



Town of Collingwood Deputation

February 27, 2017

- Update the community on the status of our Stage 1 Submission
- Respond to some of the questions that have come forward from the community and to clarify misconceptions
- Speak to some of the land use issues related to CGMH’s “preferred site” that have come forward
- Assure the community that CGMH is committed to a vigorous and collaborative process as it relates to the re-purposing of our existing site if MoHLTC determines that the site will not form part of our regional healthcare infrastructure
- To request of the Town that during the process of completing your employment land budget analysis, that you include the hospital as an employment opportunity.
- Assure the community that our core function, being regional healthcare with a focus on the patient, is not forgotten during the land use planning process

Sep. 30, 2016

Nov. 30, 2016

Feb. 15, 2017

Nov. 11, 2016

Jan. 18, 2017

Apr, 2017



Stage 1AB Submission

Initial Comments Expected
from HCIB

LHIN Endorsed 1A
Submission

Initial Comments Expected
from HCIB

Initial Comments Expected
from Capital Branch

Initial Comments Expected
from HCIB

- CGMH made the Town aware of its' concerns in Nov 2016 re: supporting and/or opposing our planning applications in advance of the completion of these applications and due process including community input.
- In preparation of our Consultant RFP's, CGMH met with the Town in Nov. 2016 and the Town confirmed that an OPA, ZBLA and Red-line Revision to Draft Plan were required - no reference at that time to a "MCR".
- CGMH is of the opinion that the Town's "Planning Analysis", published Dec. 2016, is highly unusual, pre-mature, procedurally unfair & potentially prejudicial (as was the commissioning of the Hemson Memorandum).

- CGMH notes that “employment area” and “employment lands” are not defined in the Town’s current OP, nor are there lands specifically identified as being “employment lands”.
- CGMH never intended to make application to remove lands from an “employment area” and thus cause an MCR - CGMH’s intent is to include a Health Services Overlay.
- Town staff have indicated that “health facilities are considered as a type of employment land use”.
- Hemson Memorandum indicates that the Town has a “sufficient supply of employment lands”.
- Given the sufficient supply of employment lands, the issue becomes whether our current 12.4 acre site is viable?

550
Staff




400
Volunteers



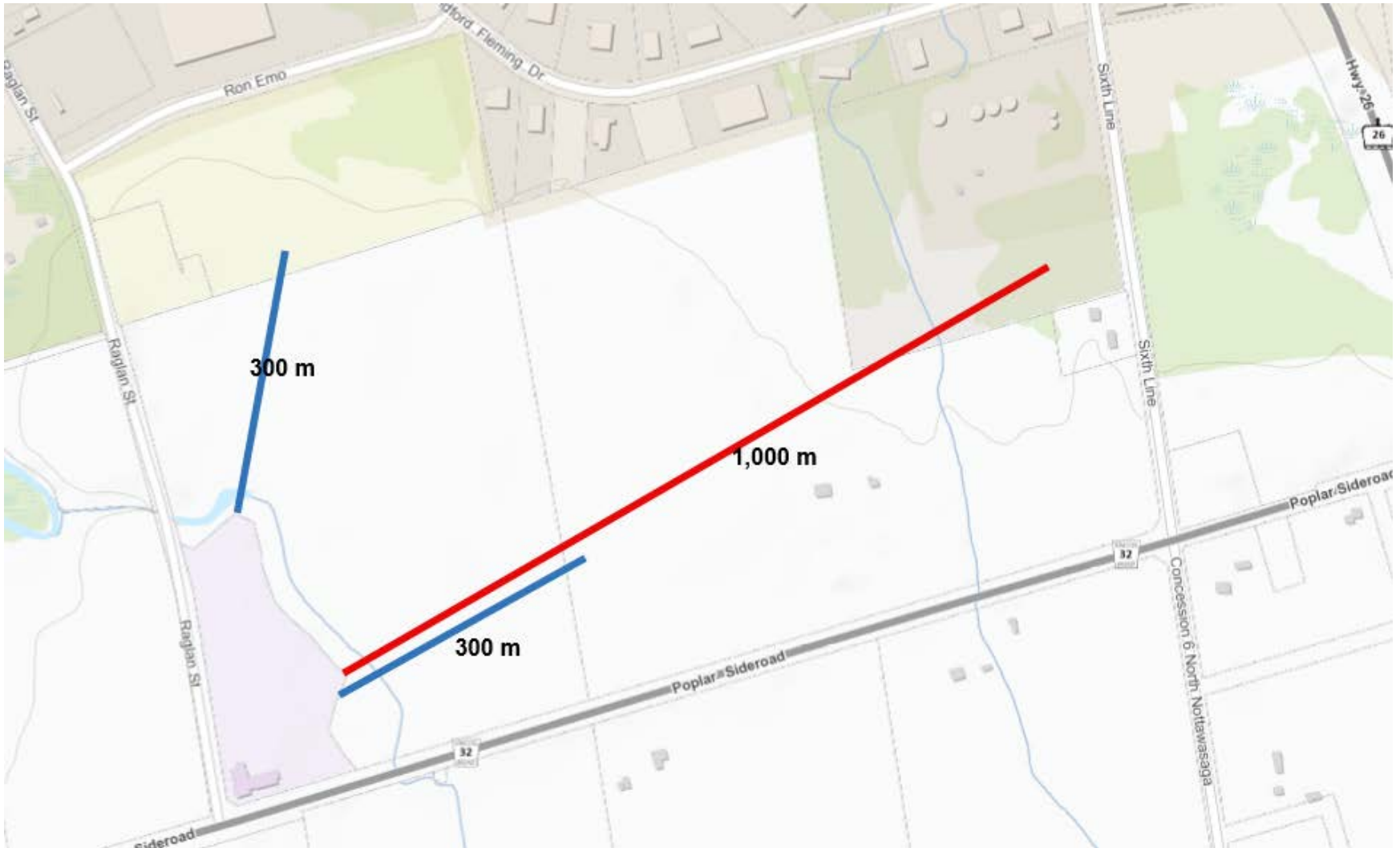
96
Physicians,
Midwives, Dentists



175
anticipated new jobs
over next decade



- As to sensitive land uses, CGMH notes that the College is also a sensitive land use and is located in the Industrial Park.
- CGMH further notes that Class III Industrial Uses are thus already precluded from the Industrial Park and that portions of the Industrial Park are constrained from Class II Industrial Uses.
- CGMH believes that, in this instance, a hospital could be introduced without a negative impact on the Industrial Park and that other Industrial Park/Employment Lands uses (i.e. larger offices) would be enticed and could co-exist.



- Our experts (nursing staff, doctors, etc.) have come to a consensus that our current site is not a viable option. This has been confirmed by the Town's own due diligence and staff.
- Putting aside the land constraints, CGMH notes that it would be \$46M more to build; and, that the on-going disruption of service to the patients and staff with this option would not be acceptable.

- CGMH is committed to working with the community in terms of visioning what would become of the existing site if MoHLTC determine it is not to be part of our redevelopment.
- Potential is unlimited for intensification, attainable housing, other health related uses (hospice expansion, graduated living, care/nursing facility, etc.)

- Low-rise housing
- Mid-rise housing
- High-rise housing
- Seniors housing
- Market rental housing
- Affordable (rent-geared to income) housing
- Mixed Use commercial



- CGMH is of the opinion that without completed planning applications and related justification that the process followed has been highly unusual, premature, procedurally unfair and prejudicial. Further, it now has limited the Town's flexibility as we move forward.
- Town's costs to-date are reported at \$30k for the Deloitte Report and an unknown amount for the Hemson Report.
- CGMH's costs related to addressing Town concerns include \$10k re economic impact; addressing Deloitte Report \$20k; addressing the Planning Analysis \$10K; and, "opportunity costs" (unassigned, but extensive!)
- Town's due diligence, which respectfully we submit has been premature has related to significant delays in CGMH perfecting its planning applications.
- Also, we believe the demonstrated non-alignment has = Provincial non-action

- While you are in the process of completing your employment land budget analysis, we request that you include the hospital as an employment opportunity.
- We can assure the community that CGMH is committed to a vigorous and collaborative process, as it relates to the re-purposing of our existing site if MoHLTC determines that the site will not form part of our regional healthcare infrastructure.
- We can assure the community that our core function, being regional healthcare with a focus on the patient, is not forgotten during the land use planning process.



Thank You

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