

CITY OF VAUGHAN

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2. THAT the lands zoned HC (H) Healthcare Zone with Holding Symbol “(H)” permit the development of the hospital and other healthcare related uses, up to the maximum gross floor area permitted on the Blocks as identified in Table 1 of this report, with the Holding Symbol in place. Should the owner/proponent wish to exceed the maximum prescribed gross floor area for the Blocks, the owner/proponent will be required to satisfy the following conditions:
 - a) a Site Development Application(s) is approved by Vaughan Council, pursuant to Section 41 of the Planning Act; and,
 - b) a Traffic Impact Study, Parking Study and Transportation Demand Management Plan supporting any increase in the maximum permitted gross floor area has been submitted and approved.
3. THAT Draft Plan of Subdivision File 19T-13V007 (City of Vaughan, Vaughan Healthcare Centre Precinct) as red-lined, dated March 25, 2014 (Attachment #4), BE APPROVED, subject to the conditions of approval set out in Attachment #1.
4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-13V007 (City of Vaughan, Vaughan Healthcare Centre 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 conform 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.”

Contribution to Sustainability

Green Directions Vaughan is designed to guide the city toward a more sustainable future by addressing environmental, cultural, social and economic issues. The applications implement the following Goal and Objective of Green Directions Vaughan:

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.1.8 Provide continued support for the development of a future hospital for Vaughan and to continue to provide comprehensive and integrated health care to citizens

The contribution to sustainability will be determined when the required future Site Development Application(s) is considered.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On November 1, 2013, a Notice of Public Hearing was circulated to an expanded polling area beyond the statutory 150 m to 200 m; to all City of Vaughan registered Ratepayer Associations; and all persons requesting notification of the related Vaughan Healthcare Precinct Plan File 15.107.3, and Files 15.107 and OP.11.005 (OPA #715 and OPA #725, respectively).

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On November 7, 2013, the Notice of Public Hearing was published in *The Thornhill Liberal* and *Vaughan Citizen*, and further published on the Vaughan City Page (online) on November 7, 14, and 21, 2013. A notice of Public Hearing was also posted on the City’s website at www.vaughan.ca. A notice sign was placed on the property along each of the Jane Street, Major Mackenzie Drive and Highway No. 400 frontages on October 31, 2013. To date, one email correspondence was received with the following comment:

- i) Mr. and Mrs. Kingsada, Del Francesco Way, in support the development of a hospital but would like the City to thoroughly consider and implement solutions to future traffic congestion.

Bousfields Inc., which is part of the Planning Design and Compliance (PDC) Team, is acting on behalf of Mackenzie Health on planning matters and provided comments in letter dated February 11, 2014 on Zoning By-law Amendment File Z.13.038. The issues raised include, permitted use limitations, gross floor area limits, parking standards, loading, landscape areas and use of Holding Symbol “(H)”. The City of Vaughan will continue to work with Mackenzie Health and their consultants to ensure that the implementing zoning by-law is flexible, while respecting the City’s planning policies and approved Precinct Plan.

Other matters set out in the letter include comments on the future development and expansion/regeneration of the Mackenzie Vaughan Hospital and Block 3, contiguity of the site, and provisions for the removal of Street “F” all which will be addressed in the ground lease document between the City of Vaughan and Mackenzie Health.

The recommendation of the Committee of the Whole to receive the Public Hearing report of November 26, 2013, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on December 10, 2013.

On March 14, 2014, a courtesy notice of this Committee of the Whole meeting was mailed to those individuals requesting notice.

Purpose

To seek approval from the Committee of the Whole to permit the future development of a hospital and healthcare related uses on the following applications initiated by the City of Vaughan, c/o the consulting team comprised of PRISM Partners Inc, Cole Engineering and Malone Given Parsons Inc., on the subject lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.13.038 to amend Zoning By-law 1-88, specifically to rezone the portion of the subject lands located north of Major Mackenzie Drive from TPC Theme Park Commercial Zone subject Exception 9(194) to a site-specific HC(H) Healthcare Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone, in the manner shown on Attachment #4, and to permit the site-specific zoning exceptions identified in Table 1 of this report, in order to implement related Draft Plan of Subdivision File 19T-13V007 also shown on Attachment #4.
2. Draft Plan of Subdivision File 19T-13V007 shown on Attachment #4, consisting of the following:

a)	Blocks 1, 4 and 6:	Healthcare Related Uses	5.46 ha
b)	Block 2:	Hospital	14.70 ha
c)	Block 3:	Healthcare Related Uses	2.19 ha
d)	Blocks 7 and 8:	Storm Water Management Ponds	2.49 ha
e)	Block 9:	Landscape Buffer	0.65 ha
f)	Blocks 10 to 12:	Infrastructure	1.41 ha

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g)	Blocks 13 and 14	Drainage Channel	0.79 ha
h)	Block 15:	Potential Future Road	0.14 ha
i)	Blocks 16 to 42:	0.3m Reserves / Widenings / Day-Light Triangles	0.02 ha
j)	Roads:	Streets "A" to "J" with Right-of-Way Widths of 11m to 26m	6.95 ha
<hr/>			
	TOTAL:		35.10 ha

Background-Analysis and Options

Location

The vacant 35.10 ha subject lands shown on Attachments #2 and # 3 are located on the north side of Major Mackenzie Drive, and west side of Jane Street through to Highway No. 400; and, on the south side of Major Mackenzie Drive, mid-block between Jane Street and Highway No. 400.

Official Plan

a) The Vaughan Healthcare Centre Plan (OPA #715, as amended by OPA #725)

The lands located north of Major Mackenzie Drive are designated "Hospital Precinct Plan" by the in-effect site-specific OPA #715 (The Vaughan Healthcare Centre Plan - VHCCP), as amended by OPA #725, which permits the following uses:

Major Institutional

- A hospital with a full range of care
- Rehabilitation facilities and long-term care and other forms of residential use related to healthcare
- Research and development facilities
- Medical and dental offices of all types
- Laboratories
- Facilities that construct or repair medical devices
- Education, training, meeting or conference facilities related to healthcare
- Businesses or health facilities that promote wellness
- Ancillary uses that may include: child or adult daycare; retail facilities; a chapel or small place of worship; accommodation facilities, parking areas or structures; utilities and maintenance operations; a district energy plant; and, recreational uses associated with a healthcare use

Natural Area (in recognition of the drainage channel, Blocks 13 and 14):

- Limited pedestrian or cycling pathways
- Passive recreation
- Environmental management activities (if feasible)

OPA #715 provides the framework for the future development of the Hospital Precinct Plan area. It was adopted by Vaughan Council on July 13, 2010, and approved by York Region Council on September 23, 2010. OPA #725 amends OPA #715 and redesignates a portion of the subject lands from "Special Study Area" to "Hospital Precinct Plan", thereby designating the entirety of the lands "Hospital Precinct Plan" and requiring the preparation of a Hospital Precinct Plan, as discussed in the next section of this report. The block pattern and road network shown on

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Attachment #4 has been designed to accommodate and serve the full range of permitted land uses. The proposal to rezone the portion of the subject lands located north of Major Mackenzie Drive to HC Healthcare Zone and OS1 Open Space Conservation Zone will implement the Official Plan.

The portion of the subject lands located south of Major Mackenzie Drive are designated “Theme Park” by in-effect OPA #4, as amended by site-specific OPA #508. OPA #508 repealed and superseded former site-specific OPA #74, OPA #114 and OPA #138. OPA #508 permits a Theme Park, defined as a comprehensive, location-based entertainment complex, with a defined entry point(s) and admission procedure(s), designed to create a unique atmosphere providing a variety of entertainment and associated facilities to the customer, which may include: entertainment uses, commercial uses, and uses to support the facilities operation and other accessory uses. OPA #508 also identifies these lands as “Transition Area”, which permits the theme park uses noted above, together with landscaping, parking and internal access roads (OPA #508, Part 2, Section 2 b) in part).

These lands (Blocks 10 to 12) together with Streets “H”, “I” and “J” are designed for future infrastructure, potentially a transit hub. This use is deemed a Public Use, in accordance with Section 3.10, Public Uses, of the City’s Zoning By-law 1-88, which permits the use of any land in any zone for a public purpose by the City, the Region, or other Government Authority. Therefore, Blocks 10 to 12 conform to the Official Plan, do not require rezoning and are not the subject of Zoning By-law Amendment File Z.13.038.

b) The Vaughan Healthcare Centre Precinct Plan (formerly The Hospital Precinct Plan)

The Vaughan Healthcare Centre Precinct Plan (VHCPP) prepared by the Vaughan Planning Department and the consulting team comprised of PRISM Partners Inc., Cole Engineering and Malone Given Parsons Inc. and with participation from the public, external public agencies and stakeholders was approved by Vaughan Council on November 5, 2013. The Plan provides policies and criteria to guide the development of the Precinct into an urban centre, focused on delivering a hospital and related healthcare uses to serve the City of Vaughan and the broader region. The VHCPP forms the basis for the subject Zoning By-law Amendment and Draft Plan of Subdivision applications.

The draft plan of subdivision shown on Attachment #4 is consistent with the transportation, servicing strategy and road network identified in the VHCPP. The implementing zoning by-law will include provisions respecting land use, building heights and massing, development standards, and transition with the abutting residential uses to the north consistent with the criteria to guide development in the VHCPP. The VHCPP also includes sustainability policies and an urban design framework, which will be implemented through the review of a future site development application(s), if approved.

c) The Vaughan Official Plan 2010 (VOP 2010)

The portion of the subject lands located north of Major Mackenzie Drive are designated “Major Institutional” and the balance of the subject lands located south of Major Mackenzie Drive are designated “Theme Park and Entertainment” by the new Vaughan Official 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012 and April 17, 2012), as modified and endorsed by Regional Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013, December 2, 2013 and February 3, 2014. The northerly lands are further identified as “Areas Subject to Site Specific Plans”, namely in-effect OPA #715 by VOP 2010, Volume 2 (Section 13.6). VOP 2010, Volume 2 was adopted by Vaughan Council on September 7, 2010, as modified on March 20, 2013.

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The applications conform to the Official Plans as noted above.

Approval Process / Site Development Application(s) / Vaughan Design Review Panel (DRP)

Infrastructure Ontario (IO) follows a two stage process to achieve site plan approval in the Alternative Finance and Procurement (AFP) model for hospitals and other large scale projects. Mackenzie Health has requested and completed a Pre-Application Consultation (PAC) meeting with the City of Vaughan for the Stage 1 Master Site Plan Application (MSPA) which is expected to be submitted in May 2014 and will be forwarded to the September 2, 2014 Committee of the Whole meeting for Vaughan Council's consideration.

The Stage 1 MSPA is based on an updated Master Plan Illustrative Concept for the hospital prepared by the Planning Design and Compliance (PDC) Team. The objective that Mackenzie Health is seeking at the Stage 1 MSPA will be a level of approval with mandatory planning conditions for the Master Plan Illustrative Design in order to provide the bidding consortia's responding to the Request for Proposal's (RFP) with a basis for their submissions.

The Stage 2 Application will be submitted by Project Co., the winning bidder, following the review of the short listed bidders and award of the contract to the preferred proponent by the Ministry of Health and Long Term Care and Infrastructure Ontario for the new Mackenzie Vaughan Hospital.

The Stage 2 Application will be reviewed to ensure, but not limited to, appropriate building and site design, parking structure design and architectural treatment, pedestrian connectivity, access, internal traffic circulation, transit opportunities, parking, landscaping, universal accessibility, stormwater management, and servicing and grading, consistent with the Hospital Precinct Plan.

Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement, and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the Stage 2 Application process, if approved.

The future Site Development Application(s) will be presented to the Vaughan Design Review Panel and the hospital will be encouraged to present their plans to the Vaughan's Accessibility Advisory Committee.

Zoning

The entirety of the subject lands are zoned TPC Theme Park Commercial Zone by Zoning By-law 1-88, subject to site-specific Exception 9(194) as shown on Attachment #3. The TPC Zone does not permit a hospital or healthcare related uses; therefore, an amendment to Zoning By-law 1-88 is required. The Planning Department supports the proposal to rezone the portion of the subject lands located north of Major Mackenzie Drive to HC(H) Healthcare Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone, in the manner shown on Attachment #4, and effectively creating a site-specific Healthcare Zone category and implementing the policies of the Official Plan and the Precinct Plan. The following site-specific zoning provisions are required to facilitate the development:

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Table 1:

	Site-Specific By-law Standard	Proposed Provisions to be Included in the HC Healthcare Zone
a.	Definitions / Permitted Uses	Public Uses; including but not limited to, hospital with a full range of care, post-secondary school, independent living facility, long-term care facility and nursing home, supportive living facility, rehabilitation facilities and recreational uses.
b.	Minimum Parking Requirements	<p>A minimum of 1 space / 50 m² GFA (under review) shall be provided, of which a minimum of 50% shall be in a parking structure(s) or underground.</p> <p>Parking structure(s) shall be animated with permitted uses at grade, facing a public street. Design and architectural treatment shall be subject to site development approval by Vaughan Council.</p> <p>No parking shall be permitted between a building and an arterial road (Major Mackenzie Drive and Jane Street).</p>
c.	Loading / Unloading Requirements	<p>Loading and service areas shall be integrated within the building.</p> <p>Loading and service areas shall not be permitted between a building and Major Mackenzie Drive or Jane Street; and, shall not be located on the same building façade as the main entrance.</p> <p>Loading and service areas shall be located a minimum of 45 m from a Residential Zone (north property line) and shall be appropriately screened.</p>
d.	Minimum Landscape Requirements	<p>A minimum 3 m wide landscape strip abutting a street (Streets "A" to "H").</p> <p>A minimum 6 m wide landscape strip abutting an arterial road (Major Mackenzie Drive and Jane Street).</p> <p>A minimum 6 m wide landscape strip (Block 9) abutting the full length of the north property line. A multi-use trail shall be permitted within the said landscape strip (Block 9) zoned OS1 Zone.</p>

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e.	Minimum Building Setback	<p>A minimum 14 m building structural setback shall be provided along the Highway No. 400 property line for Blocks 5, 8, and part of Block 7, to the satisfaction of the Ministry of Transportation (MTO).</p> <p>A minimum 6 m setback and up to a maximum of 35 m setback shall be provided for a building or structure on Block 2 from Major Mackenzie Drive, or from an easement, if required.</p> <p>A minimum 6 m setback and up to a maximum of 35 m setback shall be provided for a building or structure on Block 2 from Jane Street.</p> <p>A minimum 3 m setback for a building or structure shall be provided along a street (Streets “A”-“H”).</p> <p>A minimum 1m setback shall be provided to any street line for a below grade structure(s), except for Block 4 abutting the OS1 Zone, where a minimum 5 m setback shall be provided.</p> <p>A minimum 5 m setback shall be provided on Block 4 from the OS1 Zone.</p>
f.	Minimum Lot Frontage	<p>The minimum lot frontage for the HC Zone shall be 30 m.</p>
g.	Maximum Building Height	<p>The maximum building height shall be accordance with the angular plane and maximum building height shown on Attachment #5.</p>
h.	Maximum Gross Floor Area	<p>The maximum gross floor area permitted on Block 2 shall be 111,483 m² (1,200,000 ft²). Any proposed increase to said area is subject to the conditions for the removal of the Holding Symbol as identified in this report.</p> <p>The maximum combined gross floor area permitted on Blocks 1,3, 4, 5 and 6 shall be 72,464 m² (780,000 ft²). Any proposed increase to said area is subject to the conditions for the removal of the Holding Symbol as identified in this report.</p> <p>The total maximum gross floor area for Blocks 1, 2, 3, 4, 5, and 6 shall be 183,984 m² (1,980,000ft²).</p>

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The above-noted provisions will implement the land use permissions of OPA #715, as amended by OPA #725, and are consistent with the criteria to guide development established in the Hospital Precinct Plan. Accordingly, the Vaughan Planning Department can support the inclusion of these provisions in the site-specific HC Healthcare Zone category. Additional provisions may be identified at or after the subject Committee of the Whole meeting to implement the proposed development, and the Planning Department will address these provisions in consultation with the applicable City department(s) and or public agency(ies) and include any additional provision in the implementing zoning by-law, if appropriate.

Holding Symbol “(H)”

The implementing zoning by-law will rezone the portion of the subject lands located north of Major Mackenzie Drive to (H) Healthcare Zone with the Holding Symbol “(H)”. The implementing zoning by-law will include provisions to permit the development of the hospital and other healthcare related uses on the lands up to the maximum gross floor area permitted on the Blocks with the Holding Symbol in place. Should the owner/proponent wish to exceed the maximum prescribed gross floor area for the Blocks, the owner/proponent will be required to satisfy the following conditions:

- a) a Site Development Application(s) for the subject lands is approved by Vaughan Council, pursuant to Section 41 of the Planning Act; and,
- b) a Traffic Impact Study, Parking Study and Transportation Demand Management Plan supporting any increase in the maximum permitted gross floor area has been submitted and approved.

Upon satisfying these conditions, the Holding Symbol will be removed from the subject lands or portion thereof.

Subdivision Design / Phasing and Implementation

The 35.10 ha draft plan of subdivision shown on Attachment #4 is comprised of a block for the hospital (Block 2), four blocks for healthcare related uses (Blocks 1, 3, 4 and 6), two blocks for stormwater management ponds (Blocks 7 and 8), a landscape buffer (Block 9), a north-south drainage channel (Blocks 13 and 14), future infrastructure, potentially a transit hub (Blocks 10, 11 and 12), and a potential future road subject to the Ministry of Transportation’s approval (Block 15).

The subdivision includes three east-west collector roads that are 26 m in width (Streets “A”, “C” and “E”), three north-south collector roads that are 26 m in width (Streets “G”, “E” and “D”), and two north-south local roads that are 23 m in width (Streets “F” and “B”). The subject lands are served by a signalized intersection at Major Mackenzie Drive and Streets “D” and “I”; a signalized intersection at Jane Street and Street “A”; a right-in/right out access at Jane Street and Street “C”; and, a right-out loop Street “F” at Major Mackenzie Drive. Access to the subject lands will be designed and constructed to the satisfaction of the City of Vaughan and the Region of York.

The draft plan will be registered in two phases. The first phase will be registered once the ground lease for Block 2 with the proponent Mackenzie Health and the City is finalized and executed. The hospital lands total 16.189 gross hectares (40 acres), comprised of Block 2 (14.70 ha), half of Street “A” (0.12 ha), half of Street “B” (0.149 ha), half of Street “C” (0.597 ha), half of Street “D” (0.178 ha), half of Street “E” (0.165 ha) and half of Street “F” (0.28 ha). Phase One will include all blocks from Jane Street, west to the drainage channel (Blocks 1, 2, 3, 6, 7, 13 and 14). As such, remaining Blocks 4, 5, 8 and 15 will be registered as part of Phase Two.

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Landscape Architect Consultant

On February 28, 2014, Vaughan Council approved the procurement of a landscape architect consultant for the subject lands (Vaughan Healthcare Centre Precinct Plan (VHCP)) in order to prepare a landscape development concept and detailed design for the precinct and specifications for public realm design components. The landscape development concept will provide a landscape and green infrastructure framework for the VHCP. Landscape and site systems must be considered and co-ordinated into a flexible landscape development framework. The landscape concept will inform future development and express the overall vision for the Precinct as a sustainable health and wellness community. The detailed landscape design for specific areas within the Precinct will inform engineering works for the infrastructure implementation plan undertaken by the City.

Vaughan Development / Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the plans and reports submitted in support of the applications, and provide the following comments:

a) Municipal Servicing

A Master Servicing Plan (MSP) by Cole Engineering Group Ltd. has been prepared in support of the applications. The report concludes that the proposed site development can be serviced by connections to the future regional sanitary trunk sewer on Jane Street, including an interim condition explained below, and the existing watermains on Major Mackenzie Drive and Jane Street. Two stormwater management facilities will be constructed within the subject lands to accommodate the proposed development and the existing tributary area drainage from the north which flows through the lands.

Given that the City is the proponent, the City has retained Cole Engineering Group Ltd., to undertake the necessary Environmental Assessment (EA) for the applicable components of the Vaughan Healthcare Centre Precinct Plan and related Draft Plan of Subdivision (i.e. roadways, intersection improvements and signalization, servicing infrastructure, stormwater management ponds and the channelization of the stream). Cole Engineering has completed a Schedule "B" Class EA generally following the "Integrated Approach" with the *Planning Act*. The integrated approach allows the completion of requirements for a Schedule "B" EA and the processing of *Planning Act* applications concurrently, thus streamlining efforts to effectively achieve the respective requirements.

The Region has requested conditions regarding the accommodation of and responsibility for City infrastructure at the west underpass and City infrastructure in the Region's right-of-way. Discussion with the Region is on-going and the final conditions will be communicated to Vaughan Council at the March 25, 2014 Committee of the Whole meeting.

b) Road Network/Transportation/ Transportation Demand Management (TDM)

The Department has reviewed the Traffic Impact Study (TIS) prepared by Cole Engineering in support of the applications and requires revisions respecting, but not limited to, traffic growth, development traffic, a Traffic Management and Sidewalk Plan (TMSP), transportation infrastructure requirements, internal roads, phasing plan and existing accesses onto Jane Street.

Although the TIS states that the parking supply should conform to the City's alternative parking standards and not be over-supplied, Mackenzie Health has indicated that they will prepare a report on alternative parking standards for the City to consider. Upon City review any adjustments to the final parking standard will be communicated to Vaughan Council at the March 25, 2014 Committee of the Whole meeting.

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The Department requests that the draft plan be revised to show sidewalks, include intersection centre lines, angle bends and horizontal curb radii in accordance with the City's design standards.

The Department advises that a Transportation Demand Management Plan (TDM) is required for all the future site plan application(s) that propose office uses greater than 2,000 m² or for residential apartment or mixed use buildings. The TDM plan must be prepared in accordance with the requirements of VOP 2010.

c) Water Servicing

The site lies within Pressure District 7 (PD7) of the York Water System and is a well-connected and looped system. As per the Master Servicing Plan (MSP), water supply for the development is proposed to be serviced from a 300 mm diameter water main internal to the site, connecting to the existing 350 mm diameter water main on the south side of Major Mackenzie Drive, just west of Jane Street and the existing 400 mm diameter water main located on the west side of Jane Street at Grand Valley Drive. The City's Water and Wastewater Master Plan (WWMP) Class Environmental Assessment (EA) considered the hospital lands in its analysis and did not recommend any improvements to the PD7 water supply system. Therefore, the water supply system as designed will function appropriately and meet the City's current design criteria.

d) Sanitary Servicing

As per the MSP, the lands will ultimately connect to the future regional sanitary trunk sewer (North East Vaughan Collector) on Jane Street but in the interim to the existing 750 mm diameter municipal sanitary sewer at Grand Valley Boulevard/Roseheath Drive along the west side of Jane Street. In addition, a temporary pumping station and forcemain will be required to convey a portion of the lands that are unable to drain by gravity to the receiving sanitary sewer in the interim. The temporary condition will remain until such time as the North East Vaughan Collector is constructed and the ultimate connection is made. Based on the lay-out of the sanitary sewer, there may be a requirement to extend the sanitary sewer across Block 2 within an easement in proximity to Major Mackenzie Drive.

The City's WWMP analyzed the feasibility of temporarily connecting to the 750 mm diameter sanitary sewer at Grand Valley Boulevard/Roseheath Drive, and there is sufficient capacity to accommodate the lands in the interim until such time as the ultimate connection is made to the Region's future Jane Street Trunk Sewer. The Department prefers a single connection to the future Regional trunk as per the project's Public Information Centre on November 26, 2013, versus a split connection contained in the submitted MSP.

e) Storm Drainage

As identified in the MSP, two Stormwater Management Facilities (SWM Ponds) will be constructed within the lands to accommodate the proposed development and the existing tributary area drainage from the north that flows through the lands. The SWM Ponds will provide quality, quantity and erosion control for the lands.

A proposed channel will divide the lands into east and west drainage areas, and the proposed storm sewer system will outlet to one of the two ponds. Drainage from the existing lands to the north will by-pass the ponds in the channel and, in addition to the outflow from the two ponds, will outlet to the south side of Major Mackenzie Drive via two sets of culverts. Additional culverts are proposed under Major Mackenzie Drive as the existing culvert is not sized to convey the Regional storm. The proposed channel and culverts have been designed to convey the uncontrolled Regional event (Hurricane Hazel).

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f) Environmental Site Assessment

Cole Engineering completed a Phase One Environmental Site Assessment (ESA) in November 2013 and identified two areas of potential environmental concern associated with the importation of unknown quality of fill material to construct the existing onsite berms and the historic and current gasoline service stations located southeast of the site. A Phase Two ESA was completed in early March 2014 and indicated no significant environmental concerns. However, one sampling location found a slight exceedence for a salt related parameter in surficial soils, likely associated with de-icing agents (i.e. road salts). As such, the proponent will be required to provide the City with a risk evaluation confirming that the salt related impact does not pose an environmental concern for the proposed use of the site.

g) Environmental Noise Impact

As per the submitted Noise and Vibration Review Brief, dated October 30, 2013, transportation noise sources include road traffic noise on Highway No. 400, the northbound on-ramp, Major Mackenzie Drive West and Jane Street.

Stationary noise sources within the site such as roof-top mechanical equipment, exhaust fans, cooling towers, make-up air units, emergency diesel generators, etc., will be analyzed once preliminary details of the outdoor mechanical equipment are available in order to determine the impact of these sources on the on-site buildings and the existing adjacent residential areas.

Detailed noise studies must be prepared for each individual building as building plans become available and mitigation measures shall meet the Ministry of Environment (MOE) noise criteria as per City requirements, and recommendations implemented as per the final Noise Report(s), to the satisfaction of the City.

h) Sewage and Water Allocation

The lands will not be developed with a residential component, and therefore, servicing capacity allocation does not apply to these applications.

i) Development Charges

City, Regional and Educational Development Charges apply to the entire parcel of land. In addition, the PD7 Watermain West Special Service Area Development Charge applies to the entire parcel of land at the current rate of \$11,576/ha. It is noted that the rates are indexed and the most current rates can be obtained through the City's Development Finance and Investments Department. Development Charges and applicable exemptions will be determined in accordance with each levying body's respective Development Charge by-law.

Vaughan Cultural Heritage Division

The Vaughan Cultural Heritage Division of the Planning Department, has confirmed that the Stage 1 and Stage 2 Archaeological Assessments for the subject lands have been entered into the Ontario Public Register of Archaeological Reports as required by the Ministry of Tourism, Culture and Sports. The Division has no objections to the approval of the draft plan of subdivision, subject to inclusion of the standard conditions in Attachment #1 respecting notification should resources and or human remains being found and the owner/proponent ceasing all construction activities.

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Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has advised that 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 conform 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. This clause is included in the recommendation of this report.

Ministry of Transportation (MTO)

The MTO has reviewed the applications and provides the following comments and the conditions of draft approval set-out in Attachment #1:

a) Draft Plan of Subdivision File 19T-13V007

The MTO has been working with the City since 2010, and as such, the City is aware of the Ministry's position respecting site access. Access to the hospital site located at the north east quadrant of Highway No. 400 and Major Mackenzie Drive is subject to MTO approval. Furthermore, justification is required for the future S-E/W ramp extension into the hospital lands (Block 15). The City will only be permitted to extend the S-E/W ramp by grade separation, and an at-grade intersection is not acceptable.

Therefore, the current design must be modified in such a way that a grade separation for the future direct access into the hospital is feasible. The lane configuration for such an access will be subject to further traffic studies and discussions. In order to better understand the development plans and the ultimate road network within the hospital facility, the Ministry will request plans and profiles showing the conceptual layout of the S-E/W ramp grade separation direct access to the Hospital lands and proposed access points from Major Mackenzie Drive to/from the hospital site.

b) MTO Permits

The MTO requires that any new buildings or structures above and below grade, including internal roads and storm water management ponds, must be setback a minimum of 14 m from the Highway No. 400 property line. Additionally, MTO permits are required for all buildings or structures located within 46 m of the Highway No. 400 property line and a radius of 396 m from the center point of Highway No. 400 and Major Mackenzie Drive, prior to construction being undertaken. The implementing zoning by-law will include a provision respecting the required 14 m setback for Blocks 5, 8, and part of 7, which abut the Highway No. 400 property line.

Toronto and Region Conservation Authority (TRCA)

A tributary of the West Don River traverses the subject lands from north to south (Blocks 13 and 14) and is associated with a floodplain and wetland. The size of the related floodplain is enlarged as a result of the undersized culvert where the watercourse leaves the subject lands at the south end, towards Major Mackenzie Drive. The TRCA have reviewed the applications and are satisfied, subject to the conditions of approval set-out in Attachment #1, with respect to the watercourse design, opportunities for restoration and to ensure the watercourse and its natural and hazard features are accommodated in accordance with the TRCA requirements.

Pursuant to the TRCA's request, the implementing zoning by-law will include a provision for a 5m building/structural setback on Block 4 from the OS1 Zone (realigned watercourse) to ensure public safety. The TRCA advises that Permits under Ontario Regulation 166/06 are required prior to the commencement of any work.

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Canada Post

Canada Post has no objection to the proposal, subject to the owner/proponent agreeing to provide the suitable facilities required by the Multi-Unit and Community Mailbox policies to the satisfaction of Canada Post and the City of Vaughan as set out in Attachment #1.

Enbridge Gas Distribution

Enbridge Gas Distribution has reviewed the applications and has no objections. The owner/proponent shall contact Enbridge Gas Distribution for service, meter installation, and to ensure all gas piping is installed prior to the commencement of site landscaping, subject to the conditions set-out in Attachment #1.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Plan and Manage Growth & Economic Vitality

The applications implement the City's current Official Plan #715 as amended by Official Plan #725 (The Vaughan Healthcare Centre Plan) and the Growth Management Strategy as set in Vaughan Official Plan 2010 to facilitate the future development of major institutional uses.

ii) Enhance and Ensure Community Safety/Health and Wellness

The applications implement the City's strategic initiative to provide continued support for the development of a future hospital for Vaughan and to continue to provide comprehensive and integrated health care to citizens.

Regional Implications

The Region of York has provided the following comments:

a) Sanitary Sewage and Water Supply

The development is within the Maple North wastewater area and will be serviced from Water Pressure District No. 7.

b) Red-Lined Draft Plan

The required red-line revisions to the draft plan of subdivision are shown on Attachment #4. These revisions reflect a 3m easterly adjustment of Streets "I" and "D". The former right-out loop (Street "F") at Major Mackenzie Drive has been replaced with a double right-out exit ramp between Street "H" and Street "D" westbound onto Major Mackenzie Drive. The Region requires a widening across the full frontage abutting Major Mackenzie Drive and Jane Street of sufficient width to provide a minimum of 22.5 m from the centreline of construction of Major Mackenzie Drive and Jane Street, respectively. Additionally, an up to 15 m by 15 m daylight triangle is required at the northeast and northwest corners of Street "D" and Major Mackenzie Drive; at the southeast and southwest corners of Street "I" and Major Mackenzie Drive; at the northwest and southwest corners of Street "A" and Jane Street; and, an up to 10 m by 10 m daylight triangle at the northwest and southwest corners of Street "C" and Jane Street.

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Prior to final approval, the draft plan will be revised to reflect the above-noted road adjustments, road widening, daylight triangles and reserves to the satisfaction of the City, York Region and MTO.

c) Transportation / Traffic Impact Study

The Region advises that access to the subject lands is as follows and further subject to the conditions set-out in Attachment #1:

- signalized intersection at Major Mackenzie Drive and Streets “D” and “I”;
- signalized intersection at Jane Street and Street “A”;
- right-in/right out at Jane Street and Street “C”;

The Transportation Planning Branch intends on protecting the eastern Major Mackenzie Drive underpass between the future transit terminal lands (Blocks 10, 11 and 12) and the hospital lands (Block 2) for the purpose of pedestrian and cycling connections. Additionally, through subsequent site development application(s), the Transportation Planning Branch will consider further opportunities for pedestrian and cycling connections to the boundary roadways and adjacent developments as well as facilities to promote the usage of non-auto travel modes.

The Region has reviewed the Traffic Impact Study submitted in support of the subdivision application. Cole Engineering must address the detailed comments outlined in the Region’s letter dated January 27, 2014, prior to final approval of the draft plan of subdivision to the satisfaction of the Transportation Planning Branch.

The Region has no objection to draft plan approval of the plan of subdivision subject to the conditions set-out in Attachment #1.

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.038 and Draft Plan of Subdivision File 19T-13V007 in consideration of comments received from the public, City departments and external public agencies and is satisfied that the applications appropriately create a Healthcare Zone category that implements the policies of OPA #715, OPA #725, VOP 2010 and the development criteria set-out in The Hospital Precinct Plan.

The applications will facilitate the future development of a hospital and healthcare related uses that are in keeping with the City’s Strategic Plan and Vaughan Vision 2020; to provide continued support for the development of a future hospital for Vaughan; and, to continue to provide comprehensive and integrated health care to citizens.

Accordingly, the Planning Department can support the approval of Zoning By-law Amendment File Z.13.038 and Draft Plan of Subdivision File 19T-13V007, subject to the recommendations in this report and the Conditions of Approval set-out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Zoning and Red-lined (March 25, 2014) Draft Plan of Subdivision File 19T-13V007
5. Angular Plane-Maximum Building Height

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)