



BOUSFIELDS INC.

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Communication
cw: <u>March 25/14</u>
Item: <u>20</u>

March 25, 2014

Project No. 13130

Mr. John MacKenzie, Commissioner of Planning
Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

and

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 Mr. MacKenzie and 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 planners on the Planning Design Compliance (PDC) consultant team to Mackenzie Health, Infrastructure Ontario ("IO") and the Ministry of Health and Long-Term Care ("MOHLTC"), key stakeholders regarding the greenfield site located on the north side of Major Mackenzie Drive between Jane Street and Highway 400, where they plan to construct the Mackenzie Vaughan Hospital on the east portion of the lands as a Design Build Finance Maintain ("DBFM") project. On behalf of the PDC team and Mackenzie Health, IO and MOHLTC, we have previously provided comments on the Site and Area Specific By-law amending the City of Vaughan Zoning By-law 1-88, with respect to the rezoning of the Vaughan Healthcare Centre Precinct lands, by letter dated February 11, 2014 (attached herewith). We resubmit all such concerns to Council as set out in our February 11, 2014 letter to you.

We have reviewed the staff report that will go to the Committee of Whole on March 25, 2014 and would like to indicate that the concerns outlined in our letter dated February 11, 2014, including the allocated gross floor area for the hospital site, parking, loading, Block 3 and Street F, have not been addressed in the staff report and as a result, they still remain outstanding.

In addition, the PDC team, Mackenzie Health, IO and MOHLTC now have additional concerns regarding the proposed zoning provisions subject to the hospital site that are being recommended by staff for the proposed Zoning By-law Amendment. The concerns are that staff has not considered the special circumstances and unique challenges that Mackenzie Health and the PDC team are dealing with in developing

the hospital site with a set of proposed zoning provisions that are meant to apply to the entire Vaughan Healthcare Centre Precinct.

Furthermore, we would also like to provide comments on the staff report as it relates to the Draft Plan of Subdivision application for the Vaughan Healthcare Centre Precinct.

PROPOSED ZONING BY-LAW AMENDMENT

Staff has recommended a number of zoning provisions that are more prescriptive than previously proposed and as a result, would inhibit and potentially prohibit the development of the Mackenzie Vaughan Hospital. It is our opinion that the prescriptiveness of the proposed zoning provisions should not be introduced in the implementing Zoning By-law and is more appropriate to be left in the Precinct Plan's Urban Design Guidelines. We feel that it is more appropriate and desirable that each guideline set out in the Urban Design Guidelines would be reviewed and analyzed on a site-by-site basis to determine the appropriateness of each guideline relative to each site and subsequently secured through the Site Plan Approvals process.

As a result, we request that City Council not approve the proposed Zoning By-law Amendment and that the hospital site be excluded from several of the Precinct-wide zoning provisions outlined in Table 1 of the staff report, specifically: Maximum Gross Floor Area; Minimum Parking Requirements; Loading/Unloading Requirements; and Minimum Building Setback.

The following sets out the reasons why the hospital site should be excluded from certain zoning provisions of the proposed Zoning By-law Amendment.

1. Maximum Gross Floor Area

Staff continues to recommend an insufficient amount of gross floor area (GFA) to be allocated to Block 2 for the hospital. As previously submitted, Mackenzie Health's Hospital Site development plan requires 1,600,000 square feet. In this regard, the Mackenzie Vaughan Hospital building will be approximately 1,300,000 square feet in size plus an additional 200,000 square feet for near-term hospital expansion (to 2028/2029), as well as the complimentary medical uses will require approximately an additional 100,000 square feet. Through ongoing refinement of the amount of GFA to meet program requirements, the current plans translate to approximately 1,350,000 square feet of GFA for the initial phase of development. Based on the latest assessment, the GFA allocation indicated in the staff report would not accommodate the initial phase of development for the hospital.

It is unprecedented in the health care industry for a hospital development/build on a greenfield site to be limited to such a restrictive GFA that not only does not support initial development plans, but does not provide the requisite capacity for hospital expansion in the future.

Mackenzie Health requires flexibility in GFA allocation as the amount for both the initial phase and the subsequent phases continue to be refined. Accordingly, we request that 1,600,000 square feet of GFA be made available unconditionally for the Hospital Site to support the immediate and near-term future GFA capacity and therefore requests such an allocation and that the proposed holding provision on the Hospital Site be deleted.

2. Minimum Parking Requirements

As previously submitted, we would like the minimum parking requirements to be flexible in order to respond to changes in the functional program and services of the Mackenzie Vaughan Hospital, as well as travel characteristics over time. As a result, Mackenzie Health continues to request that no specific parking standard for the Mackenzie Vaughan Hospital be included in the proposed Zoning By-law Amendment.

We also have a concern of the proposed requirement to provide a minimum of 50% of the required parking in a parking structure(s) or underground as providing parking within these structures is a significant cost given the limited funding for the hospital build and programming. We request that this requirement not apply to the hospital site.

Staff has recommended that "parking structure(s) be required to be animated with permitted uses at grade, facing a public street". It is our opinion that such a provision is more appropriate as a guideline. In this regard, the Urban Design Guidelines of the Vaughan Healthcare Precinct Plan indicates that "above ground structured parking should develop with active uses at grade". The limited range of active-type uses planned for the hospital will make it impossible to conform to this requirement. We request that staff excluded the hospital site from this provision.

In regards to the location of parking, while it is understood that the intent of proposed zoning provision is to avoid impacts onto the public realm along Major Mackenzie Drive and Jane Street, we believe that this Precinct Plan guideline can be achieved through a more flexible means without the need to introducing a prescriptive provision in the Zoning By-law. In this regard, the proposed provision does not consider the phased-nature of the hospital development and the efficiency of providing parking in proximity to the building itself. We feel that there are a number of design elements such as landscaping treatments that can achieve the intent of the Urban Design Guidelines. As a result, we request that the hospital site be excluded from this requirement.

3. Loading / Unloading Requirements

Similar to the parking requirements relating to location, it is understood that the intent of the proposed loading requirements is to screen loading and service areas from view along public streets, however, the requirements outlined in the staff report do not provide flexibility in the implementation of the Precinct Plan guideline, nor does it

account for the operations of the hospital. We feel that there are a number of methods that can be used to meet the intent of the Precinct Plan without the need to subject the hospital site to this zoning provision. Accordingly, we request that staff exempt the hospital site from this zoning provision.

4. Minimum Building Setback

As it relates to building setbacks, we are concerned with staff's recommendation to impose a maximum setback along both Major Mackenzie Drive and Jane Street given the proximity of the nearby gas station, which is a sensitive use to the hospital, as well as the inability to disperse the various programs and departments over the site in order to comply with the setback requirements. We believe that the intent to create urban street edges be achieved not only through built form massing, but also through landscape treatments and the combination of both. As a result, we request that the hospital site not be subject to the maximum setback requirements along Major Mackenzie Road and Jane Street.

We also note that in the event that a service easement is required on the south portion of the Block 2 along Major Mackenzie Road, staff has indicated that the setback requirement along Major Mackenzie Road would then be taken from the easement. This requirement would further encumber the developable area available on Block 2. As a result, we request that the zoning provision be amended to require the setback to be taken from the lot line regardless if a service easement is required or not.

DRAFT PLAN OF SUBDIVISION

It is indicated that the "Owner/Proponent" is responsible for satisfying many of the conditions of draft approval, as well as in the Subdivision Agreement, as outlined in the staff report. Given that the City is the owner of the Precinct lands, including the hospital site, we would like clarification on who will be responsible in satisfying these conditions.

Mackenzie Health has concerns relating to the staff Recommendation #4 in the staff report which states, "*that the Subdivision Agreement for Draft Plan of Subdivision File 19T-13V007 (City of Vaughan, Vaughan Healthcare Precinct) shall include the following clause:*

The owner/proponent shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland in accordance with Section 42 of the Planning Act and confirm to the City's "Cash-In-Lieu of Parkland Policy". The owner/proponent shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment."

Through the ongoing consultations had with staff, this requirement has not been discussed with Mackenzie Health. Such a requirement would impact the financial viability of the hospital given the limited funding for the Mackenzie Vaughan Hospital. We request that the hospital site be exempted from this clause.

We are unclear why the boundary of Block 2 on the Draft Plan of Subdivision extends to the centre line of the public right-of-ways. The lease boundary for the Mackenzie Vaughan Hospital cannot include public right-of-ways. We suggest that to eliminate any confusion in this respect that the boundary of Block 2 be adjusted to remove the public right-of-ways.

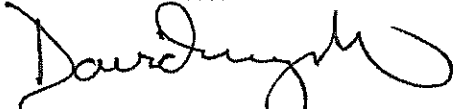
Also, Mackenzie Health continues to have a concern on the breakdown of the site area of the hospital lands, as they have always indicated that in order to develop the Mackenzie Vaughan Hospital to meet the MOHLTC requirements, a total of fifty (50) contiguous acres is required, in which a minimum of 40 contiguous acres is required for the initial phase of development. Staff has indicated that Mackenzie Health will be provided with 40 acres (gross) on Block 2 and up to an additional of 10 acres (gross) on Block 3 for future development. Furthermore, the staff report indicates that through the creation of new public streets surrounding Block 2, Block 2 would be approximately 36 acres, and the area for Block 3 would be 5.4 acres. We are concerned that the amount of available land reduced through the Draft Plan of Subdivision is challenging our ability to meet MOHLTC requirements.

CONCLUSIONS

We appreciate the opportunity to provide you with our comments and concerns relating to the proposed Zoning By-law Amendment and your consideration of our proposed amendments, as well as our comments relating to the Draft Plan of Subdivision for the Vaughan Healthcare Centre Precinct. It is our opinion that the hospital site is unique to the rest of the Precinct lands and should be afforded flexibility in the zoning provisions. In this regard, the revisions being requested on behalf of Mackenzie Health will provide built form and design standards that provide more flexibility and ensure a viable and sustainable hospital development and operation now and long into the future within the City of Vaughan.

Yours very truly,

Bousfields Inc.



David Huynh, MCIP, RPP

cc: *David Stolte/Rosemarie Crisante, Mackenzie Health*
Christina Napoli, City of Vaughan
Andrea Richardson/Amir Vafa, Zeidler Partnership Architects
Karima Kanani, Miller Thomson LLP



February 11, 2014

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Mr. John MacKenzie, Commissioner of Planning
Planning Department
City of Vaughan
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Members of Council / Committee of the Whole
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Attention: City Clerk's Office – City of Vaughan

Dear Mr. MacKenzie and Members of Council:

***Re: Proposed Zoning By-law to Amend City of Vaughan By-law 1-88
File Z.13.038 – Vaughan Healthcare Centre Precinct***

We are writing in respect of the Site and Area Specific By-law amending the City of Vaughan Zoning By-law 1-88, which it is our understanding was presented to the Committee of The Whole of the Vaughan City Council in a statutory public hearing held November 26, 2013 (the "Proposed Zoning By-law").

We are planners on the Planning Design Compliance (PDC) consultant team to Mackenzie Health, Infrastructure Ontario ("IO") and the Ministry of Health and Long-Term Care ("MOHLTC"), key stakeholders regarding the greenfield site located on the north side of Major Mackenzie Drive between Jane Street and Highway 400, where they plan to construct the Mackenzie Vaughan Hospital on the east portion of the lands as a Design Build Finance Maintain ("DBFM") project.

We have been retained by the PDC team to ensure that the needs of the new Mackenzie Vaughan Hospital are appropriately addressed in the Proposed Zoning By-law.

In a letter dated November 26, 2013, Mackenzie Health acknowledged receipt on the same date of several reports related to the draft subdivision plan and Proposed Zoning By-law application and reserved its rights to comment following the November 26, 2013 public hearing in respect of the same. We are writing on behalf of Mackenzie Health to submit comments and requested amendments to the Proposed Zoning By-law.

AMENDMENTS REQUESTED TO PROPOSED ZONING BY-LAW

We request that Vaughan City Council not approve the Proposed Zoning By-law in its current draft form for the reasons set out in detail in this letter. We further request that Vaughan City Council consider and approve the amended zoning by-law attached hereto (the "Amended Zoning By-law"). We have attached a clean copy of the Amended Zoning By-law together with a comparison copy showing where revisions have been made to the Proposed Zoning By-law.

DETAILED COMMENTS

1. PERMITTED USES

The Permitted Uses under the Proposed Zoning By-law are inconsistent with the Vaughan Healthcare Centre Precinct Plan (the "Precinct Plan") approved by Vaughan City Council. Such permitted uses are so unduly restrictive that they will impede the full functioning of the Mackenzie Vaughan Hospital in the short term and its potential financial viability in the future.

a. Inconsistencies with OPA 715 and Precinct Plan

Section 2a) of the Proposed Zoning By-law Amendment proposes that the permitted uses on Block 2 (the "Hospital Site") be limited to a public hospital, commercial parking, and ancillary uses such as: chapel or small place of worship; day nursery; district energy plant; eating establishment; eating establishment, convenience; eating establishment, take out; pharmacy; utility and maintenance operations; retail store; and recreational facilities associated with a healthcare use. This limited range of uses is inconsistent with the City's Precinct Plan.

Official Plan Amendment No. 715 (as amended by Official Plan Amendment No. 725) states:

"A Hospital Precinct Plan exercise will be undertaken for the health campus of care to determine in greater detail future land uses and other matters pertaining to the Vaughan Campus of Care site." (Section 1.1)

"The approved Hospital Precinct Plan shall be used as the basis for Zoning" (Section 6.1(d))

"In order to implement development within the Healthcare Campus Centre, Council will enact a Bylaw providing for zoning categories that are consistent with policies of this [Official] Plan and reflect the more detailed Hospital Precinct Plan as appropriate" (Section 6.3(a))

The Precinct Plan identifies the following additional uses for the Hospital Site: "Hospital and Related Uses. Medical Office, Medical Mall, Community Health Services, Research Facility, Long Term Care and Supportive Housing" (Figure 17: Demonstration Plan at pg. 114).

It is our client's position that the Proposed Zoning By-law should include the foregoing additional uses in order to be consistent with the Precinct Plan.

b. Does Not Support Current Mackenzie Health Development Plans

The City has been made aware of Mackenzie Health's existing plans for medical office buildings on the Hospital site. This would not be permitted under the Proposed Zoning By-law.

c. Does Not Allow for Range of Complementary/Ancillary Uses Required

In addition, Mackenzie Health has consistently communicated to the City that it requires, in addition to the core public hospital operations, a range of complementary/ancillary healthcare uses that will support Mackenzie Vaughan Hospital as a viable and sustainable hospital facility. Accordingly, a larger variety of permitted uses such as medical office buildings, educational, training and conference facilities, institutional care facilities, laboratories, professional business offices, medical mall, research and long term care are required for the Hospital Site.

To ensure the viability of Mackenzie Vaughan Hospital, we request that the foregoing additional uses be appropriately contained in the zoning by-law, and we have included the same in the Amended Zoning By-law attached hereto (see section 2a)).

2. GROSS FLOOR AREA FOR HOSPITAL SITE

The Proposed Zoning By-law restricts the maximum Gross Floor Area ("GFA") for the Hospital Site to 111,483 square metres (1,200,000 square feet) and makes the Hospital Site subject to a holding provision under which the GFA may be increased to 139,354 square metres (1,500,000 square feet) following the satisfaction of a condition being the submission of a Traffic Impact Study, Parking Strategy and Travel Demand Management Strategy, to the satisfaction of the City of Vaughan (Section 1.a)i)1).

The GFA allocation under the Proposed Zoning By-law is not sufficient to accommodate the development of the Mackenzie Vaughan Hospital including complementary medical office buildings on the Hospital Site as currently contemplated by Mackenzie Health, as well as future expansion to (and beyond) 2028/2029 as part of the MOHLTC directive.

Mackenzie Health's Hospital Site development plan is contained in Mackenzie Health's Stage 2 submission to MOHLTC (which includes the Mackenzie Vaughan Hospital building and medical office buildings). The updated plan requires 139,354 square metres (1,600,000 square feet). In this regard, the Mackenzie Vaughan Hospital building will be approximately 1,300,000 square feet in size plus an additional 200,000 square feet for near-term hospital expansion (to 2028/2029), as well as the complimentary medical uses will require approximately an additional

100,000 square feet. The GFA allocation under the Proposed Zoning By-law is therefore deficient by 400,000 square feet.

In our opinion, it is unprecedented in the health care industry for a hospital development/build on a greenfield site to be limited to such a restrictive GFA that not only does not support initial development plans, but does not provide the requisite capacity for hospital expansion in the future.

Mackenzie Health requires that 1,600,000 square feet of GFA be made available unconditionally for the Hospital Site under the Proposed Zoning By-law to support the immediate and near-term future GFA capacity and therefore requests that the proposed holding provision on the Hospital Site be deleted.

Furthermore, as Mackenzie Health has planned for approximately 1,600,000 square feet of gross floor area on Block 2, it is our opinion that it is more appropriate that the balance of available maximum Gross Floor Area be made available to Blocks 1, 3, 4, 5 and 6. This would allow development to occur on these blocks as plans for these blocks become formalized. As a result, the attached Amending Zoning By-law reflects this request.

3. BLOCK 3

The Proposed Zoning By-law also does not allocate any GFA to Block 3 and makes removal of the holding symbol on Block 3 subject to the conditions stated in Section 1.a)i)2 and in the case of Mackenzie Health that “the proponent demonstrates the need for the lands, to the satisfaction of the City of Vaughan.”

As stated above, a total of 1,600,000 square feet of GFA on Block 2 is critical to allow for incremental expansion of the Mackenzie Vaughan Hospital to 2028/2029 as part of Phase 2 of its development, which requires soft office spaces within the hospital be relocated into medical office buildings on the Hospital Site. However, as part of the MOHLTC directive and long-term plan for the Mackenzie Vaughan Hospital, it is planned that there will be a major expansion of the Mackenzie Vaughan Hospital beyond 2028/2029. This long-term expansion will require the Mackenzie Vaughan Hospital to expand to include Block 3 (as well as Street F).

It is unacceptable for the City to assert through the Proposed Zoning By-law a broad and unfettered discretion over whether or not Mackenzie Health has demonstrated a need for the lands as a condition to access the Block 3 lands. Access to the Block 3 lands is the subject matter of Ground Lease discussions between Mackenzie Health and the City and the terms of access are to be negotiated and mutually agreed by the parties. In addition, MOHLTC is the appropriate regulator to determine whether a hospital expansion is warranted.

Mackenzie Health requests that the Proposed Zoning By-law remove the requirement to “demonstrate a need for the lands, to the satisfaction of the City of Vaughan”, as described above. However, it is also requested that the Holding

Symbol be removed entirely from Block 3, which would allow for future expansion use of Block 3 by Mackenzie Health and interim uses by the City until that time. While it is difficult to determine precisely how much GFA is required on Block 3 (and Street F), when expansion is necessary in order to achieve the long-term plan, Mackenzie Health will require the permitted amount of GFA on Block 2 be distributed onto the enlarged site and possibly an increase in the total permitted amount of GFA, and understands that a future planning approvals process will be required in order to secure these requirements.

4. PARKING

Section 1.bi)(1) of the Proposed Zoning By-law provides that a set number of parking spaces should be provided for a Public Hospital. At this time no specific number has been allotted. It is our view that the parking supply should, instead, remain flexible in order to respond to changes in the functional program and services of the Mackenzie Vaughan Hospital, as well as travel characteristics over time.

Mackenzie Health requests that no specific parking standard for the Mackenzie Vaughan Hospital be included in the Proposed Zoning By-law and this is reflected in the Amended Zoning By-law attached.

Also, in terms of parking space dimensions, it is our opinion that the dimensions prescribed in Zoning By-law 1-88 are outdated and do not reflect the current standards that are being implemented throughout the City. As result, we request the parking space dimensions proposed in the Vaughan Metropolitan Centre be applied to the Hospital Precinct Plan lands as well. This request is also reflected in the Amending Zoning By-law attached.

5. LOADING

Section 1.ci) of the Proposed Zoning By-law provides that loading spaces shall not be permitted to front an arterial road, in the front yard or flankage yard, and shall not face a residential zone. In addition, loading areas must be a minimum of forty-five (45) metres from the north limit of the Hospital Site.

The proposed requirements are too restrictive to impose on a public hospital as it limits the location of the loading area and greatly limits the design layout of the hospital, as well as the logistics and functioning of the facility. The Hospital Site is directly across the street from a residential zone, thus only allowing a loading area to exist on one of the four sides.

It is our opinion that the provision be amended to permit loading spaces fronting onto arterial roads, provided these spaces be screened from the street. Mackenzie Health requests that the restrictions under Section 1.ci) be revised and this is reflected in the Amended Zoning By-law attached.

6. LANDSCAPING AREAS

We understand Section 1di) of the Proposed Zoning By-law requires a two (2.0) metre wide landscaping area be provided within the minimum three (3.0) metre setback. However, in our view, this is unclear as currently stated and Mackenzie Health thus requests the clarification language contained in the Amended Zoning By-law attached.

7. STREET F

The Proposed Zoning By-law includes as Schedule '1' thereto a draft plan of subdivision (the "Subdivision Plan"). The Subdivision Plan includes Street F separating Block 2 and Block 3.

Mackenzie Health has made written submissions to City Council dated August 30, 2013 and September 17, 2013 in relation to the Precinct Plan identifying Street F as an impediment to meeting MOHLTC requirements for fifty (50) contiguous acres for the Hospital Site and requesting its removal. The removal of Street F from the road network has been supported by analysis received by Mackenzie Health from various consultants, which has also been shared with the City (letter dated September 20, 2013).

The Subdivision Plan and placement of Street F separating Block 2 and Block 3 without a definitive commitment for its future removal, continues to place Mackenzie Health in the position that it cannot satisfy MOHLTC direction for fifty (50) contiguous acres nor address MOHLTC's documented concerns with the road network. This poses a significant risk to the Mackenzie Vaughan Hospital development project.

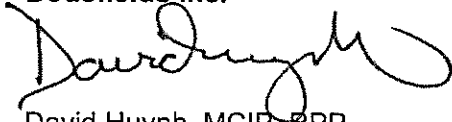
Our understanding at this time is that Mackenzie Health and the City are in dialogue on Street F and working on identifying solutions that will meet the interests of both parties. Mackenzie Health reserves its right to submit additional comments on the Proposed Zoning By-law following resolution of the discussions with the City in respect of Street F.

CONCLUSIONS

We appreciate the opportunity to provide you with our comments and concerns relating to the Proposed Zoning By-law and your consideration of our proposed Amended Zoning By-law. It is our opinion that the revisions being requested on behalf of Mackenzie Health will provide built form and design standards that provide more flexibility and ensure a viable and sustainable hospital development and operation now and long into the future within the City of Vaughan.

Yours very truly,

Bousfields Inc.



David Huynh, MCIP, RPP

cc: *David Stolte/Rosemarie Crisante, Mackenzie Health*
Christina Napoli, City of Vaughan
Andrea Richardson/Amir Vafa, Zeidler Partnership Architects
Karima Kanani, Miller Thomson LLP

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XX-2014

A By-law to amend the City of Vaughan By-law 1-88

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area which is approved and in force at this time:

AND WHEREAS there has been no amendment to the Official Plan adopted by Council and not approved at this time, with which the matters herein set out are not in conformity:

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That the City of Vaughan By-law Number 1-88 as amended, be and is hereby further amended by:
 - a. Rezoning the lands shown as "Subject Lands" on "Schedule 1" attached hereto from TPC- Theme Park Commercial subject to Exception 9(194) to HC- Healthcare zone and OS1- Open Space One in the manner shown on Schedule "1";
 - b. Deleting the text in paragraphs e)i)(4), e)i)(5), e)ii)(3) and e)ii)(4) to Exception 9(194) and substituting with the words "deleted";
 - c. Deleting Schedules "E-200A", "E-200B" and "E-200D" to Exception 9(194) and replacing them with Schedules 3, 4, and 5 attached hereto;
 - d. Deleting Schedules "E-200H", "E-200i", "E-200L" and "E-200M" to Exception 9(194);
 - e. Adding the following paragraph to "Exceptions" Section 9.0:

(XXXX) Notwithstanding the provisions of:

- i) Subsection 2.0 Definitions;
- ii) Subsection 3.8(a), (c) and (f) respecting Minimum Parking Requirements;
- iii) Subsection 3.9 respecting Loading Space Requirements;
- iv) Subsection 5.1.1 respecting Landscaping Area;
- v) Subsection 5.1.2 respecting Open Storage;
- vi) Subsection 5.1.4 respecting Uses Permitted, All Commercial Zones;
- vii) Subsection 5.1.5 respecting Commercial Zone Requirements; and
- viii) Section 7.2 respecting OS1 Open Space Conservation zone.

The Following Provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-XXXX”

- ai) The following definitions shall apply to the “Subject Lands” as shown on Schedule 1 of this By-Law:

Commercial Parking: means premises having one or more Parking Spaces as the principal or accessory use available for public use with or without a fee.

Community Health Centre: means a premises which offers clinical care from doctors, nurse practitioners, nurses, dietitians, social workers and other kinds of health providers under one roof.

District Heating and Cooling Plant: means premises used to generate, for mass distribution, thermal energy to heat or cool.

Medical Mall: means a freestanding unit that provides healthcare related medical uses and services in a one-stop shopping format. Such uses may include cardiac evaluation, imaging, outpatient surgery, rehabilitation therapy, pulmonary clinics, pharmacies, sales of health and medical related items.

Nursing Home: Means premises used to provide living accommodation and regular nursing care for persons of any age and which has personal and medical care facilities, common lounges and dining areas.

Post Secondary School: means premises used for educational purposes by a degree granting college or university under Province of Ontario legislation.

Residential, Long-Term Care: Shall mean means premises used to provide living accommodation and regular nursing care for persons of any age and which has personal and medical care facilities, common lounges and dining areas which is licensed or approved by the Ministry of Health and Long-Term Care.

Residential, Supportive Housing: means housing designed for people who only need minimal to moderate care, such as homemaking or personal care and support, to live independently. Services typically include on-site personal care and support such as routine hygiene, dressing and washing, daily visits or phone check-ins.

Respite Care Facility: means premises used for the provision of short-term non-emergency services for the supervised care of people of any age, in order to provide relief to their caregivers. A respite care facility may include the provision of services, such as:

- a) preventive medicine,
- b) counselling,
- c) social, recreational or educational programs, or
- d) day or overnight care,

A day nursery is not a respite care facility.

- bi) The following parking requirements shall apply to the “Subject Lands” as shown on Schedule 1 of this By-Law:
 - bi)(1) Hospital, Public: a minimum of 0 spaces
 - bi)(2) Medical Mall: 3 spaces per 100 sq.m Gross Floor Area
 - bi)(3) Residential, Long Term Care and Nursing Home: 0.25 spaces per bed plus 0.2 visitor spaces per bed;
 - bi)(4) Respite Care Facility and Supportive Housing, Residential: 0.45 spaces per unit
 - bi)(5) Post Secondary School: 3 spaces per classroom plus 1 space per 7 seats in an auditorium or theatre
 - bi)(6) Day Nursery: 3 spaces plus 0.05 spaces per student
 - bi)(7) Office, Business and Professional: a minimum of 2 spaces per 100 sq.m of Gross Floor Area to a maximum of 3 surface parking spaces
 - bi)(8) Medical Office Building: a minimum of 3 spaces per 100 sq.m of Gross Floor Area up to a maximum of 4.5 surface parking spaces
 - bi)(9) All other uses not specifically listed shall be provided in accordance with Section 3.8.
 - bi)(10) Notwithstanding the provisions of Zoning By 1-88, the following minimum parking space and drive aisle dimensions shall apply:

Type	Dimension		
	Length	Width	Drive Aisle Width
Type of Parking Space			
Perpendicular Spaces (residential)	5.7 m	2.7 m	6.0 m
Perpendicular Spaces (all other)	5.7 m	2.7 m	6.0 m
Parallel spaces/layby parking	6.7 m	2.7 m	---
Small Car Spaces (perpendicular only)	4.6 m	2.3 m	6.0 m
Accessible Space (Handicap Space)	5.7 m	3.9 m	6.0 m
Accessible Space (adjacent to another)	5.7 m	3.2 m	6.0 m

- ci) Loading spaces shall not be permitted to front an arterial road, unless they are screened from the street.
- di) Adding the following clause to Subsection 5.1.1 Landscaping Area:
- “f) Notwithstanding any other provision of this By-law, landscaping within the HC zone shall be provided as follows:
- i) A strip of land shall be provided within the setback area outlined in Schedule A6, with a minimum width of not less than two (2) metres abutting a street, which shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip;
 - ii) A minimum 5.0 metre landscape strip shall be provided on Block 4 adjacent to the OS1 zone.
 - iii) A minimum 6.0 metre landscape strip shall be provided along the north limit of the Subject Lands. A multi-use trail shall be permitted within the landscape strip.
- ei) Adding the following clause to Subsection 5.1.2 Open Storage:
- “e) Open Storage shall not be permitted in the HC Healthcare Zone.”
- fi) Adding the following clause to Subsection 5.14 Uses Permitted, All Commercial Zones:
- “e) Notwithstanding Subsection 5.1.4(a), (b) and (c), Uses Permitted Respecting All Commercial Zones, the HC zone shall be restricted to the uses listed in Subsection 5.15”.

g) Adding the following words to the last sentence of Subsection 5.15 Commercial Zone requirements: “and Schedule A6 for the HC Zone”.

hi) In addition to the uses permitted in Section 7.2 Open Space Conservation Zone, a multi-use trail shall also be permitted.

2. a) Adding the following Subsections to Section 5.0 Commercial Zones:

5.15 HC Healthcare Zone

Uses Permitted

The following uses shall be permitted in the HC Healthcare Zone:

Use	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6	Block 7	Block 8	Block 9	Block 15
Ancillary Uses (See Section 5.15.1)	X	X	X	X	X	X				X
Commercial Parking	X	X	X			X				
Education, training, meeting or conference facilities related to healthcare	X		X	X	X	X				X
Hospital, public		X	X							
Institutional Care Facility	X	X	X	X	X	X				X
Laboratories	X	X	X	X	X	X				X
Medical Mall	X	X	X	X	X	X				X
Multi-use trail		X							X	
Nursing Home	X	X	X	X	X	X				X
Office, Business and Professional	X	X	X	X	X	X				X
Parking Garage		X	X	X	X					X
Parking Lot or Parking Area	X	X	X							
Post Secondary Institution	X	X	X	X	X	X				X
Research Facility	X	X	X	X	X	X				X
Residential, Long Term Care	X	X	X	X	X	X				X
Residential, Supportive Housing	X	X	X	X	X	X				X
Respite Care Facility	X	X	X	X	X	X				X
Stormwater Management Ponds							X	X		

5.15.1 The following Ancillary Uses also shall be permitted:

- Chapel or small place of worship
- Day Nursery;
- District Energy Plant;
- Eating Establishment;
- Eating Establishment, convenience;
- Eating Establishment, take out;
- Pharmacy;
- Utility and maintenance operations;
- Retail Store; and
- Recreational facilities associated with a healthcare use.

Section 5.15.2 Gross Floor Area

The maximum Gross Floor Areas permitted in the HC Zone shall be 183,942 s.q.m. (1,980,000 sq.ft.) provided that:

- a) a minimum Gross Floor Area of 148,640 sq.m. (1,600,000 sq.ft.) on Block 2 is permitted; and
- b) the remaining amount of Gross Floor Area will be permitted on Blocks 1, 3, 4, 5 and 6.

Section 5.15.3 Maximum Building Height

The maximum heights for all buildings and structures above established grade shall be as set out on Schedule A6.

3. By adding Schedule "E-XXXX" attached hereto as "Schedule 1".
4. Deleting Key Map 1B and substituting therefore with Key Map 1B as attached hereto as Schedule 2.
5. Adding Schedule "A6" attached hereto as Schedule "6" to By-law 1-88.
6. That Schedules "1", "2", "3", "4" and "5" shall be and hereby form part of this By-law.

READ a FIRST, SECOND and THIRD time and finally passed this XX day of XXX, 2014

Maurizio Bevilaqua, Mayor

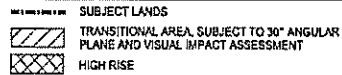
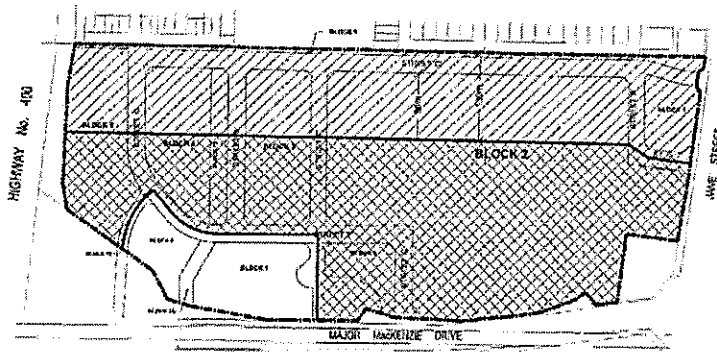
Jeffery Abrams, City Clerk

Healthcare Zone

Schedule "A6"

Zone	Permitted Use Category	Minimum Lot Frontage	Minimum Yards (m)			
			Front Yard	Rear Yard	Interior Side Yard	Exterior Side Yard
HC	Healthcare	3m	3m	3m	3m	3m

Building Heights



The maximum building heights in the Transitional Area shall be defined by a 30 degree angular plane and a visual impact assessment. The angular plane shall be measured from the north property line, to a point of intersection with the maximum height permitted in the High Rise area.

Permitted building heights within the High Rise area shall be a maximum of 75 metres.

Summary to By-law XX-2014

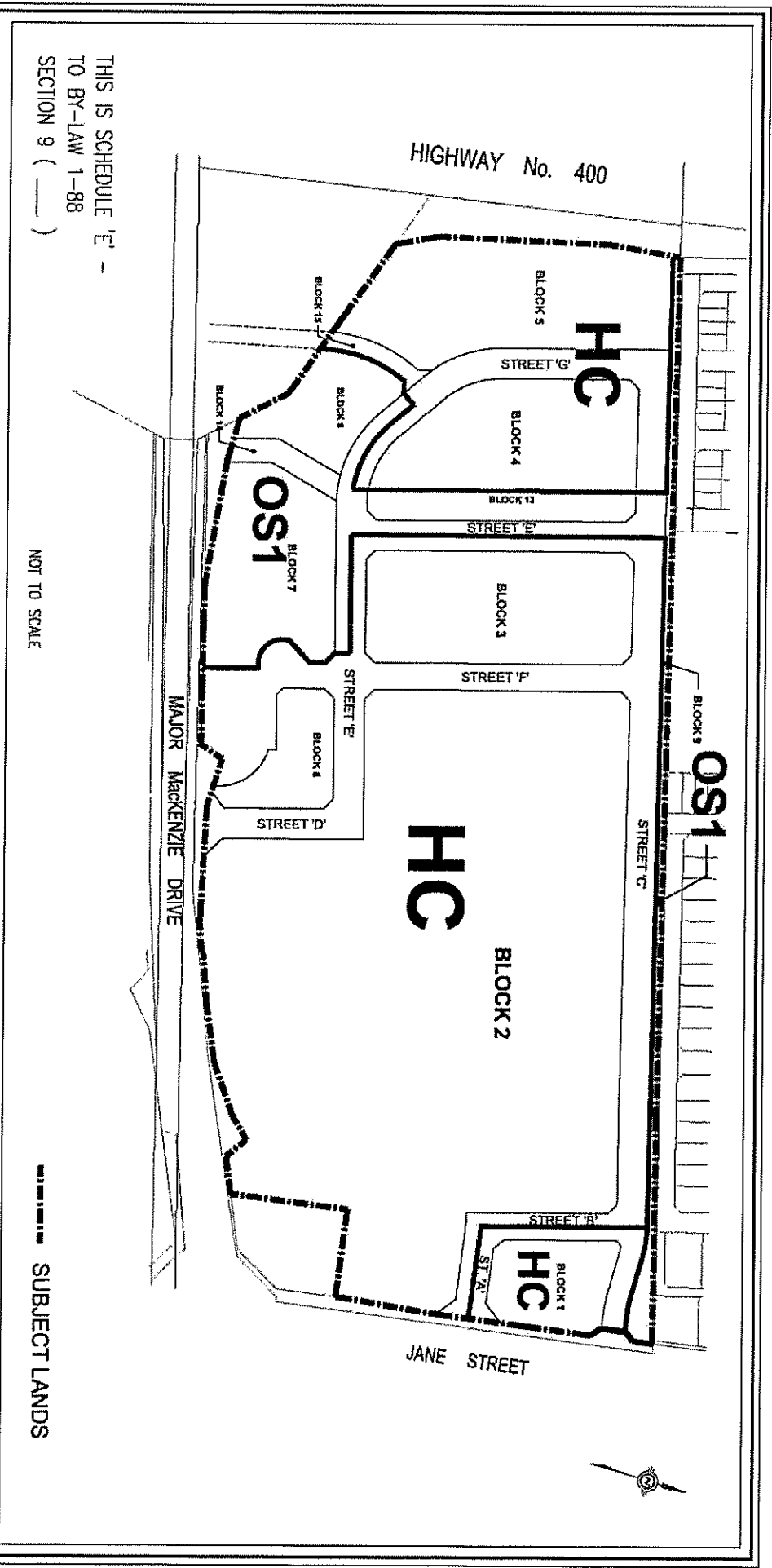
The lands subject to this Bylaw are located in the northwest quadrant of Major Mackenzie Drive and Jane Street, legally described as Part of Lot 21, Concession 5, City of Vaughan.

The purpose of this By-law is to establish a "Healthcare" (HC) zone, subject to a holding provision, re-zone the subject lands from "Theme Park Commercial" (TPC) to "Healthcare (HC)" and "Open Space Conservation" (OS1).

This By-law expands the permitted uses in the Open Space Conservation zone to include multi-use trails and establishes the following standards for the Healthcare (HC) Zone:

- a) Permitted uses;
- b) Yard setbacks;
- c) Maximum building heights and angular plane;
- d) Maximum gross floor area on a block by block basis;
- e) Maximum gross floor area for the entire lands;
- f) Landscaping; and
- g) Parking.

The effect of this by-law is to permit the development of the Vaughan Healthcare Centre Precinct in accordance with Official Plan Amendment 715, as amended, and the Council adopted Vaughan Healthcare Centre Precinct Plan.



THIS IS SCHEDULE 'E' -
 TO BY-LAW 1-88
 SECTION 9 ()

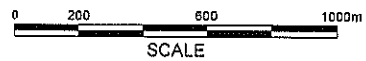
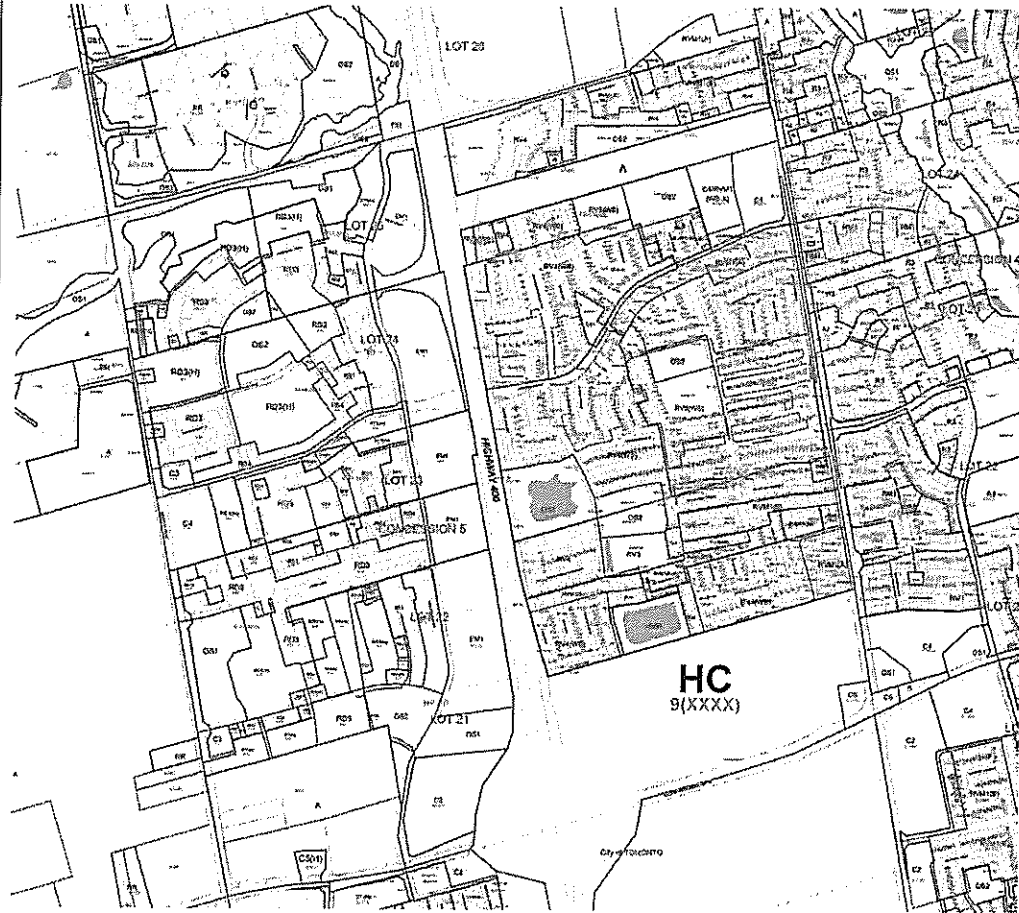
NOT TO SCALE

SUBJECT LANDS

FILE No.
 LOCATION: PART OF LOT 20 & 21, CONCESSION 5
 APPLICANT: CITY OF VAUGHAN
 CITY OF VAUGHAN

THIS IS SCHEDULE 'A'
 TO BY-LAW - 2014
 PASSED THE DAY OF , 2014

SIGNING OFFICERS
 MAYOR
 CLERK



KEY MAP 2B
TO BY-LAW 1-88

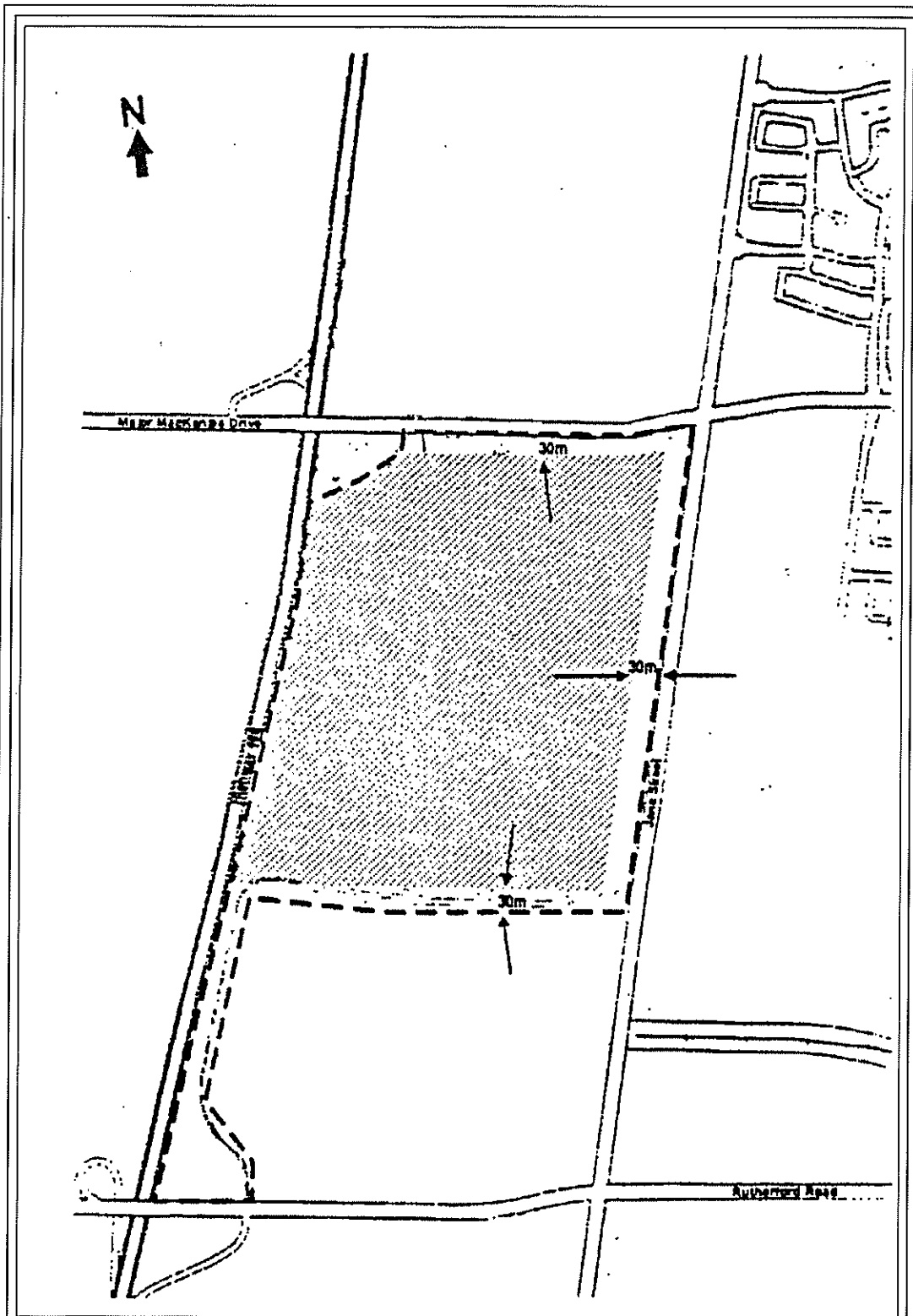
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TO BY-LAW _____ - 2013
PASSED THE _____ DAY OF _____, 2013

FILE NO.
LOCATION: PART OF LOT 20 & 21, CONCESSION 5
APPLICANT: CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE "E-200A"
 TO BY-LAW 1-88
 SECTION 9 (194)

NOT TO SCALE

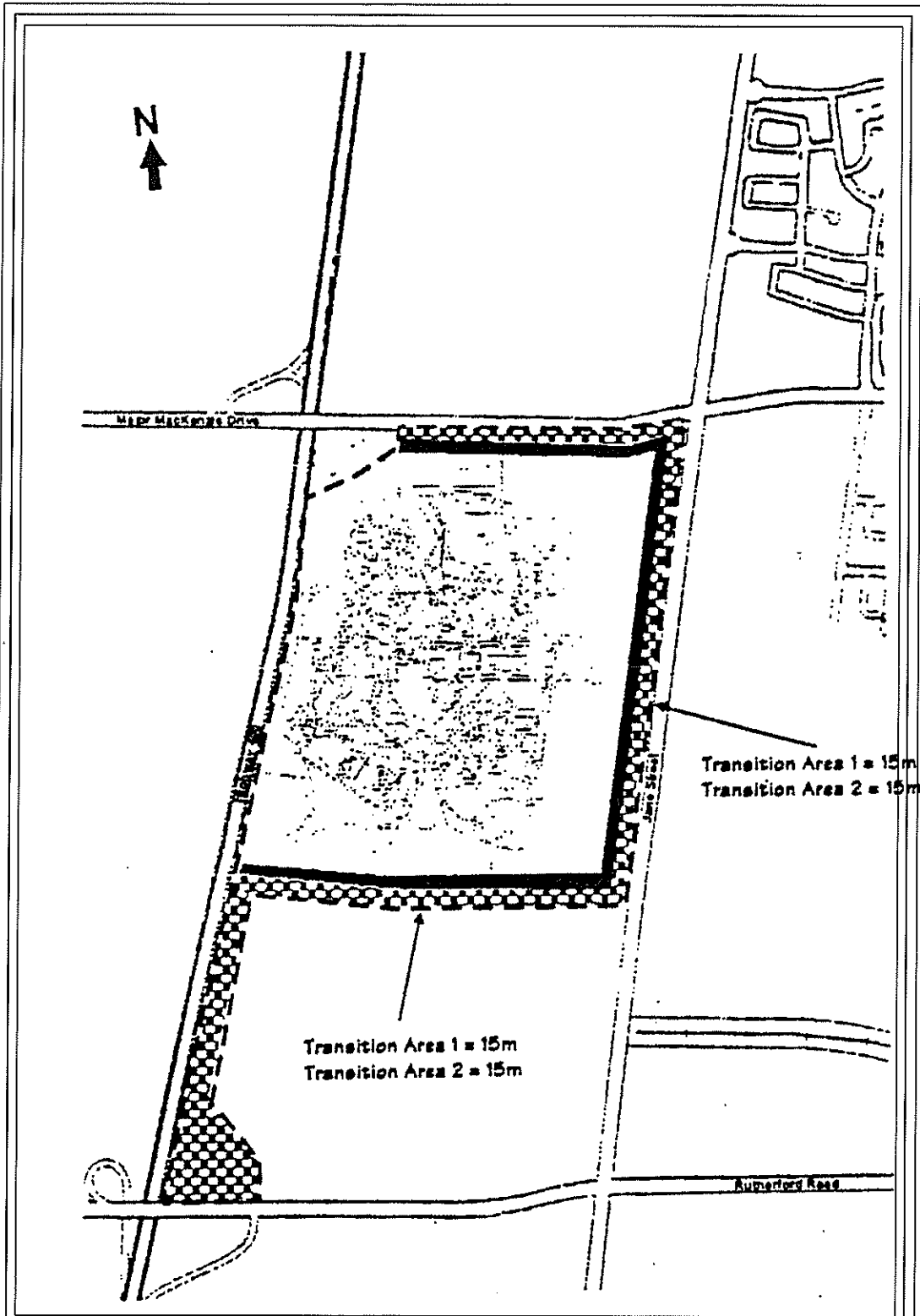
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 TO BY-LAW _____ - 2013
 PASSED THE _____ DAY OF _____, 2013

FILE NO.
 LOCATION: PART OF LOT 20 & 21, CONCESSION 5
 APPLICANT: CITY OF VAUGHAN

SIGNING OFFICERS

 MAYOR

 CLERK





THIS IS SCHEDULE "E-200B"
 TO BY-LAW 1-88
 SECTION 9 (194)

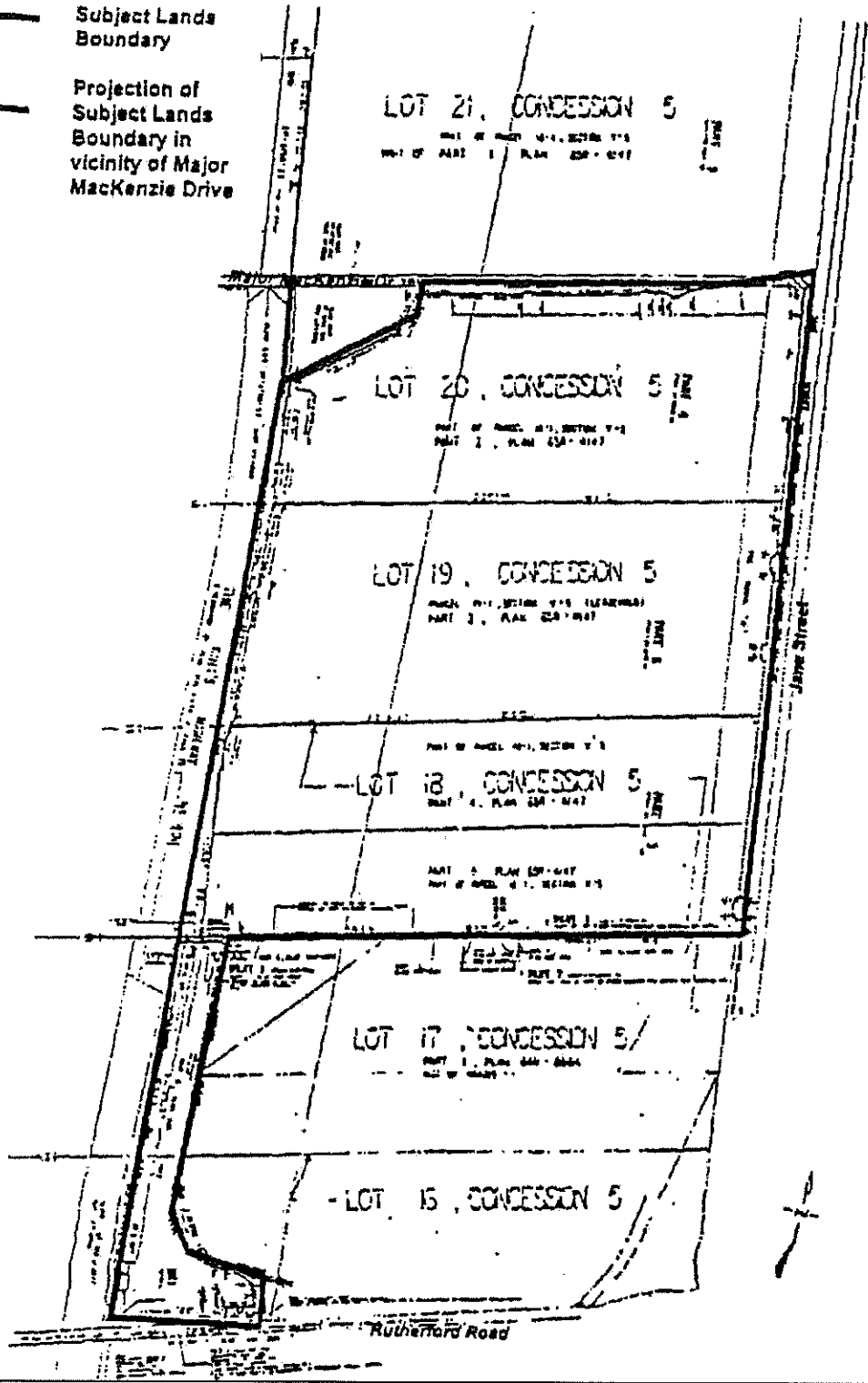
NOT TO SCALE

THIS IS SCHEDULE "4"
 TO BY-LAW _____ - 2013
 PASSED THE _____ DAY OF _____, 2013

FILE NO.
 LOCATION: PART OF LOT 20 & 21, CONCESSION 5
 APPLICANT: CITY OF VAUGHAN

SIGNING OFFICERS
 _____ MAYOR
 _____ CLERK

 Subject Lands Boundary
 Projection of Subject Lands Boundary in vicinity of Major MacKenzie Drive



THIS IS SCHEDULE "E-200D"
 TO BY-LAW 1-88
 SECTION 9 (194)

NOT TO SCALE

THIS IS SCHEDULE "5"
 TO BY-LAW _____ - 2013
 PASSED THE _____ DAY OF _____, 2013

SIGNING OFFICERS

_____ MAYOR

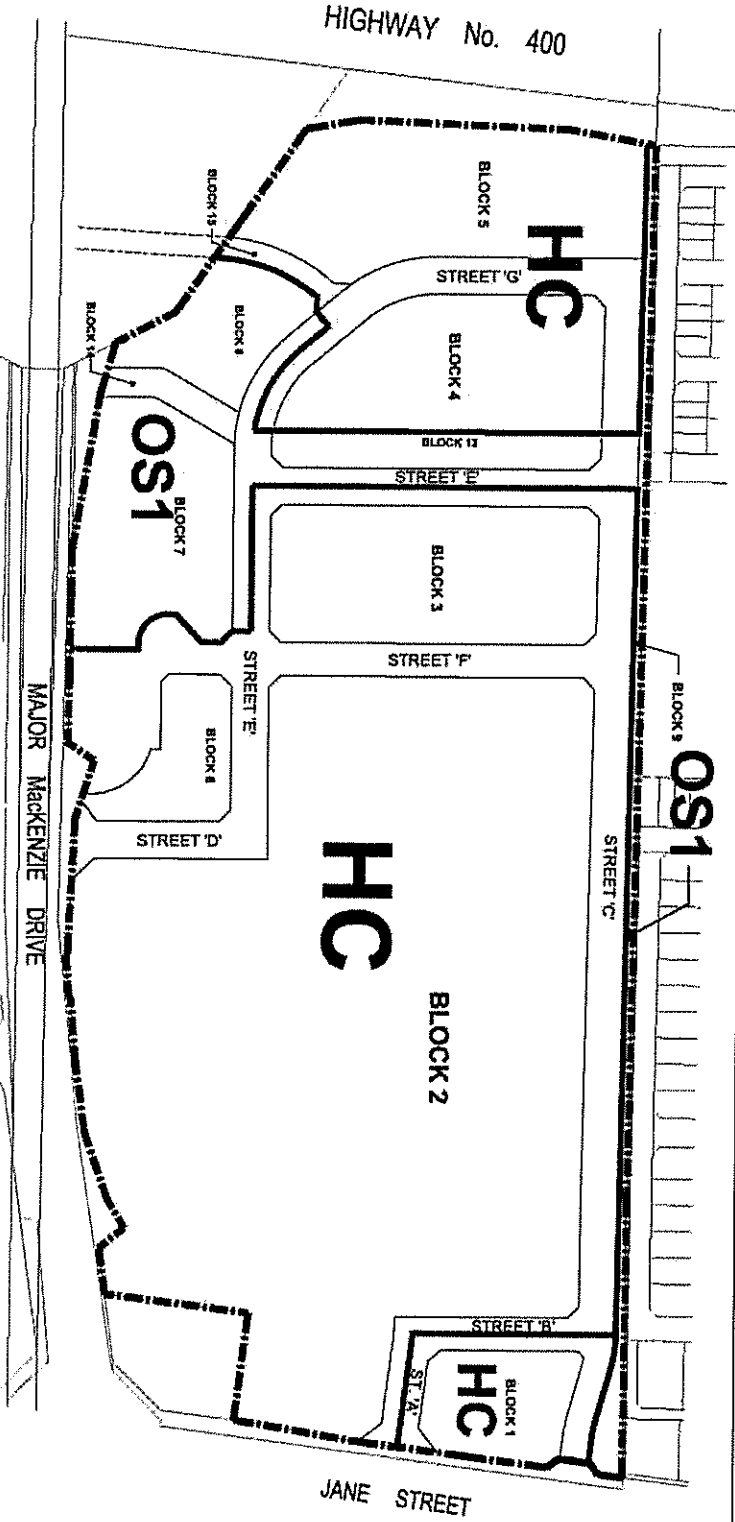
_____ CLERK

FILE NO.
 LOCATION: PART OF LOT 20 & 21, CONCESSION 5
 APPLICANT: CITY OF VAUGHAN

THIS IS SCHEDULE 'E' -
TO BY-LAW 1-88
SECTION 9 ()

NOT TO SCALE

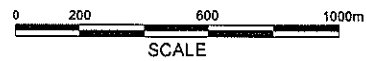
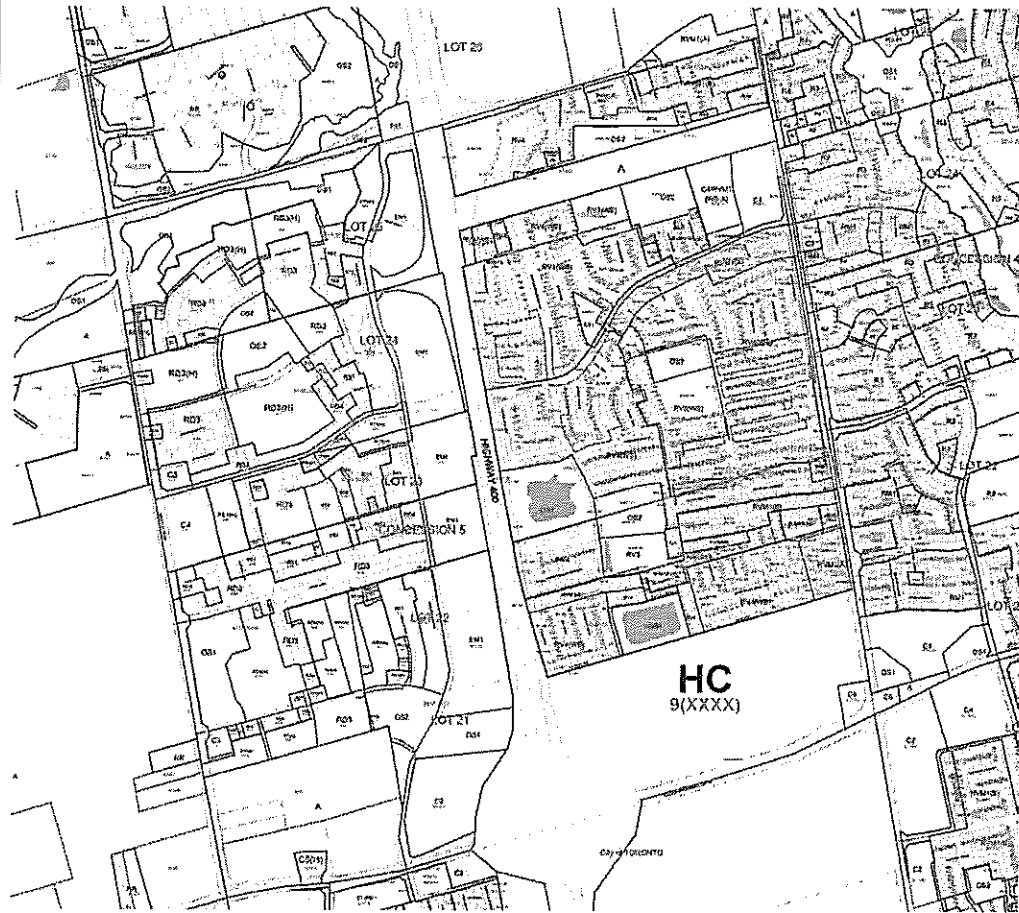
--- SUBJECT LANDS



FILE No.
LOCATION: PART OF LOT 20 & 21, CONCESSION 5
APPLICANT: CITY OF VAUGHAN
CITY OF VAUGHAN

THIS IS SCHEDULE 'E'
TO BY-LAW _____ - 2014
PASSED THE _____ DAY OF _____, 2014

SIGNING OFFICERS
MAYOR
CLERK



KEY MAP 2B
TO BY-LAW 1-88

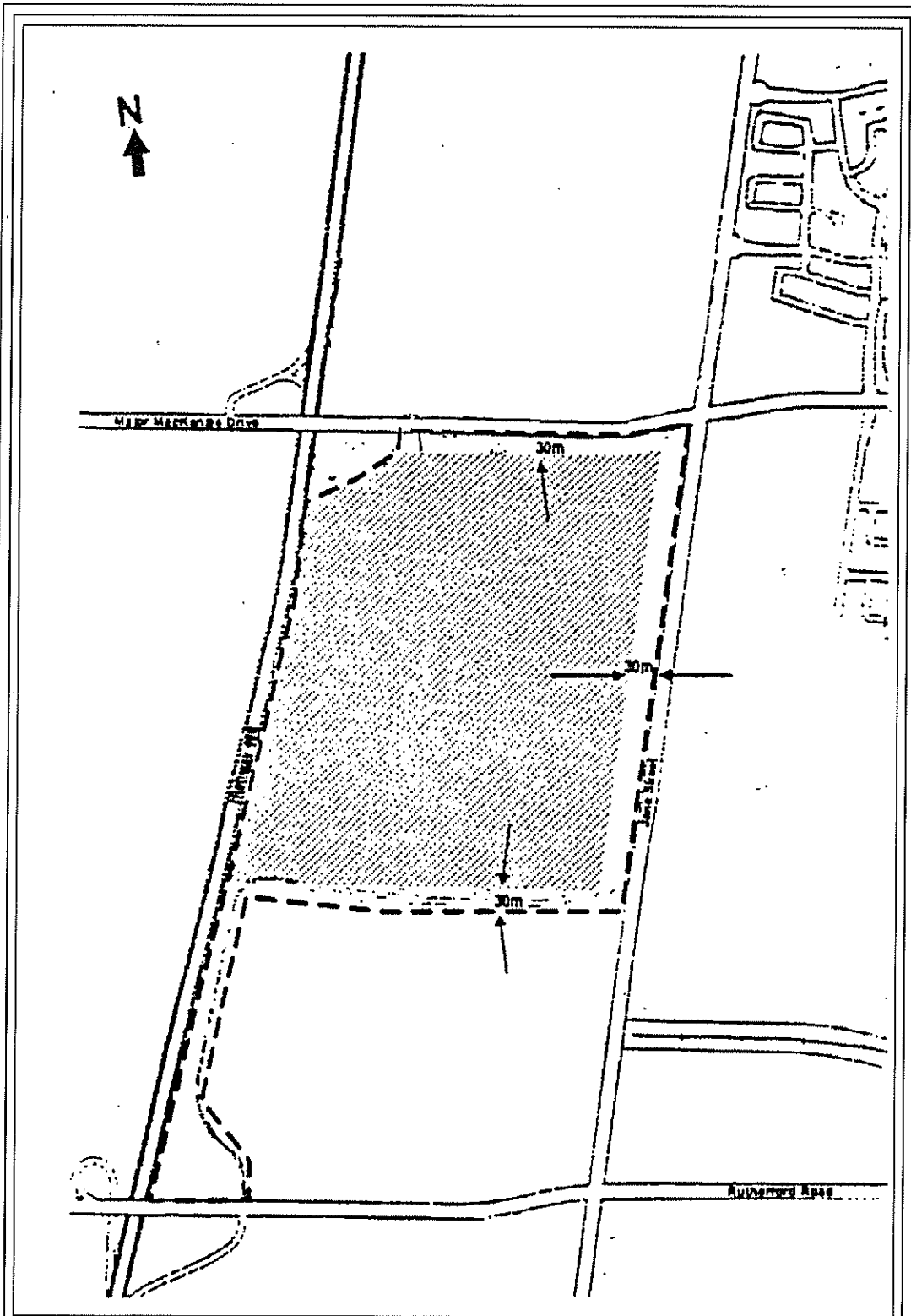
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TO BY-LAW _____ - 2013
PASSED THE _____ DAY OF _____, 2013

FILE NO.
LOCATION: PART OF LOT 20 & 21, CONCESSION 5
APPLICANT: CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE "E-200A"
 TO BY-LAW 1-88
 SECTION 9 (194)

NOT TO SCALE

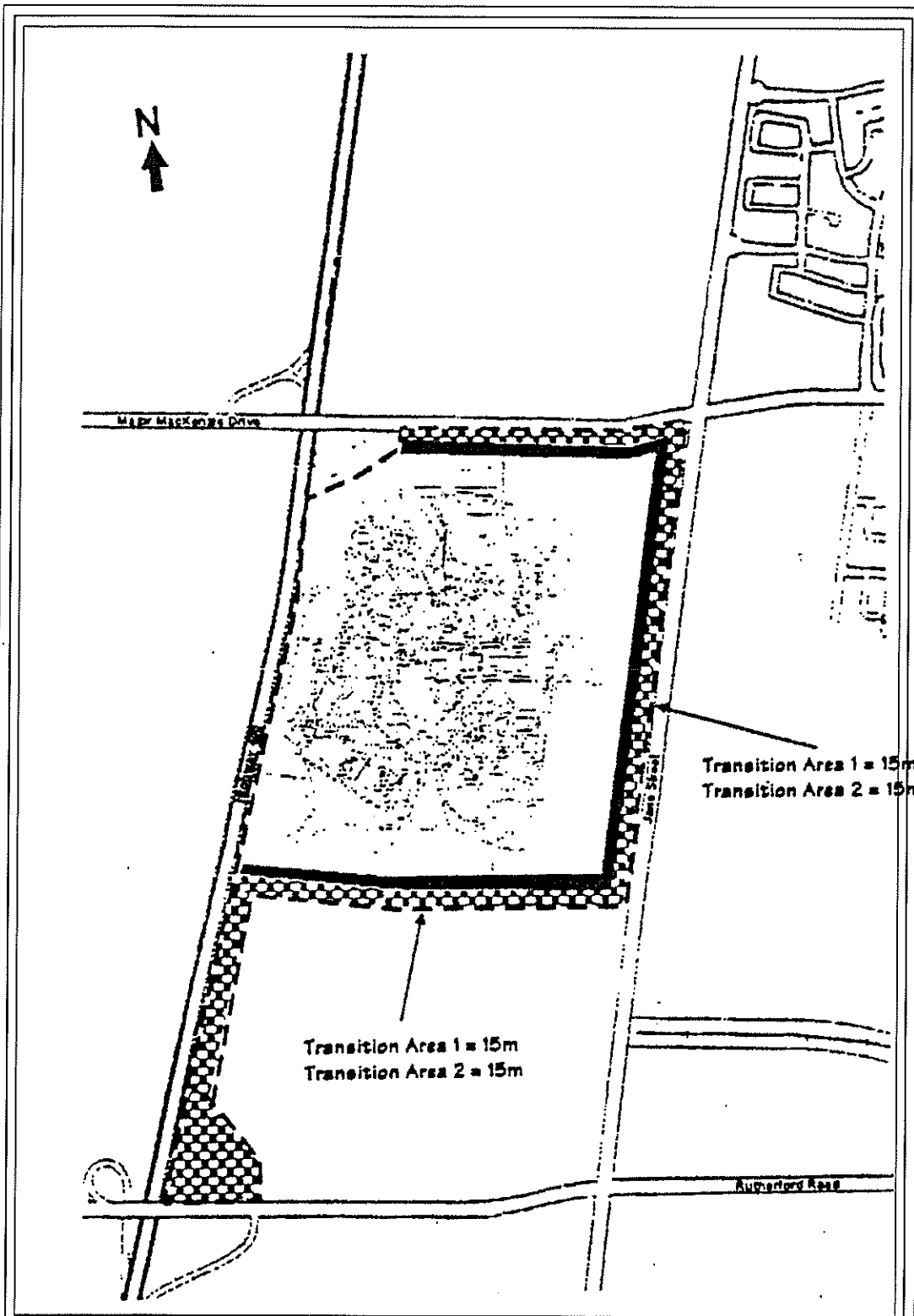
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 TO BY-LAW _____ - 2013
 PASSED THE _____ DAY OF _____, 2013

FILE NO.
 LOCATION: PART OF LOT 20 & 21, CONCESSION 5
 APPLICANT: CITY OF VAUGHAN

SIGNING OFFICERS

 MAYOR

 CLERK



THIS IS SCHEDULE "E-200B"
 TO BY-LAW 1-88
 SECTION 9 (194)

NOT TO SCALE

THIS IS SCHEDULE "4"
 TO BY-LAW _____ - 2013
 PASSED THE _____ DAY OF _____, 2013

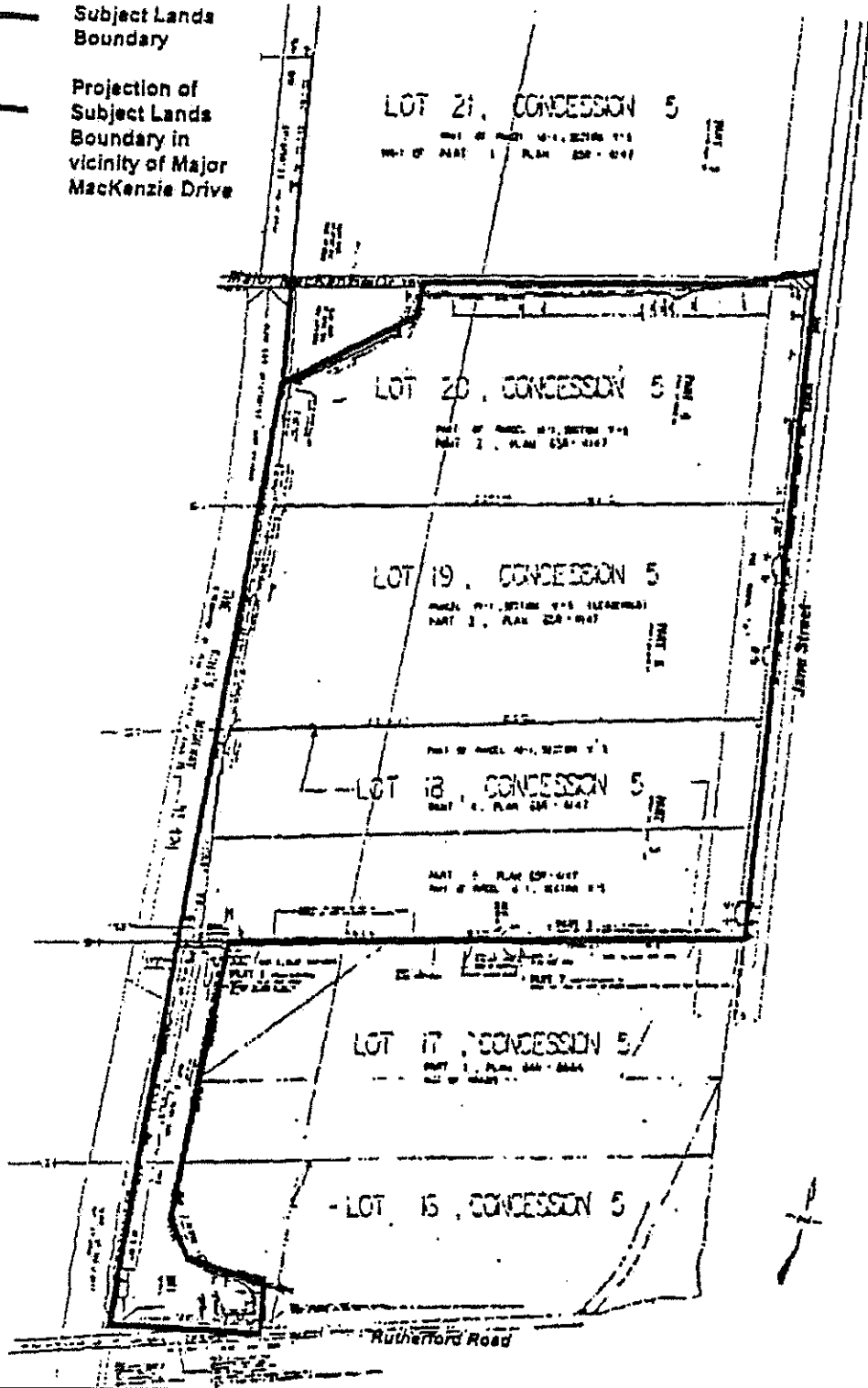
SIGNING OFFICERS

_____ MAYOR

_____ CLERK

FILE NO.
 LOCATION: PART OF LOT 20 & 21, CONCESSION 5
 APPLICANT: CITY OF VAUGHAN

— Subject Lands
 Boundary
 - - - Projection of
 Subject Lands
 Boundary in
 vicinity of Major
 MacKenzie Drive



THIS IS SCHEDULE "E-200D"
 TO BY-LAW 1-88
 SECTION 9 (194)

NOT TO SCALE

THIS IS SCHEDULE "5"
 TO BY-LAW _____ - 2013
 PASSED THE _____ DAY OF _____, 2013

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

FILE NO.
 LOCATION: PART OF LOT 20 & 21, CONCESSION 5
 APPLICANT: CITY OF VAUGHAN

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XX-2014

A By-law to amend the City of Vaughan By-law 1-88

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area which is approved and in force at this time:

AND WHEREAS there has been no amendment to the Official Plan adopted by Council and not approved at this time, with which the matters herein set out are not in conformity:

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That the City of Vaughan By-law Number 1-88 as amended, be and is hereby further amended by:
 - a. Rezoning the lands shown as "Subject Lands" on "Schedule 1" attached hereto from TPC- Theme Park Commercial subject to Exception 9(194) to HC- Healthcare zone and OS1- Open Space One, subject to a Holding Symbol in the manner shown on Schedule "1";
 - i) ~~The following provisions shall apply to all lands zoned with the Holding Symbol "(H)" on Schedule 1, until the Holding Symbol (H) is removed pursuant to Subsection 36(4) of the Planning Act, R.S.O. 1990:~~
 1. ~~A hospital, public and related uses shall be permitted on Block 2 to a maximum permitted Gross Floor Area of 111,483 sq.m (1,200,000 sq.ft). The maximum permitted Gross Floor Area of Block 2 may be increased to 139,354 sq.m (1,500,000 sq.ft) subject to the removal of the holding symbol. A By law to remove the Holding Symbol (H) from Block 2 shall not be enacted until the following conditions are satisfied:
 - The submission of a Traffic Impact Study, Parking Strategy and Travel Demand Management Strategy, to the satisfaction of the City of Vaughan.~~
 2. ~~Development on block 3 is subject a Holding Symbol. A Bylaw to remove the holding symbol shall not be enacted until the conditions outlined above are satisfied and in the case of a hospital use, the hold will not be removed until the conditions outlined in Section 1)a)i) are satisfied and the proponent demonstrates the need for the lands, to the satisfaction of the City of Vaughan.~~
 - b. Deleting the text in paragraphs e)i)(4), e)i)(5), e)ii)(3) and e)ii)(4) to Exception 9(194) and substituting with the words "deleted";
 - c. Deleting Schedules "E-200A", "E-200B" and "E-200D" to Exception 9(194) and replacing them with Schedules 3, 4, and 5 attached hereto;
 - d. Deleting Schedules "E-200H", "E-200i", "E-200L" and "E-200M" to Exception 9(194);
 - e. Adding the following paragraph to "Exceptions" Section 9.0:

(XXXX) Notwithstanding the provisions of:

- i) Subsection 2.0 Definitions;
- ii) Subsection 3.8(a), (c) and (f) ~~and (e)~~ respecting Minimum Parking Requirements;
- iii) Subsection 3.9 respecting Loading Space Requirements;
- iv) Subsection 5.1.1 respecting Landscaping Area;
- v) Subsection 5.1.2 respecting Open Storage;
- vi) Subsection 5.1.4 respecting Uses Permitted, All Commercial Zones;
- vii) Subsection 5.1.5 respecting Commercial Zone Requirements; and
- viii) Section 7.2 respecting OS1 Open Space Conservation zone.

The Following Provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-XXXX”

- ai) The following definitions shall apply to the “Subject Lands” as shown on Schedule 1 of this By-Law:

Commercial Parking: means premises having one or more Parking Spaces as the principal or accessory use available for public use with or without a fee.

Community Health Centre: means a premises which offers clinical care from doctors, nurse practitioners, nurses, dietitians, social workers and other kinds of health providers under one roof.

District Heating and Cooling Plant: means premises used to generate, for mass distribution, thermal energy to heat or cool.

Medical Mall: means a freestanding unit that provides healthcare related medical uses and services in a one-stop shopping format. Such uses may include cardiac evaluation, imaging, outpatient surgery, rehabilitation therapy, pulmonary clinics, pharmacies, sales of health and medical related items.

Nursing Home: Means premises used to provide living accommodation and regular nursing care for persons of any age and which has personal and medical care facilities, common lounges and dining areas.

Post Secondary School: means premises used for educational purposes by a degree granting college or university under Province of Ontario legislation.

Residential, Long-Term Care: Shall mean means premises used to provide living accommodation and regular nursing care for persons of any age and which has personal and medical care facilities, common lounges and dining areas which is licensed or approved by the Ministry of Health and Long-Term Care.

Residential, Supportive Housing: means housing designed for people who only need minimal to moderate care, such as homemaking or personal care and support, to live independently. Services typically include on-site personal care and support such as routine hygiene, dressing and washing, daily visits or phone check-ins.

Respite Care Facility: means premises used for the provision of short-term non-emergency services for the supervised care of people of any age, in order to provide relief to their caregivers. A respite care facility may include the provision of services, such as:

- a) preventive medicine,
- b) counselling,
- c) social, recreational or educational programs, or
- d) day or overnight care,

A day nursery is not a respite care facility.

- bi) The following parking requirements shall apply to the “Subject Lands” as shown on Schedule 1 of this By-Law:
 - bi)(1) Hospital, Public: ~~XX~~ 0 Spaces
 - bi)(2) Medical Mall: 3 spaces per 100 sq.m Gross Floor Area
 - bi)(3) Residential, Long Term Care and Nursing Home: 0.25 spaces per bed plus 0.2 visitor spaces per bed;
 - bi)(4) Respite Care Facility and Supportive Housing, Residential: 0.45 spaces per unit
 - bi)(5) Post Secondary School: 3 spaces per classroom plus 1 space per 7 seats in an auditorium or theatre
 - bi)(6) Day Nursery: 3 spaces plus 0.05 spaces per student
 - bi)(7) Office, Business and Professional: a minimum of 2 spaces per 100 sq.m of Gross Floor Area to a maximum of 3 surface parking spaces
 - bi)(8) Medical Office Building: a minimum of 3 spaces per 100 sq.m of Gross Floor Area up to a maximum of 4.5 surface parking spaces
 - bi)(9) All other uses not specifically listed shall be provided in accordance with Section 3.8.
 - bi)(10) Notwithstanding the provisions of Zoning By 1-88, the following minimum parking space and drive aisle dimensions shall apply:

Type	Dimension		
	Length	Width	Drive Aisle Width
Type of Parking Space			
Perpendicular Spaces (residential)	5.7 m	2.7 m	6.0 m
Perpendicular Spaces (all other)	5.7 m	2.7 m	6.0 m
Parallel spaces/layby parking	6.7 m	2.7 m	---
Small Car Spaces (perpendicular only)	4.6 m	2.3 m	6.0 m
Accessible Space (Handicap Space)	5.7 m	3.9 m	6.0 m
Accessible Space (adjacent to another)	5.7 m	3.2 m	6.0 m

- ci) Loading spaces shall not be permitted to front an arterial road, unless they are screen from the street.

~~In addition, loading space shall not be permitted in the front yard or flankage yard and in no case shall a loading space face a residential zone. Any loading areas shall be a minimum 45 metres from the north limit of the Subject Lands.~~

- di) Adding the following clause to Subsection 5.1.1 Landscaping Area:

“f) Notwithstanding any other provision of this By-law, landscaping within the HC zone shall be provided as follows:

- i) A strip of land shall be provided with a minimum width of not less than two (2) metres abutting a street, which shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip;
- ii) A minimum 5.0 metre landscape strip shall be provided on Block 4 adjacent to the OS1 zone.
- iii) A minimum 6.0 metre landscape strip shall be provided along the north limit of the Subject Lands. A multi-use trail shall be permitted within the landscape strip.

- ei) Adding the following clause to Subsection 5.1.2 Open Storage:

“e) Open Storage shall not be permitted in the HC Healthcare Zone.”

- fi) Adding the following clause to Subsection 5.14 Uses Permitted, All Commercial Zones:

“e) Notwithstanding Subsection 5.1.4(a), (b) and (c), Uses Permitted Respecting All Commercial Zones, the HC zone shall be restricted to the uses listed in Subsection 5.15”.

- gi) Adding the following words to the last sentence of Subsection 5.15 Commercial Zone requirements: “and Schedule A6 for the HC Zone”.

hi) In addition to the uses permitted in Section 7.2 Open Space Conservation Zone, a multi-use trail shall also be permitted.

2. a) Adding the following Subsections to Section 5.0 Commercial Zones:

5.15 HC Healthcare Zone

Uses Permitted

The following uses shall be permitted in the HC Healthcare Zone:

Use	Block 1	Block 2±	Block 3±	Block 4	Block 5	Block 6	Block 7	Block 8	Block 9	Block 15
Ancillary Uses (See Section 5.15.1)	X	X	X	X	X	X				X
Commercial Parking	X	X	X			X				
Education, training, meeting or conference facilities related to healthcare	X		X	X	X	X				X
Hospital, public		X (H)	X (H)							
Institutional Care Facility	X	X	X	X	X	X				X
Laboratories	X	X	X	X	X	X				X
Medical Mall	X	X	X	X	X	X				X
Multi-use trail									X	
Nursing Home	X	X	X	X	X	X				X
Office, Business and Professional	X	X	X	X	X	X				X
Parking Garage		X	X	X	X					X
Parking Lot or Parking Area	X	X	X							
Post Secondary Institution	X	X	X	X	X	X				X
Research Facility	X	X	X	X	X	X				X
Residential, Long Term Care	X	X	X	X	X	X				X
Residential, Supportive Housing	X	X	X	X	X	X				X
Respite Care Facility	X	X	X	X	X	X				X
Stormwater Management Ponds							X	X		

±Blocks 2 and 3 are subject to a Holding Provision. Refer to Section 1.4(d)

5.15.1 The following Ancillary Uses also shall be permitted:

- Chapel or small place of worship
- Day Nursery;
- District Energy Plant;
- Eating Establishment;
- Eating Establishment, convenience;
- Eating Establishment, take out;
- Pharmacy;
- Utility and maintenance operations;
- Retail Store; and
- Recreational facilities associated with a healthcare use.

Section 5.15.2 Gross Floor Area

The maximum Gross Floor Areas permitted in the HC Zone shall be 183,942 s.q.m. (1,980,000 sq.ft.) provided that:

- a) a minimum Gross Floor Area of 148,640 sq.m. (1,600,000 sq.ft.) on Block 2 is permitted; and
- b) the remaining amount of Gross Floor Area will be permitted on Blocks 1, 3, 4, 5 and 6.

The following maximum Gross Floor Areas shall be permitted in the HC Zone:

Block 1	4,645 sq.m (50,000 sq.ft)
Block 2	111,483 sq.m (1,200,000 sq.ft)

Block 3	To be determined by transportation study. See Section 1(a) i).
Block 4	42,735 sq.m (460,000 sq.ft)
Block 5	22,296 sq.m (240,000 sq.ft)
Block 7	2,787 sq.m (30,000 sq.ft)
Total Maximum GFA	183,948 sq.m (1,980,000 sq.ft)

Section 5.15.3 Maximum Building Height

The maximum heights for all buildings and structures above established grade shall be as set out on Schedule A6.

3. By adding Schedule "E-XXXX" attached hereto as "Schedule 1".
4. Deleting Key Map 1B and substituting therefore with Key Map 1B as attached hereto as Schedule 2.
5. Adding Schedule "A6" attached hereto as Schedule "6" to By-law 1-88.
6. That Schedules "1", "2", "3", "4" and "5" shall be and hereby form part of this By-law.

READ a FIRST, SECOND and THIRD time and finally passed this XX day of XXX, 2014

Maurizio Bevilaqua, Mayor

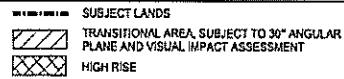
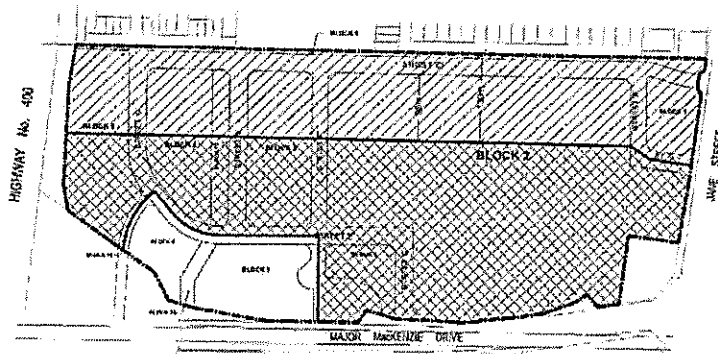
Jeffery Abrams, City Clerk

Healthcare Zone

Schedule "A6"

Zone	Permitted Use Category	Minimum Lot Frontage	Minimum Yards (m)			
			Front Yard	Rear Yard	Interior Side Yard	Exterior Side Yard
HC	Healthcare	3m	3m	3m	3m	3m

Building Heights



The maximum building heights in the Transitional Area shall be defined by a 30 degree angular plane and a visual impact assessment. The angular plane shall be measured from the north property line, to a point of intersection with the maximum height permitted in the High Rise area.

Permitted building heights within the High Rise area shall be a maximum of 75 metres.

Summary to Bylaw XX-2014

The lands subject to this Bylaw are located in the northwest quadrant of Major Mackenzie Drive and Jane Street, legally described as Part of Lot 21, Concession 5, City of Vaughan.

The purpose of this By-Law is to establish a "Healthcare" (HC) zone, subject to a holding provision, re-zone the subject lands from "Theme Park Commercial" (TPC) to "Healthcare (HC)", ~~"Healthcare (HC)(H)"~~ and "Open Space Conservation" (OS1).

This Bylaw expands the permitted uses in the Open Space Conservation zone to include multi-use trails and establishes the following standards for the Healthcare (HC) Zone:

- a) Permitted uses;
- b) Yard setbacks;
- c) Maximum building heights and angular plane;
- d) Maximum gross floor area on a block by block basis;
- e) Maximum gross floor area for the entire lands;
- f) Landscaping; and
- g) Parking; and
- ~~h) Provisions for the (H) Holding zone and conditions to be satisfied prior to removal of the Holding (H) zone to permit development of the lands.~~

The effect of this by-law is to permit the development of the Vaughan Healthcare Centre Precinct in accordance with Official Plan Amendment 715, as amended, and the Council adopted Vaughan Healthcare Centre Precinct Plan.