



Lakeridge Health Proposal Call

The Identification of a Site for a
Proposed New Acute Care Hospital
including a Level II Trauma Centre In
Durham Region:

Phase 1 Evaluation Criteria

Submitted by:

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On Behalf of the City of Oshawa

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Our Mission

*Transforming
Durham's healthcare.*



Our Vision

*Building a healthcare campus
- tomorrow's hospital today.*



Transforming Durham's Healthcare.

How a new Acute Care Hospital with a Level II Trauma Centre in north Oshawa best serves Durham Region and the Lakeridge Health catchment area.

An Acute Care Hospital with a Level II Trauma Centre located in the northerly portion of Oshawa's Major Urban Area would facilitate the future growth of the Lakeridge Health network in a manner that achieves the primary goal of being patient-focused, community informed, and responsive to Durham's growing and diverse populations.

The two proposed locations within Oshawa (2250 Simcoe Street North and 2951 Simcoe Street North) would support the Ministry of Health's mandate to deliver a sustainable publicly funded healthcare system that puts patients first by being results-driven and inclusive of all municipalities in the region.



Locating an Acute Care Hospital with a Level II Trauma Centre in the northerly portion of Oshawa's Major Urban Area would assist in meeting current and future demands for hospital healthcare in Durham with sites that are centrally located to the Region's urban population along the lakeshore, while also optimizing accessibility and connectivity for northern communities in the Durham Region. North Oshawa is centrally located and maximizes access to the Durham Region community in order to extend Level II Trauma Care services.

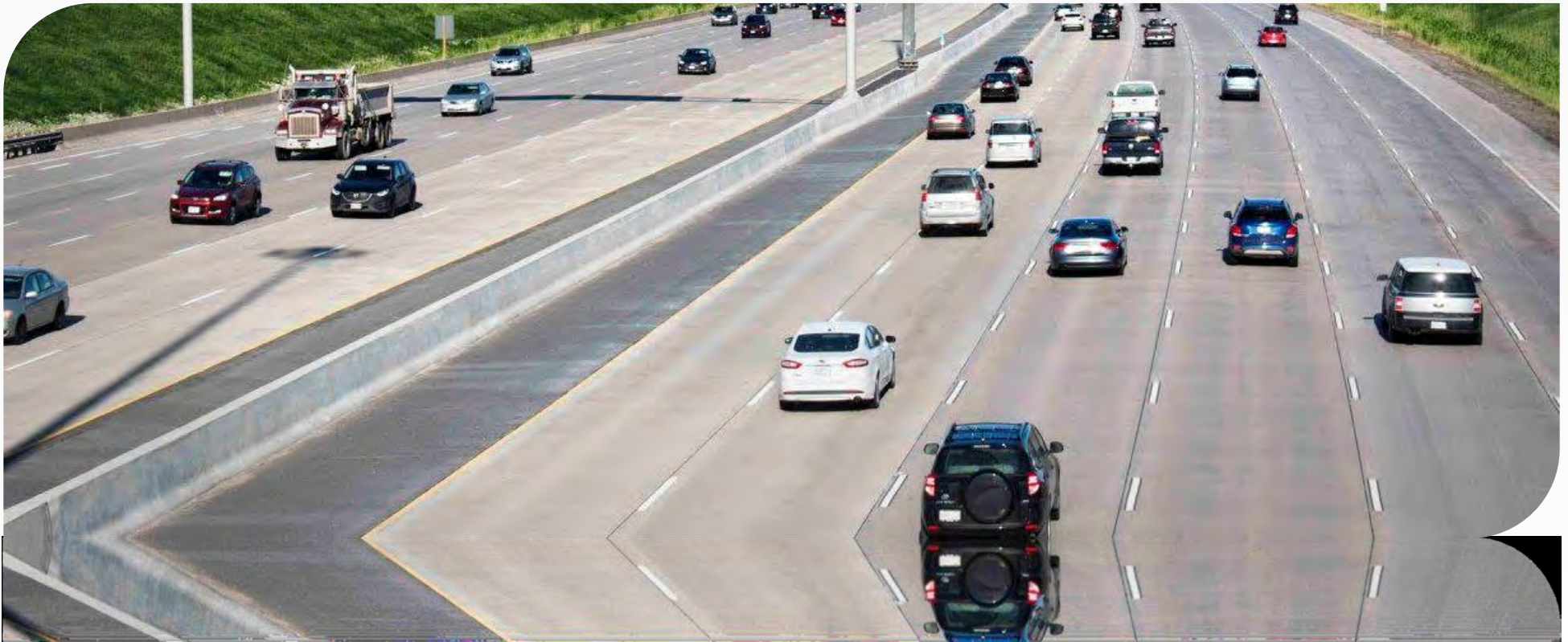
Our vision is to build a healthcare campus, that focuses on supporting our region, creating innovation, enhancing post-secondary synergies and building our community. The proposed locations would provide local acute care for the Scugog, Whitby, and Clarington municipalities. Areas of these municipalities would be better serviced when it comes to acute care access with the proposed site locations in north Oshawa.

Transforming Durham's Healthcare.

How a new Acute Care Hospital with a Level II Trauma Centre in north Oshawa best serves Durham Region and the Lakeridge Health catchment area.

Oshawa's northern urban area offers a connected transportation network including the Highway 407 East corridor and arterial roads such as Simcoe Street North. There is an existing Highway 407 East interchange at Simcoe Street North and a future interchange planned at Highway 407 East and Thornton Road North.

Both locations have direct access to Highway 407 East via Simcoe Street North. Moreover, both locations are in proximity to that section of Simcoe Street which functions as a primary north-south transit spine with the most frequent north-south service in the Region, and which is identified in the Region's and Metrolinx's Regional Transportation Plans for future Rapid Transit service.



Transforming Durham's Healthcare.

How a new Acute Care Hospital with a Level II Trauma Centre in north Oshawa best serves Durham Region and the Lakeridge Health catchment area.

A north Oshawa location proposes great advantages for a new Regional hospital:

1

Both locations are ideal for an Acute Care Hospital with a Level II Trauma Centre because they conform to both Provincial policies outlined in the Provincial Growth Plan and the 2019 Provincial Policy Statement, as well as the Durham Regional Official Plan since both are located within urban land use designations as defined in the Durham Regional Official Plan. Both sites will service future residential growth areas according to the Durham Regional Official Plan.

2

Both locations are primed to support multiple municipalities, including business growth in both existing and planned development areas such as the Northwood Business Park. Both locations are in proximity to post-secondary campuses which can facilitate innovation, research, and development in healthcare.

3

Both locations are well serviced by existing and planned public transportation networks across Durham Region, including future Rapid Transit, as well as active transportation routes to promote equitable access for all hospital users and employees.

4

The proposed locations would provide local acute care for the adjacent municipalities of Scugog, Whitby, and Clarington municipalities. Areas of these municipalities would be better serviced when it comes to acute care access with the proposed site locations in north Oshawa.

5

Both locations are centrally located to Regional Corridors as designated in the Durham Regional Official Plan and are in proximity to Highway 407 East. There is also a signalized intersection being constructed at Northern Dancer Drive and Simcoe Street North. This is immediately adjacent to 2250 Simcoe Street North.

6

Both of the proposed sites can meet the requirements of the Canadian Aviation Regulations (CARs) for the creation of a heliport.



Oshawa is the Best Positioned Municipality.

7

Oshawa is home to the main campuses in Durham of the Region's three major post-secondary educational institutions: Ontario Tech University, Durham College, and Trent University Durham GTA. Both the main campuses of Durham College and Ontario Tech University are located in the City's northern urban area.

When reviewing successful medical and post-secondary partnerships and collaborations in other jurisdictions in the Province, our vision is to build on these models to bring a healthcare campus to Durham region.

These institutions have a close working relationship with Lakeridge Health, and a new Acute Care Hospital with a Level II Trauma Centre in proximity to these institutions allows the opportunity to build a healthcare campus that will focus on building innovation, collaboration, research and development, experiential learning, and cross-functional synergies across a wide variety of disciplines.

The City of Oshawa is proud to have a close relationship and proven record of collaboration with the post-secondary education institutions through TeachingCity Oshawa. The partnership, launched in 2017 brings students, faculty, city staff, and various community partners together to study and address complex urban issues.

This established relationship will enable future opportunities for research and learning at a healthcare campus located in Oshawa.



Oshawa is the Best Positioned Municipality.

8



Oshawa has witnessed the transformation of its local economy over the last decade and is at the point where healthcare is now the City's largest economic sector. The healthcare sector accounts for over 11,000 jobs in the City of Oshawa and **represents 18% of the City's employment base**. This sector has grown by approximately 45% over the past decade.

The City is excited to build upon this momentum and help Lakeridge Health achieve its vision of a life science cluster that supports an enviable quality of life, leverages collaborations with academic and business communities that will help make significant contributions to the Regional economy.

Oshawa is, and will continue to be, one of the fastest-growing municipalities in Durham during the period leading up to 2041. An Acute Care Hospital with a Level II Trauma Centre in Oshawa would assist in meeting current and future demands for hospital healthcare in Durham. This will enable Durham an opportunity to build a healthcare campus that will merge existing knowledge and training sectors with Lakeridge Health's state-of-the-art healthcare delivery. Most importantly, it will enhance and help Lakeridge Health's ability to deliver acute care for under-served, new and forthcoming growth areas.

The proposed locations would optimize accessibility and connectivity in Scugog, Whitby, and Clarington. Areas of these municipalities would be better serviced when it comes to acute care access with the proposed site locations in north Oshawa.

criteria one

Contain a minimum of 50 acres of contiguous land.

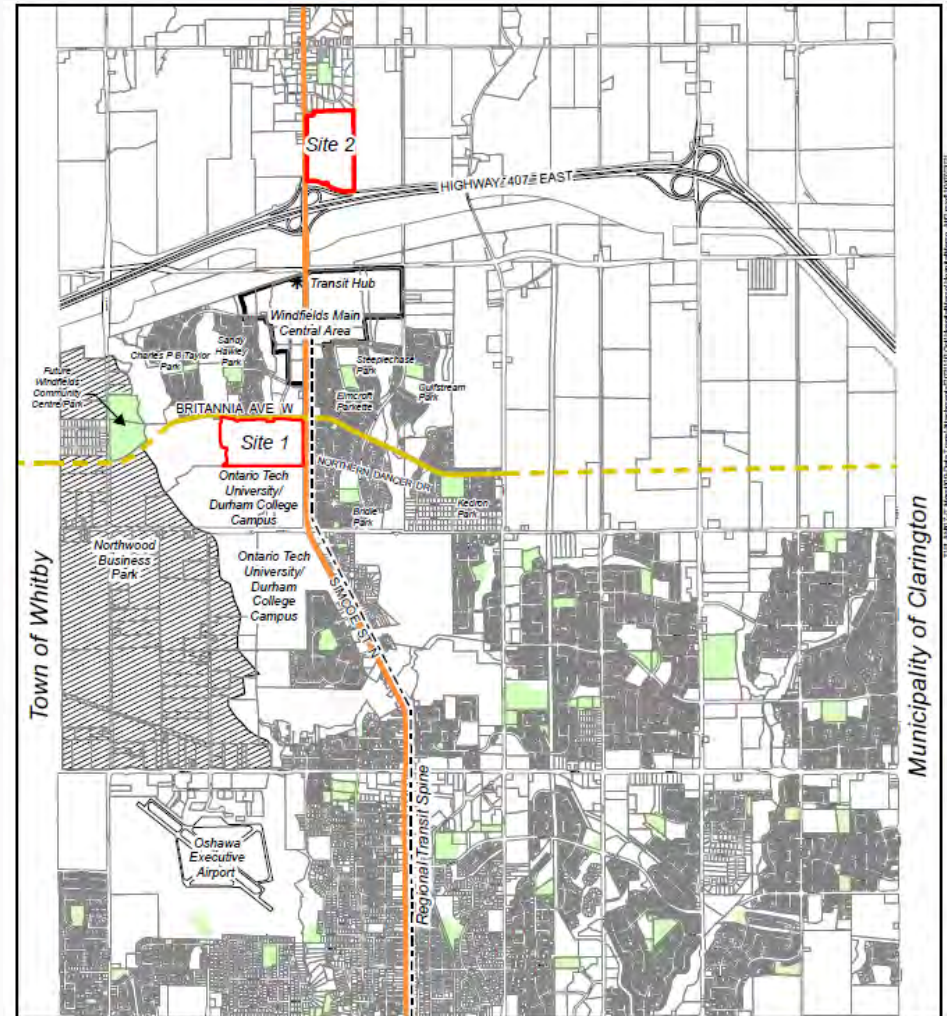
Criteria 1:

Contain a minimum of 50 acres of contiguous land.

The City of Oshawa is well-positioned to support a new Regional Hospital and a north Oshawa location offers significant advantages to the Ministry of Health, Lakeridge Health, and the Region of Durham community that will be serviced by the new Acute Care Hospital with a Level II Trauma Centre.

The City of Oshawa proposes 2 potential locations for a new Regional hospital:

- Both locations provide a minimum of 50 contiguous acres of land that are either already zoned or can be appropriately rezoned for a hospital.
- There are various areas of developable land on the University owned lands that could serve as potential sites as the Expert Panel moves through their process. Shown in Appendix 1.1a-f. is a map that shows all of the Ontario Tech University land holdings. **One of the potential sites could be 2250 Simcoe Street North** (63.8 acres) at this location.
- **2951 Simcoe Street North:** The Ontario Ministry of Transportation (M.T.O.) currently has significant land holdings (60 acres) along the Highway 407 East corridor and has been identified as a surplus by the Government of Ontario. Supporting documentation can be viewed in Appendix 1.2a.



Criteria 1:

Contain a minimum of 50 acres of contiguous land.

When either site is selected as the preferred location to accommodate the new Lakeridge Health Acute Care Hospital with a Level II Trauma Centre, Lakeridge Health stands to benefit from the ability to acquire lands already owned by Ontario Tech University or by the Province (as opposed to a private third party) for the development of a hospital. The Ontario Tech University owned land has been designated for the development of a hospital. The M.T.O. controlled location has already been deemed surplus by the Government of Ontario and an offer for the City to purchase the site from M.T.O. is pending.

Property 1 Fact Sheet:

- **Location:** Southwest corner of the Simcoe Street North/Britannia Avenue West intersection (A portion of 2250 Simcoe Street North)
- **Approximate Land Area:** 25.8 hectares (63.8 ac.)
Ownership: University of Ontario Institute of Technology (now referred to as “Ontario Tech University or Ontario Tech U”)

Property 2 Fact Sheet:

- **Location:** Northeast Corner of the Simcoe Street North/407 East Interchange (2951 Simcoe Street North)
- **Approximate Land Area:** 24.3 hectares (60 acres)
- **Ownership:** Her Majesty the Queen in Right of the Province of Ontario, Represented by the Minister of Transportation for the Province of Ontario



Have, or be able to obtain, a Record of Site Condition (R.S.C.) to demonstrate there is no known soil or groundwater contamination above regulatory thresholds or geotechnical stability issues that could not be mitigated (O.Reg. 153/04) set by Ontario Ministry of the Environment, Conservation and Parks (M.E.C.P.)

criteria two

Criteria 2:

Have, or be able to obtain, a Record of Site Condition (RSC) to demonstrate there is no known soil or groundwater contamination above regulatory thresholds or geotechnical stability issues that could not be mitigated (O.Reg. 153/04) set by Ontario Ministry of the Environment, Conservation and Parks (MECP).

A north Oshawa location for a new Regional hospital:

- City staff are not aware of any soil or groundwater contamination issues affecting either location, which historically have been used as farmland. However, staff recognize that additional due diligence would be undertaken in this regard prior to closing on any land transaction. Similarly, in terms of geotechnical stability issues, staff is not aware of any such issues affecting either site, and again note that such issues would be investigated through the due diligence process prior to closing on any land transaction.
- The environmental consulting firm Golder has advised that moving from an agricultural land use to an institutional land use does not require a Record of Site Condition (RSC). This can be viewed in Appendix 2.1.



criteria three

Not be located in a Key Natural Heritage
and or have Hydrologic Features on lands.

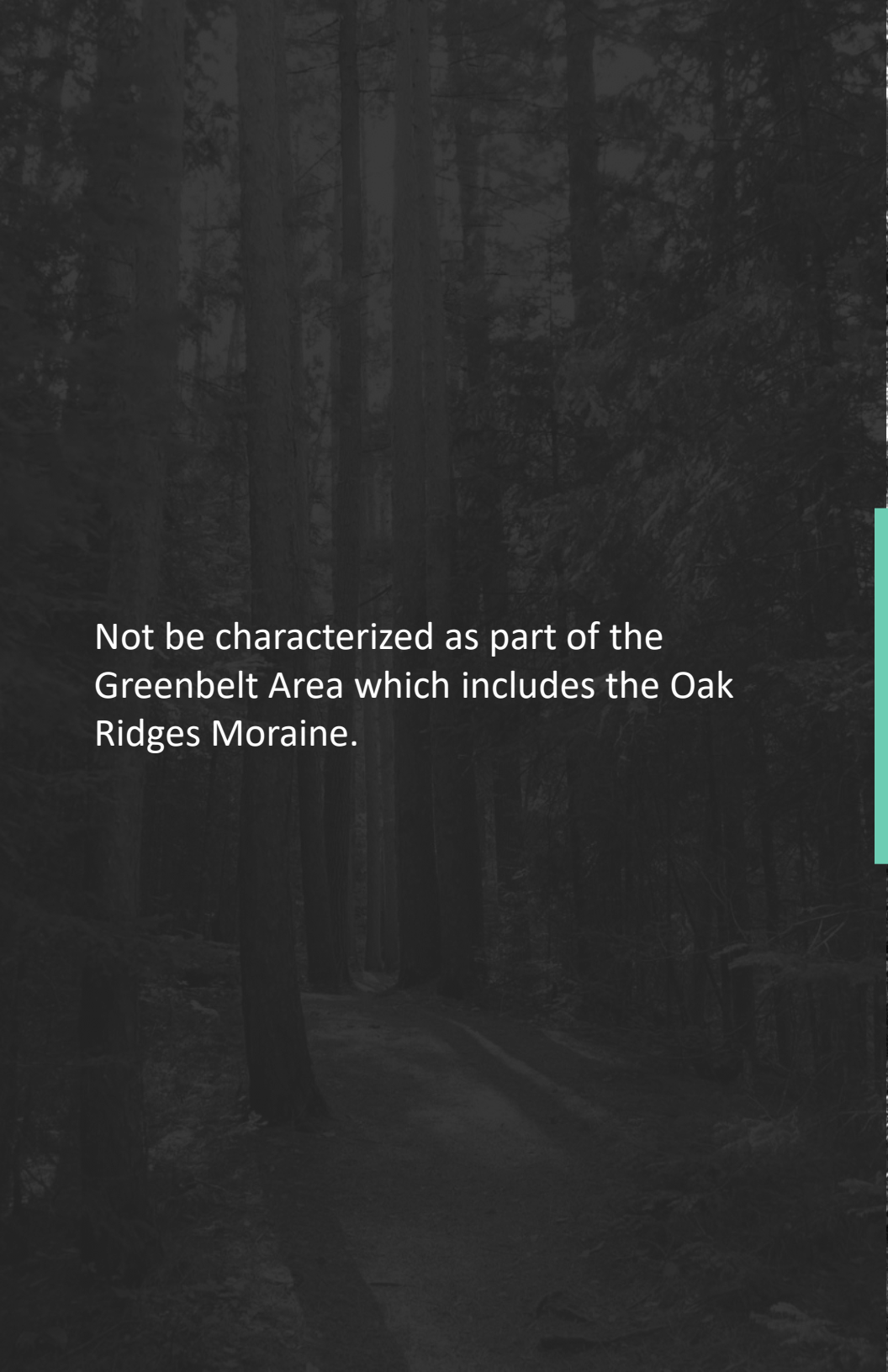
Criteria 3:

Not located in a Key Natural Heritage and or have Hydrologic Features on lands.

A north Oshawa location for a new Regional hospital:

- Both locations are ideal for an Acute Care Hospital with a Level II Trauma Centre because they conform to both Provincial policies outlined in the Provincial Growth Plan and the 2019 Provincial Policy Statement, as well as the Durham Regional Official Plan since both are located within urban land use designations as defined in the Durham Regional Official Plan. Both sites will service future residential growth areas according to the Durham Regional Official Plan.
- Please review the Registered Professional Planning Report (RPP) in Appendix 3.1 for additional information.





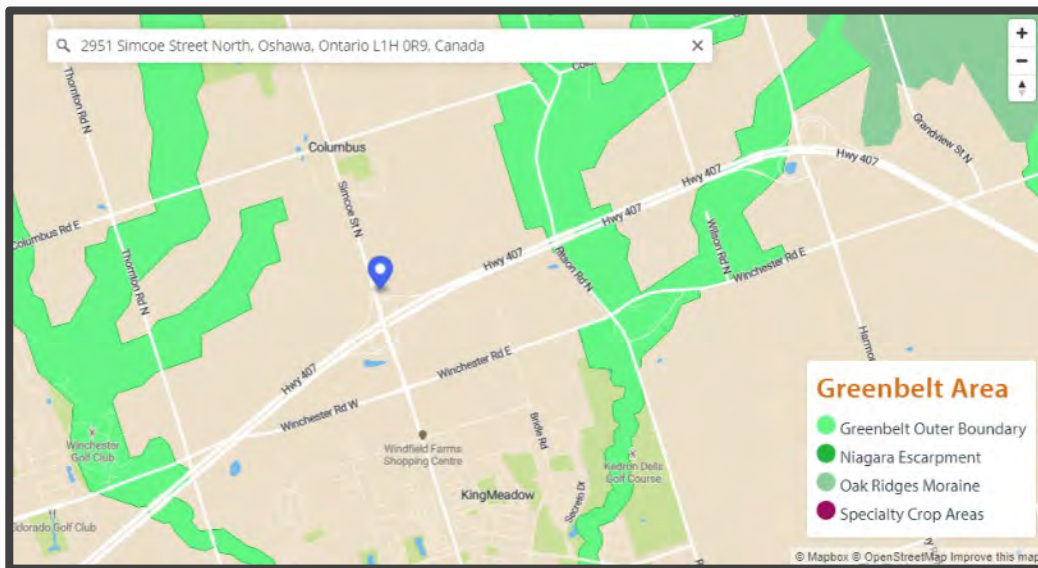
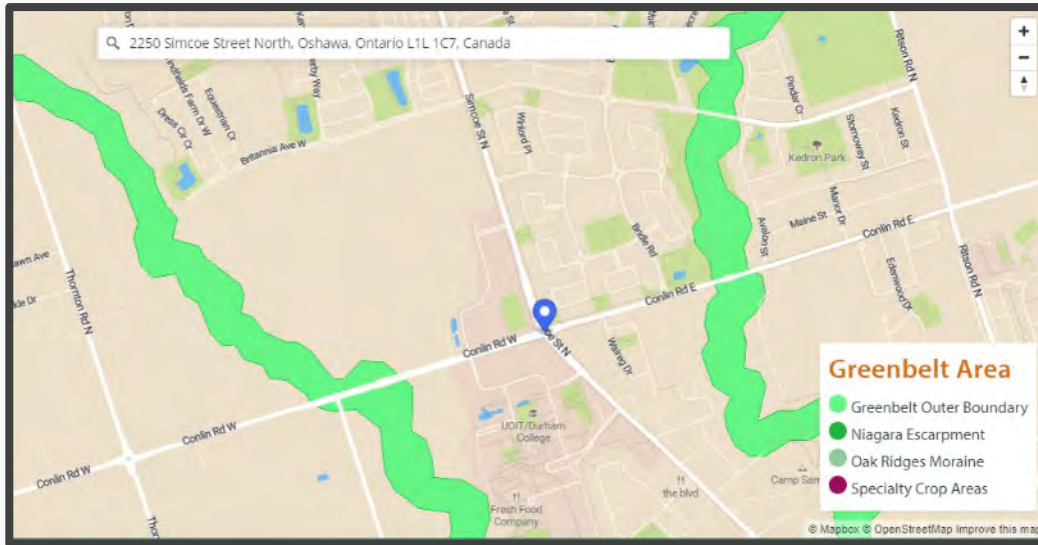
Not be characterized as part of the
Greenbelt Area which includes the Oak
Ridges Moraine.



criteria four

Criteria 4:

Not be characterized as part of the Greenbelt Area which includes the Oak Ridges Moraine.



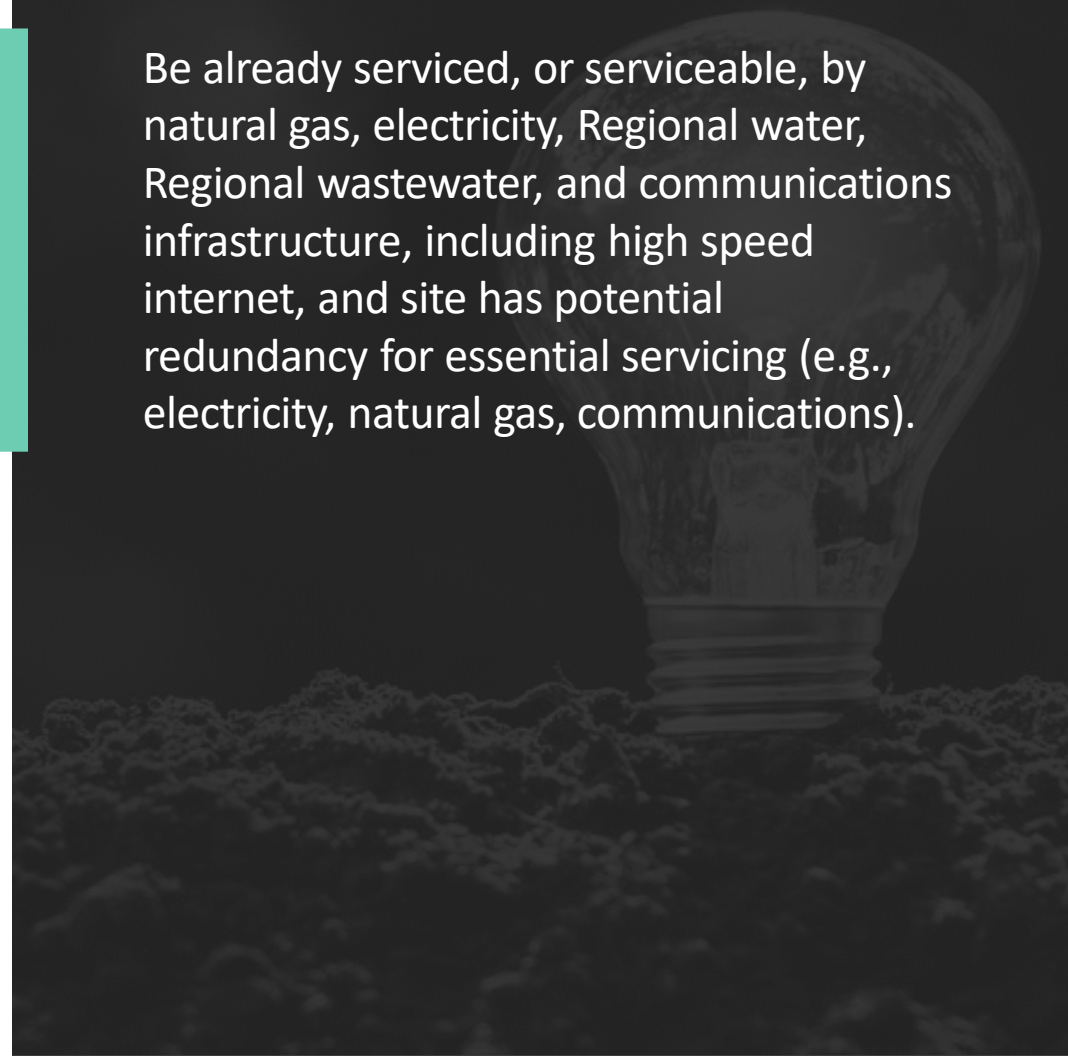
A north Oshawa location for a new Regional hospital:

- Both locations are centrally located to Regional Corridors as designated in the Durham Regional Official Plan and are in proximity to Highway 407 East.
- By viewing the Greenbelt Maps to the left, you can see that both locations are not in Greenbelt lands <https://www.greenbelt.ca/maps>
- Both locations are ideal for an Acute Care Hospital with a Level II Trauma Centre because they conform to both Provincial policies outlined in the Provincial Growth Plan and the 2019 Provincial Policy Statement, as well as the Durham Regional Official Plan since both are located within urban land use designations as defined in the Durham Regional Official Plan.
- Please review the RPP Report in Appendix 3.1 for additional information.



criteria five

Be already serviced, or serviceable, by natural gas, electricity, Regional water, Regional wastewater, and communications infrastructure, including high speed internet, and site has potential redundancy for essential servicing (e.g., electricity, natural gas, communications).



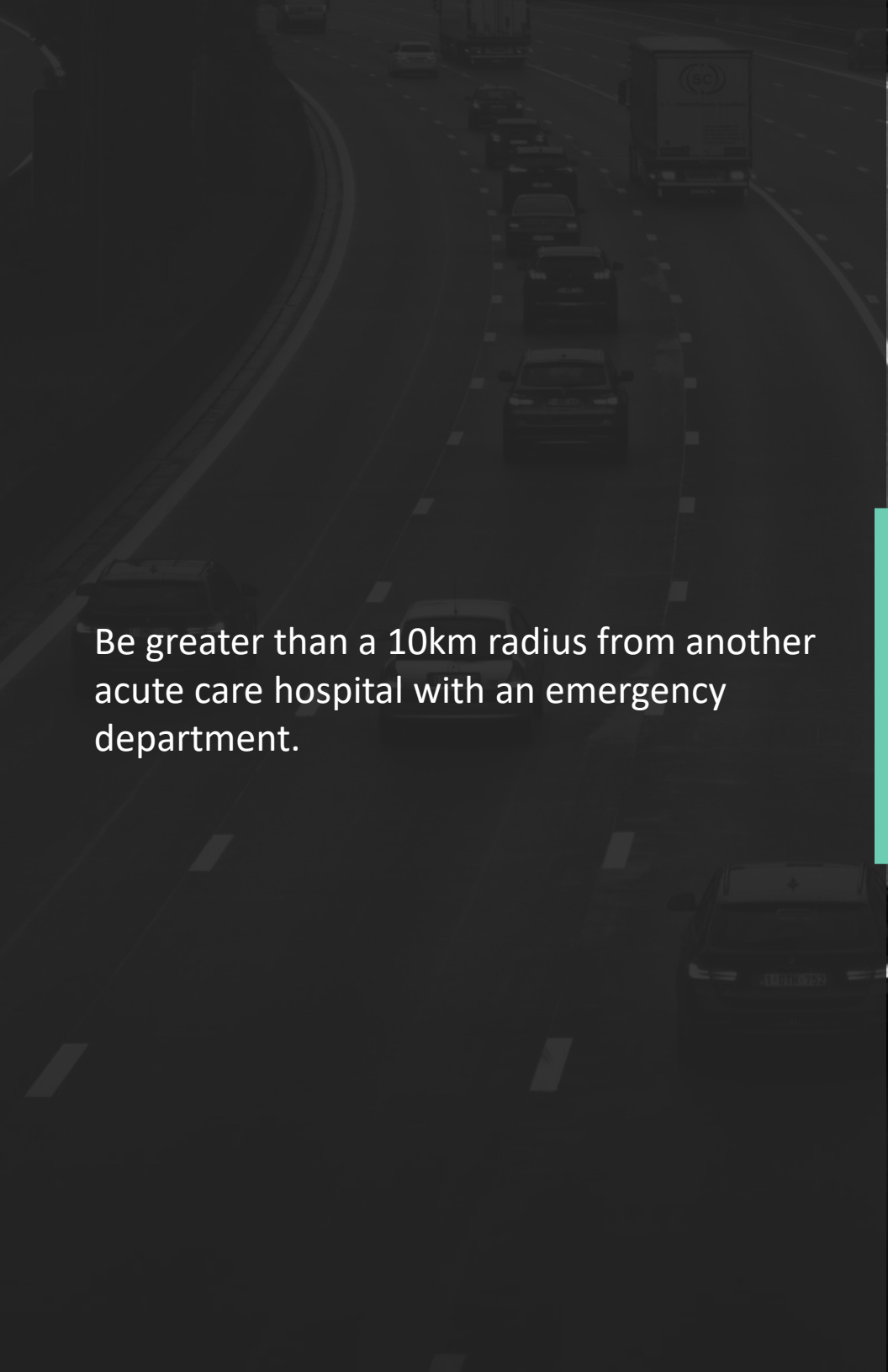
Criteria 5:

Be already serviced, or serviceable, by natural gas, electricity, Regional water, Regional wastewater, and communications infrastructure, including high speed internet, and site has potential redundancy for essential servicing.

Servicing a new Regional hospital in north Oshawa:

- Both locations are developable, serviceable and compatible with existing surrounding land uses comprising both the natural and built environment.
- A registered professional planning report, Durham Region Official Plan Schedules A + B, and utility map of the site areas have been included in Appendix 3.1, 5.1, and 5.3
- The locations within the northerly portion of Oshawa's Major Urban Area are centrally located to the Region's urban population, which includes the Region's five lakeshore municipalities, optimizing accessibility and connectivity – key objectives in the Master Plan.
- OPUC Fibre services run along Simcoe Street North and Conlin Road, as seen in the diagram. A larger-scale view can be seen in Appendix 5.2.
- EnerFORGE, a subsidiary company of Oshawa Power Group of Companies, is an industry leader in alternative and green solutions with many large-scale customers. Innovative options such as Combined Heat and Power and geothermal projects are available to a healthcare campus located in North Oshawa.





Be greater than a 10km radius from another acute care hospital with an emergency department.

criteria six

Criteria 6:

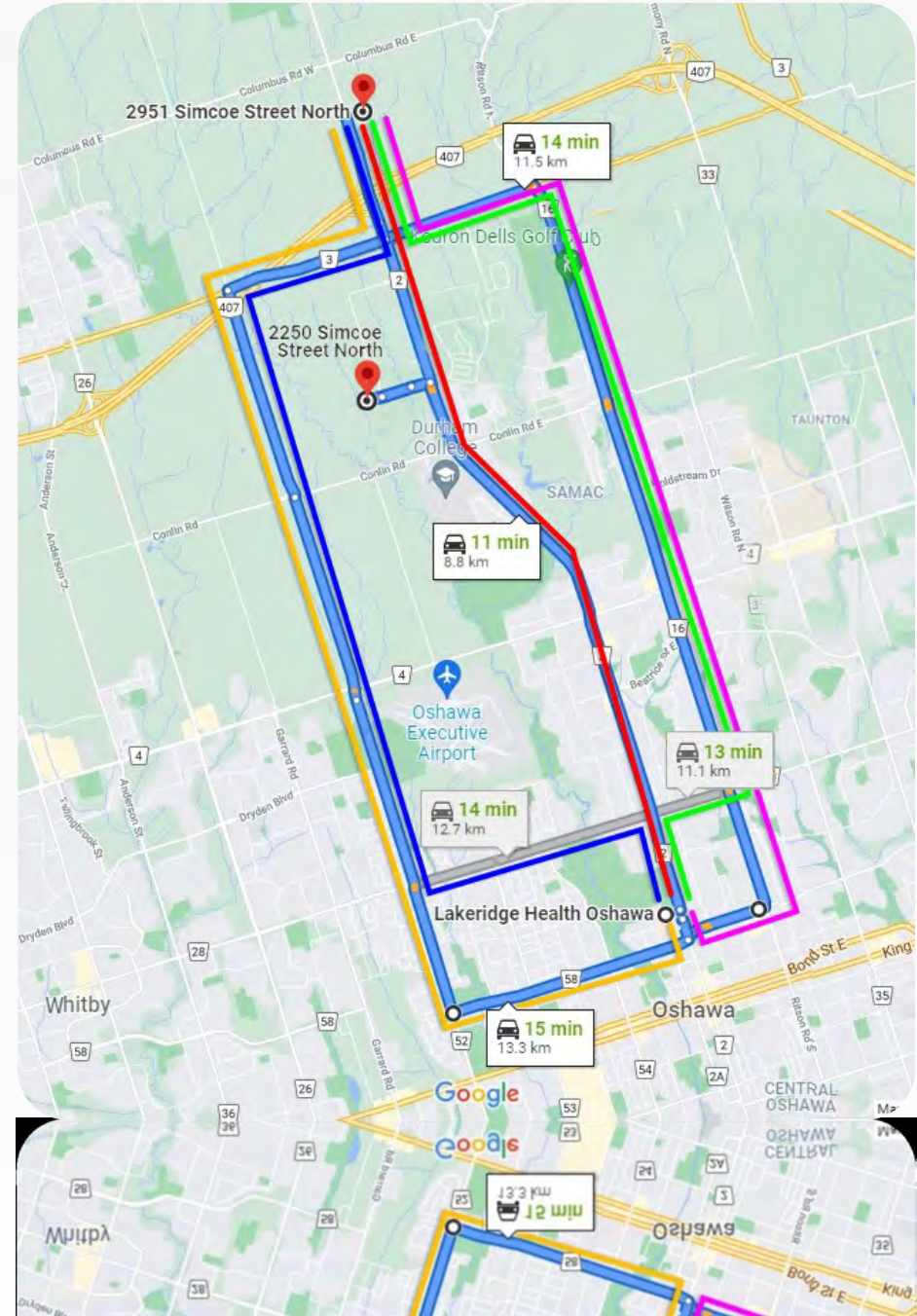
Be greater than a 10km radius from another acute care hospital with an emergency department.

When reviewing transportation routes and actual driving distance from the nearest hospital we find the following results.

- The average distance between Lakeridge Health Oshawa and the proposed 2951 Simcoe Street North location is **11.48 km**.
- **Four of the five** most commonly used routes are well over the required 10 km threshold.
- The average distance with similar routes between Lakeridge Health Oshawa and the planned 2250 Simcoe Street North site location is 10.54 km.
- Additional maps and information for both locations can be viewed in Appendix 6.1, 6.2, and 6.3.

ROUTE MAP AVERAGE = 11.48 km

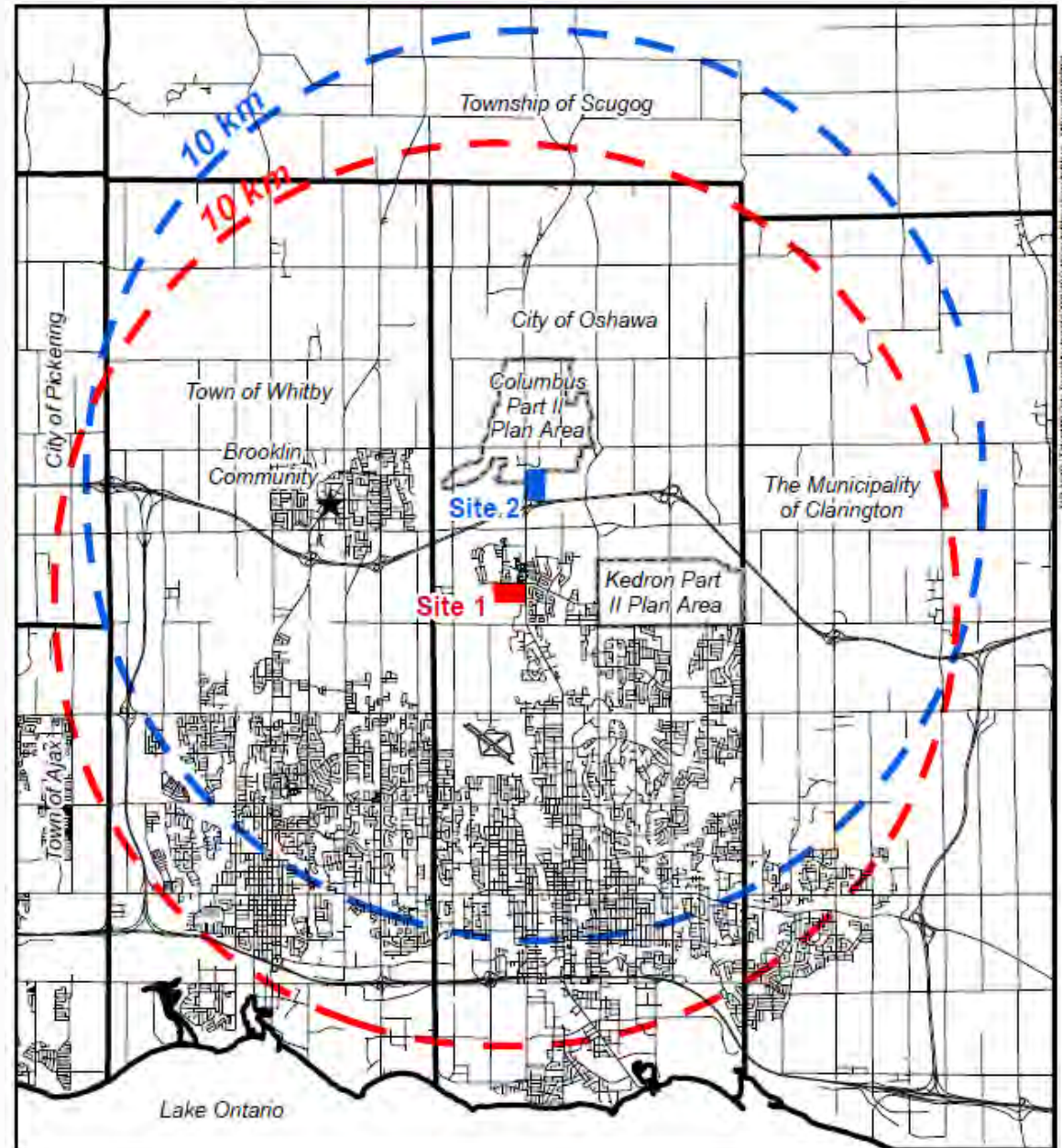
- Route 1: 13.3 km
- Route 2: 12.7 km
- Route 3: 8.8 km
- Route 4: 11.1 km
- Route 5: 11.5 km




Criteria 6:

Be greater than a 10km radius from another acute care hospital with an emergency department.

- A northern Oshawa hospital at the geographic center of Durham region population, although being slightly less than 10 km in radial distance, these sites would offer more expedient access to urban Durham and its planned growth communities such as Whitby and Oshawa.
- **In addition, both locations would greatly improve access** for Whitby, Scugog, and Clarington, which have remained limited to local accessible care.
- Proposed sites service future residential growth areas including Kedron, Columbus, and Brooklin as seen in the map for reference.



criteria seven



Allow (for the creation of a heliport that meets the requirements of Canadian Aviation Regulations (CARs) 2019 1, Standard 325.

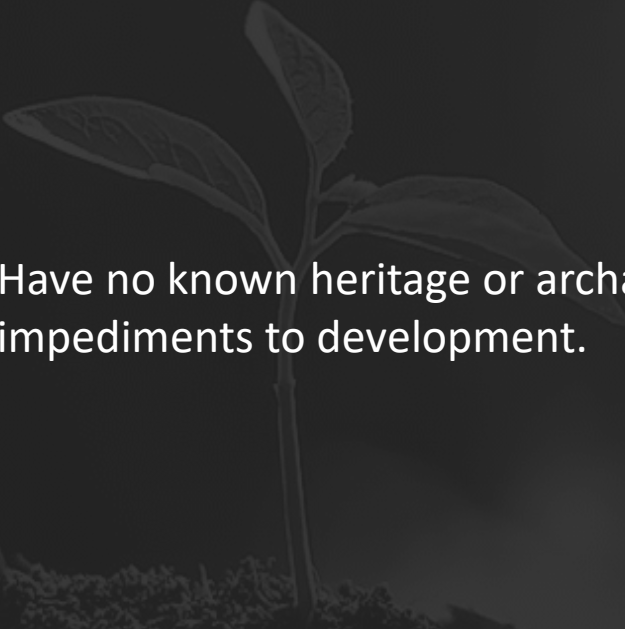
Criteria 7:

Allow (for the creation of a heliport that meets the requirements of Canadian Aviation Regulations (CARs) 2019 1, Standard 325.

A north Oshawa location for a new Regional hospital:

- Both locations can meet the requirements of the Canadian Aviation Regulations (CARs) for the creation of a heliport.
- Both of the proposed sites are within the current control zone where air traffic is coordinated by Nav Canada.
- Confirmation is referenced in the email discussion between Stephen Wilcox, Oshawa Executive Airport Manager and R. Adam Martin, M.Sc., PMP, President at HM Aero Aviation Consulting on October 4, 2021 **(Appendix 7.1)**.





Have no known heritage or archaeological impediments to development.



criteria eight

Criteria 8:

Have no known heritage or archaeological impediments to development.



A north Oshawa location for a new Regional hospital:

- Both sites are not designated under the Ontario Heritage Act as a property of cultural heritage value or interest.
- At this time, staff are unaware of any archaeological impediments to development at either of the proposed site location.
- Please review the RPP Report in Appendix 3.1 for additional information.

criteria appendix

Please find enclosed all relevant supporting documentation regarding the site-selection criteria.

Appendix: 1.1a

Ontario Tech University
Property Information –
2250 Simcoe St N



Appendix: 1.1b

Ontario Tech University Property Information – 2250 Simcoe St N



LAND
REGISTRY
OFFICE #40
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

16263-0539 (LT)

PAGE 1 OF 2
PREPARED FOR moconnor
ON 2021/10/07 AT 12:18:45

PROPERTY DESCRIPTION: PART OF LOTS 13 AND 14, CON 5 EAST WHITBY BEING PARTS 2, 3, 4 AND 5 ON 40R29268;; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 3,4,5 ON 40R29268 AS IN DR1314722; SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 ON 40R29268 AS IN DR1314724; CITY OF OSHAWA

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2014/05/05.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
DIVISION FROM 16263-0241

PIN CREATION DATE:
2016/10/04

OWNERS' NAMES
UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2016/10/04 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
NOTE: THE NO DEALINGS INDICATOR IS IN EFFECT ON THIS PROPERTY						
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REMARKS: PIPELINE						
D210915	1985/12/16	NOTICE				C
REMARKS: AIRPORT ZONING REGULATIONS						
DR205734	2003/09/04	NOTICE	\$2	THE BOARD OF GOVERNORS OF THE DURHAM COLLEGE OF APPLIED ARTS AND TECHNOLOGY	WINDFIELDS FARM LIMITED	C
DR287300	2004/06/18	NOTICE		THE CORPORATION OF THE CITY OF OSHAWA		C
DR1238659	2014/01/09	NOTICE	\$2	THE REGIONAL MUNICIPALITY OF DURHAM		C
DR1261731	2014/05/05	APL ABSOLUTE TITLE		2157236 ONTARIO LIMITED		C
REMARKS: DR1247736						
DR1314722	2014/11/07	TRANSFER EASEMENT		2157236 ONTARIO LIMITED	THE CORPORATION OF THE CITY OF OSHAWA	C
DR1314724	2014/11/07	TRANSFER EASEMENT		2157236 ONTARIO LIMITED	THE CORPORATION OF THE CITY OF OSHAWA	C
DR1413955	2015/10/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2157236 ONTARIO LIMITED	ROYAL BANK OF CANADA	
40R29268	2016/06/30	PLAN REFERENCE				C

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Appendix: 1.1b

Ontario Tech University Property Information – 2250 Simcoe St N



ServiceOntario

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

16263-0539 (LI)

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DR1514871	2016/09/09	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** 2157236 ONTARIO LIMITED	THE CORPORATION OF THE CITY OF OSHAWA	
DR1722261	2018/07/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
		REMARKS: DR1413955.				
DR1916901	2020/08/12	TRANSFER		THE CORPORATION OF THE CITY OF OSHAWA	UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY	C
DR1922962	2020/09/01	RESTRICTION-LAND		UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY		C
		REMARKS: HE REGISTERED OWNER SHALL BE RESTRICTED FROM TRANSFERRING THE LANDS WITHOUT THE CONSENT OF THE CORPORATION OF THE CITY OF OSHAWA				

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Appendix: 1.1c

Ontario Tech University Property Information – 2250 Simcoe St N



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PROPERTY DESCRIPTION: PART LOTS 13 AND 14 CON 5 EAST WHITEY BEING PARTS 6,7,8 ON 40R29268; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 6,7 ON 40R29268 AS IN DR1314722; SUBJECT TO AN EASEMENT IN GROSS OVER PART 7 ON 40R29268 AS IN DR1314724; CITY OF OSHAWA

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2014/05/05.

ESTATE/QUALIFIER: FEE SIMPLE
 LT ABSOLUTE PLUS
RECENTLY: DIVISION FROM 16263-0241

PIN CREATION DATE: 2016/10/04

OWNERS' NAMES: UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY
CAPACITY SHARE:

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2016/10/04 **						
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** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
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D210915	1985/12/16	NOTICE REMARKS: AIRPORT ZONING REGULATIONS				C
DR205734	2003/09/04	NOTICE	\$2	THE BOARD OF GOVERNORS OF THE DURHAM COLLEGE OF APPLIED ARTS AND TECHNOLOGY	WINDFIELDS FARM LIMITED	C
DR287300	2004/06/18	NOTICE		THE CORPORATION OF THE CITY OF OSHAWA		C
DR709829	2008/05/09	TRANSFER REMARKS: PLANNING ACT STATEMENTS		*** DELETED AGAINST THIS PROPERTY *** WINDFIELDS FARM LIMITED	2157236 ONTARIO LIMITED	
DR1238659	2014/01/09	NOTICE	\$2	THE REGIONAL MUNICIPALITY OF DURHAM		C
DR1261731	2014/05/05	APL ABSOLUTE TITLE REMARKS: DR1247736		2157236 ONTARIO LIMITED		C
DR1314722	2014/11/07	TRANSFER EASEMENT		2157236 ONTARIO LIMITED	THE CORPORATION OF THE CITY OF OSHAWA	C
DR1314724	2014/11/07	TRANSFER EASEMENT		2157236 ONTARIO LIMITED	THE CORPORATION OF THE CITY OF OSHAWA	C
DR1413955	2015/10/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 2157236 ONTARIO LIMITED	ROYAL BANK OF CANADA	

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Appendix: 1.1c

Ontario Tech University Property Information – 2250 Simcoe St N



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DRI722261	2018/07/27	DISCH OF CHARGE REMARKS: DRI413955.		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		

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Appendix: 1.1e

Ontario Tech University Property Information – 2250 Simcoe St N



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 PREPARED FOR moconnor
 ON 2021/10/07 AT 11:16:49

PROPERTY DESCRIPTION: PT LTS 13, 14 & 15 CON 5 EAST WHITBY, PT RDAL BTN LTS 14 & 15 CON 5 EAST WHITBY CLOSED BY BYLAWS EW12938 & EW23595 BEING PTS 1 & 3 40R21755 EXCEPT PTS 1, 2, 3, 4, 9 & 10 40R28463 & EXCEPT PTS 1 & 2 40R28696 & EXCEPT PTS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 15, 18, 19 & 20 40R29355; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 13 CONCESSION 5 EAST WHITBY, PARTS 9 AND 10 ON 40R28144 AS IN DR1238662; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 13 CONCESSION 5, EAST WHITBY, PTS 5, 6, 7 AND 8 PLAN 40R28463 AS IN DR1314721; TOGETHER WITH AN EASEMENT OVER PT LT 13 CON 5 EAST WHITBY PTS 1 & 2 40R28696 AS IN DR1444251; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 15 CONCESSION 5 EAST WHITBY PART 3 PLAN 40R29269 AS IN DR1515182; SUBJECT TO AN EASEMENT IN GROSS OVER PT LTS 14 & 15 & PT RDAL CON 5 EAST WHITBY PTS 5, 14 & 16 40R29355 AS IN DR1570136; CITY OF OSHAWA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 LT CONVERSION QUALIFIED

RECENTLY:
 DIVISION FROM 16263-0509

PIN CREATION DATE:
 2017/03/06

OWNERS' NAMES:
 UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2017/03/06 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 2000/02/21 **</p>						
D11653	1975/07/24	PLAN MISCELLANEOUS				C
D11655	1975/07/24	PLAN MISCELLANEOUS REMARKS: PIPELINE				C
D210915	1985/12/16	NOTICE REMARKS: AIRPORT ZONING REGULATIONS				C
40R21755	2003/02/13	PLAN REFERENCE				C
DR151906	2003/02/20	NOTICE	§2	THE REGIONAL MUNICIPALITY OF DURHAM	WINDFIELDS FARM LIMITED	C
DR205730	2003/09/04	APL ANNEX REST COV		THE BOARD OF GOVERNORS OF THE DURHAM COLLEGE OF APPLIED ARTS AND TECHNOLOGY		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Appendix: 1.1e

Ontario Tech University Property Information – 2250 Simcoe St N



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #40

16263-0578 (LT)

PAGE 2 OF 2
PREPARED FOR mccoconnor
ON 2021/10/07 AT 11:16:49

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD	
DR205734	2003/09/04	NOTICE	§2	THE BOARD OF GOVERNORS OF THE DURHAM COLLEGE OF APPLIED ARTS AND TECHNOLOGY	WINDFIELDS FARM LIMITED	C	
DR287256	2004/06/18	NOTICE		THE CORPORATION OF THE CITY OF OSHAWA		C	
40R24136	2006/03/21	PLAN REFERENCE				C	
40R24137	2006/03/21	PLAN REFERENCE				C	
40R28144	2013/10/24	PLAN REFERENCE				C	
DR1238662	2014/01/09	TRANSFER EASEMENT	§2	THE DURHAM COLLEGE OF APPLIED ARTS AND TECHNOLOGY	THE REGIONAL MUNICIPALITY OF DURHAM	C	
DR1246153	2014/02/14	TRANSFER		THE DURHAM COLLEGE OF APPLIED ARTS AND TECHNOLOGY	UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY	C	
		REMARKS: PLANNING ACT STATEMENTS.					
40R28463	2014/08/12	PLAN REFERENCE				C	
DR1314721	2014/11/07	TRANSFER EASEMENT		UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY	THE CORPORATION OF THE CITY OF OSHAWA	C	
40R29269	2016/06/30	PLAN REFERENCE				C	
DR1515182	2016/09/12	TRANSFER EASEMENT	§2	UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY	THE REGIONAL MUNICIPALITY OF DURHAM	C	
40R29355	2016/09/21	PLAN REFERENCE				C	
DR1570136	2017/02/24	TRANSFER EASEMENT		UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY	THE CORPORATION OF THE CITY OF OSHAWA	C	
DR1710489	2018/06/14	BYLAW		THE CORPORATION OF THE CITY OF OSHAWA		C	
		REMARKS: BYLAW 67-2018 TO DESIGNATE THE PROPERTY AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST PURSUANT TO THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O. 18.					
40R30446	2019/03/21	PLAN REFERENCE				C	

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Appendix: 1.1f

Ontario Tech University Property Information – 2250 Simcoe St N



ServiceOntario

LAND
REGISTRY
OFFICE #40
16263-1010 (LT)
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PAGE 1 OF 2
PREPARED FOR moconnor
ON 2021/10/07 AT 10:56:40

PROPERTY DESCRIPTION: PART LOTS 15 & 16, CON 5, PART RDAL BIN LOTS 16 & 17, CON 5 CLOSED BY BYLAWS EW384 & EW311, EAST WHITBY, PARTS 4 & 9 40R21755, SAVE & EXCEPT PARTS 4, 5, 6 & 7, PL 40R22645 & PT 17 40R29355; EXCEPT PARTS 13, 14, 15, 16, 17 & 18, 40R30446; SUBJECT TO AN EASEMENT IN GROSS OVER PT LTS 15 & 16 CON 5 EAST WHITBY PTS 1 & 2 40R29510 AS IN DR1570137; SUBJECT TO AN EASEMENT AS IN D84281; CITY OF OSHAWA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 16263-0576

PIN CREATION DATE:
2020/10/07

OWNERS' NAMES
UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2020/10/07 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2000/02/21 **						
D11653	1975/07/24	PLAN MISCELLANEOUS				C
D84281	1979/01/29	TRANSFER EASEMENT			THE CORPORATION OF THE CITY OF OSHAWA	C
D210915	1985/12/16	NOTICE				C
REMARKS: AIRPORT ZONING REGULATIONS						
40R21755	2003/02/13	PLAN REFERENCE				C
DR151906	2003/02/20	NOTICE	62	THE REGIONAL MUNICIPALITY OF DURHAM	WINDFIELDS FARM LIMITED	C
DR205730	2003/09/04	APL ANNEX REST COV		THE BOARD OF GOVERNORS OF THE DURHAM COLLEGE OF APPLIED ARTS AND TECHNOLOGY		C
DR205734	2003/09/04	NOTICE	62	THE BOARD OF GOVERNORS OF THE DURHAM COLLEGE OF APPLIED ARTS AND TECHNOLOGY	WINDFIELDS FARM LIMITED	C

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Appendix: 1.1f

Ontario Tech University Property Information – 2250 Simcoe St N



LAND
REGISTRY
OFFICE #40
PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER
16263-1010 (LT)
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PAGE 2 OF 2
PREPARED FOR moconnor
ON 2021/10/07 AT 10:56:40

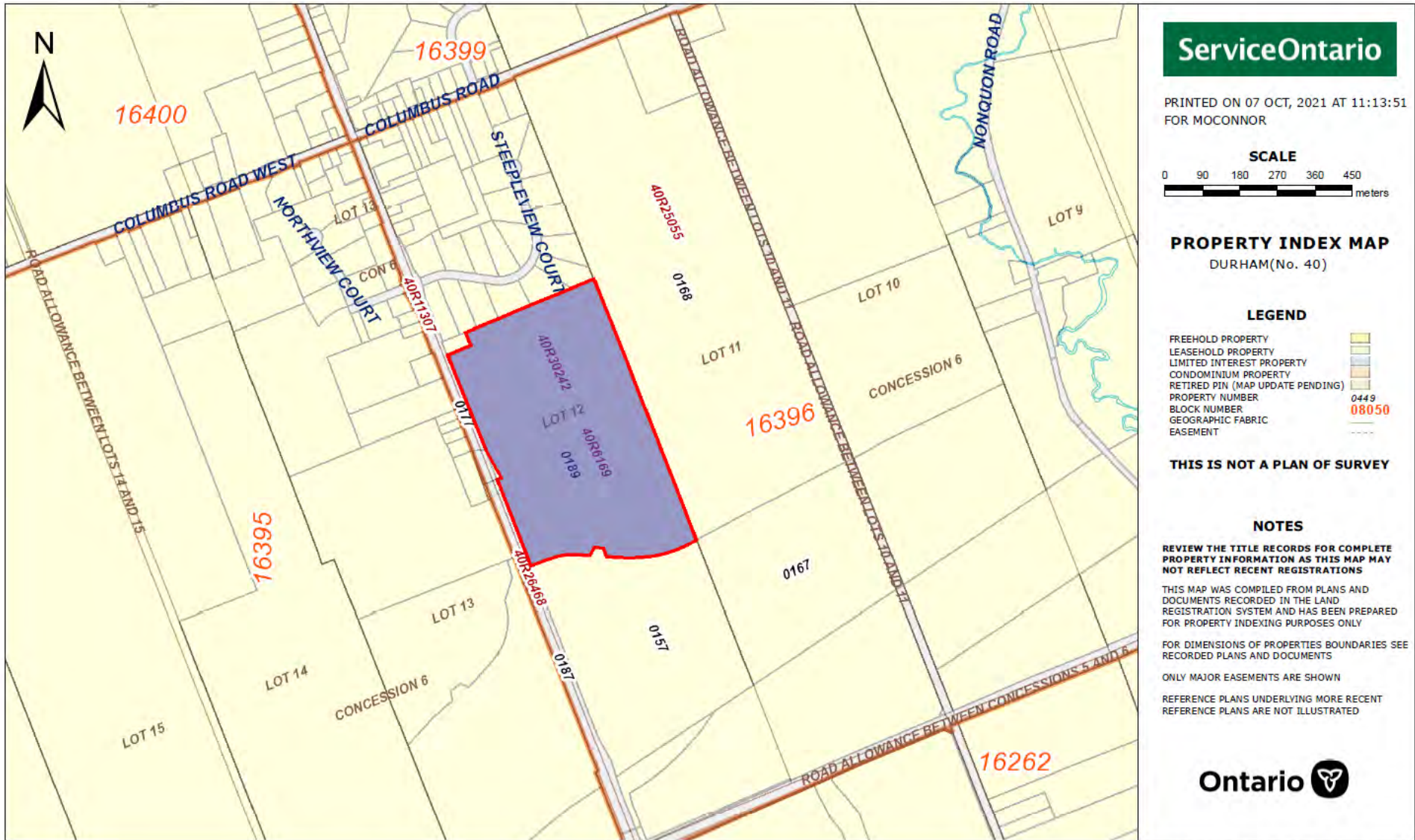
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
40R22645	2004/04/20	PLAN REFERENCE				C
40R24137	2006/03/21	PLAN REFERENCE				C
DR1246153	2014/02/14	TRANSFER REMARKS: PLANNING ACT STATEMENTS.		THE DURHAM COLLEGE OF APPLIED ARTS AND TECHNOLOGY	UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY	C
40R29510	2017/01/26	PLAN REFERENCE				C
DR1570137	2017/02/24	TRANSFER EASEMENT		UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY	THE CORPORATION OF THE CITY OF OSHAWA	C
40R30446	2019/03/21	PLAN REFERENCE				C
40R31427	2021/07/13	PLAN REFERENCE				C

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Appendix: 1.2a

M.T.O.-owned Property Information – 2951 Simcoe St N




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Appendix: 1.2a

M.T.O.-owned Property Information – 2951 Simcoe St N



LAND REGISTRY OFFICE #40

16396-0189 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1
PREPARED FOR mocconnor
ON 2021/10/07 AT 11:13:02

PROPERTY DESCRIPTION: PART NORTH 1/2 OF LOT 12, CONCESSION 6 EAST WHITBY; PART SOUTH 1/2 OF LOT 12, CONCESSION 6 EAST WHITBY, PART 1, PLAN 40R6169 SAVE AND EXCEPT PART 1, PLAN DR974769 AND PART 5, PLAN 40R30242; CITY OF OSHAWA

PROPERTY REMARKS: SKETCH ATTACHED TO C0155189.

ESTATE/QUALIFIER: FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY: DIVISION FROM 16396-0158

FIN CREATION DATE: 2019/07/25

OWNERS' NAMES: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR THE PROVINCE OF ONTARIO

CAPACITY SHARE: ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2019/07/25 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES AND ESCHEATS OR FORFEITURE TO THE CROWN. THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION. ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 2000/03/27 **</p>						
40R6169	1981/01/06	PLAN REFERENCE				C
D508856	1998/01/22	NOTICE		*** DELETED AGAINST THIS PROPERTY *** NATIONAL TRUST COMPANY, AS TRUSTEE		
DR987792	2011/05/02	TRANSFER	52	WINDFIELDS FARM LIMITED	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR THE PROVINCE OF ONTARIO	C
40R30242	2018/10/17	PLAN REFERENCE				C
DR1818343	2019/08/13	APL (GENERAL)		*** COMPLETELY DELETED *** CIBC MELLON TRUST COMPANY		
REMARKS: DELETE D508856						

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Appendix: 2.1

The environmental consulting firm Golder has advised that moving from an agricultural land use to an institutional land use does not require a Record of Site Condition (RSC).

Hi Warren,

Strictly speaking under Regulation 153/04 would normally be no – you’d typically only require one to go from a less stringent (i.e., industrial to residential, residential to agricultural) property use; going from Agricultural to Institutional (same as Residential) would not typically be required under the Regulation.

There are some other factors, of course – the main driver typically being the municipalities requiring certain things for permitting. We see this all the time with Region of Durham specifically – the staff there have a checklist to go through in many of these situations, one of which I believe is: “is there a Phase One ESA” followed by “were there any APECs identified” and then “was it investigated, etc.” – so this can obviously trigger a Phase One where one wouldn’t normally be required, and if it identifies any APECs it then asks for an investigation, etc. and as a result of this, many times ROD will require a RSC where one wouldn’t normally be needed just to get the permitting done.

Hopefully that’s helpful.

Thanks
Kevan
Kevan Browne (B.A.)
Project Manager, Contaminated Sites



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Work Safe, Home Safe



Appendix: 3.1

Registered Professional Planning Report

Please refer to the attached PDF titled:

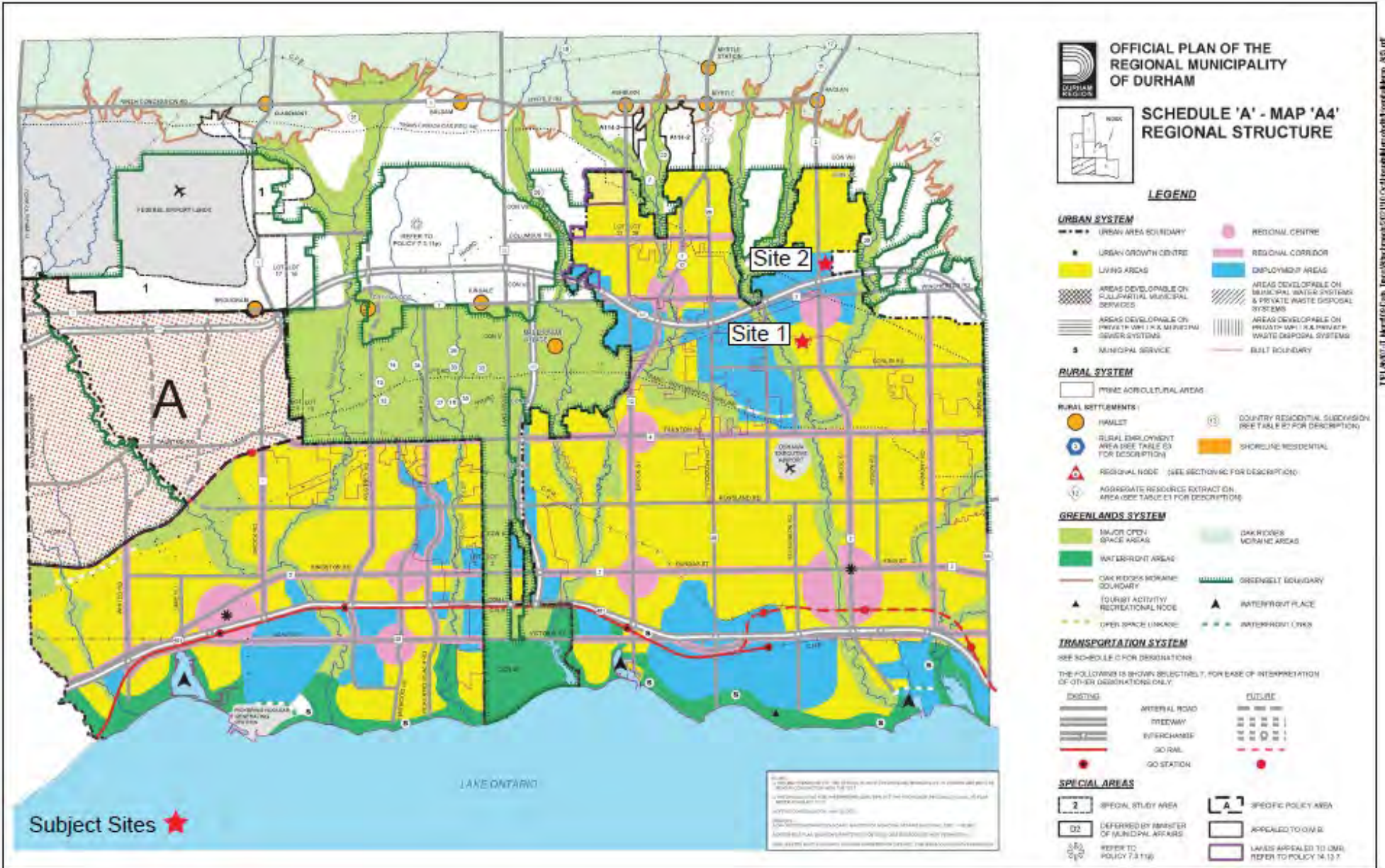
City of Oshawa - Registered Professional Planning Report – 2021

for a review of the RPP Report.



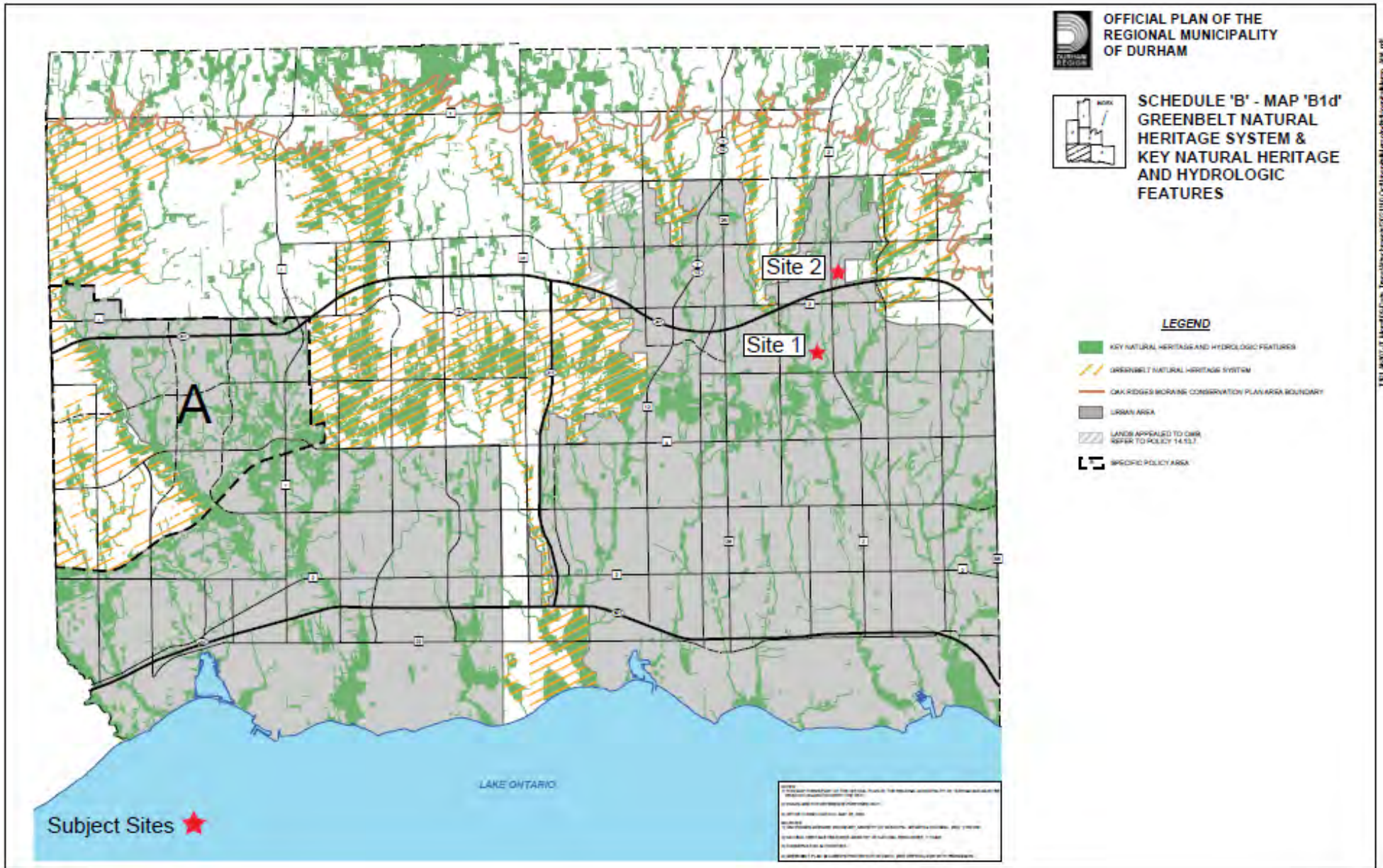
Appendix: 5.1

Durham Region Official Plan - Schedule A



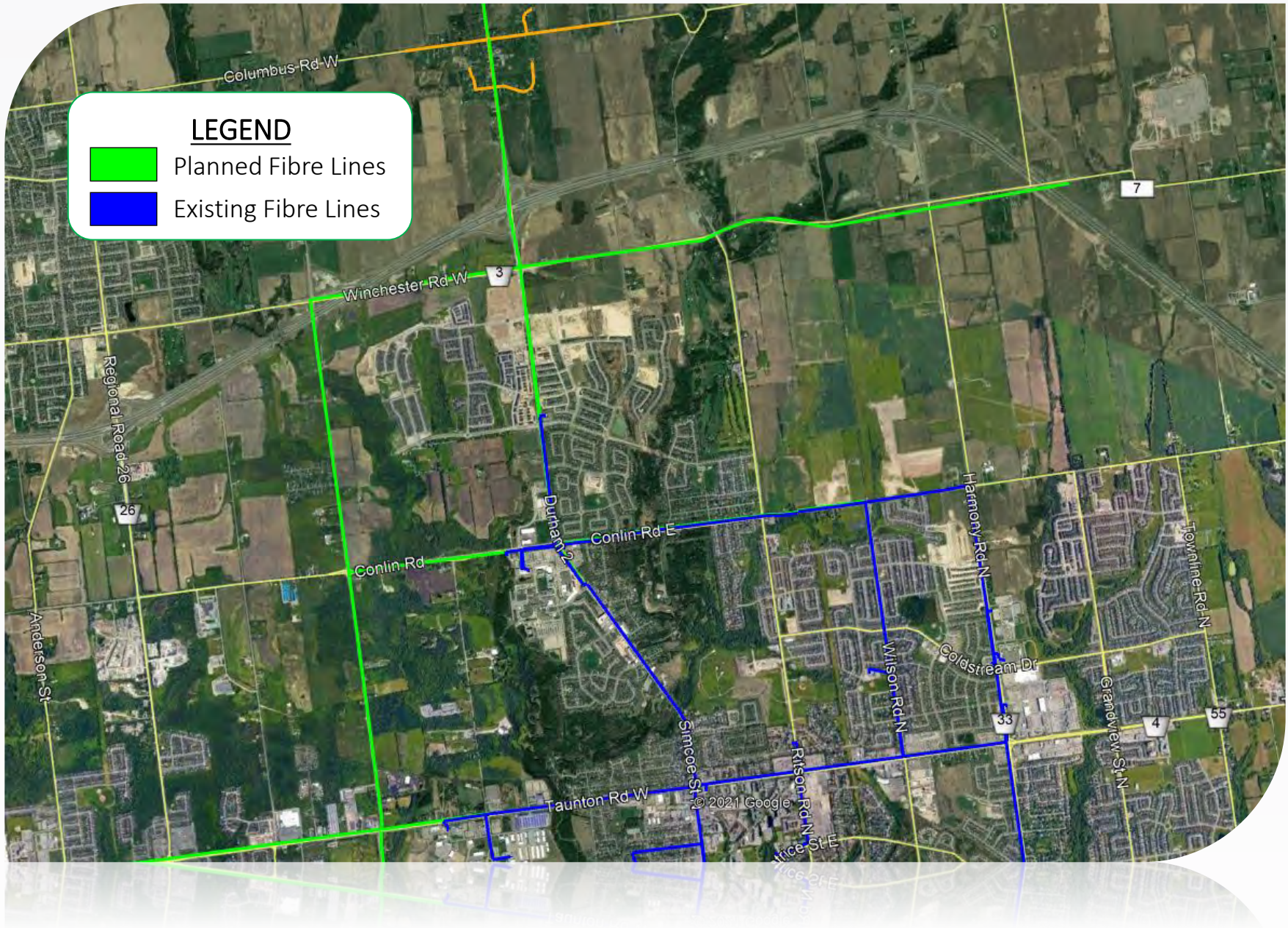
Appendix: 5.1

Durham Region Official Plan - Schedule B



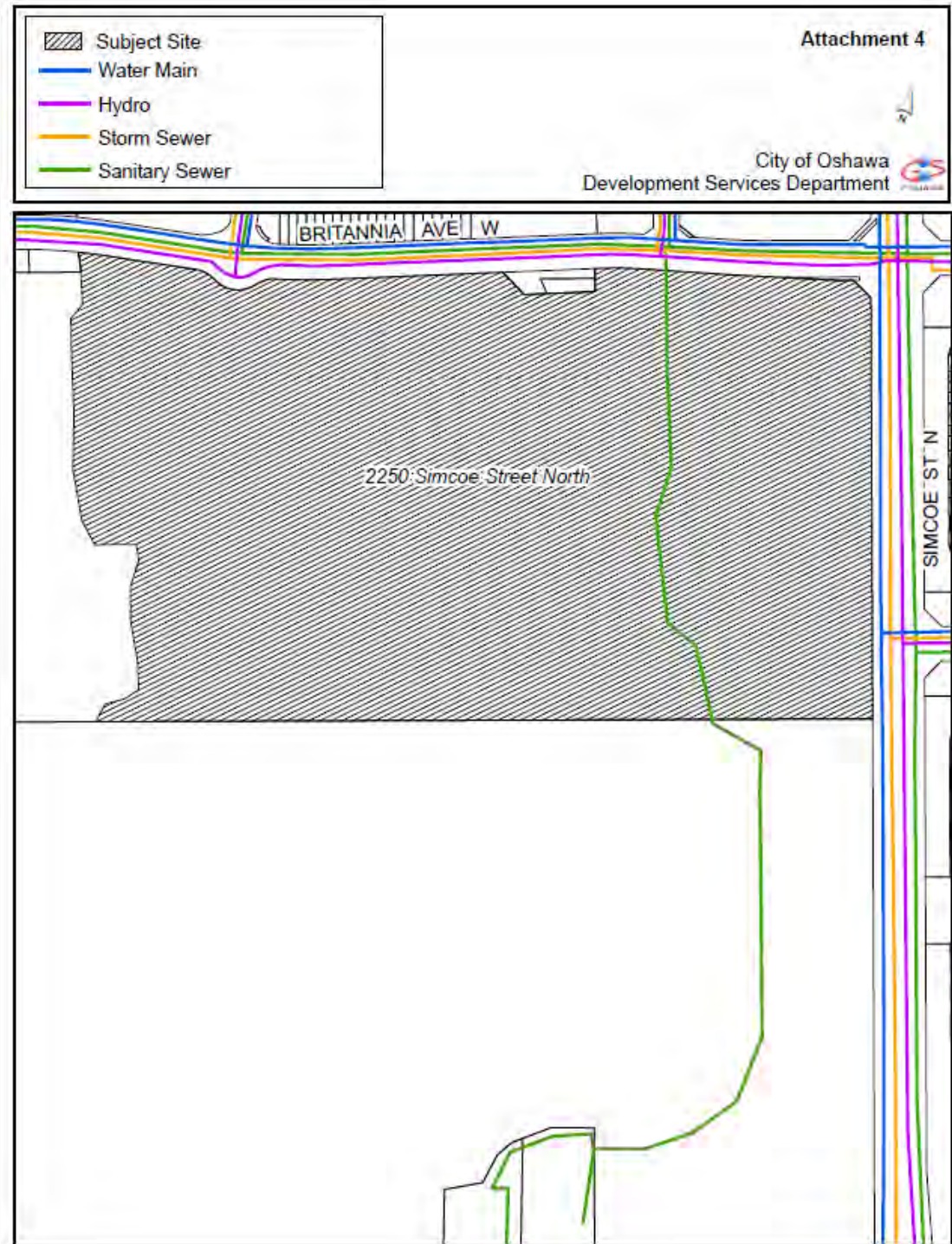
Appendix: 5.2

Existing and Planned OPUC Fibre Networks Diagram



Appendix: 5.3

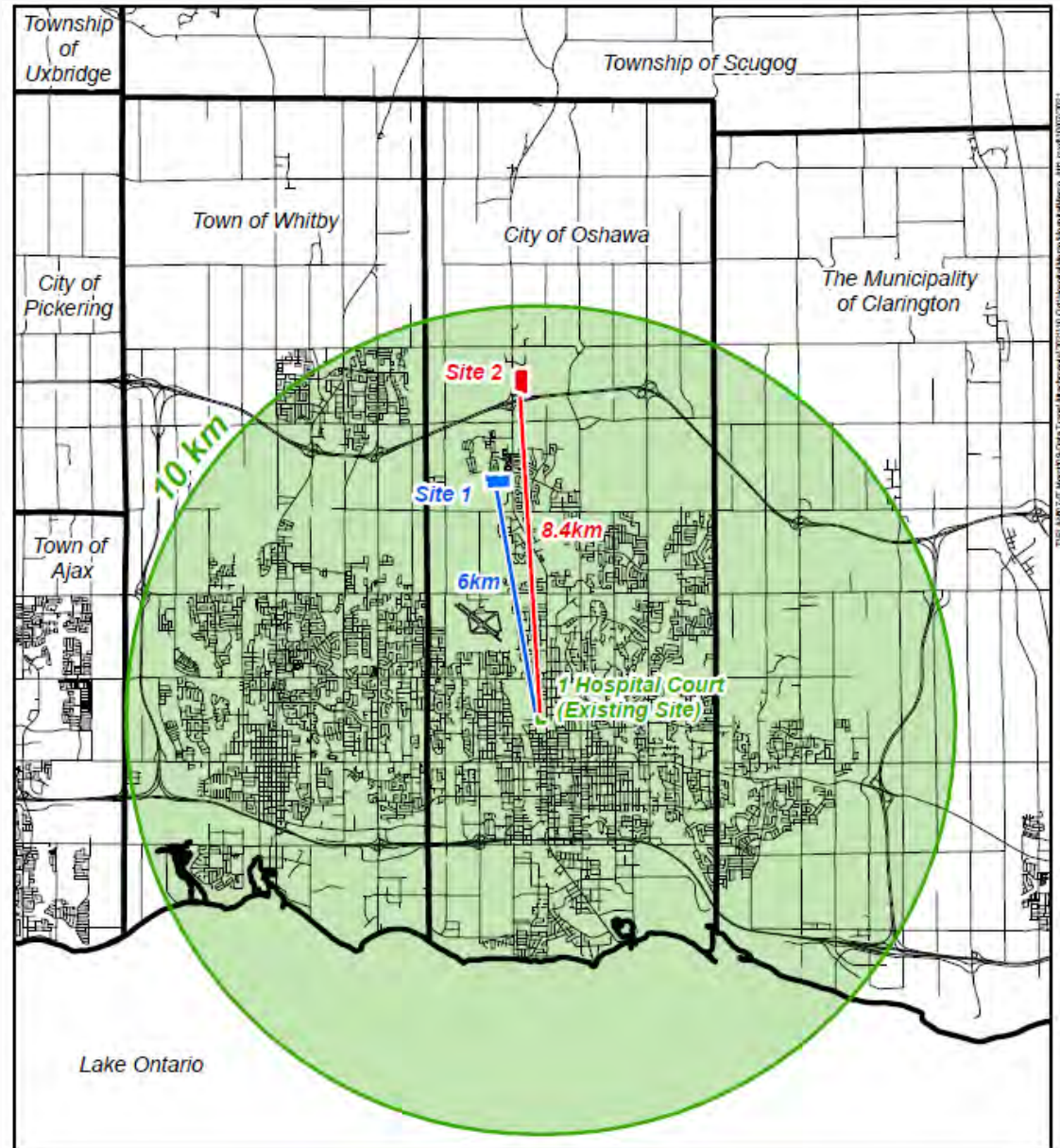
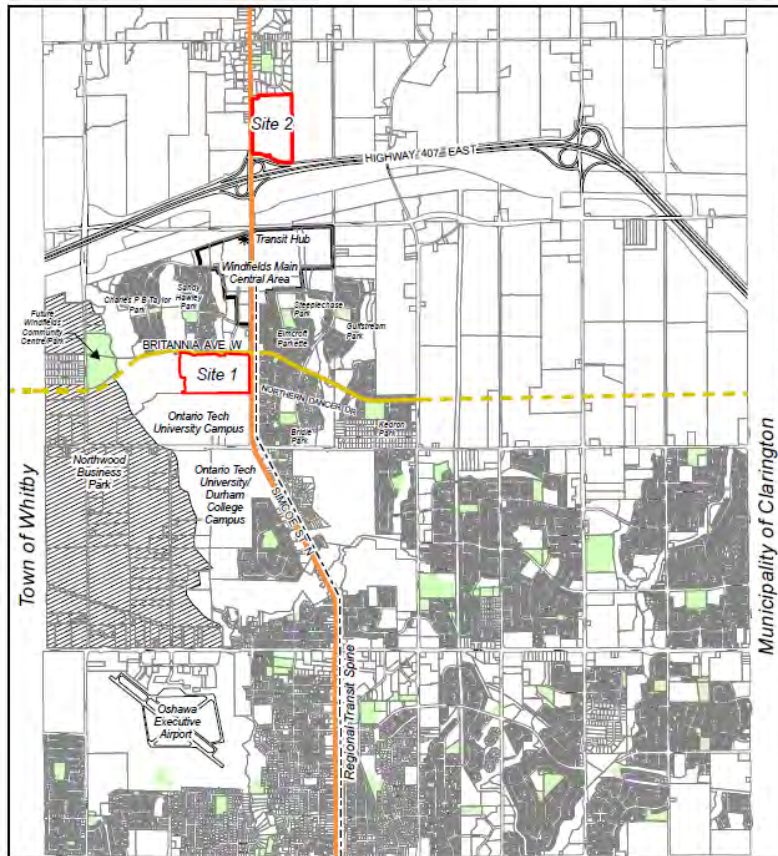
Site Utility Map



Appendix: 6.1

Site 1: 2250 Simcoe St N

Site 2: 2951 Simcoe St N



Appendix: 6.3

2951 Simcoe St N Location Fact Sheet

Municipal Address	2951 Simcoe Street North
Current Ownership	Her Majesty the Queen in Right of the Province of Ontario, Represented by the Minister of Transportation for the Province of Ontario
Approximate Land Area	24.3 hectares (60 ac.)
Adjacent Land Uses	<ul style="list-style-type: none">• North: single-detached dwellings• South: Highway 407 East. Further south is a large commercial development generally at the intersection of Winchester Road and Simcoe Street North• East: Agricultural land with no buildings• West: Simcoe Street North, beyond which are single-detached dwellings and provincially-owned agricultural land with no buildings.
Key Attributes	<ul style="list-style-type: none">• Located in proximity to Highway 407 East and existing arterial roads;• Access to public transit;• Located in proximity to the Ontario Tech University and Durham College North Oshawa campus;• Site is an extensive land holding currently owned by M.T.O. (already in provincial ownership)• Located within the Major Urban Area Boundary and available for development



Appendix: 7.1

Allow (for the creation of a heliport that meets the requirements of Canadian Aviation Regulations (CARs) 2019 1, Standard 325.

Hi Steve,

As per your request, we have reviewed the two hospital/helipad locations as provided to us.

Both of the proposed sites are within 5NM of the airport, meaning that they are within the current control zone where air traffic is coordinated by Nav Canada. We don't see an issue with conflicting flight operations at these locations as Nav Canada will be able to control the airspace and flight movements from the airport, and helipad-related rotary wing traffic. In other words, if proper design considerations and consultations with Nav Canada occur, there shouldn't be any airspace constraints with the two sites presented.

Furthermore, there do not appear to be any constraints that will preclude the development of a heliport on either site as per CAR Standard 325, subject to a detailed design review once prepared.

Kind regards,

Adam

R. Adam Martin, M.Sc., PMP
President, Senior Project Director
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Ottawa, Ontario
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Transforming Durham's Healthcare.



Submitted by:
Paul Ralph / CAO
On Behalf of the City of Oshawa
PRalph@oshawa.ca