

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

By approving the recommendation contained in the report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, Manager of Development Planning, and Manager of Urban Design, dated September 2, 2014.

The Committee of the Whole recommends:

- ## Recommendation

1. THAT Stage 1 Master Site Development File DA.14.035 (Mackenzie Vaughan Hospital (Stage 1 of 2)) BE APPROVED, subject to the Terms and Conditions of Approval and Requirements for Subsequent Site Development Approvals set-out in Attachment #1 and the Urban Design Guidelines set-out in Attachment #1A.

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

- 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 final contribution to sustainability will be determined when the required future Stage 2 Site Development Application is considered.

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

Although not required by the Planning Act or by the City's Notification Protocol for Planning Act Applications, on August 18, 2014, a courtesy notice of this Committee of the Whole meeting was mailed from the Vaughan Development Planning Department to those individuals requesting notice of related Zoning By-law Amendment File Z.13.038 and Draft Plan of Subdivision File 19T-13V007.

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Purpose

To seek approval from the Committee of the Whole for the Stage 1 Master Site Development (MSDA) File DA.14.035, the first of a 2 stage approval process for the City owned lands shown on Attachments #2 and #3. The Stage 1 MSDA has been submitted by Mackenzie Health (leasee) c/o Zeidler Architects of the Plan Design and Compliance (PDC) team, in accordance with Infrastructure Ontario's Alternative Finance and Procurement model and Design Build Finance and Maintain process, supported by an illustrative design shown on Attachments #4 to #9.

Background - Analysis and Options

Location

The vacant City owned 14.7 ha subject lands shown on Attachments #2 and # 3 will be leased to the applicant, Mackenzie Health. The subject lands are located on the north side of Major Mackenzie Drive, west of Jane Street, being Block 2 on draft approved Plan of Subdivision File 19T-13V007, City of Vaughan.

Approval Process / Site Development Application(s) / Conditions of Site Plan Approval

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 submitted the Stage 1 Master Site Development Application (MSDA) on May 16, 2014 (File DA.14.035), which is the subject of this report.

The Stage 1 MSDA is based on a Master Plan Illustrative Design for the public hospital prepared by the Plan Design and Compliance (PDC) team as shown on Attachments #4 to #9. Mackenzie Health is seeking approval from Vaughan Council for the Stage 1 MSDA together with the mandatory planning conditions for the Master Plan Illustrative Design as set-out in Attachments #1 and #1A, in order to provide the bidding consortia's responding to the Request for Proposals' (RFP) with a basis for their submissions. The mandatory planning conditions will be included in the Project Specific Output Specifications (PSOS) issued by Ministry of Health and Long Term Care and Infrastructure Ontario to the bidding consortia.

The Stage 2 Site Development 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 Site Development 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.

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 Site Development Application process.

The Stage 2 Site Development Application will be presented to the Vaughan Design Review Panel and the applicant will be encouraged to present their plans to the Vaughan's Accessibility Advisory Committee. The Stage 2 site plan is expected to be submitted in Spring 2015.

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Official Plan

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

The subject lands are designated “Hospital Precinct Plan” by site-specific OPA #715 (The Vaughan Healthcare Centre Plan - VHCP), 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 uses 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

b) 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 identifies a servicing strategy, transportation and road network. It includes provisions respecting land use, building heights and massing, development standards, and transition with the abutting residential uses to the north. The Plan also includes sustainability policies and an urban design framework. The VHCPP 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.

c) Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “Major Institutional” by Vaughan Official 2010 (VOP 2010), which permits major health, educational, cultural and government uses that serve a City-wide or Regional function.

The illustrative design shown on Attachments #4 to #9 conforms to the Official Plans. The Stage 2 Site Development Application shall conform to the official plans, and a condition to this effect is included in Attachment #1.

Zoning/Ontario Municipal Board (OMB)

The subject lands are zoned HC(H) Healthcare Zone with the Holding Symbol “(H)” by By-law 1-88, and subject to Exception 9(1400). The implementing Zoning By-law 076-2014 (ie Exception 9(1400)), was enacted by Vaughan Council on May 27, 2014. On June 20, 2014, and June 23, 2014, the City received appeals from Mackenzie Health and Vaughan resident Mrs. C. Liddy, respectively. The OMB has scheduled a 1 day hearing for these appeals on August 27, 2014 (OMB Case No.: PL140595). As a result, implementing Zoning By-law 076-2014 may be

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amended to reflect the outcome of the OMB hearing. The Stage 2 Site Development Application shall comply with the final OMB approved Zoning By-law. A condition to this effect is included in Attachment #1.

Illustrative Design

The illustrative site plan shown on Attachment #4 includes an 11-storey (64m) public hospital centrally located on the subject lands, with a central utility building and 4-storey parking structure to the north and west, respectively. The illustrative plan provides a total of 1803 parking spaces comprising 1,140 spaces at grade, and 663 vehicle spaces together with 120 bicycle parking spaces within the parking structure.

The illustrative landscape plan shown on Attachment #5 includes generous landscaped courtyards and the use of a variety of coniferous and deciduous trees, shrubs and ornamental grasses throughout the site. The illustrative building elevations shown on Attachments #6 and #7 include curtain wall glazing, wood and coloured accent panels.

The design elements included in the Illustrative Site Plans shown on Attachments #4 to #9 are subject to change through the Stage 2 Site Development Application process. The Stage 2 Site Plan application shall be consistent with the urban design guidelines set-out in Attachment #1A. A condition to this effect is included in Attachment #1.

Conditions of Approval

City staff are of the view that the Mackenzie Health Illustrative Site Plan has demonstrated the feasibility of construction of a hospital of the size proposed in the IO RFQ documents taking into account City, Region, TRCA and public agency comments and conditions based on their review of the Illustrative Plan.

The work by Mackenzie Health and their Planning Design Compliance team has led to City staff being in a position to recommend approval of the Illustrative Site Plan subject to the conditions attached to this report. The conditions generally speak to general information requirements that should accompany the future final site plan submission but also indicates areas where the City is requesting more exact and detailed technical information (e.g., detailed wind study, etc.) so that the selected proponent is knowledgeable of and in a position to respond to City requirements within the timeframes set by Infrastructure Ontario.

Further, while the Illustrative Site Plan meets the minimum requirements of the Vaughan Healthcare Centre Precinct Plan document, it is expected that Project Co. will address the conditions in the Stage 1 Site Plan Application and guidelines contained in the Precinct Plan, Urban Design Guidelines and other policy documents through innovation, attention to architectural and landscape detail and creativity.

Vaughan Planning Department - Cultural Heritage Division

The Cultural Heritage Division advises that the Ministry of Tourism, Culture and Sport has accepted both the Stage 1 and 2 Archaeological Assessments for the subject lands and that they have been entered into the Ontario Public Register of Archaeological Reports. The reports conclude that there are no further concerns for impacts to archaeological resources. Therefore, the Cultural Heritage Division has no objection to the Stage 1 MSDA, subject to the inclusion of standard conditions in Attachment #1 respecting notification should resources and or human remains being found and the proponent ceasing all construction activities.

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Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the Stage 1 MSDA and has provided the conditions included in Attachment #1 of this report.

Vaughan Real Estate Division - Cash-in-Lieu of Parkland Dedication

A public hospital is an institutional use, and as such, is exempt from the requirement for parkland dedication/cash-in-lieu under the Planning Act. However, the development of non-institutional uses on the subject lands is under review. Should the Stage 2 Site Development Application propose non-institutional uses, the requirement for parkland dedication/cash-in-lieu will be determined at that time. A condition to this effect is included in Attachment #1.

Vaughan Development Finance and Investments Department

The Vaughan Development Finance and Investments Department has no objections to the Stage 1 MSDA. The proponent is advised that City-Wide Development Charges shall be paid to the City in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. Development Charges are payable on the date a Building Permit is issued at the rate in effect at that time. Special Service Area Development Charges, if any, shall be paid immediately upon entering into this agreement. A condition to this effect is included in Attachment #1.

Vaughan Public Works Department, Waste Management Division

The Public Works Department, Waste Management Division has reviewed the Stage 1 MSDA and have no objection to the proposed waste management strategy for the public hospital. The Stage 2 Site Development application shall be consistent with the City's Waste Collection Design Standards policy. A condition to this effect is included in Attachment #1.

Canada Post

Canada Post has no objection to the Stage 1 MSDA and will apply the institutional delivery policy (single point of call) at the Stage 2 site plan stage, if approved. A condition to this effect is included in Attachment #1.

Enbridge Gas Distribution

Enbridge Gas Distribution has no objections. The proponent must 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.

Toronto and Region Conservation Authority (TRCA)

The subject lands are located within the TRCA's regulated area and partially within the Regional Flood Plain of the Don River. In accordance with Ontario Regulation 166/06, a Permit is required from the TRCA prior to any work taking place on site. The TRCA has reviewed the Stage 1 MSDA and are satisfied, subject to the conditions of approval set out in Attachment #1, with respect to a technical resubmission addressing all comments outlined in a letter dated July 23, 2014, which is included in Attachment #1, Permit requirements, red-lined revisions and application fees.

Ministry of Transportation (MTO)

The MTO has reviewed the Stage 1 MSDA and advises that Block 2 on draft approved Plan of Subdivision File 19T-13V007 (subject lands) is within the Ministry's Permit Control Area. However, in this instance only, the Ministry has no comments/conditions for the Stage 1 MSDA (File DA.14.035). If and when, the Vaughan Healthcare Centre Precinct should expand to build out any future phases/stages, comments and/or approvals will be required from the MTO.

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Should the Vaughan Healthcare Centre Precinct require site servicing for the whole of Block 2 for Stage 1 and future stages/phases, a Building and Land Use Permit and/or Encroachment Permit(s) is required prior to any site servicing/improvements to the whole block. All necessary approvals/comments from the MTO must be obtained. A condition to this effect is included 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 application implements the City's Official Plan #715 as amended by Official Plan #725 (The Vaughan Healthcare Centre Plan) and the Vaughan Official Plan 2010 to facilitate the future development of major institutional uses.

ii) **Enhance and Ensure Community Safety/Health and Wellness**

The application implements 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 York Region Transportation and Community Planning Department, Community Planning and Development Services Branch has reviewed the Stage 1 MSDA and have no objections subject to the conditions of approval set out in Attachment #1, with respect to pedestrian connections, transit, access, technical requirements, water resources, noise, streetscape, permits and fees.

Conclusion

The Vaughan Planning Department has reviewed the Stage 1 MSDA (File DA.14.035) in consideration of extensive consultation with Mackenzie Health and the PDC team together with comments received from City departments and external public agencies and is satisfied that the Terms and Conditions of Approval and Urban Design Guidelines set out in Attachments #1 and #1A will effectively provide the successful bidding consortia (Project Co.) with a basis for their submission of the Stage 2 Site Development Application.

The Stage 1 MSDA is the first stage of a two stage site plan approval process that will facilitate the future development of a public hospital on the subject lands. This initiative is 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 Vaughan Planning Department can support the approval of the Stage 1 Master Site Development File DA.14.035, subject to the Terms and Conditions of Approval and Requirements for Subsequent Site Development Approvals set out in Attachment #1 and the Urban Design Guidelines set out in Attachment #1A.

Attachments

1. Conditions of Approval and Requirements for Subsequent Site Development Approvals
- 1A. Urban Design Guidelines
2. Context Location Map
3. Location Map

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4. Illustrative Site Plan
5. Illustrative Landscape Plan
6. Illustrative North and South Building Elevations
7. Illustrative East and West Building Elevations
8. Illustrative Building Cross Sections
9. Illustrative Building Perspectives

Report prepared by:

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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.)