



memorandum

DATE: APRIL 13, 2017
TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE- DEPUTY CITY MANAGER
PLANNING & GROWTH MANAGEMENT
SUBJECT: COMMUNICATION - COUNCIL MEETING, APRIL 19, 2017

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Communication
COUNCIL: <u>APRIL 19/17</u>
<u>CW</u> Rpt. No. <u>13</u> Item <u>30</u>

**REPORT NO. 13, ITEM NO. 30, MEMBER'S RESOLUTION, COMMITTEE OF THE WHOLE - APRIL 4, 2017
SUPPORTING THE DEVELOPMENT OF HOSPITAL**

Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT a further response to the Member's Resolution (Attachment #1) on the progress being made in respect of the resolution of the redlined conditions of site plan approval, for the Mackenzie Vaughan Hospital (File DA.16.100) approved by Vaughan Council on March 21, 2017 (Report No. 10, Item No. 3, Recommendation 2. a) i)) be included in the report by the Office of the Chief Financial Officer and City Treasurer on the same topic scheduled for the June 6, 2017, Finance, Administration and Audit Committee, if available, or at a future Committee depending on when until the Applicant, Plenary Health (ProjectCo), submits revised plans and studies addressing conditions of the previous Site Plan approval.

Background

On March 21, 2017 Vaughan Council approved the Stage 2 Site Development File DA.16.100 (Mackenzie Vaughan Hospital C/O Plenary Health (ProjectCo) subject the following condition(s) in part:

- "2. a) that prior to the issuance of a Building Permit by the Vaughan Building Standards Department:
 - i) the Applicant shall address all redlines shown on Attachment #4, to the satisfaction of the City, respecting the following:
 - a) enhanced architectural treatment of the parking structure and relocation of the ingress/egress driveway;
 - b) the reconfiguration of the east-west private road between Fredrick Banting Street and Darvish Drive;
 - c) north-south connections from the east-west private road to Vaughan Healthcare Circle;
 - d) enhanced pedestrian connections from the Hospital to the future elevator pavilion and beyond to the future Regional transit hub south of Major Mackenzie Drive;
 - e) reduce pedestrian, vehicle and or ambulatory conflicts;



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- f) reduce parking area at the gateway location and enhance the landscape; and,
- g) the implementing Site Plan Agreement shall be executed."

On April 4, 2017, Vaughan Council approved a resolution submitted by Ward 2 Councillor Tony Carella that appropriate staff report on items a) to d) outlined in Attachment #1, on the progress being made in respect of the resolution of the redlined conditions of site plan approval noted above.

The City has made extraordinary efforts to facilitate timely permitting and approvals on the Mackenzie Vaughan Hospital (MVH) site. We have created:

- shovel ready serviced blocks for development;
- secured major external approvals;
- signed required access and lease permissions; and
- put in place dedicated teams for the review and processing of the site plan and building permits.

City staff undertook to recommend approval of the MVH Stage 2 Site Development File DA.16.100 subject to redline conditions. Further, the City has reviewed building permit applications 17-503 and 17-504 for trenches submitted by Plenary Health on March 10, 2017, to help expedite the permitting process and issued permit 17-397 on March 29, 2017, for site services on the south portion of the MVH site not subject to the redlined conditions. These first building permits were issued on April 11 and 12th, 2017 after required engineering drawings and a conditional permit agreement were provided by PCL Plenary Group. City staff have requested PCL Plenary Group provide a detailed construction schedule and to meet with the City to discuss their approach so staff can best support the phased permitting for this site on areas not subject to the redline resubmission condition requirements. A meeting on May 2, 2017 has been planned for this purpose.

City Staff has on several occasions, met with Plenary Health (ProjectCo), Mackenzie Health, and Infrastructure Ontario to discuss and resolve the redlined conditions of site plan approval. Plenary Health (ProjectCo) advised that they are working towards a resubmission of plans and documents to address City and public agencies comments on the Stage 2 Site Development File DA.16.100 together with the redlined conditions of site plan approval noted above, with an expected submission date the week of April 24, 2017. The resubmission is required to inform the staff report on items a) to d) outlined in Attachment #1, to achieve resolution of site plan approval conditions and to support the review of future permit(s) for the MVH site. Staff will undertake to review this material at the earliest opportunity, once it is received.

Conclusion

It is recommended that a further response to the Member's Resolution on the progress being made in respect of the resolution of the redlined conditions of site plan approval, for the Mackenzie Vaughan Hospital (File DA.16.100) be included in the report by the Office of the Chief Financial Officer and City Treasurer on the same topic scheduled for the June 6, 2017, Finance, Administration and Audit Committee if information has been submitted and reviewed prior to the deadline for reporting to this Committee. Otherwise a report will be brought forward at such time as the Applicant, Plenary Health (ProjectCo), submits revised plans addressing said conditions and these plans are reviewed.

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager, Planning & Growth Management



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Attachment: Member's Resolution, April 4, 2017, Supporting the Development of the Hospital

Copy to: Daniel Kostopoulos, City Manager
Barbara A. McEwan, City Clerk
Mauro Peverini, Director of Development Planning



MEMBER'S RESOLUTION

Meeting/Date:	COMMITTEE OF THE WHOLE - APRIL 4, 2017
Title:	SUPPORTING THE DEVELOPMENT OF THE HOSPITAL
Submitted by:	Councillor Tony Carella

Whereas, a priority for this term of Council is, *inter alia*, to “support the development of the hospital”; and

Whereas to that end, the City of Vaughan has invested significant funds to permit the purchase of the land needed for the hospital and other ancillary, health-related uses, as well as put in place the infrastructure (e.g., roads, watermains, storm sewers, etc.) needed to further develop these lands; and

Whereas, the City of Vaughan and Mackenzie Health are negotiating the conditions of the Stage 2 Site Plan Agreement approved by Council on March 21, 2017, which conditions must be met be; and

Whereas, the conditions of Stage 2 Site Plan Agreement are extensive---including but not limited to the following selected examples of such conditions (red lined items, final site plan, building elevations, landscape plan, exterior lighting plans, site grading and servicing); and

Whereas, the speedy resolution of these matters will ensure that the development of the hospital will proceed with all deliberate speed, as the public expects;

Now therefore be it resolved:

That appropriate staff report on the progress being made in respect of the resolution of the conditions attached to the Stage 2 Site Plan Agreement; such report to include

- a) Matters that have been resolved to the mutual agreement of the parties as of the date of the report
- b) Matters that remain outstanding as of the date of the report
- c) The position of the respective parties (i.e., the City of Vaughan, Mackenzie Health, Infrastructure Ontario, PCL) in regards to such outstanding matters
- d) Decisions that need to be made by Council in respect of these matters, in order to move the process forward

That the requested report be available no later than April 28, 2017, for review by the Committee of the Whole at its meeting of May 2, 2017.

Respectfully submitted,

Councillor Tony Carella, FRSA

Attachments

None