

The Corporation of the Town of Deep River
REPORT
2023-ADMIN-001

Council Meeting Date: January 18th, 2023
Council Meeting Time: 6:00 PM
Council Meeting Place: Deep River Town Hall

Subject: Proposed Land Exchange between the Town of Deep River, Four Seasons Conservancy and the Deep River and District Hospital

Author: Christian Kaiser, Asset/Administrative Project Manager

RECOMMENDATION(S):

BE IT RESOLVED THAT report number 2023-ADMIN-001 “**Proposed land exchange between the Town of Deep River, Four Seasons Conservancy and the Deep River and District Hospital**” be received,

THAT Council declares the land indicated in Attachment 2 OR Attachment 3 to this report surplus,

THAT Council approves a deviation from Town of Deep River Policy D-01 to allow for the subject land to be disposed without an appraisal being performed,

THAT Council approves the method of disposal as direct negotiation with the Four Seasons Conservancy, and Deep River and District Hospital,

THAT Council direct staff to give public notice of the proposed land exchange, and

THAT Council direct staff to present a final land disposition recommendation to Council at the first Council meeting after the necessary public notice period has elapsed.

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BACKGROUND:

In 2021 and 2022, the Deep River and District Hospital (DRDH) received approval to construct a new 96-bed long term care facility and a new Family Health Team building at the Banting Road campus. These projects represent a significant investment in the campus, and will increase the number of employment opportunities in Deep River significantly.

Staff have been in consultation with the hospital's management and project engineering teams regarding the building design, servicing requirements, and overall site layout (attachment 1). During these discussions, several constraints were identified:

- The space available for delivery and heavy vehicles is limited and relatively small. The draft site layout requires heavy vehicles to access the campus from Banting Road, near the paramedic station. Further, the turnaround space available is limited, which may restrict the type of vehicles able to access the campus.
- Currently, surface water is drained into a stormwater pond on the east end of the property, which then drains eastwards, into the Four Seasons Conservancy property. The additional buildings and paved areas would require additional surface water management.
- The internal setback of the new LTC facility is less than required by the Town's Zoning bylaw.
- Future development or relocation of facilities such as service buildings and the helipad would be limited due to the size and shape of the property.

Staff identified that adding to the DRDH property would alleviate these constraints, and have facilitated discussions with the Four Seasons Conservancy (FSC) on a potential land exchange. Two options have been considered, shown in Attachments 1 and 2 and detailed in Tables 1 and 2 below.

Table 1: Land area transferred between parties

| Total land area transferred: | Option A | Option B |
|-------------------------------------|-----------------------|-----------------------|
| From the FSC to the DRDH | ~5,280 m ² | 2,400 m ² |
| From the Town to the FSC | ~5,280 m ² | 2,400 m ² |
| From the Town to the DRDH | ~6,776 m ² | ~3,080 m ² |

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Table 2: Net result of land transfers

| Net result of transfers | Option A | Option B |
|----------------------------------|------------------------------------|-----------------------------------|
| Four Seasons Conservancy | Net zero | Net zero |
| Deep River and District Hospital | Increased by 12,056 m ² | Increased by 5,480 m ² |
| Town of Deep River | Decreased by 12,056 m ² | Decreased by 5,480 m ² |

Impact on current land uses

A small portion of the existing walking and cross-country ski trails will be affected by this exchange. The DRDH and the Deep River Cross Country Ski club are in discussions about the rerouting of these trails.

A portion of the Deep River Scouts Christmas Tree plantation is also located on the proposed lands. Representatives from the Deep River Scouts are satisfied that the proposed land exchange will not significantly affect these operations.

RATIONALE:

The Town of Deep River owns extensive lands in the area. These are currently designated as Open Space in both the Official Plan and Zoning Bylaw, and are not considered as potential locations for future development.

The proposed land exchange would create additional flexibility in the siting of the new LTC and FHT buildings and the required access routes to the campus. In particular, the land exchange would allow delivery and heavy vehicles to access the DRDH campus from Balmer's Bay Road instead of Banting Road as envisaged in the draft site plan.

Both Options A and B will address the immediate constraints listed above. Option A, however, provides greater flexibility for future developments at the DRDH campus. For example, the FSC and DRDH are currently exploring options for an accessible interpretive trail for LTC residents. Containing these trails within the DRDH property would limit access and liability concerns.

Note on the requirements of the Town's policy for the disposition of land

Town of Deep River Policy D-01 requires the following general conditions be met before any municipal land is disposed:

1. The land shall be declared surplus by a resolution of Council;
2. At least one (1) appraisal shall be obtained;
3. The method by which the land is disposed of shall be approved by Council;

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4. Notice of the proposed disposition shall be provided to the public; and
5. The ultimate disposition of the surplus land shall be approved by a resolution of Council at a meeting open to the public.

Staff have recommended that a land value appraisal not be performed, since the disposition of the land is not related to its financial value. The remaining recommendations contained in this report are aligned with the Policy's requirements.

OTHER ALTERNATIVES CONSIDERED:

Various alternatives in the size and location of the proposed land exchanges have been discussed with the Four Seasons Conservancy and the DRDH. The proposals represent the simplest and least cost options which meet the requirements of all parties.

Should neither of the proposed land exchange options be approved, the proposed site layout would require delivery and heavy vehicles to access the DRDH campus from Banting Road, near the current Paramedic station property.

FINANCIAL CONSIDERATIONS:

The proposed land exchange would require survey work and the processing of a severance application. The DRDH has committed to working on a cost sharing arrangement to cover these costs as part of the LTC and FHT projects.

STRATEGIC AREAS OF FOCUS:

The adoption of the proposed recommendation will support Council's strategic themes of *Increased Population* and *Strong Collaboration with Community, Businesses and Neighbours*. The development of new facilities at the DRDH campus will provide additional community and public service to the residents of Deep River, as well as provide further employment opportunities.

CONSULTATIONS:

Consultations with the following people were held as part of preparing this report:

- Four Seasons Conservancy
- Deep River and District Hospital
- Deep River Scouts

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ATTACHMENTS:

Attachment 1: Draft site plan for new developments at DRDH campus

Attachment 2: Proposed land exchange: Option A

Attachment 3: Proposed land exchange: Option B