



**Collingwood
General & Marine
Hospital**

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March 27, 2017

Mayor Cooper
Members of Collingwood Town Council
Town of Collingwood
97 Hurontario Street
Collingwood, ON L9Y 3Z5

Dear Mayor Cooper & Members of Council,

**RE: Staff Report #CAO2017-01 – “Potential Implications of Councillor Lloyd’s Motion”
Collingwood General & Marine Hospital (CGMH)**

This is in response to the motion adopted by Council on March 13, 2017 and the related Staff Report, Staff Report #CAO2017-01, to be considered by Council at its meeting of March 27, 2017.

Prior to commenting on the subject Staff Report, please be advised that CGMH believes a number of options have existed for the Town to facilitate planning approvals for CGMH’s preferred site on Poplar Sideroad. These options include the implementation of a “Health Services Overlay” which would not remove the lands from the Industrial Park land use designation and would appropriately recognize the approximate 1,000 persons that will either work or volunteer in the future at CGMH.

Considering the motion of March 13, 2017, and given the Town’s continued position as outlined in the subject Staff Report in terms of process, CGMH recently retained the services of a registered professional planner who has extensive and intimate knowledge of the Town’s planning documents so as to provide an opinion on this matter. In this regard, he has concluded that an Official Plan Amendment (OPA) and a Municipal Comprehensive Review (MCR) are not required to facilitate the development of CGMH’s preferred site for hospital and related uses. Attached for Council’s information is a copy of his Planning Analysis Report dated March 24, 2017.

Regarding the Planning Analysis Report, CGMH is pleased to facilitate meetings and discussions with Town and County staff and/or legal counsel related to this document. Furthermore, CGMH is of the opinion Councillor Lloyd’s motion is consistent with the direction of this Report and thus, CGMH continues to support Councillor Lloyd’s motion.

As to the Staff Report, CGMH comments as follows:

1. Municipal Comprehensive Review

CGMH became aware of the Town’s requirement for a MCR upon the release of the Town’s Hospital Planning Analysis on or about December 9, 2016. It is noted that at a meeting with Town Planning staff and the CAO on November 26, 2016, it was identified by Town staff that the requirements of CGMH were an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBLA) and a red-line revision to the existing draft plans of subdivision for the Di Poce Industrial Park. No mention was made at this meeting of the need for a MCR.

As noted in the attached Planning Analysis Report, we stress that it is the opinion of a registered professional planner retained by CGMH that a MCR is not required.

2. Aird & Berlis Correspondence

At the time of writing this correspondence the two referenced letters from Aird & Berlis have not been made available to CGMH.

John Mascarin, Aird & Berlis, has been copied on this correspondence for his information.

3. Town Standard Practice re OPA & ZBLA

Reference that Councillor Lloyd's motion would "override the Town's standard practice regarding development applications" is acknowledged however given that the hospital is a public use, and given the benefit to not only the residents of the Town of Collingwood but also the region, CGMH submits that comparing the hospital's applications to any commercial developer is not a fair comparison.

With the foregoing being said, CGMH is aware of many instances where local and regional municipalities have worked collaboratively with public uses/providers, such as a hospital, to ensure that the necessary land use planning approvals are in place to implement the desires of the community. Further, the Town, by way of previous OPA's, such as the current Health Services Overlay, and ZBL's, such as the maximum height permitted of 36.0 metres for the current site, has worked proactively to facilitate public use/land use approvals.

In addition to the foregoing, CGMH is aware of other instances wherein the Town of Collingwood and other approval authorities have moved forward in a proactive fashion on private land use approvals for development.

4. Comments re Analysis

CGMH is aware of the supporting study requirements (such as a Functional Servicing Study and Transportation Impact Study) and is prepared to fund these studies.

CGMH is of the opinion that Councillor Lloyd's motion was inclusive of the Town completing its MCR concurrent with the processing of the hospital planning applications. CGMH is not clear on why the report references "(with the exception of an MCR)".

CGMH is perplexed as to why the Report concludes that "The County of Simcoe Planning Department would not likely approve the Official Plan Amendment". This is an example of an approval authority pre-determining an application and CGMH is of the opinion that it is procedurally unfair and biased.

CGMH is prepared to fund the Town's costs of any Ontario Municipal Board appeals related to the hospital land use planning approvals.

CGMH notes that the Town's 2014 Development Charges Background Study includes an Official Plan to be commenced in 2017 with approximately two-thirds of the funds for such work to be funded by Development Charges. A MCR would be inclusive in any Official Plan Work/Study and thus it is CGMH's opinion that this portion of the work is currently planned for and funded. Further, the Town has proceeded with the MCR in any event as evidenced by the Hemson Memorandum, and therefore has already committed/expended funds for this work.

CGMH takes exception to the statement "hospital's various statements, missives and correspondence" and believe that this statement is not conducive to a collaborative and trusting working relationship.

As CGMH has noted previously, the impact of introducing a sensitive land use into the Industrial Park has already occurred by way of the presence of Georgian College. The Town has had sufficient opportunity to evaluate the impact on the Industrial Park and should have already developed a land use planning approach for the Industrial Park.

The Hemson Memorandum identifies that the Town has a surplus supply of employment lands and CGMH submits the removal of approximately 30 acres of land from what the Town deems to be employment lands would not have an impact on the supply (notwithstanding this statement, CGMH continues to believe that this is not required). Furthermore, if the hospital is to be developed in the Industrial Park it would seed the Industrial Park, provide for necessary infrastructure for the full development of the Industrial Park, create opportunities for synergies and be a positive economic impact (see the urbanMetrics Report).

CGMH has made a commitment to work with the Town and the community in terms of visioning the future use of the current hospital site. As noted in the urbanMetrics Report, there would be a positive economic impact related to CGMH's relocation to the Poplar Sideroad site. With that being said, the Ministry of Health and Long Term Care (MoHLTC) will ultimately determine the nature, form and location of the hospital's redevelopment and this discussion may be mute.

5. Effect on Town Finances

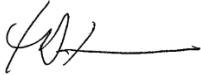
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Summary

CGMH and its consultant are prepared to meet with the Town and County and their legal counsel, if applicable, to discuss the findings of the Planning Analysis Report and desire to continue to work collaboratively with the Town so as to ensure that the MoHLTC has the option to consider CGMH's preferred site on Poplar Sideroad.

Respectfully,



Thom Paterson
Chair, Board of Trustees
Collingwood General & Marine Hospital

Attach. Collingwood General & Marine Planning Analysis Report, March 24, 2017

cc. J. Brown, CAO
N. Farrer, Director of Planning
S. Almas, Town Clerk
J. Mascarin, Aird & Berlis
M. Christie, MMAH
D. Parks, County of Simcoe