



Lakeridge Health Submission Review for a Proposed New Acute Care Hospital with Level II Trauma Centre in the Durham Region

Presented to Oshawa City Council
January 31, 2021
On Behalf of Capital Hill Group



Introduction

At the end of September, Lakeridge Health opened a 2-stage intake for new hospital site proposals in Durham Region

Stage 1 - mandatory requirements

Stage 2 – broader analysis examining added benefits of proposed sites

The City of Oshawa's submission did not progress beyond Stage 1

Section 1

In this section, we outline the chronology of events and share the Mission and Vision that Oshawa presented to the Expert Panel for a proposed new acute care hospital with a level II trauma centre in the Durham Region.

Lakeridge Health Project Timeline.



Our Mission

*Transforming
Durham's healthcare.*



Our Vision

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



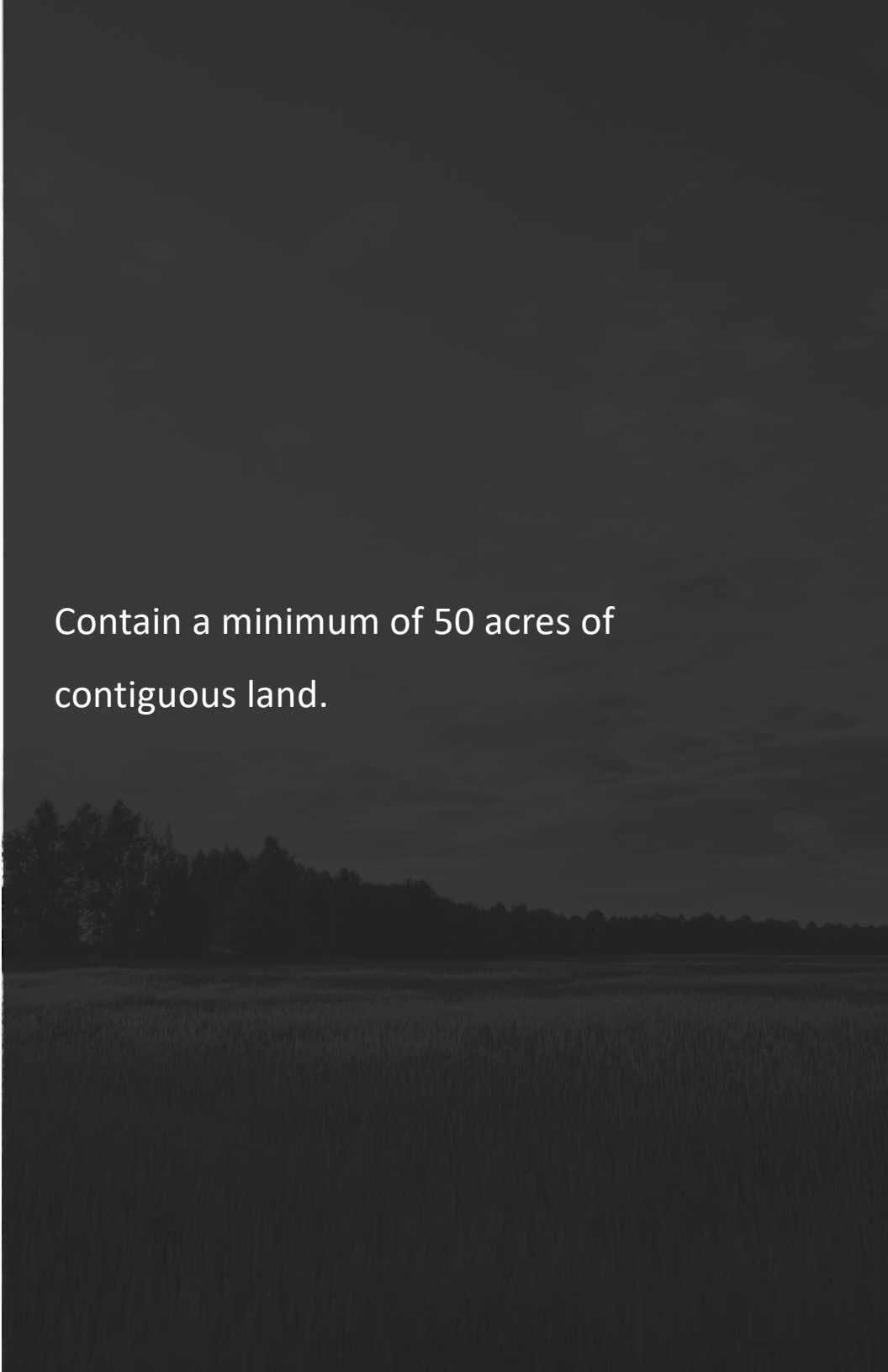
Section 2

The following slides indicate the requirements of the stage 1, as set out by the Expert Panel.

Subsequent slides also highlight the City of Oshawa's response in each case.

criteria one

Contain a minimum of 50 acres of contiguous land.



Criteria 1:

Contain a minimum of 50 acres of contiguous land.

Two sites of value were recommended to the Expert Panel through this process.

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”)

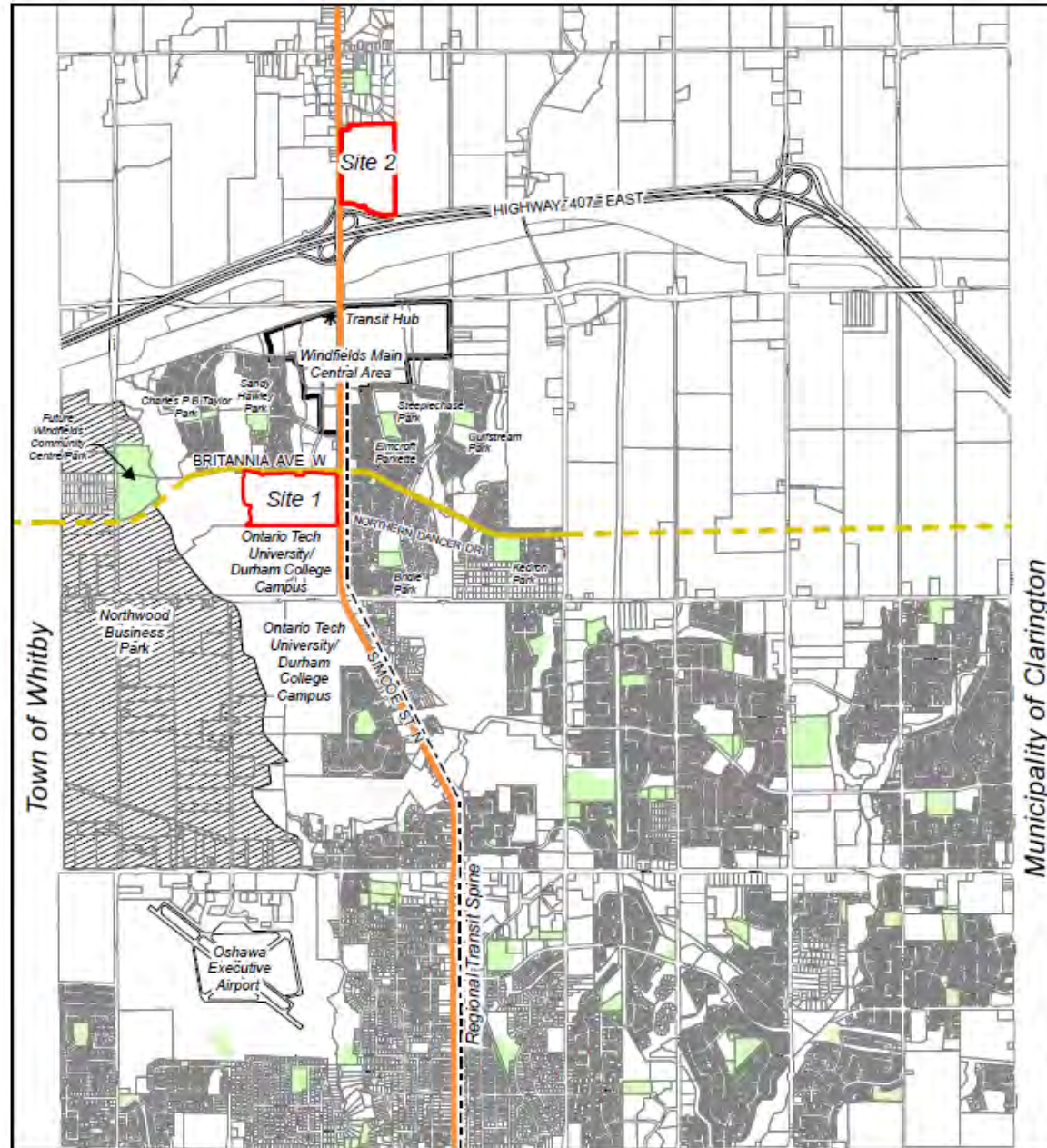
Property 2 Fact Sheet:

- **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



Criteria 1:

Contain a minimum of 50 acres of contiguous land.



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

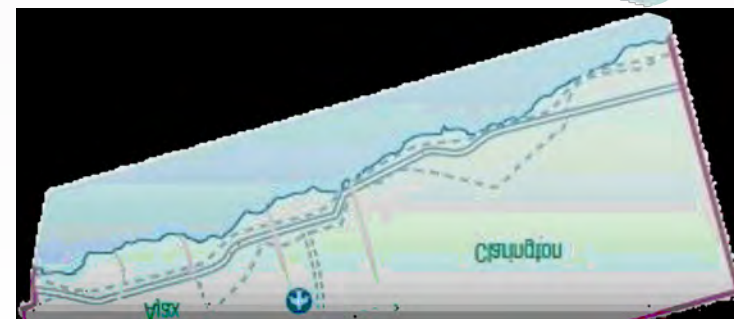
Not be located in a Key Natural Heritage
and or have Hydrologic Features on lands.

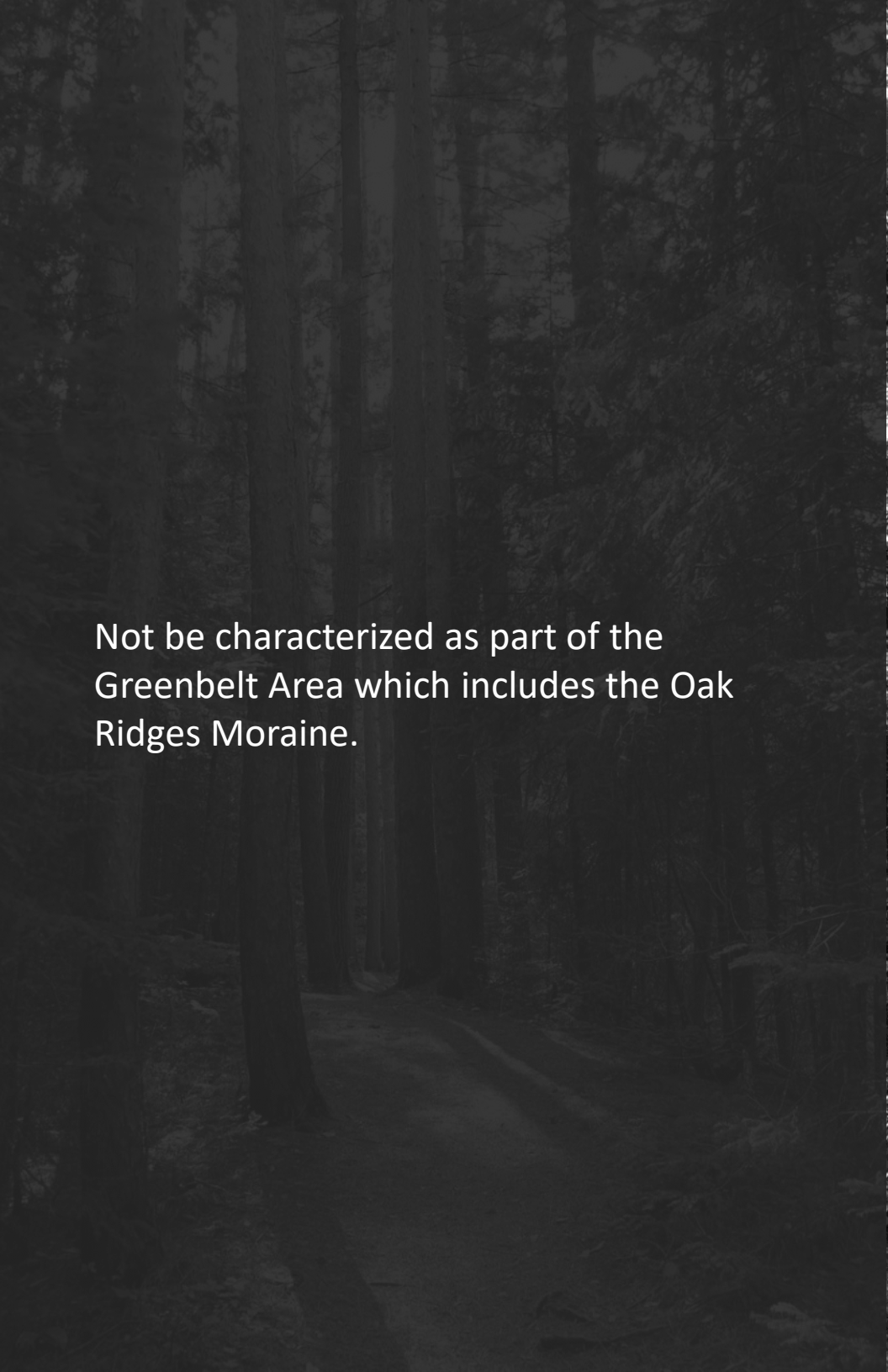
Criteria 3:

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.



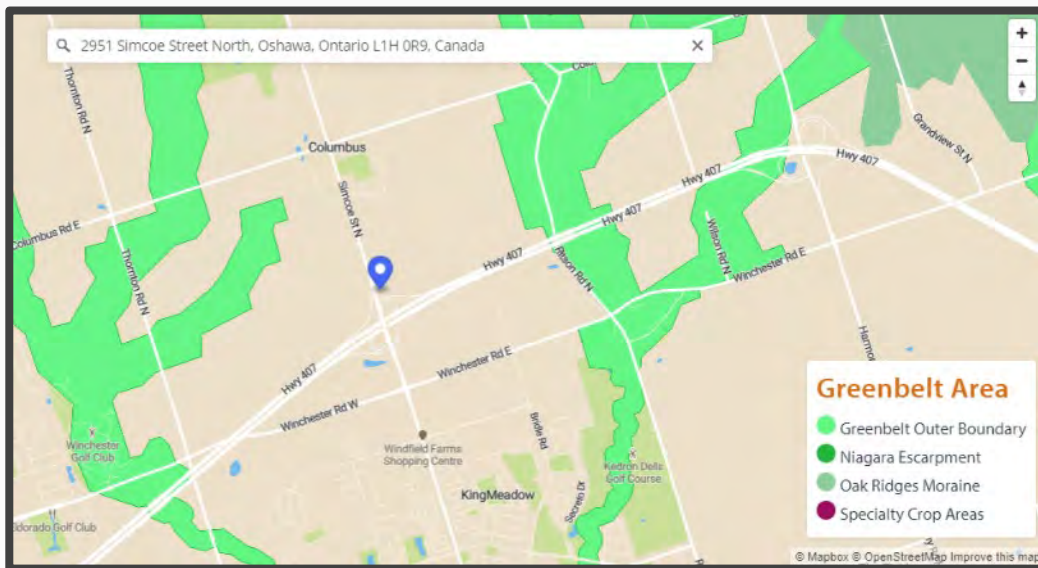
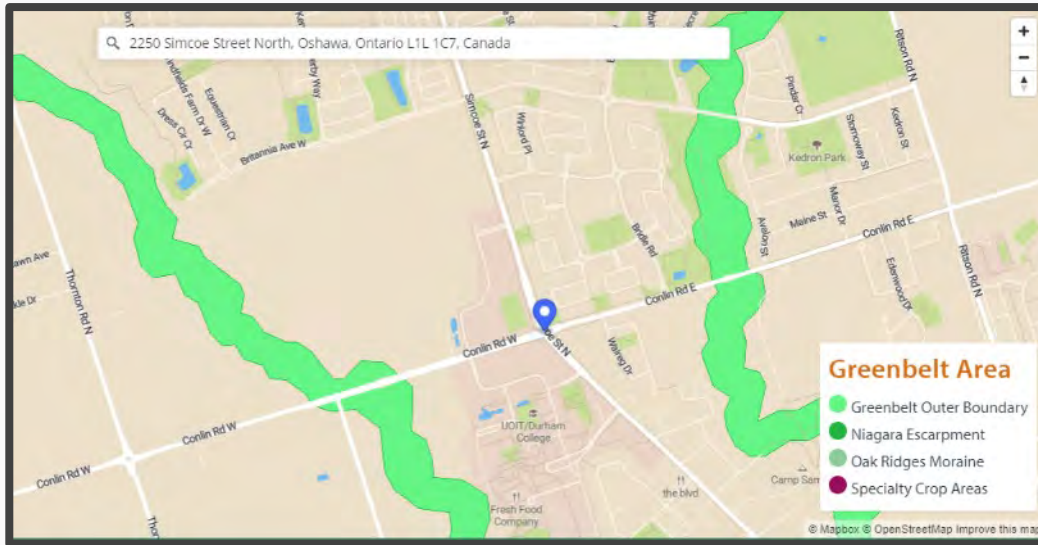


Not be characterized as part of the
Greenbelt Area which includes the Oak
Ridges Moraine.

criteria four

Criteria 4:

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



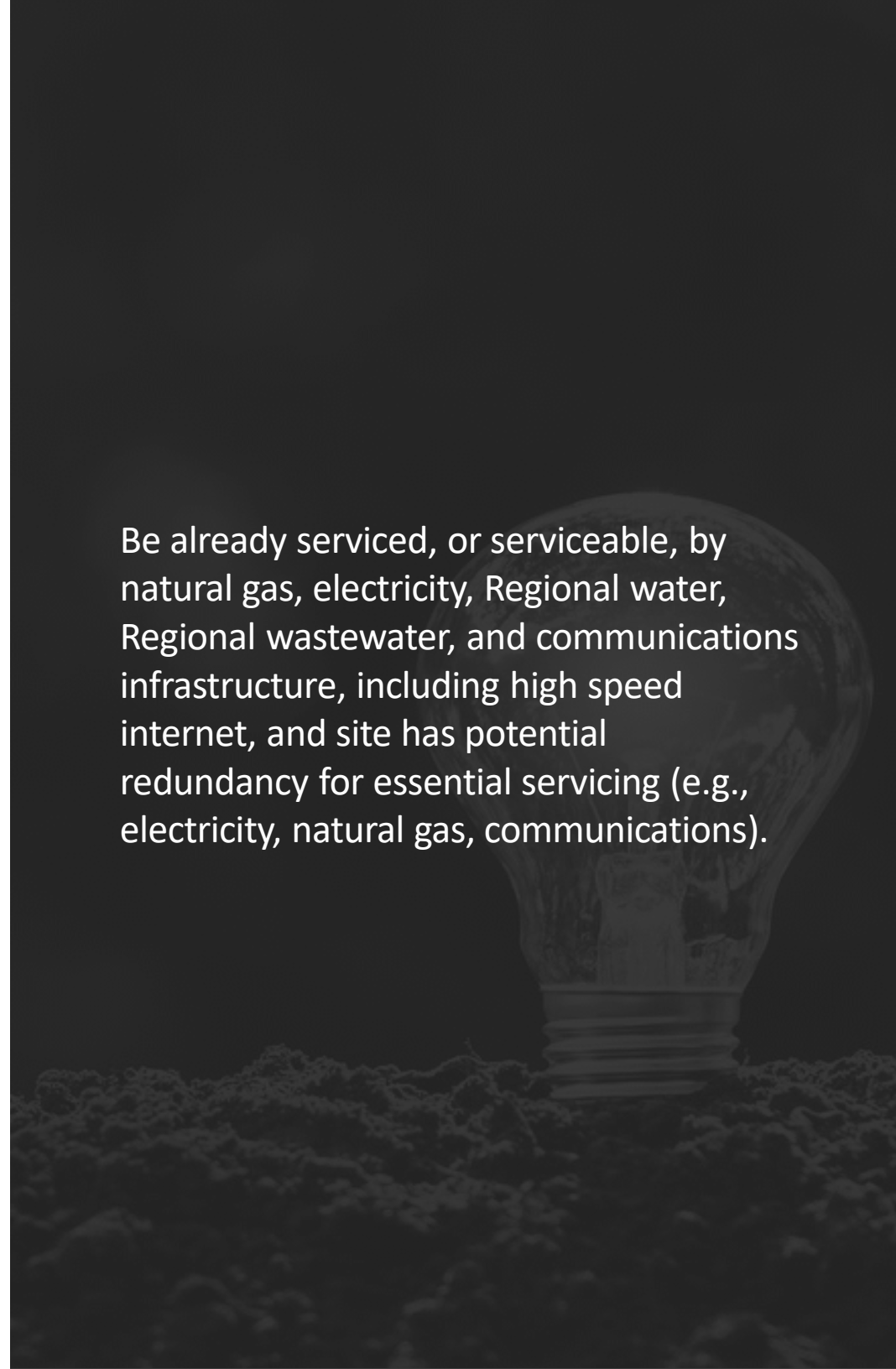
A north Oshawa location for a new Regional hospital:

- 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).



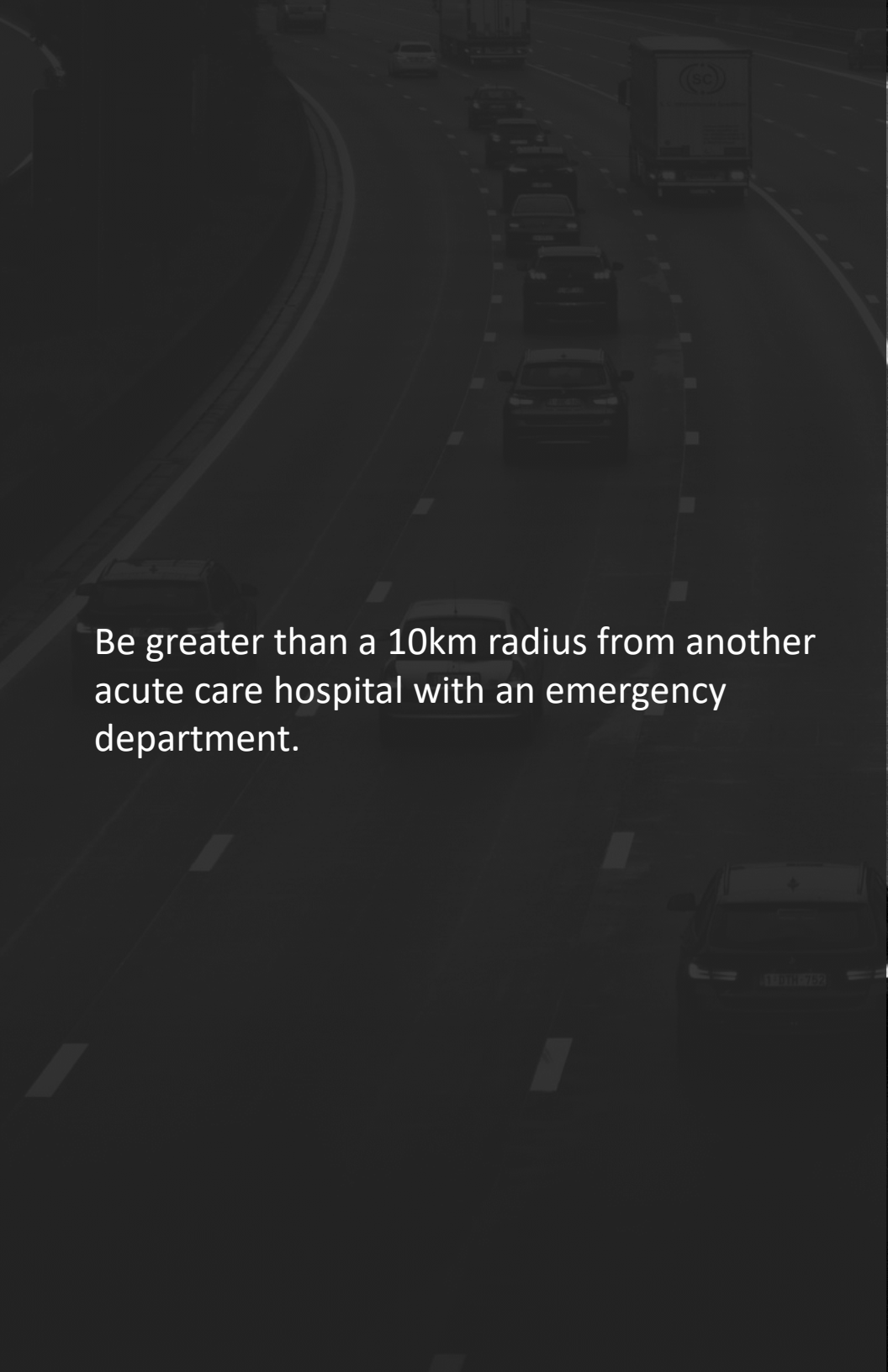
Criteria 5:

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:

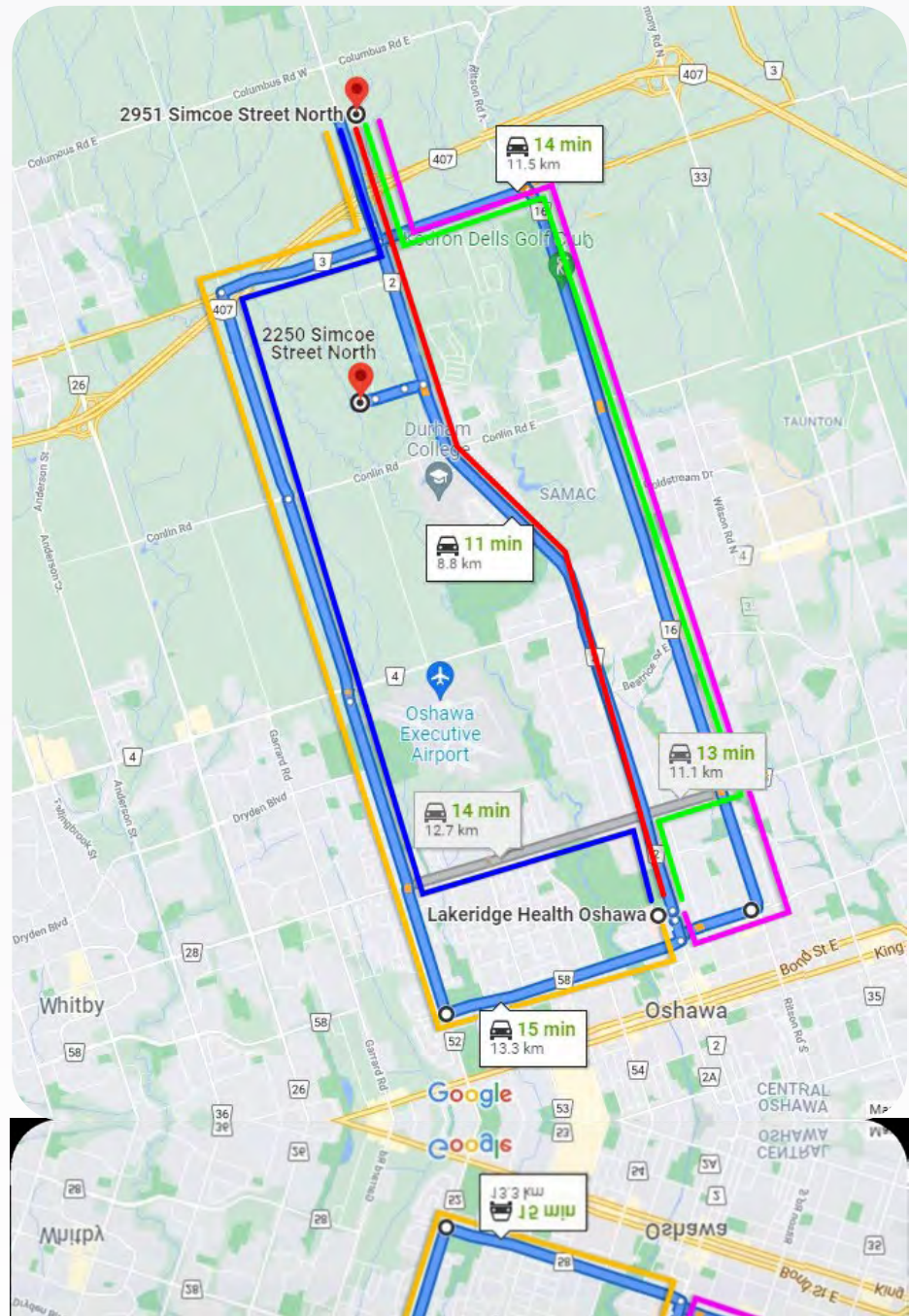
Be greater than a 10km radius from another acute care hospital with an emergency department.

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

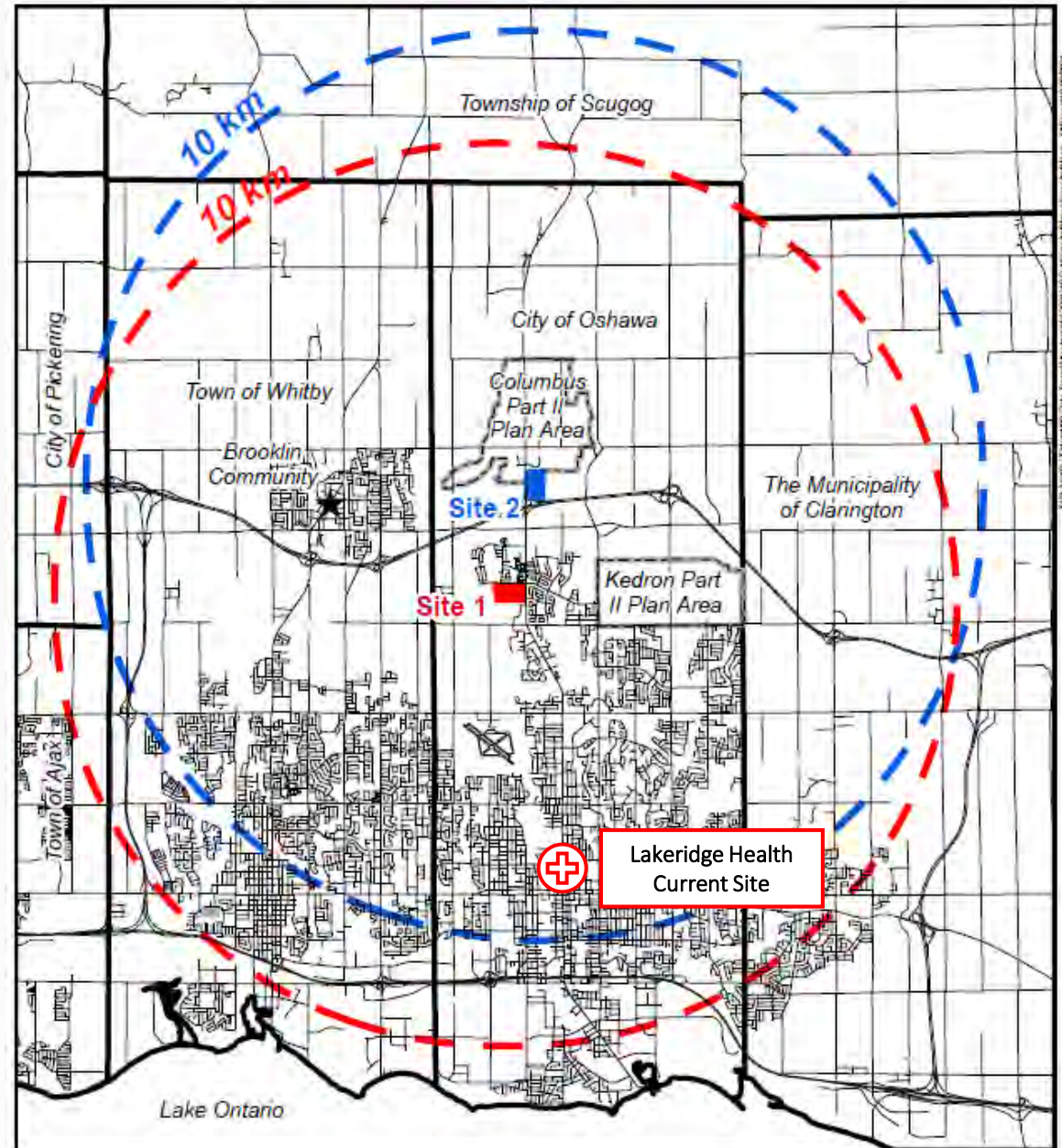
	Route 1: 13.3 km
	Route 2: 12.7 km
	Route 3: 8.8 km
	Route 4: 11.1 km
	Route 5: 11.5 km



Criteria 6:

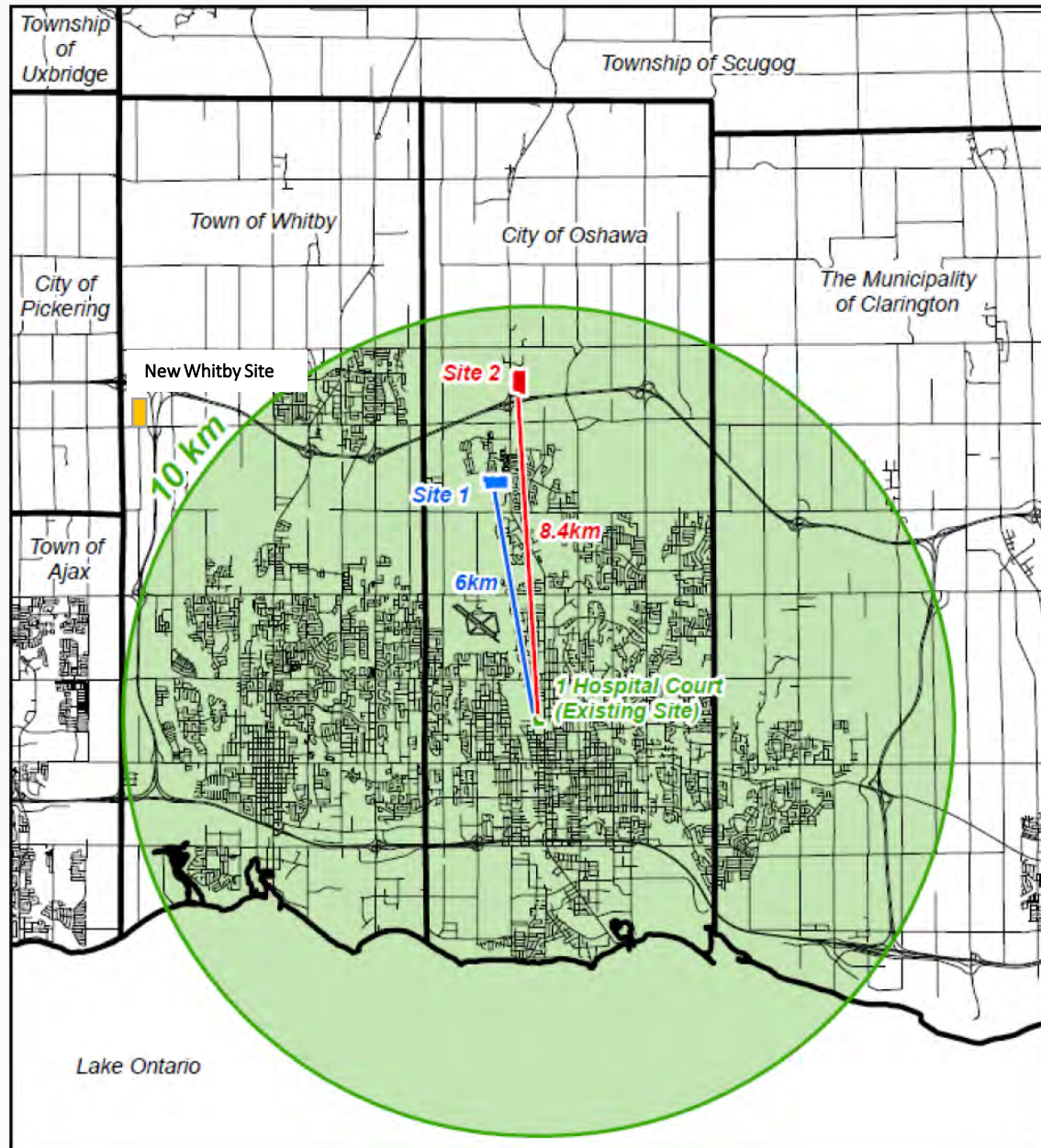
Be greater than a 10km radius from another acute care hospital with an emergency department.

- 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 6:

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



criteria seven



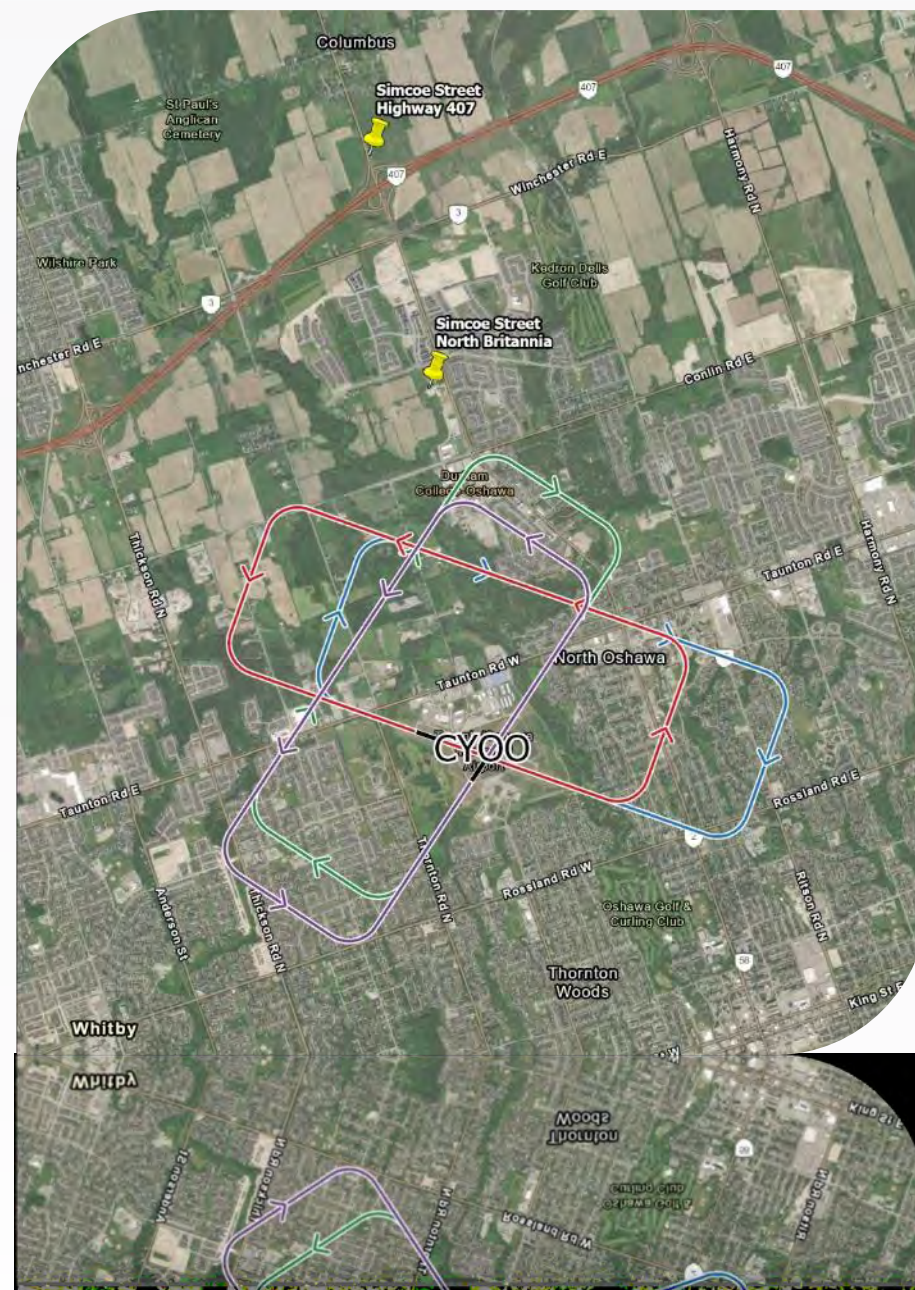
Allow (for the creation of a heliport that meets the requirements of Canadian Aviation Regulations (CARs) 2019 1, Standard 325.

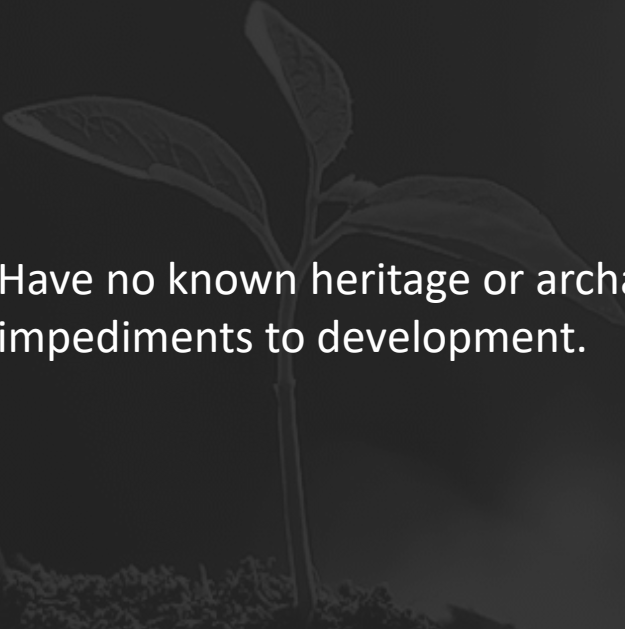
Criteria 7:

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:

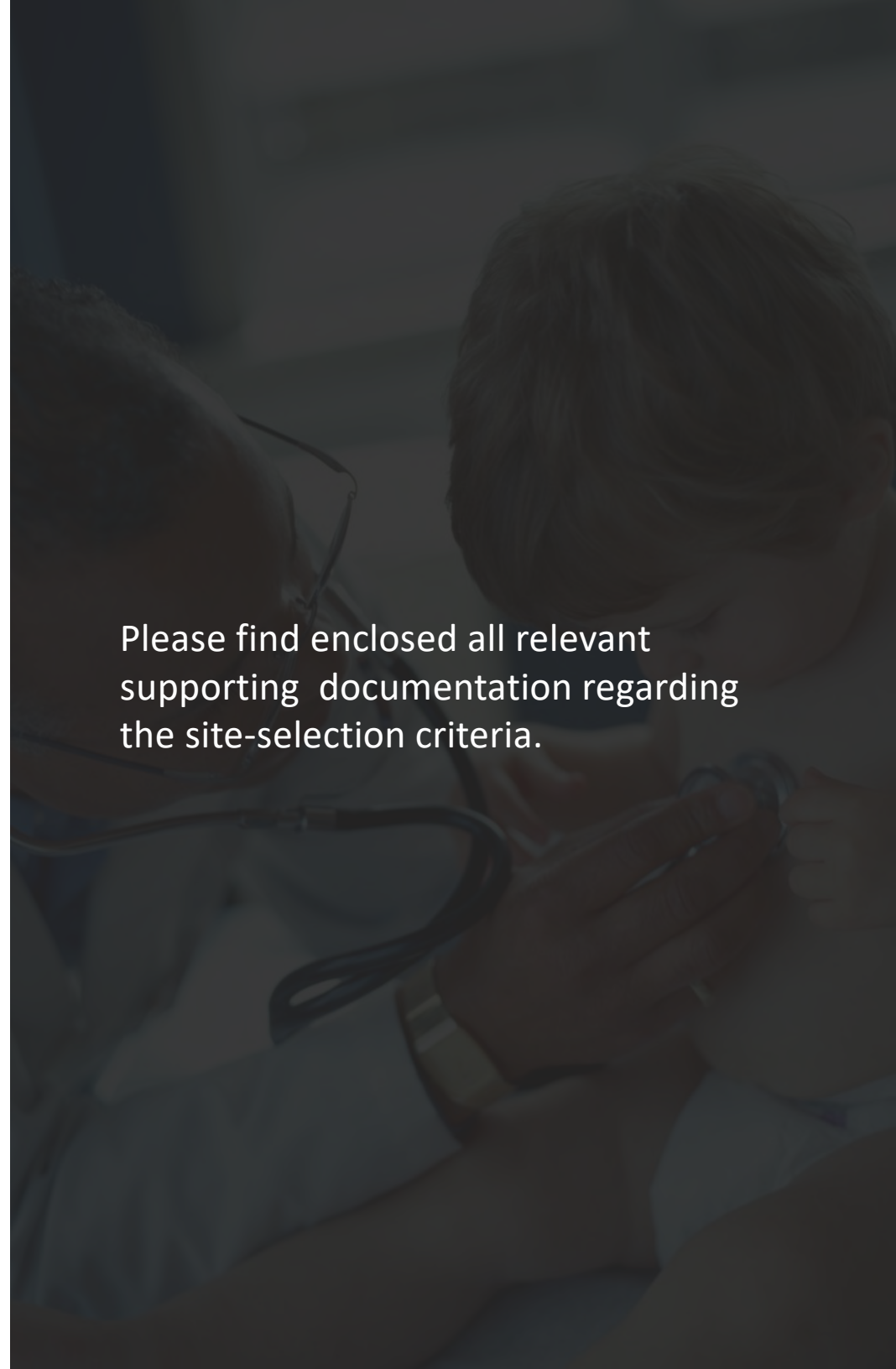
- Both sites are not designated under the Ontario Heritage Act as a property of cultural heritage value or interest.
- At this time, staff are unaware of any archaeological impediments to development at either of the proposed site location.
- Please review the RPP Report in Appendix 3.1 for additional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

Section 3

Section 3 provided an extensive appendix for additional information.
We have listed the items included for reference.

criteria appendix

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



Appendix:

- **1.1a - f** - Ontario Tech University Property Information – 2250 Simcoe St N
- **1.2a - b** - M.T.O.-owned Property Information – 2951 Simcoe St N
- **2.1** - Environmental consulting firm Golder-provided letter
- **3.1** - Registered Professional Planning Report
- **4.1** – N/A
- **5.1** - Durham Region Official Plan - Schedule A + B
- **5.2** - Existing and Planned OPUC Fibre Networks Diagram
- **5.3** - Site 1 Utility Map
- **6.1** - Site Utility Maps
- **6.2** - 2250 Simcoe St N Location Fact Sheet
- **6.3** - 2951 Simcoe St N Location Fact Sheet
- **7.1** - Requirements of Canadian Aviation Regulations (CARs) Letter



Benefits of Oshawa's Sites

- Centrally located within the urban boundary and in a designated future growth area as defined in the Durham Regional Official Plan
- Sites not designated as prime agricultural in the Durham Regional Official Plan
- Conformity with the Provincial Policy Statement and Provincial Growth Plan concerning suitable areas for a hospital development
- Easy access to public transportation, Highway 407 East, Oshawa Executive Airport and active transportation networks
- Access to post-secondary institutions to maximize research, innovation and technology through collaborations and partnerships
- Were, or planned to be, fully serviced with all utilities and broadband
- Direct access to key amenities including retail, parks, Fire Station No. 6 and other existing businesses



Questions?



Transforming Durham's Healthcare.

