre) parcel of land located within Block 39 of the Grand Clearview Estates Subdivision.

The CCF will include a state-of-the-art 96-bed licensed long-term care home, providing care and services to 96 residents requiring 24-hour nursing care and services. When the market is ready, the development of other senior housing options, such as apartments and a retirement lodge, will meet the growing needs of seniors in the community, while allowing residents to age in place. A common center link joining the

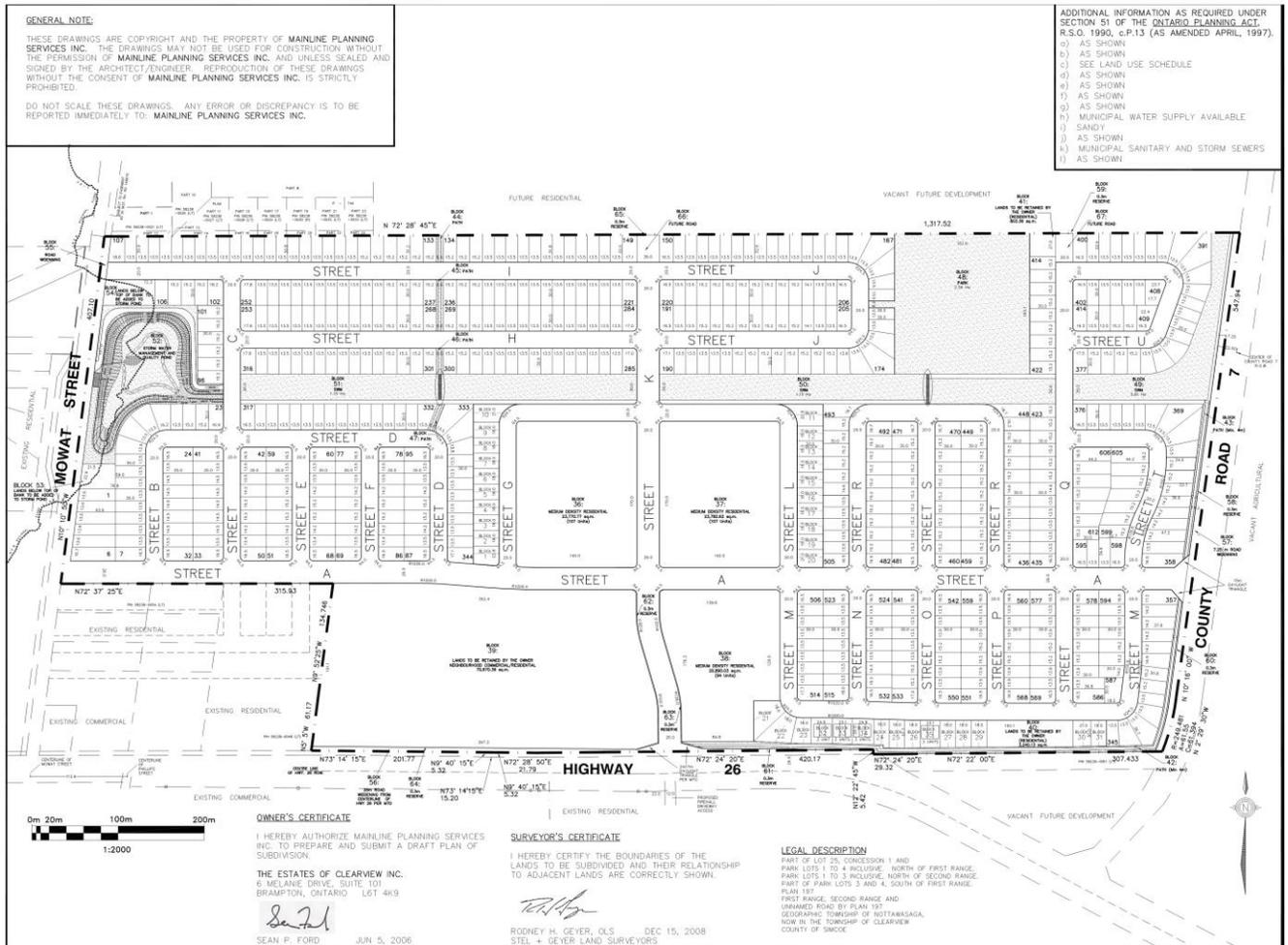


Figure 2: Grand Clearview Estates Subdivision

Phase 1

The LTC home will be constructed in the first phase of development. As noted in the site plan, the proposed four-storey LTC home will be constructed to house 96 residents on the first two floors, with a proposed third floor having the capacity to provide care and services to an additional 64 residents, should the Minister of Health and Long Term Care award additional bed licenses. The fourth floor will provide the potential for approximately 35 seniors apartments.

A common center link will adjoin Phase 1 and 2 of the CCF (see Figure 1). The link will include a main street style promenade and may offer hairdressing, café and tuck shop amongst other services. The proposed café would be accessible to all residents and visitors. The link will be designed with a primary focus on providing residents of the CCF with a community feel and encouraging the community at large to be an integral part of the resident experience.

In constructing the site-specific by-law, the list of services shall include but not be limited to the following: tuck shops, spa / salon, doctor / dental services, other medical services, theatre, games room, café, and greenhouse. The CCF may include an adult day centre, offering services such as a rehabilitation / restorative clinic, supporting the Local Health Integration Network initiative to provide comprehensive, community-focused care. The clinic may provide rehabilitation services for out-patients, including programs to improve strength, mobility, endurance, and life skills.

It is our professional opinion that the proposed CCF will promote economic growth and build partnerships

within the community. The existing Stayner Care Centre currently employs approximately 50 people. The fully developed CCF would see employment rise to approximately 200 people, bringing further intangible benefits to the local community, while enabling township residents to age in place.

Phase 2

Phase 2 of the development includes a connected four-storey retirement lodge. The retirement lodge is an apartment building designed for older members of the community providing a lifestyle opportunity that promotes independence with access to various levels of care and services. The retirement lodge will contain approximately 140 dwelling units.

Subject Site and Surrounding Area

Location:

The municipal address of the site is 7044 Highway 26 in the Township of Clearview. It is legally described as part of Park Lot 3, South of First Range, Registered Plan 197, Township of Clearview and more particularly located on Block 39 of Plan of Subdivision SD-2004-011 (see Figure 2). The proposed parcel ('subject property') will be subdivided from Block 39 and will be 2.42 ha in area with 123.52m of frontage on 'Street A' (see Figure 3).

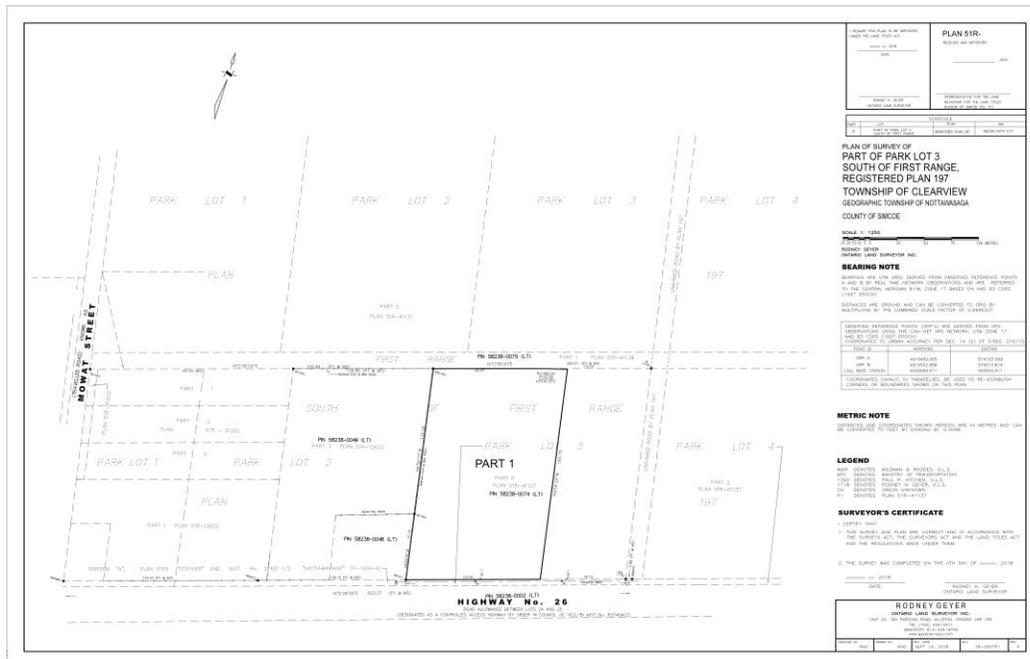


Figure 3: R-Plan of Subject Property

Surrounding Land Use:

The subject property as well as lands abutting to the north and east are subject to an approved plan of subdivision (see Figure 2). The subject property is part of Block 39 on the plan of subdivision and is designated by Official Plan 8 for Mixed Commercial and Residential Development which includes institutional uses. The remainder of the subdivision surrounding the subject property will consist of a variety of single family and apartment housing, parks and greenbelts.

The subject property backs onto Highway 26 and to the west are existing residential and commercial properties. The subject property is near an emergency services facility including ambulatory and fire services, located on the southern frontage of Hwy 26.

Legislation and Policy Review

We respectfully submit that a zoning by-law amendment application to permit the subject development complies with all relevant provincial planning legislation including, but not necessarily limited to, provincial, county and township policy directions. We have reviewed the relevant legislation and policies and offer our comment as follows:

Planning Act:

Section 2 of the Planning Act describes the Provincial Interest. We believe that the proposed development complies with Section 2 of the Planning Act which requires:

“The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (h) the orderly development of safe and healthy communities;*
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (i) the distribution of educational, health, social, cultural and recreation facilities;*
- (j) the adequate provision of a full range of housing;*
- (k) the adequate provision of employment opportunities;*
- (l) the protection of the financial and economic well-being of the Province and its municipalities;*
- (m) the co-ordination of planning activities for public bodies;*
- (p) the appropriate location of growth and development”*

It is our professional opinion that the provincial interest supports Council's decision to approve this rezoning application to allow the development of the subject property for a continuum of care home.

Provincial Policy Statement 2014:

Issued under the authority of Section 3 of the Planning Act, the updated Provincial Policy Statement (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development. Housing policies in the PPS require that an appropriate range of housing types and densities are established to meet the requirements of current and future residents as well as the provision of housing in locations with appropriate levels of infrastructure and services. Municipalities are required to make decisions on planning matters that are consistent with the PPS.

It is our professional planning opinion that the subject zoning by-law amendment application implements the guiding principles of the PPS and we offer our comment as follows:

Building Strong Communities

The proposed development will address an immediate need for long-term care beds, transitional senior housing, and supporting services that will serve the immediate and future needs of the Township of Clearview. The CCF will provide comprehensive care services to the community and much needed housing options for older persons that wish to transition into care while optimizing their independence. Consistent with provincial objectives, the CCF will provide options to the community including in-home care.

Policy 1.1.1 b) discusses *“accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.”*

The CCF accommodates the provincial objective noted in Policy 1.1.1b). The conceptual site plan (Figure 1) provides for housing options for older persons including long-term care beds and transitional residences for those that require limited care. Housing options for older persons will be provided through the development of a retirement lodge. The retirement lodge will be connected to a common center link with supporting services that may include medical services, personal service shops, a restaurant, and a tuck shop. Amenity areas and other uses will be provided to meet the long-term needs of JHS residents and older persons living in the township.

The vision for the CCF is supported by the Minister of Health and Long-Term Care. It is our professional planning opinion that Council's approval of the proposed zoning by-law amendment application will result in development that is consistent with the PPS.

Places to Grow – Growth Plan for the Greater Golden Horseshoe, 2017:

Prepared under the Places to Grow Act – 2005, the Growth Plan for the Greater Golden Horseshoe ('Growth Plan') is the policy document that implements the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe.

In accordance with Section 2.2.1 of the Growth Plan, the Stayner community has enough servicing infrastructure to accommodate the proposed development. Council's approval of the proposed rezoning application is in accordance with Section 2.2.1.4 of the Growth Plan. Section 2.2.1.4 states that one of the goals of a complete community is to provide a diverse range and mix of housing options and to accommodate people at all stages of life and meet the needs of all household sizes and incomes.

The proposal to develop a LTC home and retirement lodge with a common center link is consistent with Ontario's vision and expectation for growth in the township. The proposed development application addresses the projected needs of the aging population in Ontario and therefore conforms with Policy 2.2.6.1 in the Growth Plan.

The CCF will provide long-term care beds, transitional housing with care services, housing for older persons, and services to support residents including the extended community. The CCF will create approximately 150 new jobs assisting the township in achieving its strategic growth strategy and achieve the goals set in the Growth Plan.

It is our professional opinion that Council's approval of the proposed zoning by-law amendment application conforms with the Growth Plan as the resulting development will provide much needed housing options for the older members of the community as well as employment opportunities.

Official Plans

County of Simcoe:

The subject site is in the Stayner Community which is designated as a 'Settlement Area' in the County Official Plan ('County OP'). One goal, identified in Section 3.1 of the County OP is to direct growth into settlement areas where urban services are available, and the subject site will be fully serviced by the municipality. We note that Section 3.5.8 goes on to state that "*settlement areas are encouraged to develop as complete communities*". Complete communities require the LTC facilities and housing for the older population which will be provided with the approval of this zoning by-law amendment application.

Based on our review, it is our professional opinion that the proposed zoning by-law amendment application conforms with the County Official Plan.

Township of Clearview:

The Township of Clearview's Official Plan ('OP') contains policies that direct major growth to Stayner and two other primary urban settlement areas. The subject application will result in development that conforms to OP policies including Official Plan Amendment 8 ('OPA 8').

The relevant policies that affect the subject property are noted in OPA 8 as follows:

“Those lands designated ‘Commercial – Special Policy 1’ as indicated on Schedule ‘A’ hereto are subject to the following special development polices in addition to all of the other relevant additional policies of the Official Plan:

- *Block 81 shall be developed as a mixed use commercial and residential development providing a range of employment and living opportunities, office space and live-work units.*
- *Development of Block 81 shall have a street orientation and all buildings shall have a minimum of two storeys.”*

The proposed use of land is a mix of residential, institutional and commercial purposes. The OP includes ‘institutional’ land use in the residential designation. It is our professional planning opinion that OPA 8 allows development of the subject property for mixed commercial and residential uses including the proposed CCF.

Other OP policies that support the proposed development of the subject property are as follows:

Policy 2.2.6 Social Needs

“Maintaining a high quality of life for Clearview’s residents by ensuring a healthy, safe and family-oriented living and working environment is a primary objective of the municipality. The Township shall strive to offer a peaceful and secure family setting in an attractive location for all homeowners, from first-time homebuyers to retirees, through the effective delivery of:

- *Professional health care services (doctors/optometrists/dentists), and though the Township’s support of the district hospital and community medical centers.*
- *A varied and affordable supply of housing for people of different incomes and ages, (single-detached/ multiple-residences, nursing homes/ senior citizen housing, accessory apartments/ residential conversion, etc.)”*

It is our professional opinion that the approval of the proposed zoning by-law amendment will result in development that conforms with the Township’s Official Plan.

Zoning By-Law, 06-54:

The property is currently zoned Development Area (‘DA’) and is part of an approved subdivision. The purpose of this application is to amend the zoning by-law to permit mixed uses on the subject property including institutional, residential and supportive commercial uses as described in the conceptual site plan.

The rezoning application proposes an ‘INR1’ (modified) zone that would permit a LTC home, a retirement lodge, apartment dwellings and shared commercial services. Table 1 provides a comparison of the Township’s INR1 performance standards and the modification(s) required to support the subject development.

It is our professional opinion that the following modified zoning standards are appropriate for the orderly development of land resulting in development that conforms to the Township’s growth strategy and Official Plan.

Table 1: IRN1 Zoning Performance Standards

Zone Regulation	Section No.	Zone Requirement	Provided/Proposed
Permitted Uses	3.18.1	Seniors home	Seniors home
		Nursing home or assisted care facility	Nursing home or assisted care facility
		Retirement home	Retirement home
			Clinic, Medical
			Dwelling Unit, Apartment
			Business or Professional Office
			Personal Service Shop
		Bake Shop	
		Restaurant	
Minimum Lot Area	3.18.2	1400 m ²	23,920 m ²
Minimum Lot Frontage		22 m	123.52 m
Minimum Front Yard		7.5 m	7.5 m
Minimum Rear Yard		10 m	10 m
Minimum Interior Side Yard		3 m	3 m
Minimum Exterior Side yard		7.5 m	n/a
Maximum Height of Principal Building and Structures		11 m	20 m
Maximum Height of Accessory Buildings		4.5 m	7 m
Maximum Number of Accessory Buildings		2	2
Maximum Gross Floor Area of All Accessory Buildings		150 m ²	150 m ²
All new development shall be on full municipal services.			Will conform
The maximum lot coverage shall be 55% however this may be increased to a maximum of 75% coverage where a minimum of 75% of the required parking spaces are provided as underground or indoor parking.		55%	30%
A minimum common outdoor amenity area of 6 square metres per residential occupant shall be provided in consolidated form in addition to any required landscaped strips or buffers, and such areas shall be exclusive of balconies, any on-site community centre building, or a swimming pool.		2010 m ²	Approx. 2400 m ²
Common parking areas shall be provided. All such outdoor parking areas shall be hard-surfaced, shall include landscaping amenities and a minimum 3 metre wide landscaping screen shall be provided to screen the common parking area from adjacent residential properties. Common parking facilities shall be located no closer than 3 m to the lot line.			Will conform
A common garbage storage facility shall be provided within the building or shall be screened in accordance with the requirements of the By-law, and shall be located no closer than 5 metres to an adjacent property.			Will conform
To ensure compatibility with existing uses, landscaping and landscaping screens and buffers shall be required in accordance with the requirements of this By-law.			Will conform
Institutional Residential uses shall be considered to be multiple residential uses in regard to the requirements for landscaping and parking standards (other than the required number of spaces as specified in this By-law) and the applicable provision shall apply in this context.			Will conform
Note: All items in 'red' are modifications to the zone requirement or additions			

Table 2: Parking Requirements

Phase 1	Required	Provided
Long Term Care facility (3 floors):		
<i>Nursing Home/Assisted Care facility Requirements: 0.5 staff parking for every 3 residents and 0.5 visitor parking for every 3 residents</i>		
Staff Parking - 0.5 * 160 beds /3	27	30
Visitor Parking - 0.5 * 160 beds /3	27	30
Total Parking	54	60
Accessory Apartment (4th floor):		
<i>1 parking space / dwelling unit</i>		
1 parking space * 35 units	35	36
Medical Clinic		
<i>4 spaces per practitioner</i>		
2 practitioners * 4 spaces	8	8
Barrier-Free Parking - inclusive of total parking (76-100)	4	4
Phase 1 Total Parking	97	104
Phase 2	Required	Provided
Retirement Lodge		
<i>1 parking space + 0.5 visitor spaces for every 3 units</i>		
Resident Parking - 140 units /3	47	75
Visitor Parking - 0.5 * 140 units /3	24	27
Total Parking	71	102
Barrier-Free Parking - inclusive of total parking (51-75)	3	3
Phase 1 Total Parking	71	102
Total Parking for Entire Development	168	206

Conclusion

Based on our pre-submission consultation, the Township of Clearview informed that the community requires more LTC beds, transitional homes, assisted housing options, and care services benefitting older persons. The proposed CCF represents major steps forward towards fulfilling this need.

JHS is presently operating the Stayner Care Centre, a 49-bed long-term care home, in Stayner. The Minister of Health and Long Term Care recently allocated an additional 47 long-term care beds to JHS on the condition that they are operational to the Ministry's standard by December 31, 2022.

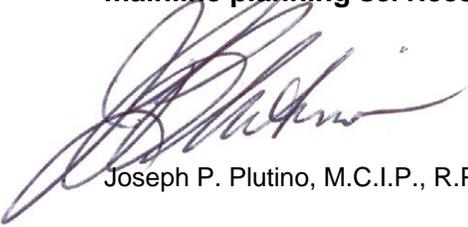
To meet the Minister's timeline, JHS secured land within the Grand Clearview Estates Subdivision, however, the deal is contingent on obtaining zoning and site plan approval by the end of March 2019. This timeframe is necessary to obtain a building permit and deliver an operational long-term care home that includes the 47 new beds by the deadline. If the building cannot be delivered on time, the Minister has the authority to rescind and reallocate the beds to another community.

It is our professional opinion that sound planning principles support Council's approval of the proposed zoning by-law amendment application. The proposed rezoning conforms to local and county official plan policies and provincial legislation, has regard to provincial policy statements, and conforms with provincial growth plan initiatives.

We trust that our comments are well received by staff and trust that our application is considered 'complete'. Should you require anything further, please do not hesitate to contact the undersigned at 905.893.0046.

Sincerely,

mainline planning services inc.

A handwritten signature in dark ink, appearing to read 'J. Plutino', written in a cursive style.

Joseph P. Plutino, M.C.I.P., R.P.P.

cc. Client