

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013**

Item 1, Report No. 54, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 10, 2013.

**1**

**ZONING BY-LAW AMENDMENT FILE Z.13.038  
DRAFT PLAN OF SUBDIVISION FILE 19T-13V007  
CITY OF VAUGHAN  
VAUGHAN HEALTHCARE CENTRE  
WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND JANE STREET**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 26, 2013, be approved;**
- 2) That the deputation by Mr. Jim Kirk, Malone Given Parsons Limited, Renfrew Drive, Markham, on behalf of the City of Vaughan, be received; and**
- 3) That Communication C1, from Ms. Deana Kingsada, dated November 11, 2013, be received.**

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.13.038 and 19T-13V007 (City of Vaughan) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a) Date the Notice of a Public Hearing was circulated: November 1, 2013
- b) Circulation Area: expanded polling beyond 150 m to 200 m
  - All City of Vaughan 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)
- c) Date of Newspaper Publications:
  - *The Thornhill Liberal*, November 7, 2013; and,
  - *Vaughan Citizen*, November 7, 2013
- d) Date of Publication on the Vaughan City Page (online): November 7, 14, and 21, 2013
- e) Notice Sign placed on the property: One (1) sign along each of the Jane Street, Major Mackenzie Drive and Highway No. 400 frontages on October 31, 2013
- f) Comments Received as of November 12, 2013:
  - i. Email correspondence was received from Mr. and Mrs. Kingsada, area residents, whom support the development of a hospital but would like the City to thoroughly consider and implement solutions to future traffic congestion.

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#### Purpose

The City of Vaughan, c/o the consulting team comprised of PRISM Partners Inc, Cole Engineering and Malone Given Parsons Inc. has submitted the following applications on the subject lands shown on Attachments #1 and #2 to facilitate the future development of a hospital and healthcare related uses:

1. Zoning By-law Amendment File Z.13.038 to amend Zoning By-law 1-88, specifically to rezone the subject lands from TPC Theme Park Commercial Zone to a site-specific HC(H) Healthcare Zone with the Holding Symbol “(H)”, HC Healthcare Zone and OS1 Open Space Conservation Zone, in the manner shown on Attachment #3, in order to:
  - a) implement the related Draft Plan of Subdivision File 19T-13V007 as shown on Attachment #3; and,
  - b) implement the site-specific land use policies of OPA #715 (The Vaughan Healthcare Campus Centre Plan) as amended by OPA #725, to create a Healthcare Zone category that will include, but not be limited to, the following provisions:
    - Definitions of Permitted Uses in the HC and OS1 Zones, respectively, as outlined in the Official Plan Designation section of this report;
    - Parking and Loading Space Requirements;
    - Establishment of Landscaping Areas and Buffers;
    - Prohibition of Open Storage in the HC Zone;
    - Development Standards including but not limited to, maximum gross floor area on a per block basis, maximum building heights regulated by an angular plane, and building setbacks as identified in the Hospital Precinct Plan to guide the future development of the lands; and,
    - Establishment of the provisions for the removal of the Holding Symbol “(H)” respecting additional gross floor area requirements.
2. Draft Plan of Subdivision File 19T-13V007 shown on Attachment #3, 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:	Future Development/Regeneration for Hospital	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
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	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

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#### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ North side of Major Mackenzie Drive, west side of Jane Street, through to Highway No. 400; and,</li> <li>▪ South side of Major Mackenzie Drive, mid-block between Jane Street and Highway No. 400</li> <li>▪ As shown on Attachments #1 and #2, City of Vaughan, Ward 1.</li> </ul>
Official Plan Designation  a) In-effect Official Plan	<ul style="list-style-type: none"> <li>▪ The majority of the subject lands, specifically 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:</li> </ul> <p><u>Major Institutional</u></p> <ul style="list-style-type: none"> <li>• A hospital with a full range of care;</li> <li>• Rehabilitation facilities and long-term care and other forms of residential use related to healthcare;</li> <li>• Research and development facilities;</li> <li>• Medical and dental offices of all types;</li> <li>• Laboratories;</li> <li>• Facilities that construct or repair medical devices;</li> <li>• Education, training, meeting or conference facilities related to healthcare;</li> <li>• Businesses or health facilities that promote wellness; and,</li> <li>• 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.</li> </ul> <p><u>Natural Area (in recognition of the stream channel):</u></p> <ul style="list-style-type: none"> <li>• Limited pedestrian or cycling pathways;</li> <li>• Passive recreation; and,</li> <li>• Environmental management activities (if feasible).</li> </ul> <ul style="list-style-type: none"> <li>▪ 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 requires the preparation of The Hospital Precinct Plan.</li> <li>▪ The Hospital Precinct Plan prepared by the Vaughan Policy Planning Department and the Consultants noted earlier, 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</li> </ul>

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b) VOP 2010	<p>delivering a hospital and related healthcare uses to serve the City of Vaughan and the broader region. The Precinct Plan forms the basis for the subject Zoning By-law Amendment and Draft Plan of Subdivision applications.</p> <ul style="list-style-type: none"><li>▪ 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 repeals and supercedes 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 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; 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).</li><li>▪ 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. 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.</li><li>▪ The applications conform to the Official Plans.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ Under the current site specific 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). Specifically the TPC Zone does not permit a hospital or healthcare related uses; therefore, an amendment to Zoning By-law 1-88 is required.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

**Preliminary Review**

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

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## EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plans	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Zone Categories and Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>The appropriateness of permitting the proposed site-specific Healthcare Zone and Open Space Conservation Zone categories and the configuration of the Blocks in the Draft Plan of Subdivision will reviewed in consideration of OPA #715, as amended by OPA #725. Specifically, the development principles and objectives set out in Section 2.0 of OPA #715, as amended, must be considered when evaluating development applications in the Healthcare Campus Centre Plan respecting sustainability, land use and transition, urban design, transportation, municipal services and storm water management, and permitted uses (OPA #715, Section 2.0, in part).</li> <li>Review will be given to maintaining the TPC Theme Park Commercial Zone on Blocks 10 to 12, as they are intended for future infrastructure purposes (ie. transit mobility hub).</li> <li>Review will be given to the proposed use of the Holding Symbol “(H)” on Block 2 (Hospital) to permit a maximum gross floor area (GFA) of 111,483.64m<sup>2</sup> (1.2 million ft<sup>2</sup>), with provisions to remove the Holding Symbol “(H)” to increase the maximum permitted GFA to 139,354.56m<sup>2</sup> (1.5 million ft<sup>2</sup>) upon submission by the proponent (Mackenzie Health) and approval by the City of Vaughan and respective public agencies of a Traffic Impact Study, Parking Strategy and Travel Demand Management Study, justifying the additional GFA.</li> <li>Review will be given to the proposed use of the Holding Symbol “(H)” on Block 3 (Future Development/Regeneration for Hospital), with provision to remove the Holding Symbol “(H)” at such time as the above-noted studies are approved by the City and respective public agencies and the proponent demonstrates need of the said block (including the lands for proposed Street “F”) for the potential future expansion of the hospital.</li> <li>The appropriateness of using the Holding Symbol “(H)” and any other conditions that may be required to remove the Holding Symbol from the subject lands, or parts thereof, will be reviewed.</li> </ul>
c.	Hospital Precinct Plan	<ul style="list-style-type: none"> <li>The Hospital Precinct Plan includes 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 Precinct Plan is the basis for the subject Zoning By-law amendment and Draft Plan of Subdivision applications.</li> </ul>

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		<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the approved Hospital Precinct Plan, including but not limited to, the vision and guiding principles, sustainability, transportation, the servicing strategy, urban design guidelines, land use, building heights and massing, transition with the abutting residential uses to the north, and the proposed road network.</li> </ul>
d.	<p>Future Site Development Application(s) and Vaughan Design Review Panel (DRP)</p>	<ul style="list-style-type: none"> <li>The proponent (Mackenzie Health) will be required to submit a future Site Development Application(s), which will be reviewed to ensure, but not limited to, appropriate building and site design, pedestrian connectivity, access, internal traffic circulation, transit opportunities, parking, landscaping, universal accessibility, and stormwater management, and servicing and grading, consistent with the Hospital Precinct Plan.</li> <li>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 site plan process, if approved.</li> <li>The future Site Development Application(s) will be presented to the Vaughan Design Review Panel.</li> </ul>
e.	<p>Urban Design, Massing/Built Form, Wind, Sun/Shadow, Pedestrian/Bicycle Circulation</p>	<ul style="list-style-type: none"> <li>The following guidelines, plans and studies submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development Planning Department and or the Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> <li>Urban Design Guidelines;</li> <li>Massing Model Plans;</li> <li>Pedestrian and Bicycle Circulation Plans;</li> <li>Pedestrian Wind Level Assessment; and,</li> <li>Sun and Shadow Study.</li> </ul> </li> <li>In addition, proponents of future site plan(s) will be asked to prepare and present visual stimulation analysis and models as per the guidance outlined in the Precinct Plan.</li> </ul>
f.	<p>Transportation, Servicing Strategy, Road Network, Environmental, Noise and Vibration</p>	<ul style="list-style-type: none"> <li>The following plans, reports and studies submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department, and or the Region of York, and or the Ministry of Transportation: <ul style="list-style-type: none"> <li>Master Servicing Plan;</li> <li>Functional Transportation Master Plan;</li> <li>Noise and Vibration Analysis;</li> <li>Phase 1 Environmental Site Assessment (ESA); and,</li> <li>Environmental Impact Study (EIS).</li> </ul> </li> </ul>

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g.	Ministry of Transportation (MTO)	<ul style="list-style-type: none"> <li>The subject lands abut Highway #400. The Ministry of Transportation (MTO) is protecting a 14 m structural setback along the Highway #400 corridor. The MTO will need to consider in its review Block 15, the proposed potential future road, shown on Attachment #3, which is not required in support of the initial stage of the hospital but must be pursued in the future, if required, as part of the Regional road network improvements such as planned upgrades to Major Mackenzie Drive. The City will need to satisfy all requirements of the Ministry of Transportation.</li> </ul>
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>The subject lands contain a stream channel shown as Blocks 13 and 14 on Attachment #3. The Toronto and Region Conservation Authority (TRCA) in consultation with the City of Vaughan will need to confirm the limits of the channel and any required buffers based on earlier work conducted as part of the Precinct Plan and the outcome of the parallel Municipal Engineers Class EA process for infrastructure described below.</li> </ul>
i.	Schedule “B” Class Environmental Assessment (EA)-Integrated Approach with the <i>Planning Act</i>	<ul style="list-style-type: none"> <li>Cole Engineering Group Ltd. has been retained to undertake a Schedule “B” Class Environmental Assessment 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) following the “Integrated Approach” with the <i>Planning Act</i>. The integrated approach allows the completion of requirements for a Schedule “B” EA and the processing of <i>Planning Act</i> applications concurrently, thus streamlining efforts to effectively achieve the respective requirements. Adjustments to the Draft Plan may be required subject to the findings of the Municipal Engineers Class EA work currently underway.</li> </ul>
j.	Region of York	<ul style="list-style-type: none"> <li>All requirements of the Region of York Transportation and Community Planning Department must be satisfied including, but not limited to, potential road widenings, the disposition of remnant parcels of land owned by the Region of York along the Major Mackenzie Drive frontage of the subject lands, the preparation of Transportation Demand Management (TDM) plans, traffic considerations, and the proposed road network.</li> </ul>

#### Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in the Vaughan Vision 2020 Strategic Plan, in particular, the City's commitment to provide continued support for the development of a future hospital for the City of Vaughan.

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**Regional Implications**

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-13V007

**Report prepared by:**

Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)



C	1
COMMUNICATION	
CW (PH) -	Nov 28/13
ITEM -	1

**From:** Deana and Victor [mailto:kingsadahoang@rogers.com]  
**Sent:** Monday, November 11, 2013 1:54 PM  
**To:** [DevelopmentPlanning@vaughan.ca](mailto:DevelopmentPlanning@vaughan.ca)  
**Subject:** Comments Re: File Numbers Z.13.038 and 19T-13V007

I am informed that I can provide written input/comment on the planning application noted above, which is scheduled for a public hearing on Nov 26, 2013.

I support the development of the Vaughan Hospital but would like the City to thoroughly consider and implement solutions to the future traffic congestion. Right now, the citizens around this property are already experiencing frustrations with the congestion caused by Wonderland (regular season and Fear Fest in October), and general traffic caused by residential developments east of Jane Street.

Currently, upon exit from Hwy 400 onto Major Mackenzie, there are numerous traffic lights that slow down traffic. The proposed application is planning to add yet another traffic light, which I think will contribute to the congestion. Traffic is slow enough with the current number of traffic lights after Jane Street that are not even one minute apart (one at the McDonalds and one right after).

The proposed plan indicates a potential street to exit from Major Mackenzie into the hospital (Streets H and F). This is fine if there is no traffic light. Additionally, there should be more streets proposed so there are more access to Street C for the poor souls that live north of Jane and therefore must go through the congestion to turn north on Jane Street. These proposed exits to Street C will help alleviate the problem.

In general, there is no turning back on building the hospital. But the City must seriously and carefully consider how it will resolve the traffic mess that will be caused. It shouldn't take 30 min to get home after exiting Hwy 400 when I live not even five minutes North of Jane.

Thanks for considering my input.

Deana Kingsada

**P.2013.44**

The Commissioner of Planning and the Director of Development Planning recommend:

- ## Contribution to Sustainability

## Economic Impact

## Communications Plan

- ## Purpose

1. Zoning By-law Amendment File Z.13.038 to amend Zoning By-law 1-88, specifically to rezone the subject lands from TPC Theme Park Commercial Zone to a site-specific HC(H) Healthcare Zone with the Holding Symbol “(H)”, HC Healthcare Zone and OS1 Open Space Conservation Zone, in the manner shown on Attachment #3, in order to:

- a) implement the related Draft Plan of Subdivision File 19T-13V007 as shown on Attachment #3; and,
- b) implement the site-specific land use policies of OPA #715 (The Vaughan Healthcare Campus Centre Plan) as amended by OPA #725, to create a Healthcare Zone category that will include, but not be limited to, the following provisions:
  - Definitions of Permitted Uses in the HC and OS1 Zones, respectively, as outlined in the Official Plan Designation section of this report;
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  - Development Standards including but not limited to, maximum gross floor area on a per block basis, maximum building heights regulated by an angular plane, and building setbacks as identified in the Hospital Precinct Plan to guide the future development of the lands; and,
  - Establishment of the provisions for the removal of the Holding Symbol “(H)” respecting additional gross floor area requirements.

2. Draft Plan of Subdivision File 19T-13V007 shown on Attachment #3, consisting of the following:

a)	Blocks 1, 4 and 6:	Healthcare Related Uses	5.46 ha
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TOTAL:			35.10 ha

### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ North side of Major Mackenzie Drive, west side of Jane Street, through to Highway No. 400; and,</li> <li>▪ South side of Major Mackenzie Drive, mid-block between Jane Street and Highway No. 400</li> <li>▪ As shown on Attachments #1 and #2, City of Vaughan, Ward 1.</li> </ul>
Official Plan Designation  a) In-effect Official Plan	<ul style="list-style-type: none"> <li>▪ The majority of the subject lands, specifically 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:   <u>Major Institutional</u></li> </ul>

	<ul style="list-style-type: none"> <li>• A hospital with a full range of care;</li> <li>• Rehabilitation facilities and long-term care and other forms of residential use related to healthcare;</li> <li>• Research and development facilities;</li> <li>• Medical and dental offices of all types;</li> <li>• Laboratories;</li> <li>• Facilities that construct or repair medical devices;</li> <li>• Education, training, meeting or conference facilities related to healthcare;</li> <li>• Businesses or health facilities that promote wellness; and,</li> <li>• 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.</li> </ul> <p><u>Natural Area (in recognition of the stream channel):</u></p> <ul style="list-style-type: none"> <li>• Limited pedestrian or cycling pathways;</li> <li>• Passive recreation; and,</li> <li>• Environmental management activities (if feasible).</li> </ul> <ul style="list-style-type: none"> <li>▪ 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 requires the preparation of The Hospital Precinct Plan.</li> <li>▪ The Hospital Precinct Plan prepared by the Vaughan Policy Planning Department and the Consultants noted earlier, 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 Precinct Plan forms the basis for the subject Zoning By-law Amendment and Draft Plan of Subdivision applications.</li> <li>▪ 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 repeals and supercedes 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 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; 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</li> </ul>
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b) VOP 2010	<p>above, together with landscaping, parking and internal access roads (OPA #508, Part 2, Section 2 b) in part).</p> <ul style="list-style-type: none"> <li>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. 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.</li> <li>The applications conform to the Official Plans.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>Under the current site specific 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). Specifically the TPC Zone does not permit a hospital or healthcare related uses; therefore, an amendment to Zoning By-law 1-88 is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plans	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Zone Categories and Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>The appropriateness of permitting the proposed site-specific Healthcare Zone and Open Space Conservation Zone categories and the configuration of the Blocks in the Draft Plan of Subdivision will reviewed in consideration of OPA #715, as amended by OPA #725. Specifically, the development principles and objectives set out in Section 2.0 of OPA #715, as amended, must be considered when evaluating development applications in the Healthcare Campus Centre Plan respecting sustainability, land use and transition, urban design, transportation, municipal services and storm water management, and permitted uses (OPA #715, Section 2.0, in part).</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ Review will be given to maintaining the TPC Theme Park Commercial Zone on Blocks 10 to 12, as they are intended for future infrastructure purposes (ie. transit mobility hub).</li> <li>▪ Review will be given to the proposed use of the Holding Symbol “(H)” on Block 2 (Hospital) to permit a maximum gross floor area (GFA) of 111,483.64m<sup>2</sup> (1.2 million ft<sup>2</sup>), with provisions to remove the Holding Symbol “(H)” to increase the maximum permitted GFA to 139,354.56m<sup>2</sup> (1.5 million ft<sup>2</sup>) upon submission by the proponent (Mackenzie Health) and approval by the City of Vaughan and respective public agencies of a Traffic Impact Study, Parking Strategy and Travel Demand Management Study, justifying the additional GFA.</li> <li>▪ Review will be given to the proposed use of the Holding Symbol “(H)” on Block 3 (Future Development/Regeneration for Hospital), with provision to remove the Holding Symbol “(H)” at such time as the above-noted studies are approved by the City and respective public agencies and the proponent demonstrates need of the said block (including the lands for proposed Street “F”) for the potential future expansion of the hospital.</li> <li>▪ The appropriateness of using the Holding Symbol “(H)” and any other conditions that may be required to remove the Holding Symbol from the subject lands, or parts thereof, will be reviewed.</li> </ul>
c.	Hospital Precinct Plan	<ul style="list-style-type: none"> <li>▪ The Hospital Precinct Plan includes 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 Precinct Plan is the basis for the subject Zoning By-law amendment and Draft Plan of Subdivision applications.</li> <li>▪ The applications will be reviewed in consideration of the approved Hospital Precinct Plan, including but not limited to, the vision and guiding principles, sustainability, transportation, the servicing strategy, urban design guidelines, land use, building heights and massing, transition with the abutting residential uses to the north, and the proposed road network.</li> </ul>
d.	Future Site Development Application(s) and Vaughan Design Review Panel (DRP)	<ul style="list-style-type: none"> <li>▪ The proponent (Mackenzie Health) will be required to submit a future Site Development Application(s), which will be reviewed to ensure, but not limited to, appropriate building and site design, pedestrian connectivity, access, internal traffic circulation, transit opportunities, parking, landscaping, universal accessibility, and stormwater management, and servicing and grading, consistent with the Hospital Precinct Plan.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ 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 site plan process, if approved.</li> <li>▪ The future Site Development Application(s) will be presented to the Vaughan Design Review Panel.</li> </ul>
e.	Urban Design, Massing/Built Form, Wind, Sun/Shadow, Pedestrian/Bicycle Circulation	<ul style="list-style-type: none"> <li>▪ The following guidelines, plans and studies submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development Planning Department and or the Vaughan Development/Transportation Engineering Department: <ul style="list-style-type: none"> <li>▪ Urban Design Guidelines;</li> <li>▪ Massing Model Plans;</li> <li>▪ Pedestrian and Bicycle Circulation Plans;</li> <li>▪ Pedestrian Wind Level Assessment; and,</li> <li>▪ Sun and Shadow Study.</li> </ul> </li> <li>▪ In addition, proponents of future site plan(s) will be asked to prepare and present visual stimulation analysis and models as per the guidance outlined in the Precinct Plan.</li> </ul>
f.	Transportation, Servicing Strategy, Road Network, Environmental, Noise and Vibration	<ul style="list-style-type: none"> <li>▪ The following plans, reports and studies submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development/Transportation Engineering Department, and or the Region of York, and or the Ministry of Transportation: <ul style="list-style-type: none"> <li>• Master Servicing Plan;</li> <li>• Functional Transportation Master Plan;</li> <li>• Noise and Vibration Analysis;</li> <li>• Phase 1 Environmental Site Assessment (ESA); and,</li> <li>• Environmental Impact Study (EIS).</li> </ul> </li> </ul>
g.	Ministry of Transportation (MTO)	<ul style="list-style-type: none"> <li>▪ The subject lands abut Highway #400. The Ministry of Transportation (MTO) is protecting a 14 m structural setback along the Highway #400 corridor. The MTO will need to consider in its review Block 15, the proposed potential future road, shown on Attachment #3, which is not required in support of the initial stage of the hospital but must be pursued in the future, if required, as part of the Regional road network improvements such as planned upgrades to Major Mackenzie Drive. The City will need to satisfy all requirements of the Ministry of Transportation.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>The subject lands contain a stream channel shown as Blocks 13 and 14 on Attachment #3. The Toronto and Region Conservation Authority (TRCA) in consultation with the City of Vaughan will need to confirm the limits of the channel and any required buffers based on earlier work conducted as part of the Precinct Plan and the outcome of the parallel Municipal Engineers Class EA process for infrastructure described below.</li> </ul>
i.	Schedule "B" Class Environmental Assessment (EA)-Integrated Approach with the <i>Planning Act</i>	<ul style="list-style-type: none"> <li>Cole Engineering Group Ltd. has been retained to undertake a Schedule "B" Class Environmental Assessment 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) following the "Integrated Approach" with the <i>Planning Act</i>. The integrated approach allows the completion of requirements for a Schedule "B" EA and the processing of <i>Planning Act</i> applications concurrently, thus streamlining efforts to effectively achieve the respective requirements. Adjustments to the Draft Plan may be required subject to the findings of the Municipal Engineers Class EA work currently underway.</li> </ul>
j.	Region of York	<ul style="list-style-type: none"> <li>All requirements of the Region of York Transportation and Community Planning Department must be satisfied including, but not limited to, potential road widenings, the disposition of remnant parcels of land owned by the Region of York along the Major Mackenzie Drive frontage of the subject lands, the preparation of Transportation Demand Management (TDM) plans, traffic considerations, and the proposed road network.</li> </ul>

### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the priorities set forth in the Vaughan Vision 2020 Strategic Plan, in particular, the City's commitment to provide continued support for the development of a future hospital for the City of Vaughan.

### **Regional Implications**

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.



**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-13V007

**Report prepared by:**

Christina Napoli, Senior Planner, ext. 8483  
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Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEHAMA  
Director of Development Planning

/LG



## Context Location Map

Location: Part of Lot 6,  
Concession 2

Applicant: City of Vaughan

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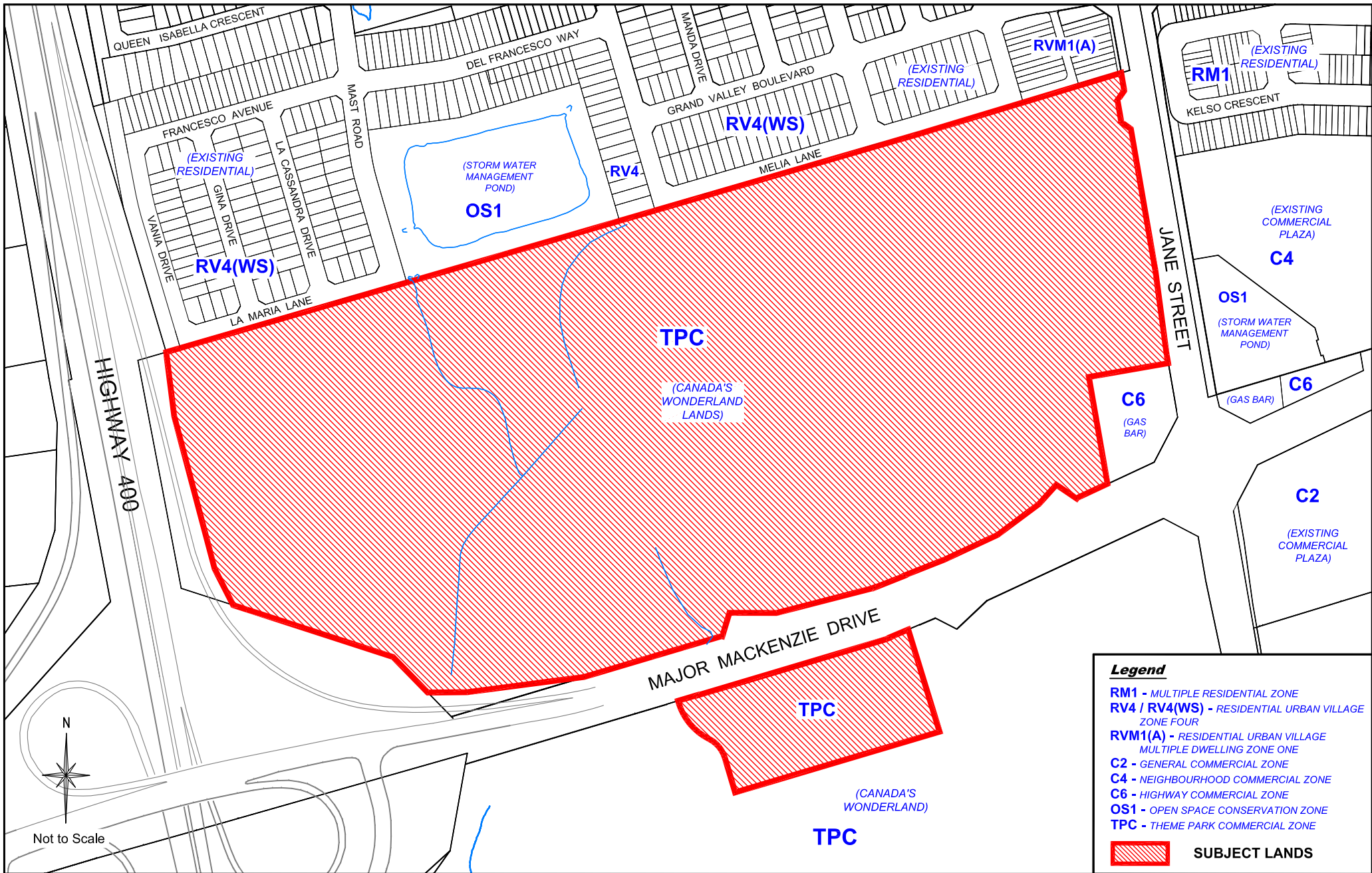


## Attachment

Files: Z.13.038 &  
19T-13V007

Date: November 26, 2013

1



## Location Map

Location: Part of Lot 6,  
Concession 2

Applicant: City of Vaughan

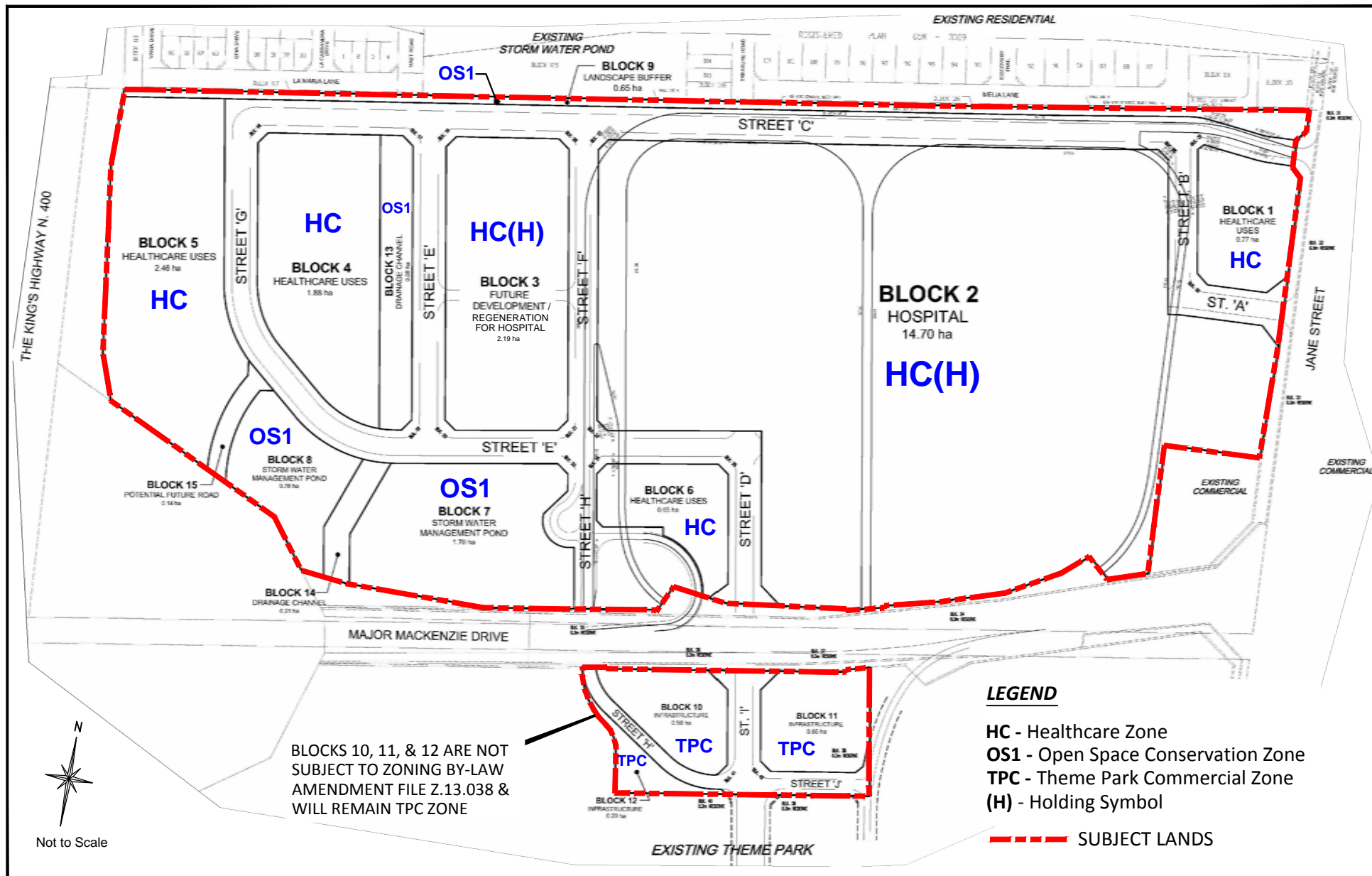


## Attachment

Files: Z.13.038 &  
19T-13V007

Date: November 26, 2013

2



# Proposed Zoning & Draft Plan of Subdivision File 19T-13V007

Applicant: City of Vaughan  
Location: Part of Lot 6,  
Concession 2



Attachment

Files: Z.13.038 &  
19T-13V007

Date: November 26, 2013

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