



Mackenzie
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March 25, 2014

Members of Council/Committee of the Whole
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: City Clerk's Office – City of Vaughan

Dear Members of Council:

**Re: Proposed Zoning By-law to Amend City of Vaughan By-law 1-88 and
Draft Plan of Subdivision
File Z.13.038 and 19T.13V007 – Vaughan Healthcare Centre Precinct**

We are writing to request Council to defer its consideration of the draft zoning by-law amendment and draft plan of subdivision that is scheduled for the March 25, 2014, Committee of the Whole meeting. At a meeting held March 24 between City and Mackenzie Health administration, it was agreed that it would be in the best interests of the City and the new hospital project that this agenda item be deferred to a future Committee of the Whole meeting. This will allow time for Mackenzie Health, the City, and Infrastructure Ontario to reach agreement on a revised report.

Mackenzie Health is working to ensure it has the means to deliver a viable public hospital from a planning, design, construction and operational perspective at all times satisfying the requirements of Infrastructure Ontario (IO) and the Ministry of Health and Long-Term Care (MOHLTC), to whom the hospital has ultimate accountability. The MOHLTC and IO will ultimately provide the approval to Mackenzie Health to tender the project in the fall of 2014.

Mackenzie Health has significant concern that the restrictive way the by-law is currently drafted will add costs and inhibit the viability of the new Mackenzie Vaughan Hospital project. Under the Ontario government's Alternative Financing and Procurement approach, the consortia that will bid on the new hospital project will bring significant innovation to the design. We require the zoning by-law to provide flexibility to achieve this important objective.

We are concerned that the by-law, which is included in the staff report, fails to recognize the unique requirements for the construction, effective operation and future expansion of a major hospital. In our opinion ensuring that there are reasonable standards to provide for an outstanding health care facility, designed to meet the needs of the 21st century should be the basis for any approvals.

For this reason we are seeking to establish site specific provisions, which address such matters as: maximum gross floor area; building setbacks; and the provision of parking and loading facilities. Further, there are a number of urban design considerations (e.g., animation of ground floor uses) which we believe should only be addressed through the site plan, not in a by-law.

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We look forward to developing revised by-law provisions with your staff, which will enable a viable new hospital project now and in the future, while ensuring that appropriate City standards are put in place. We are confident that this can be completed in a timely manner and that the draft plan of subdivision and zoning by-law will be brought before a Committee of the Whole meeting in the near future. Detailed comments of our concerns with the zoning by-law amendment and draft plan of subdivision are contained in the appended letter from Bousfields Inc., our and Infrastructure Ontario's planners on the Planning Design and Compliance Team.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Altaf Stationwala', with a stylized flourish at the end.

Altaf Stationwala
President and CEO

Enclosure

c: Derrick Toigo, Senior Vice President, Infrastructure Ontario
Dina Palozzi, Board Chair, Mackenzie Health