

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017**

Item 3, Report No. 10, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 21, 2017.

**3**

**ZONING BY-LAW AMENDMENT FILE Z.16.046  
STAGE 2 SITE DEVELOPMENT FILE DA.16.100  
MACKENZIE VAUGHAN HOSPITAL (STAGE 2 OF 2)  
CITY OF VAUGHAN-VAUGHAN HEALTHCARE CENTRE PRECINCT  
C/O PLENARY HEALTH (PROJECTCO)  
WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND JANE STREET**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated March 7, 2017, be approved, subject to amending 2. a) i) a) to read as follows:

**“enhanced architectural treatment of the parking structure, central utility plant, and relocation of the ingress/egress driveway”; and**

- 2) That the coloured elevations submitted by the applicant be received.

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.16.046 (Plenary Health (ProjectCo)) BE APPROVED, to remove the Holding Symbol “(H)” on the entirety of the subject lands shown on Attachment #2, thereby zoning the property HC Healthcare Zone.
2. THAT Site Development File DA.16.100 (Plenary Health (ProjectCo)) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with an 11-storey public hospital, a central utility building and a 4-storey parking structure, served by a total of 1,822 parking spaces subject to the following conditions:
  - 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;

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- e) reduce pedestrian, vehicle and or ambulatory conflicts;
  - f) reduce parking area at the gateway location and enhance the landscape; and,
  - g) the implementing Site Plan Agreement shall be executed.
- b) that prior to execution of the Site Plan Agreement:
- i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan, details and cost estimate, signage/wayfinding, exterior lighting plan, pedestrian wind study and photometric plan;
  - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site grading and servicing plan, erosion and sediment control plan, Storm Water Management Report, noise report, pedestrian wind assessment, Functional Servicing Report, Transportation Impact Study and Transportation Demand Management Plan;
  - iii) the Applicant shall enter into a Servicing Agreement, if required, to the satisfaction of the City and pay all fees for all works proposed within the municipal right-of-way identified in the Stormwater Management Report and Functional Servicing Report. If approved, said works must be secured via a Letter of Credit at 100% of the value of the works. The Applicant shall obtain certification from Cole Engineering for the proposed site servicing and stormwater management is in accordance with the Notice of Approval Conditions (NOAC) and all plans and reports must be reviewed and approved by Cole Engineering and the City;
  - iv) the Applicant shall satisfy all the requirements of the Vaughan Environmental Services Department, Solid Waste Management Division;
  - v) the Applicant shall satisfy all the requirements of York Region;
  - vi) the Applicant shall satisfy all the requirements of the Ministry of Transportation;
  - vii) the Applicant shall satisfy all the requirements of the Toronto and Region Conservation Authority;
  - viii) the Applicant shall satisfy all the requirements of Nav Canada; and,
  - ix) the Applicant shall satisfy all the requirements of Canada Post.
- c) the implementing Site Plan Agreement shall include the following:
- i) all appropriate and necessary warning clauses;
  - ii) any additional details regarding the structural design of all recommended noise mitigation features identified in the final Environmental Noise Impact Study to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department; and,

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- iii) a clause requiring the Applicant to submit a Site Development Application to the City of Vaughan to amend the approved site, landscaping and engineering plans, as required, to address all future streetscape and engineering design revisions resulting from the widening of Major Mackenzie Drive.

#### **Contribution to Sustainability**

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 the hospital for Vaughan and to continue to provide comprehensive and integrated health care to citizens

In accordance with the goal and objective identified above, the Applicant has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- low impact development (LID) techniques including bioswales, grassed swales, perforated pipes, green roofs, infiltration tanks
- bicycle parking to promote an alternative mode of transportation
- low flow indoor plumbing fixtures such as toilets, urinals, lavatories, and showers
- 80%-90% drought tolerant, native plant material and low maintenance turf with a high-efficiency drip and spray irrigation to maintain landscaping, resulting in over 50% potable water use reduction
- 40% energy cost savings through a high-performing building envelope, chiller heat recovery, steam condensate heat recovery, airside heat recovery, variable flow pumping and airflow systems, high-efficiency boilers and chillers, and LED lighting
- building materials containing recycled content and materials have been regionally manufactured, extracted, and/or harvested
- low-emitting adhesives, sealants, paints and coatings
- carpets will be Green Label Plus certified and all hard-surface flooring and wall base will be Floor Score certified
- composite wood products will not contain any added urea-formaldehyde to lower exposure to VOC

#### **Economic Impact**

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

#### **Communications Plan**

A Notice of Intention to lift the Holding Symbol “(H)” will be sent to all abutting property owners. Public Notification for the Site Development Application is not required by the *Planning Act* or by the City's Notification Protocol for Planning Act Applications, however regular updates on the hospital project have been posted on the City's Website and the Mackenzie Vaughan Hospital website.

#### **Purpose**

To seek approval from the Committee of the Whole for the Stage 2 Site Development File DA.16.100, the second of a 2 stage approval process for the City of Vaughan owned lands shown on Attachments #1 and #2. The Stage 2 Site Development Application will facilitate the

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development of an 11-storey public hospital (Mackenzie Vaughan Hospital) centrally located on the subject lands, with a central utility plant (CUP) and a 4-storey parking structure. The hospital will be served by a total of 1,822 parking spaces, comprised of 1,109 spaces at grade, and 713 vehicle spaces together with 120 bicycle parking spaces within the parking structure as shown on Attachments #3 to #11.

The Stage 2 Site Development Application has been submitted by Plenary Health (ProjectCo) c/o Mackenzie Health in accordance with Infrastructure Ontario's Alternative Finance and Procurement model and Design Build Finance and Maintain process. Infrastructure Ontario (IO) follows a two stage approval process to achieve site plan approval in the Alternative Finance and Procurement (AFP) model for hospitals and other large scale Provincial projects. Mackenzie Health submitted the Stage 1 Master Site Development Application (MSDA) on May 16, 2014, (File DA.14.035) that was supported by a Master Plan Illustrative Design for the public hospital prepared by the Plan Design and Compliance (PDC) team. The MSDA (File DA.14.035) was approved by Vaughan Council on September 9, 2014, subject to the mandatory Notice of Approval Conditions (NOAC).

#### **Background – Analysis and Options**

##### *Synopsis:*

*The Applicant, Plenary Health, has submitted the subject application for the vacant 14.7 ha City-owned lands to facilitate the development of an 11-storey public hospital (Mackenzie Vaughan Hospital), with a central utility plant (CUP) and a 4-storey parking structure. The Vaughan Development Planning Department supports the development proposal subject to the conditions of approval and submission of revised plans and reports addressing the redlined areas identified on Attachment #4 of this report, as it conforms to Vaughan Official Plan 2010 and meets one of the priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018), which is to “support the development of the hospital and to provide comprehensive and integrated health care to citizens.”*

##### Location

The vacant City-owned 14.7 ha subject lands shown on Attachments #1 and # 2 have been leased to Mackenzie Health. The subject lands are located on the north side of Major Mackenzie Drive, west of Jane Street, being Block 2 on Registered Plan 65M-4531, City of Vaughan. The surrounding land uses are shown on Attachment #2.

##### Official Plan

##### a) Vaughan Healthcare Centre Precinct Plan (formerly The Hospital Precinct Plan)

The Vaughan Healthcare Centre Precinct Plan (VHCPP) prepared by the Vaughan Policy Planning and Environmental Sustainability Department and a 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 VHCPP identifies a servicing strategy, transportation and road network. It includes policies regarding land use, building heights and massing, development standards, and transition with the abutting residential uses to the north. The VHCPP 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.

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##### b) Vaughan Official Plan 2010 (VOP 2010)

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

##### 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

The subject lands are identified as a Primary Centre in the City's urban structure on Schedule 1 of VOP 2010 and are located on a Regional transit corridor; Major Mackenzie Drive, as defined by VOP 2010. The Stage 2 Site Development Application for a public hospital conforms to VOP 2010.

##### Zoning

The subject lands are zoned HC(H) Healthcare Zone with the Holding Symbol “(H)” by Zoning By-law 1-88, and subject to site-specific Exception 9(1400), which permits a public hospital and a full range of healthcare related uses and establishes development standards that implement the policies of the VCHPP and VOP 2010. The Stage 2 Site Development Application complies with Zoning By-law 1-88.

##### Holding Symbol “(H)”

The Applicant has submitted Zoning By-law Amendment File Z.16.046 to remove the Holding Symbol “(H)” on the subject lands, which may be removed upon Vaughan Council's approval of the subject Site Development File DA.16.100. Should Vaughan Council concur with the recommendations in this report, the Holding Symbol “(H)” will be removed, thereby zoning the entirety of the subject lands HC Healthcare Zone.

#### Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

##### a) Site Plan Review

The site plan shown on Attachment #3 includes an 11-storey public hospital centrally located on the subject lands, with a central utility plant and 4-storey parking structure. The plan provides a total of 1,822 parking spaces comprised of 1,109 spaces at grade, and 713 vehicle spaces together with 120 bicycle parking spaces within the parking structure. The main hospital entrance is located on the south elevation facing Major Mackenzie Drive and the emergency and maternity entrance is located on the west elevation facing the parking structure. The east elevation contains the loading area which has a sunken access and is recessed so that it is not visible from Jane Street or Major Mackenzie Drive.

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The landscape plans shown on Attachments #5 and #6 include generously landscaped courtyards, main entry plazas and keyhole gardens with the use of a variety of coniferous and deciduous trees, shrubs and ornamental grasses. Green roof planting will be provided on levels 2 to 6. A walking circuit is proposed within the Major Mackenzie Drive landscaped area, together with hardscaped pedestrian connections throughout the site, to and from the main entry plazas, the parking areas and structure, the local and arterial road network and the public open spaces within Vaughan Healthcare Centre Precinct (VHCPP).

The building elevations shown on Attachments #7 and #8 consist of light and dark gray aluminum panels, dark gray masonry veneer cladding with light green accents and light blue glazed windows from levels 3 to 11. The base of the hospital consists of both light grey spandrel panels and light green and blue curtain wall glazing, with masonry accents. The hospital will be constructed to a height of 53.25 m, which is below the maximum building height of 75 m established for the High-Rise Area by the VHCPP Zoning By-law, as shown on Attachment #11.

The 4-storey parking structure will be constructed to a height of 10.15 m and consists of dark grey perforated aluminum screening with 4 exit stairs and 1 elevator, which will provide underground access to level 0 of the hospital through a glazed pedestrian tunnel as shown on Attachment #9.

The central utility plant (CUP) includes 4 sunken and recessed cooling towers and consists of dark gray masonry veneer cladding, with light grey metal panels and light blue glazing as shown on Attachment #10. The CUP will be constructed to a height of 6.5 m with exhaust stacks above, both are within the maximum building height regulated by a 30 degree angular plane established by the VHCP Zoning By-law, as shown on Attachment #11.

The Urban Design and Cultural Heritage Division has reviewed the Stage 2 Site Development Application and has provided comments in accordance with the Notice of Approval Conditions respecting the urban design brief, City and Regional streetscapes, the future expansion plan, the site plan, landscape plans and details, the wind assessment, architecture and signage. The Urban Design and Cultural Heritage Division has reserved the right to provide additional comments on any technical resubmissions addressing these matters. The Applicant shall satisfy all requirements of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

#### Redlined Site Plan

The redlined site plan shown on Attachment #4 identifies the following matters that City staff will continue to work with the Applicant to resolve:

- a) Enhanced architectural treatment of the parking garage elevations facing public streets, and relocation of the parking garage vehicle egress/ingress driveway to the north internal parking area or from Darvish Drive will improve the Precinct Gateway and optimize future active uses at grade level of the parking garage and the pedestrian experience along the public street.
- b) Shifting the alignment and curvature of the northern east-west private road south, to better protect and optimize redevelopment opportunities and expansion potential on parking lot blocks by properly sizing blocks in a way to achieve double sided access and frontage in the future;
- c) Addition of north-south street connections between Vaughan Healthcare Circle and the east-west private road to provide alternative routes to the hospital and provide road system porosity;

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- d) Strong pedestrian connections from the Hospital to the future elevator pavilion and beyond to the planned future York Region transit hub at Canada's Wonderland south of Major Mackenzie Drive.
- e) Potential pedestrian-vehicle conflicts are identified at the intersection of Wellness Way, Vaughan Healthcare Circle, and the Emergency Entrance drop off/ pick up. It is anticipated that pedestrians will cross the street at grade in this location to reach key destinations, including hospital building entrances, the parking garage, and significant public spaces and trails to the west.
- f) Replace the 35 car surface parking area at the Jane Street gateway location with either built form or a landscape treatment.

The City will continue to work with the Applicant to resolve the redlined matters. The Applicant shall submit revised plans and reports to address redlines shown on Attachment #4 to the satisfaction of the City, prior to the issuance of a Building Permit by the Vaughan Building Standards Department. A condition to this effect is included in the recommendation of this report.

#### b) Public Art

The City's Public Art Program (CPAP) provides a guiding framework, public art policies, and establishes a public art process that identifies opportunities for public art throughout the City, including the Vaughan Healthcare Centre Precinct. The CPAP envisions a precinct premised on health and wellness, with themes of restoration, growth and renewal. Public art in the precinct should promote meditation and healing through subtleties of sound, sunlight and texture. The CPAP identifies key locations for public art in the precinct which includes gateways, open spaces, view termini of key destinations including, but not limited to, the Mackenzie Vaughan Hospital and the future York Region Transit facility.

In accordance with the policies of the CPAP, Mackenzie Health has developed a public art strategy that promotes health and healing and the enhancement of its interior and exterior public spaces as focal points for gathering and or contemplation. Mackenzie Health has also identified key locations for public art by donors, consistent with the CPAP, at the main entrance and main entry courtyards as shown on Attachment #6. The Vaughan Development Planning Department is satisfied that the Mackenzie Health public art framework and locations have regard for the CPAP policies and will continue to work with the Applicant to identify a public art opportunity at the right-in-right-out access/ entry along Major Mackenzie Drive.

#### c) Cultural Heritage

The Urban Design and Cultural Heritage Division advises that the Ministry of Tourism, Culture and Sport has accepted 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 2 Site Development Application. The Applicant shall notify the required public agencies should resources and or human remains be found and the Applicant shall cease all construction activities.

#### Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has provided the following comments:

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##### a) Road Network

Access and internal circulation to the subject lands will be provided by the internal road network approved in related Draft Plan of Subdivision File 19T-13V007. The Vaughan Healthcare Centre Precinct is a Primary Centre in the urban structure of VOP 2010 and located on a Regional Transit corridor (Major Mackenzie Drive). The DEIP Department want to ensure safe design, and porosity for visitors and pedestrians and through safe design and minimizing potential conflicts. As such, the site may be subject to a future road widening and/or improvements on Major Mackenzie Drive, and certain adjustments to the streets and signage, which are subject to approval by York Region and which will require a future Site Development application to implement any updated site, landscaping and engineering plans. Construction access to the site shall be located on Wellness Drive and/or Fredrick Banting Street to the satisfaction of the City

##### b) Water Servicing

The subject lands are located within Pressure District 7 (PD7) and are serviced by existing watermain located on Vaughan Healthcare Circle, Wellness Way, Observation Avenue, and along the north boulevard of Major Mackenzie Drive. The Vaughan Healthcare Centre Precinct (VHCP) water network is connected to a watermain located in the adjacent residential subdivision to the north.

The proposed water service connection is shown as a looped system from the existing water service, which has chambers located at the north and south property boundaries, respectively. However, the internal watermain network does not provide for internal watermain looping and should be designed with consideration for internal water quality. The proposed connections are shown as single watermain to service both fire and domestic flows. The DEIP Department is in general acceptance of the proposed water service connections. The internal water network system will require large backflow preventers within chambers at the property line in addition to large water meters at the property line unless an alternate metering arrangement is determined to the satisfaction of the City and in accordance with the City's standards and requirements. In addition, the existing domestic water connections provided to the site must be decommissioned to the satisfaction of the City.

All water service connection plans (including the meter model) shall be reviewed and approved by the Vaughan Environmental Services Department, facilitated by the Vaughan DEIP Department, prior to construction of water services and prior the execution of the implementing Site Plan Agreement. Furthermore, additional comments may be provided upon receipt of the Hydrant Flow and Pressure Test by the DEIP Department, Planning and Studies Division.

##### c) Sanitary Servicing

The subject lands are serviced by sanitary sewer connections at Vaughan Healthcare Circle, Wellness Way and along Major Mackenzie Drive. The Applicant is proposing to connect to these service connections and no modifications are proposed. The Applicant shall provide certification from Cole Engineering on the sanitary connections prior to construction of sanitary works.

##### Storm Drainage and Servicing

The subject lands are serviced by storm sewers on Vaughan Healthcare Circle and Wellness Way which are designed to convey 100 year flows. As required by the overall subdivision design, all storm sewers and emergency overland flows within the subject lands, east of the channel, are directed to Storm Water Management Pond No. 2, located west of the site on the lands zoned OS1 Open Space Conservation Zone as shown on Attachment #2.



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d) Storm Water Management (SWM) Report and Functional Servicing Report (FSR)

The DEIP Department has reviewed the SWM Report and FSR for the site and has provided comments to Applicant, which shall be addressed prior to the execution of the Site Plan Agreement.

The Applicant is proposing storm sewer modifications within Vaughan Healthcare Circle. The Applicant shall provide further details of the proposed storm sewer works within the City right-of-way and provide a cost estimate of all works in relation to the proposed storm sewer works including, but not limited to the relocation of watermain or other utilities and road restoration. The City will require works within the City right-of-way to be restored to their original condition or better.

The design details and scope of the proposed storm sewer works will be assessed in conjunction with the review of the site servicing plans and when the implications to these works on the warrantee provisions of the City's servicing contract are better understood. The implementation of these sewer works can be carried out in two ways; either through a Servicing Agreement with the City or through the City's existing construction contract for the Hospital Precinct works. Recognizing that the roads and servicing with the hospital precinct are still subject to the warrantee provisions of the City's servicing contract, the necessary arrangements will need to be in place amongst the parties before the preferred implementation method can be selected. The DEIP Department will arrange a meeting with the contractor to discuss the scope of the proposed storm sewer work, warranty implications and the implementation options. The City and the Applicant shall enter into an agreement to satisfy the requirements of the arrangement prior to any works being undertaken on City roads and prior to the execution of the Site Plan Agreement.

e) Site Grading

The DEIP Department advises that all retaining walls greater than 1 m in exposed height shall be certified by a Professional Engineer qualified to complete the work. All external works (such as grading) outside of the limits of development that are situated within the municipal right-of-way will require separate review and approval by the City.

f) Environmental Noise Vibration Impact

The DEIP Department has reviewed the Environmental Noise Impact Study prepared in support of the Stage 2 Site Development Application prepared by Aercooustics Engineering Limited, dated November 2016, and has provided comments which shall be addressed prior to the execution of the Site Plan Agreement.

The DEIP Department requires the inclusion of the appropriate and necessary warning clauses in the implementing Site Plan Agreement and any additional details regarding the structural design of all recommended noise mitigation features. The Environmental Noise Impact Study must be updated to include these specific warning clauses to the satisfaction of the DEIP Department.

g) Transportation Planning

The Applicant shall submit a Transportation Impact Study and a Transportation Demand Management Plan in accordance with the Notice of Approval Conditions which shall address, access/management, traffic control, pedestrian and bike circulation, private road (width), signage, turning movements and waste management to the satisfaction of the Vaughan DEIP Department prior to the execution of the Site Plan Agreement. The Applicant shall address all comments respecting the proposed alignment of the east/west private drive aisle between Fredrick Banting Street and Darvish Drive and pavement markings and traffic signage.

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h) Site Lighting/Photometric

The Electrical Site Lighting Plan submitted by the Applicant, dated November 18, 2016, is acceptable as it illustrates a zero level light exposure along the north property boundary (Vaughan Healthcare Circle), adjacent to the surrounding existing residential subdivision. The Applicant shall revise the plan to include the signature of the engineering consultant's name and/or letterhead on the corresponding electrical plan(s).

The Applicant shall address all matters identified above to the satisfaction of the Vaughan DEIP Department. A condition to this effect is included in the recommendation of this report.

Vaughan Environmental Services Department, Waste Management Division

The Waste Management Division shall approve the final Waste Collection Design Standards submission. The Applicant shall satisfy all requirements of the Division. A condition to this effect has been included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the Stage 2 Site Development Application and have provided technical comments dated January 6, 2017, respecting water resource engineering and ecology. They have also reserved the right to provide additional comments on any technical resubmission addressing these matters. The Applicant shall satisfy all requirements of the TRCA. A condition to this effect is included in the recommendation of this report.

Ministry of Transportation (MTO)

The MTO has reviewed the Stage 2 Site Development Application and advise that the subject lands are located within the MTO Permit Control Area, as such a Building and Land Use permit is required prior to the commencement of any site works. Additionally, Sign Permits may be required for any signage that is located within 400 m and visible from the Provincial Highway property line and/ or the Controlled-Access Highway designation. The MTO have requested additional information respecting all streets shown on the site plan, the extent of urbanized grades along Major Mackenzie Drive and have reserved the right to provide additional comments on any technical resubmission addressing these matters. The Applicant shall satisfy all requirements of the MTO. A condition to this effect is included in the recommendation of this report.

Nav Canada

The Mackenzie Vaughan Hospital will be constructed to a height of 53.25 m (11-storeys) and is located within Nav Canada's aeronautical review area. The Applicant shall satisfy all requirements of Nav Canada. A condition to this effect has been included in the recommendation of this report.

Canada Post

Canada Post has no objection to the Stage 2 Site Development Application and will apply the institutional delivery policy (single point of call). The Applicant shall satisfy all requirements of Canada Post. A condition to this effect is included in recommendation of this report.

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##### Utilities

##### a) Enbridge Gas Distribution

Enbridge Gas Distribution has no objections to the application. The Applicant must contact Enbridge Gas Distribution for service, meter installation, and to ensure all gas piping is installed prior to the commencement of site landscaping. The Applicant shall satisfy all requirements of Enbridge Gas Distribution.

##### b) Powerstream Inc.

Powerstream Inc. has no objections to the application. The Applicant must contact Powerstream Inc. for service, and to ensure transformer location, line truck access, supply points and service main size have been approved prior to commencement of any works. The Applicant shall satisfy all requirements of Powerstream Inc.

##### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Support the development of the hospital
- Invest, renew and manage infrastructure and assets
- Continue to ensure the safety and well-being of citizens

##### **Regional Implications**

The York Region Community Planning and Development Services Department has reviewed the Stage 2 Site Development Application and have no objections to the development of the Mackenzie Vaughan Hospital.

York Region has identified that Major Mackenzie Drive needs to be widened between Jane Street and Highway 400, from 4 general purpose lanes to 4 general purpose lanes with Transit/High Occupancy Vehicle (HOV) lanes and separate facilities for cyclists and pedestrians. These improvements are identified in York Region's 10 year Capital Improvement Program, with the Environment Assessment commencing in 2017 and construction of the widening anticipated to be completed by 2020. The widening will likely impact the current curb location, the proposed streetscape and engineering designs on the north side of Major Mackenzie Drive. As such, coordination meetings with the Applicant, the City and Region have commenced to establish the scope of work, design and construction and to minimize costs and disruption to motorists and the public. York Region has reaffirmed that the main access will be restricted to right-in/right-out movements onto Major Mackenzie Drive and from the signalized intersections located at Major Mackenzie Drive and Wellness Way and Jane Street and Fredrick Banting Street.

The Applicant shall submit a Site Plan Development Application to the City of Vaughan to amend the approved site plan to address all future streetscape and engineering design revisions resulting from the Major Mackenzie Drive widening. The Site Development Application shall be approved to the satisfaction of the City. A condition to this effect will be included in the implementing Site Plan Agreement for the subject application, in accordance with the recommendation in this report.

The Applicant shall enter into a Regional Site Plan Agreement which will include a provision that the Applicant shall provide York Region with 90% detailed design drawings for the future elevator pavilion on the north side of the Major Mackenzie Drive eastern underpass, together with a pedestrian walkway connection to a public entrance of the Mackenzie Vaughan Hospital (Attachment #3).

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The Applicant shall satisfy all requirements of York Region with respect to erosion and sediment control, fencing/hoarding, construction site management, fees and securities, streetscaping, civil engineering works, construction within the Regional right-of-way and the Regional Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

#### **Conclusion**

The Zoning By-law Amendment and Stage 2 Site Development Applications have been reviewed in consideration of the policies of the Vaughan Healthcare Centre Precinct Plan, Vaughan Official Plan 2010, the Notice of Approval Conditions (NOAC), the requirements of Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context.

The Stage 2 Site Development Application is the second of a 2 stage approval process that will facilitate the future development of a public hospital on City-owned lands. The Vaughan Development Planning Department is satisfied that the proposed Mackenzie Vaughan Hospital is appropriate, as it conforms to Vaughan Official Plan 2010 and is in keeping with the priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018); to support the development of the hospital and to provide comprehensive and integrated health care to citizens.

Accordingly, the Vaughan Development Planning Department can support the approval of the Stage 2 Site Development File DA.16.100 to permit the development of the Mackenzie Vaughan Hospital in the Vaughan Healthcare Centre Precinct, and Zoning By-law Amendment File Z.16.046 to remove the Holding Symbol "(H)" on the entirety of the subject lands thereby zoning the entirety of the site HC Healthcare Zone, and subject to the conditions of approval contained in this report. These conditions will require resubmission of the Stage 2 site plan for portions of the site as redlined in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Redlined Site Plan
5. Landscape Plan
6. Landscape Plan Main Entry Plaza: Locations for Future Public Art by Donors
7. Hospital Building Elevations: South & West
8. Hospital Building Elevations: North & East
9. Parking Structure Elevations
10. Central Utility Plant Elevations
11. North-South Building Section: Angular Plane/Maximum Building Height (By-law 076-2014)

#### **Report prepared by:**

Christina Napoli, Senior Planner, ext. 8483

(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.)

**COMMITTEE OF THE WHOLE    MARCH 7, 2017**

**ZONING BY-LAW AMENDMENT FILE Z.16.046  
STAGE 2 SITE DEVELOPMENT FILE DA.16.100  
MACKENZIE VAUGHAN HOSPITAL (STAGE 2 OF 2)  
CITY OF VAUGHAN-VAUGHAN HEALTHCARE CENTRE PRECINCT  
C/O PLENARY HEALTH (PROJECTCO)  
WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND JANE STREET**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.16.046 (Plenary Health (ProjectCo)) BE APPROVED, to remove the Holding Symbol "(H)" on the entirety of the subject lands shown on Attachment #2, thereby zoning the property HC Healthcare Zone.
2. THAT Site Development File DA.16.100 (Plenary Health (ProjectCo)) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with an 11-storey public hospital, a central utility building and a 4-storey parking structure, served by a total of 1,822 parking spaces subject to the following conditions:
  - 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;
      - f) reduce parking area at the gateway location and enhance the landscape; and,
      - g) the implementing Site Plan Agreement shall be executed.
  - b) that prior to execution of the Site Plan Agreement:
    - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan, details and cost estimate, signage/wayfinding, exterior lighting plan, pedestrian wind study and photometric plan;

- ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site grading and servicing plan, erosion and sediment control plan, Storm Water Management Report, noise report, pedestrian wind assessment, Functional Servicing Report, Transportation Impact Study and Transportation Demand Management Plan;
- iii) the Applicant shall enter into a Servicing Agreement, if required, to the satisfaction of the City and pay all fees for all works proposed within the municipal right-of-way identified in the Stormwater Management Report and Functional Servicing Report. If approved, said works must be secured via a Letter of Credit at 100% of the value of the works. The Applicant shall obtain certification from Cole Engineering for the proposed site servicing and stormwater management is in accordance with the Notice of Approval Conditions (NOAC) and all plans and reports must be reviewed and approved by Cole Engineering and the City;
- iv) the Applicant shall satisfy all the requirements of the Vaughan Environmental Services Department, Solid Waste Management Division;
- v) the Applicant shall satisfy all the requirements of York Region;
- vi) the Applicant shall satisfy all the requirements of the Ministry of Transportation;
- vii) the Applicant shall satisfy all the requirements of the Toronto and Region Conservation Authority;
- viii) the Applicant shall satisfy all the requirements of Nav Canada; and,
- ix) the Applicant shall satisfy all the requirements of Canada Post.
- c) the implementing Site Plan Agreement shall include the following:
  - i) all appropriate and necessary warning clauses;
  - ii) any additional details regarding the structural design of all recommended noise mitigation features identified in the final Environmental Noise Impact Study to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department; and,
  - iii) a clause requiring the Applicant to submit a Site Development Application to the City of Vaughan to amend the approved site, landscaping and engineering plans, as required, to address all future streetscape and engineering design revisions resulting from the widening of Major Mackenzie Drive.

#### **Contribution to Sustainability**

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 the hospital for Vaughan and to continue to provide comprehensive and integrated health care to citizens

In accordance with the goal and objective identified above, the Applicant has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- low impact development (LID) techniques including bioswales, grassed swales, perforated pipes, green roofs, infiltration tanks
- bicycle parking to promote an alternative mode of transportation
- low flow indoor plumbing fixtures such as toilets, urinals, lavatories, and showers
- 80%-90% drought tolerant, native plant material and low maintenance turf with a high-efficiency drip and spray irrigation to maintain landscaping, resulting in over 50% potable water use reduction
- 40% energy cost savings through a high-performing building envelope, chiller heat recovery, steam condensate heat recovery, airside heat recovery, variable flow pumping and airflow systems, high-efficiency boilers and chillers, and LED lighting
- building materials containing recycled content and materials have been regionally manufactured, extracted, and/or harvested
- low-emitting adhesives, sealants, paints and coatings
- carpets will be Green Label Plus certified and all hard-surface flooring and wall base will be Floor Score certified
- composite wood products will not contain any added urea-formaldehyde to lower exposure to VOC

### **Economic Impact**

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

### **Communications Plan**

A Notice of Intention to lift the Holding Symbol “(H)” will be sent to all abutting property owners. Public Notification for the Site Development Application is not required by the Planning Act or by the City’s Notification Protocol for Planning Act Applications, however regular updates on the hospital project have been posted on the City’s Website and the Mackenzie Vaughan Hospital website.

### **Purpose**

To seek approval from the Committee of the Whole for the Stage 2 Site Development File DA.16.100, the second of a 2 stage approval process for the City of Vaughan owned lands shown on Attachments #1 and #2. The Stage 2 Site Development Application will facilitate the development of an 11-storey public hospital (Mackenzie Vaughan Hospital) centrally located on the subject lands, with a central utility plant (CUP) and a 4-storey parking structure. The hospital will be served by a total of 1,822 parking spaces, comprised of 1,109 spaces at grade, and 713 vehicle spaces together with 120 bicycle parking spaces within the parking structure as shown on Attachments #3 to #11.

The Stage 2 Site Development Application has been submitted by Plenary Health (ProjectCo) c/o Mackenzie Health in accordance with Infrastructure Ontario’s Alternative Finance and Procurement model and Design Build Finance and Maintain process. Infrastructure Ontario (IO) follows a two stage approval process to achieve site plan approval in the Alternative Finance and Procurement (AFP) model for hospitals and other large scale Provincial projects. Mackenzie Health submitted the Stage 1 Master Site Development Application (MSDA) on May 16, 2014, (File DA.14.035) that was supported by a Master Plan Illustrative Design for the public hospital prepared by the Plan Design and Compliance (PDC) team. The MSDA (File DA.14.035) was approved by Vaughan Council on September 9, 2014, subject to the mandatory Notice of Approval Conditions (NOAC).

## **Background – Analysis and Options**

### *Synopsis:*

*The Applicant, Plenary Health, has submitted the subject application for the vacant 14.7 ha City-owned lands to facilitate the development of an 11-storey public hospital (Mackenzie Vaughan Hospital), with a central utility plant (CUP) and a 4-storey parking structure. The Vaughan Development Planning Department supports the development proposal subject to the conditions of approval and submission of revised plans and reports addressing the redlined areas identified on Attachment #4 of this report, as it conforms to Vaughan Official Plan 2010 and meets one of the priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018), which is to “support the development of the hospital and to provide comprehensive and integrated health care to citizens.”*

### Location

The vacant City-owned 14.7 ha subject lands shown on Attachments #1 and # 2 have been leased to Mackenzie Health. The subject lands are located on the north side of Major Mackenzie Drive, west of Jane Street, being Block 2 on Registered Plan 65M-4531, City of Vaughan. The surrounding land uses are shown on Attachment #2.

### Official Plan

#### a) Vaughan Healthcare Centre Precinct Plan (formerly The Hospital Precinct Plan)

The Vaughan Healthcare Centre Precinct Plan (VHCPP) prepared by the Vaughan Policy Planning and Environmental Sustainability Department and a 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 VHCPP identifies a servicing strategy, transportation and road network. It includes policies regarding land use, building heights and massing, development standards, and transition with the abutting residential uses to the north. The VHCPP 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.

#### b) Vaughan Official Plan 2010 (VOP 2010)

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

#### 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

The subject lands are identified as a Primary Centre in the City's urban structure on Schedule 1 of VOP 2010 and are located on a Regional transit corridor; Major Mackenzie Drive, as defined by VOP 2010. The Stage 2 Site Development Application for a public hospital conforms to VOP 2010.

### Zoning

The subject lands are zoned HC(H) Healthcare Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, and subject to site-specific Exception 9(1400), which permits a public hospital and a full range of healthcare related uses and establishes development standards that implement the policies of the VCHPP and VOP 2010. The Stage 2 Site Development Application complies with Zoning By-law 1-88.

### Holding Symbol "(H)"

The Applicant has submitted Zoning By-law Amendment File Z.16.046 to remove the Holding Symbol "(H)" on the subject lands, which may be removed upon Vaughan Council's approval of the subject Site Development File DA.16.100. Should Vaughan Council concur with the recommendations in this report, the Holding Symbol "(H)" will be removed, thereby zoning the entirety of the subject lands HC Healthcare Zone.

### Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

#### a) Site Plan Review

The site plan shown on Attachment #3 includes an 11-storey public hospital centrally located on the subject lands, with a central utility plant and 4-storey parking structure. The plan provides a total of 1,822 parking spaces comprised of 1,109 spaces at grade, and 713 vehicle spaces together with 120 bicycle parking spaces within the parking structure. The main hospital entrance is located on the south elevation facing Major Mackenzie Drive and the emergency and maternity entrance is located on the west elevation facing the parking structure. The east elevation contains the loading area which has a sunken access and is recessed so that it is not visible from Jane Street or Major Mackenzie Drive.

The landscape plans shown on Attachments #5 and #6 include generously landscaped courtyards, main entry plazas and keyhole gardens with the use of a variety of coniferous and deciduous trees, shrubs and ornamental grasses. Green roof planting will be provided on levels 2 to 6. A walking circuit is proposed within the Major Mackenzie Drive landscaped area, together with hardscaped pedestrian connections throughout the site, to and from the main entry plazas, the parking areas and structure, the local and arterial road network and the public open spaces within Vaughan Healthcare Centre Precinct (VHCPP).

The building elevations shown on Attachments #7 and #8 consist of light and dark gray aluminum panels, dark gray masonry veneer cladding with light green accents and light blue glazed windows from levels 3 to 11. The base of the hospital consists of both light grey spandrel panels and light green and blue curtain wall glazing, with masonry accents. The hospital will be constructed to a height of 53.25 m, which is below the maximum building height of 75 m established for the High-Rise Area by the VHCPP Zoning By-law, as shown on Attachment #11.

The 4-storey parking structure will be constructed to a height of 10.15 m and consists of dark grey perforated aluminum screening with 4 exit stairs and 1 elevator, which will provide underground access to level 0 of the hospital through a glazed pedestrian tunnel as shown on Attachment #9.

The central utility plant (CUP) includes 4 sunken and recessed cooling towers and consists of dark gray masonry veneer cladding, with light grey metal panels and light blue glazing as shown on Attachment #10. The CUP will be constructed to a height of 6.5 m with exhaust stacks above, both are within the maximum building height regulated by a 30 degree angular plane established by the VHCP Zoning By-law, as shown on Attachment #11.

The Urban Design and Cultural Heritage Division has reviewed the Stage 2 Site Development Application and has provided comments in accordance with the Notice of Approval Conditions respecting the urban design brief, City and Regional streetscapes, the future expansion plan, the site plan, landscape plans and details, the wind assessment, architecture and signage. The Urban Design and Cultural Heritage Division has reserved the right to provide additional comments on any technical resubmissions addressing these matters. The Applicant shall satisfy all requirements of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

#### Redlined Site Plan

The redlined site plan shown on Attachment #4 identifies the following matters that City staff will continue to work with the Applicant to resolve:

- a) Enhanced architectural treatment of the parking garage elevations facing public streets, and relocation of the parking garage vehicle egress/ingress driveway to the north internal parking area or from Darvish Drive will improve the Precinct Gateway and optimize future active uses at grade level of the parking garage and the pedestrian experience along the public street.
- b) Shifting the alignment and curvature of the northern east-west private road south, to better protect and optimize redevelopment opportunities and expansion potential on parking lot blocks by properly sizing blocks in a way to achieve double sided access and frontage in the future;
- c) Addition of north-south street connections between Vaughan Healthcare Circle and the east-west private road to provide alternative routes to the hospital and provide road system porosity;
- d) Strong pedestrian connections from the Hospital to the future elevator pavilion and beyond to the planned future York Region transit hub at Canada's Wonderland south of Major Mackenzie Drive.
- e) Potential pedestrian-vehicle conflicts are identified at the intersection of Wellness Way, Vaughan Healthcare Circle, and the Emergency Entrance drop off/ pick up. It is anticipated that pedestrians will cross the street at grade in this location to reach key destinations, including hospital building entrances, the parking garage, and significant public spaces and trails to the west.
- f) Replace the 35 car surface parking area at the Jane Street gateway location with either built form or a landscape treatment.

The City will continue to work with the Applicant to resolve the redlined matters. The Applicant shall submit revised plans and reports to address redlines shown on Attachment #4 to the satisfaction of the City, prior to the issuance of a Building Permit by the Vaughan Building Standards Department. A condition to this effect is included in the recommendation of this report.

b) Public Art

The City's Public Art Program (CPAP) provides a guiding framework, public art policies, and establishes a public art process that identifies opportunities for public art throughout the City, including the Vaughan Healthcare Centre Precinct. The CPAP envisions a precinct premised on health and wellness, with themes of restoration, growth and renewal. Public art in the precinct should promote meditation and healing through subtleties of sound, sunlight and texture. The CPAP identifies key locations for public art in the precinct which includes gateways, open spaces, view termini of key destinations including, but not limited to, the Mackenzie Vaughan Hospital and the future York Region Transit facility.

In accordance with the policies of the CPAP, Mackenzie Health has developed a public art strategy that promotes health and healing and the enhancement of its interior and exterior public spaces as focal points for gathering and or contemplation. Mackenzie Health has also identified key locations for public art by donors, consistent with the CPAP, at the main entrance and main entry courtyards as shown on Attachment #6. The Vaughan Development Planning Department is satisfied that the Mackenzie Health public art framework and locations have regard for the CPAP policies and will continue to work with the Applicant to identify a public art opportunity at the right-in-right-out access/ entry along Major Mackenzie Drive.

c) Cultural Heritage

The Urban Design and Cultural Heritage Division advises that the Ministry of Tourism, Culture and Sport has accepted 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 2 Site Development Application. The Applicant shall notify the required public agencies should resources and or human remains be found and the Applicant shall cease all construction activities.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has provided the following comments:

a) Road Network

Access and internal circulation to the subject lands will be provided by the internal road network approved in related Draft Plan of Subdivision File 19T-13V007. The Vaughan Healthcare Centre Precinct is a Primary Centre in the urban structure of VOP 2010 and located on a Regional Transit corridor (Major Mackenzie Drive). The DEIP Department want to ensure safe design, and porosity for visitors and pedestrians and through safe design and minimizing potential conflicts. As such, the site may be subject to a future road widening and/or improvements on Major Mackenzie Drive, and certain adjustments to the streets and signage, which are subject to approval by York Region and which will require a future Site Development application to implement any updated site, landscaping and engineering plans. Construction access to the site shall be located on Wellness Drive and/or Fredrick Banting Street to the satisfaction of the City

b) Water Servicing

The subject lands are located within Pressure District 7 (PD7) and are serviced by existing watermain located on Vaughan Healthcare Circle, Wellness Way, Observation Avenue, and along the north boulevard of Major Mackenzie Drive. The Vaughan Healthcare Centre Precinct (VHCP) water network is connected to a watermain located in the adjacent residential subdivision to the north.

The proposed water service connection is shown as a looped system from the existing water service, which has chambers located at the north and south property boundaries, respectively. However, the internal watermain network does not provide for internal watermain looping and should be designed with consideration for internal water quality. The proposed connections are shown as single watermains to service both fire and domestic flows. The DEIP Department is in general acceptance of the proposed water service connections. The internal water network system will require large backflow preventers within chambers at the property line in addition to large water meters at the property line unless an alternate metering arrangement is determined to the satisfaction of the City and in accordance with the City's standards and requirements. In addition, the existing domestic water connections provided to the site must be decommissioned to the satisfaction of the City.

All water service connection plans (including the meter model) shall be reviewed and approved by the Vaughan Environmental Services Department, facilitated by the Vaughan DEIP Department, prior to construction of water services and prior to the execution of the implementing Site Plan Agreement. Furthermore, additional comments may be provided upon receipt of the Hydrant Flow and Pressure Test by the DEIP Department, Planning and Studies Division.

c) Sanitary Servicing

The subject lands are serviced by sanitary sewer connections at Vaughan Healthcare Circle, Wellness Way and along Major Mackenzie Drive. The Applicant is proposing to connect to these service connections and no modifications are proposed. The Applicant shall provide certification from Cole Engineering on the sanitary connections prior to construction of sanitary works.

Storm Drainage and Servicing

The subject lands are serviced by storm sewers on Vaughan Healthcare Circle and Wellness Way which are designed to convey 100 year flows. As required by the overall subdivision design, all storm sewers and emergency overland flows within the subject lands, east of the channel, are directed to Storm Water Management Pond No. 2, located west of the site on the lands zoned OS1 Open Space Conservation Zone as shown on Attachment #2.

d) Storm Water Management (SWM) Report and Functional Servicing Report (FSR)

The DEIP Department has reviewed the SWM Report and FSR for the site and has provided comments to Applicant, which shall be addressed prior to the execution of the Site Plan Agreement.

The Applicant is proposing storm sewer modifications within Vaughan Healthcare Circle. The Applicant shall provide further details of the proposed storm sewer works within the City right-of-way and provide a cost estimate of all works in relation to the proposed storm sewer works including, but not limited to the relocation of watermains or other utilities and road restoration. The City will require works within the City right-of-way to be restored to their original condition or better.

The design details and scope of the proposed storm sewer works will be assessed in conjunction with the review of the site servicing plans and when the implications to these works on the warrantee provisions of the City's servicing contract are better understood. The implementation of these sewer works can be carried out in two ways; either through a Servicing Agreement with the City or through the City's existing construction contract for the Hospital Precinct works. Recognizing that the roads and servicing with the hospital precinct are still subject to the warrantee provisions of the City's servicing contract, the necessary arrangements will need to be in place amongst the parties before the preferred implementation method can be selected. The DEIP Department will arrange a meeting with the contractor to discuss the scope of the proposed storm sewer work, warranty implications and the implementation options. The City and the

Applicant shall enter into an agreement to satisfy the requirements of the arrangement prior to any works being undertaken on City roads and prior to the execution of the Site Plan Agreement.

e) Site Grading

The DEIP Department advises that all retaining walls greater than 1 m in exposed height shall be certified by a Professional Engineer qualified to complete the work. All external works (such as grading) outside of the limits of development that are situated within the municipal right-of-way will require separate review and approval by the City.

f) Environmental Noise Vibration Impact

The DEIP Department has reviewed the Environmental Noise Impact Study prepared in support of the Stage 2 Site Development Application prepared by Aercoustics Engineering Limited, dated November 2016, and has provided comments which shall be addressed prior to the execution of the Site Plan Agreement.

The DEIP Department requires the inclusion of the appropriate and necessary warning clauses in the implementing Site Plan Agreement and any additional details regarding the structural design of all recommended noise mitigation features. The Environmental Noise Impact Study must be updated to include these specific warning clauses to the satisfaction of the DEIP Department.

g) Transportation Planning

The Applicant shall submit a Transportation Impact Study and a Transportation Demand Management Plan in accordance with the Notice of Approval Conditions which shall address, access/management, traffic control, pedestrian and bike circulation, private road (width), signage, turning movements and waste management to the satisfaction of the Vaughan DEIP Department prior to the execution of the Site Plan Agreement. The Applicant shall address all comments respecting the proposed alignment of the east/west private drive aisle between Fredrick Banting Street and Darvish Drive and pavement markings and traffic signage.

h) Site Lighting/Photometric

The Electrical Site Lighting Plan submitted by the Applicant, dated November 18, 2016, is acceptable as it illustrates a zero level light exposure along the north property boundary (Vaughan Healthcare Circle), adjacent to the surrounding existing residential subdivision. The Applicant shall revise the plan to include the signature of the engineering consultant's name and/or letterhead on the corresponding electrical plan(s).

The Applicant shall address all matters identified above to the satisfaction of the Vaughan DEIP Department. A condition to this effect is included in the recommendation of this report.

Vaughan Environmental Services Department, Waste Management Division

The Waste Management Division shall approve the final Waste Collection Design Standards submission. The Applicant shall satisfy all requirements of the Division. A condition to this effect has been included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the Stage 2 Site Development Application and have provided technical comments dated January 6, 2017, respecting water resource engineering and ecology. They have also reserved the right to provide additional comments on any technical resubmission addressing these matters. The Applicant shall satisfy all requirements of the TRCA. A condition to this effect is included in the recommendation of this report.

### Ministry of Transportation (MTO)

The MTO has reviewed the Stage 2 Site Development Application and advise that the subject lands are located within the MTO Permit Control Area, as such a Building and Land Use permit is required prior to the commencement of any site works. Additionally, Sign Permits may be required for any signage that is located within 400 m and visible from the Provincial Highway property line and/ or the Controlled-Access Highway designation. The MTO have requested additional information respecting all streets shown on the site plan, the extent of urbanized grades along Major Mackenzie Drive and have reserved the right to provide additional comments on any technical resubmission addressing these matters. The Applicant shall satisfy all requirements of the MTO. A condition to this effect is included in the recommendation of this report.

### Nav Canada

The Mackenzie Vaughan Hospital will be constructed to a height of 53.25 m (11-storeys) and is located within Nav Canada's aeronautical review area. The Applicant shall satisfy all requirements of Nav Canada. A condition to this effect has been included in the recommendation of this report.

### Canada Post

Canada Post has no objection to the Stage 2 Site Development Application and will apply the institutional delivery policy (single point of call). The Applicant shall satisfy all requirements of Canada Post. A condition to this effect is included in recommendation of this report.

### Utilities

#### a) Enbridge Gas Distribution

Enbridge Gas Distribution has no objections to the application. The Applicant must contact Enbridge Gas Distribution for service, meter installation, and to ensure all gas piping is installed prior to the commencement of site landscaping. The Applicant shall satisfy all requirements of Enbridge Gas Distribution.

#### b) Powerstream Inc.

Powerstream Inc. has no objections to the application. The Applicant must contact Powerstream Inc. for service, and to ensure transformer location, line truck access, supply points and service main size have been approved prior to commencement of any works. The Applicant shall satisfy all requirements of Powerstream Inc.

### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Support the development of the hospital
- Invest, renew and manage infrastructure and assets
- Continue to ensure the safety and well-being of citizens

### **Regional Implications**

The York Region Community Planning and Development Services Department has reviewed the Stage 2 Site Development Application and have no objections to the development of the Mackenzie Vaughan Hospital.

York Region has identified that Major Mackenzie Drive needs to be widened between Jane Street and Highway 400, from 4 general purpose lanes to 4 general purpose lanes with Transit/High Occupancy Vehicle (HOV) lanes and separate facilities for cyclists and pedestrians. These improvements are identified in York Region's 10 year Capital Improvement Program, with the Environment Assessment commencing in 2017 and construction of the widening anticipated to be completed by 2020. The widening will likely impact the current curb location, the proposed streetscape and engineering designs on the north side of Major Mackenzie Drive. As such, coordination meetings with the Applicant, the City and Region have commenced to establish the scope of work, design and construction and to minimize costs and disruption to motorists and the public. York Region has reaffirmed that the main access will be restricted to right-in/right-out movements onto Major Mackenzie Drive and from the signalized intersections located at Major Mackenzie Drive and Wellness Way and Jane Street and Fredrick Banting Street.

The Applicant shall submit a Site Plan Development Application to the City of Vaughan to amend the approved site plan to address all future streetscape and engineering design revisions resulting from the Major Mackenzie Drive widening. The Site Development Application shall be approved to the satisfaction of the City. A condition to this effect will be included in the implementing Site Plan Agreement for the subject application, in accordance with the recommendation in this report.

The Applicant shall enter into a Regional Site Plan Agreement which will include a provision that the Applicant shall provide York Region with 90% detailed design drawings for the future elevator pavilion on the north side of the Major Mackenzie Drive eastern underpass, together with a pedestrian walkway connection to a public entrance of the Mackenzie Vaughan Hospital (Attachment #3).

The Applicant shall satisfy all requirements of York Region with respect to erosion and sediment control, fencing/hoarding, construction site management, fees and securities, streetscaping, civil engineering works, construction within the Regional right-of-way and the Regional Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

### **Conclusion**

The Zoning By-law Amendment and Stage 2 Site Development Applications have been reviewed in consideration of the policies of the Vaughan Healthcare Centre Precinct Plan, Vaughan Official Plan 2010, the Notice of Approval Conditions (NOAC), the requirements of Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context.

The Stage 2 Site Development Application is the second of a 2 stage approval process that will facilitate the future development of a public hospital on City-owned lands. The Vaughan Development Planning Department is satisfied that the proposed Mackenzie Vaughan Hospital is appropriate, as it conforms to Vaughan Official Plan 2010 and is in keeping with the priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018); to support the development of the hospital and to provide comprehensive and integrated health care to citizens.

Accordingly, the Vaughan Development Planning Department can support the approval of the Stage 2 Site Development File DA.16.100 to permit the development of the Mackenzie Vaughan Hospital in the Vaughan Healthcare Centre Precinct, and Zoning By-law Amendment File Z.16.046 to remove the Holding Symbol "(H)" on the entirety of the subject lands thereby zoning

the entirety of the site HC Healthcare Zone, and subject to the conditions of approval contained in this report. These conditions will require resubmission of the Stage 2 site plan for portions of the site as redlined in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Redlined Site Plan
5. Landscape Plan
6. Landscape Plan Main Entry Plaza: Locations for Future Public Art by Donors
7. Hospital Building Elevations: South & West
8. Hospital Building Elevations: North & East
9. Parking Structure Elevations
10. Central Utility Plant Elevations
11. North-South Building Section: Angular Plane/Maximum Building Height (By-law 076-2014)

**Report prepared by:**

Christina Napoli, Senior Planner, ext. 8483

Respectfully submitted,

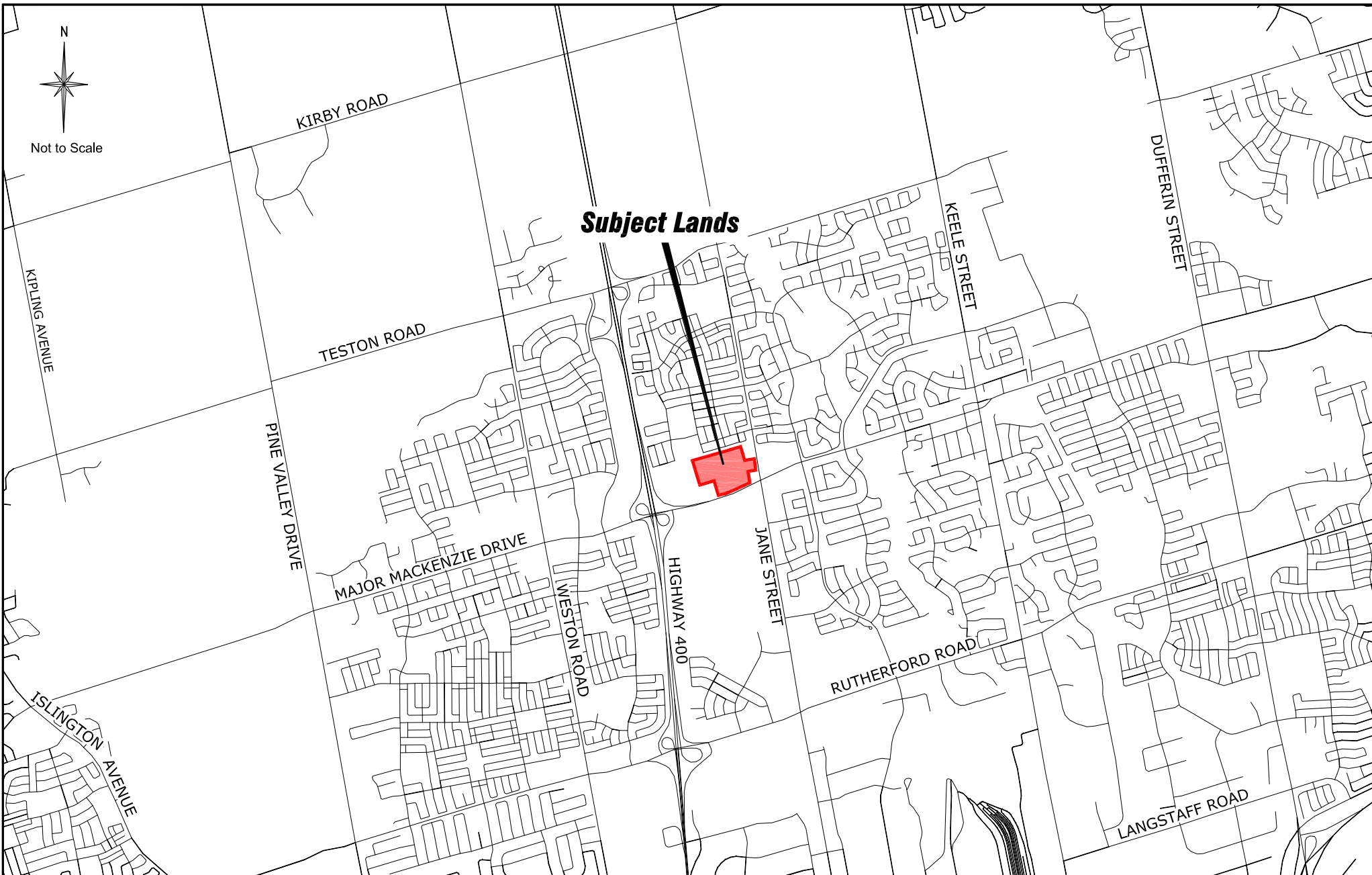
JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

MAURO PEVERINI  
Interim Director of Development Planning

BILL KIRU  
Senior Manager of Development Planning

/CM





## Context Location Map

Location: Part of Lot 21,  
Concession 5

Applicant: Plenary Health (ProjectCo)  
Mackenzie Vaughan Hospital

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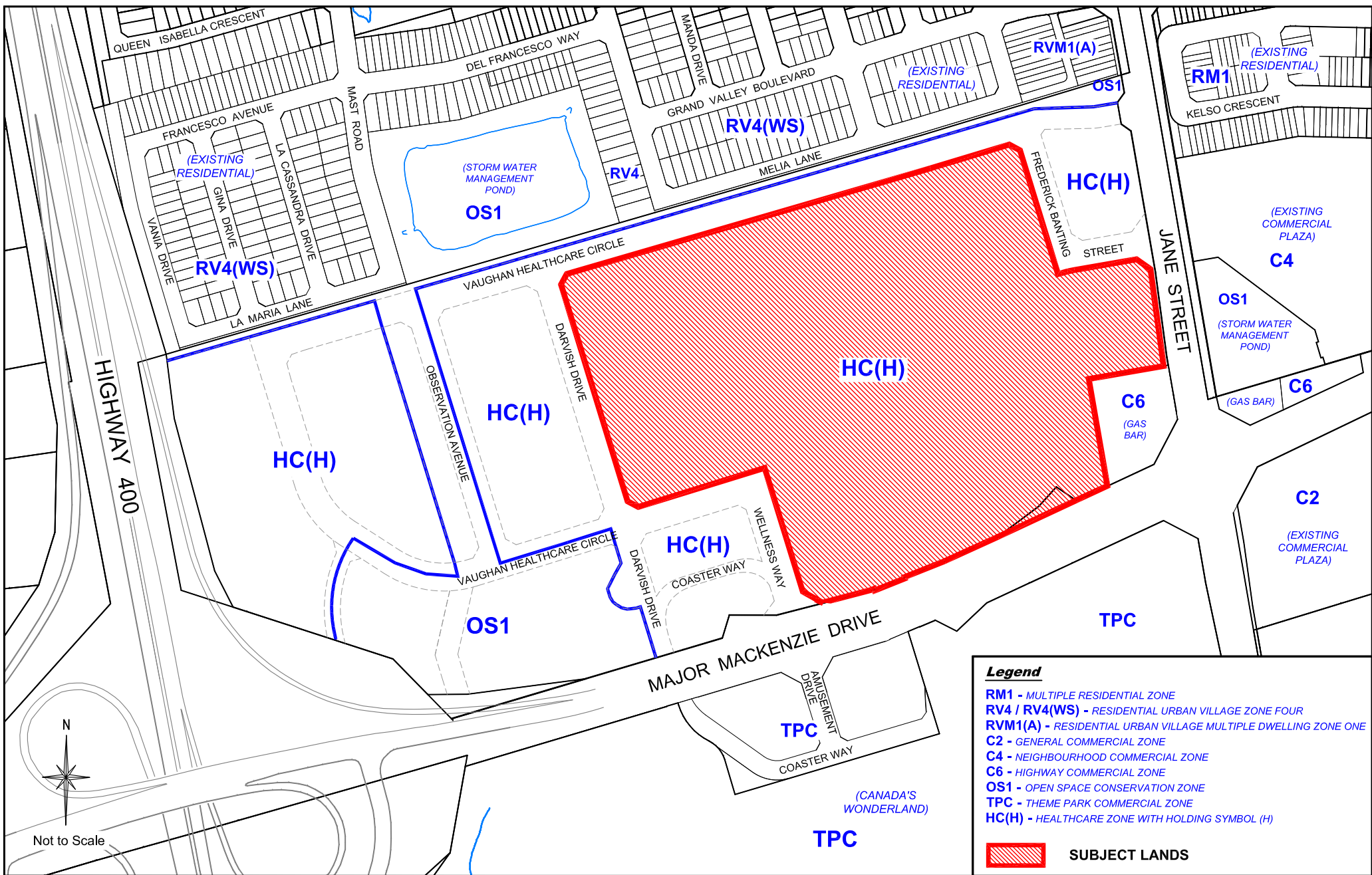


## Attachment

Files: Z.16.046 and  
DA.16.100

Date:  
March 7, 2017

1



## Location Map

Location: Part of Lot 21,  
Concession 5

Applicant: Plenary Health (ProjectCo)  
Mackenzie Vaughan Hospital

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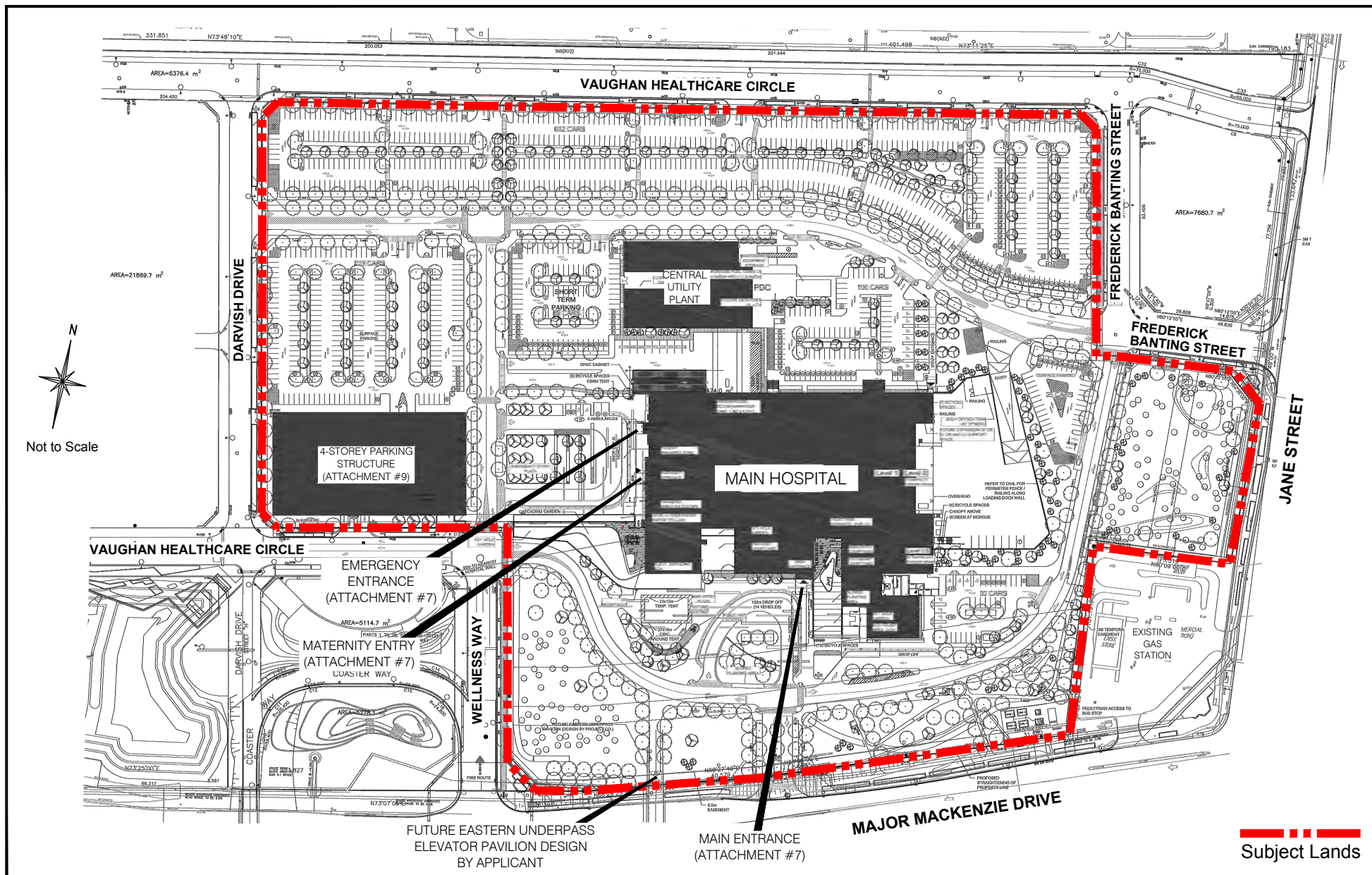


## Attachment

Files: Z.16.046 and  
DA.16.100

Date:  
March 7, 2017

2



# Site Plan

Location: Part of Lot 21,  
Concession 5

Applicant: Plenary Health (ProjectCo)  
Mackenzie Vaughan Hospital

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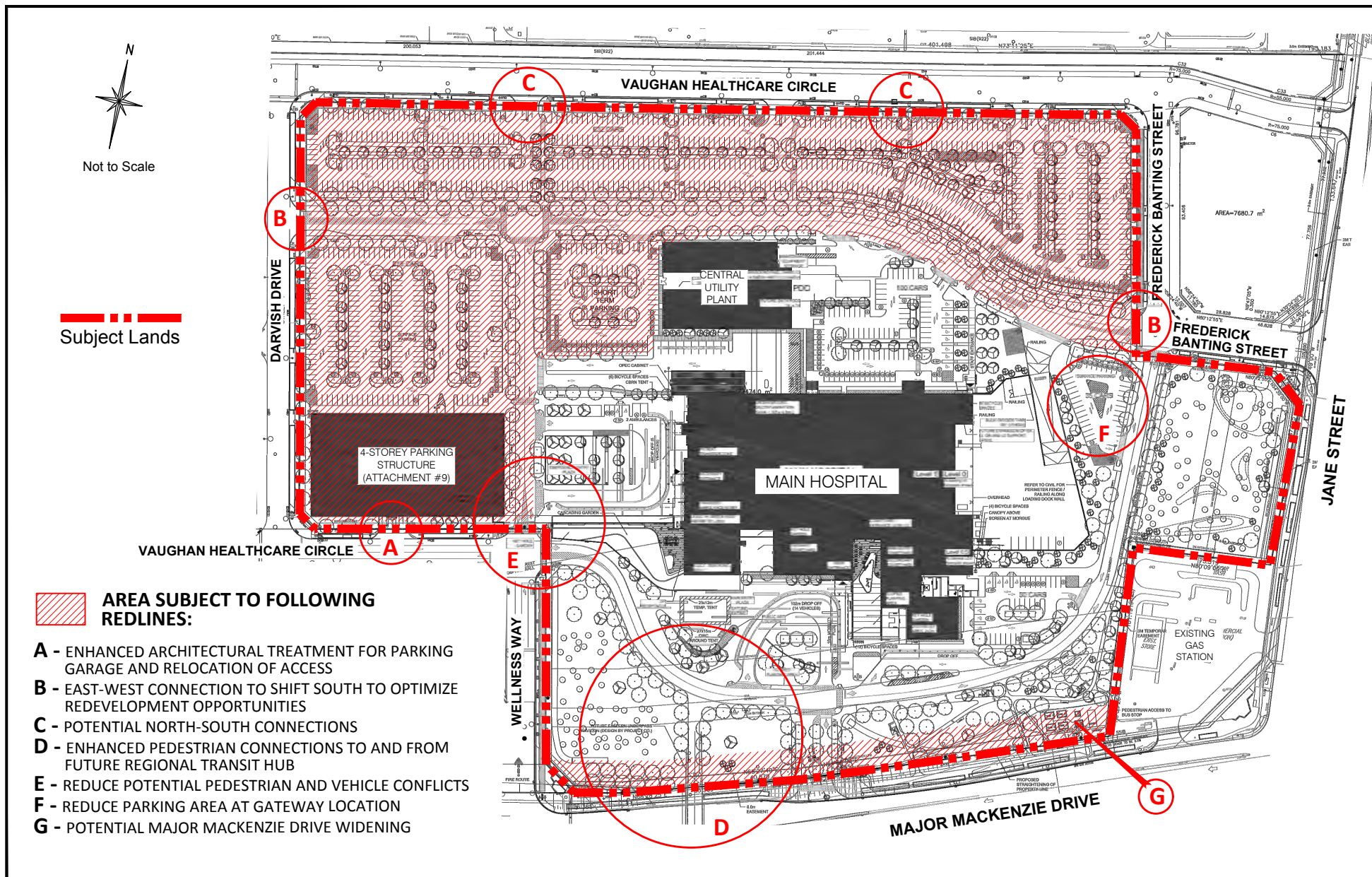
# Attachment

Files: Z.16.046 and  
DA.16.100

Date:  
March 7, 2017

3





## Redlined Site Plan

Location: Part of Lot 21,  
Concession 5

Applicant: Plenary Health (ProjectCo)  
Mackenzie Vaughan Hospital

N:\GIS\_Archive\Attachments\DA\DA.16.100.dwg



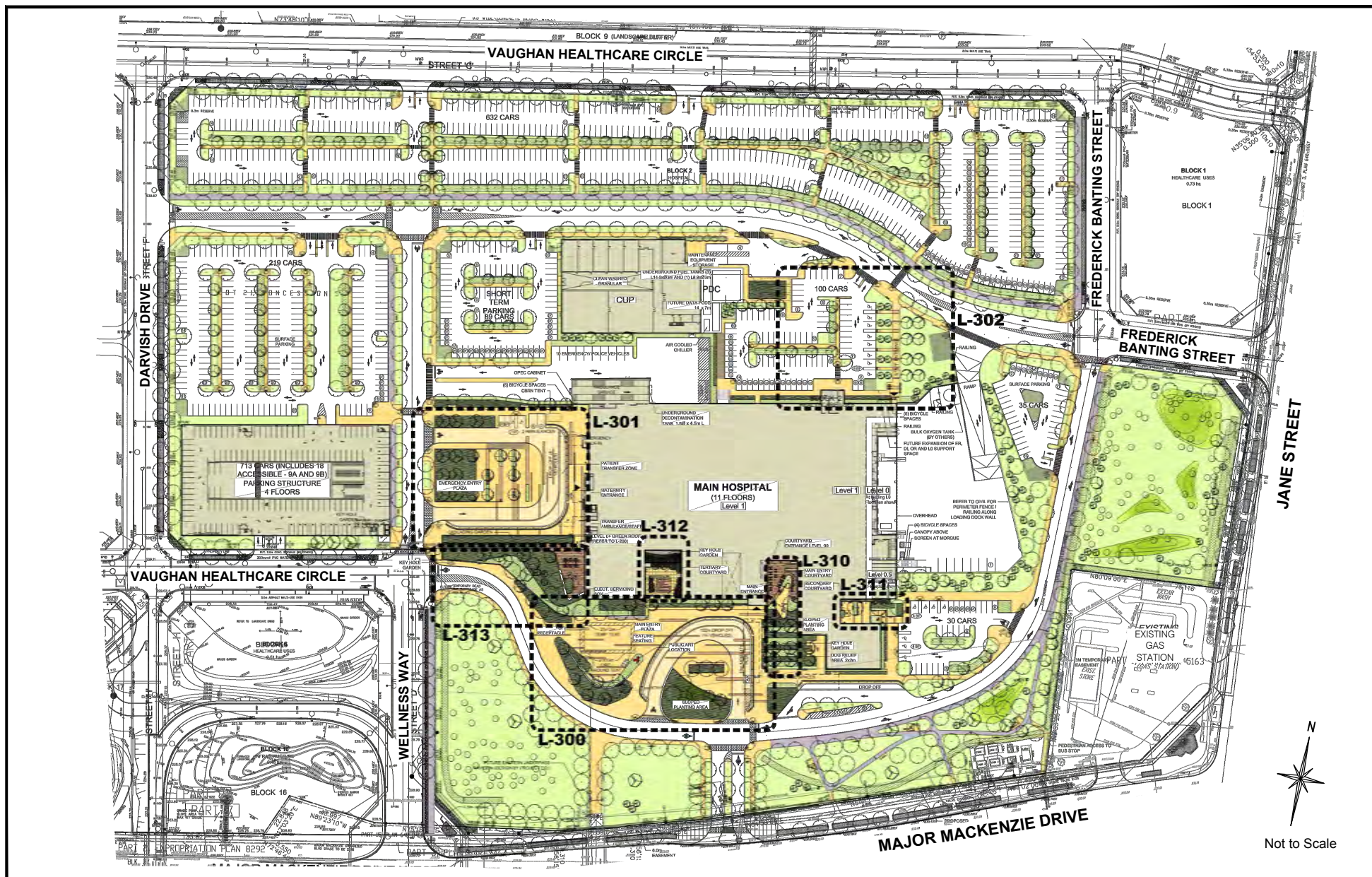
## Attachment

Files: Z.16.046 and  
DA.16.100

Date:  
March 7, 2017

4





# Landscape Plan

Location: Part of Lot 21,  
Concession 5

Applicant: Plenary Health (ProjectCo)  
Mackenzie Vaughan Hospital

N:\GIS\_Archive\Attachments\DA\DA.16.100.dwg



# Attachment

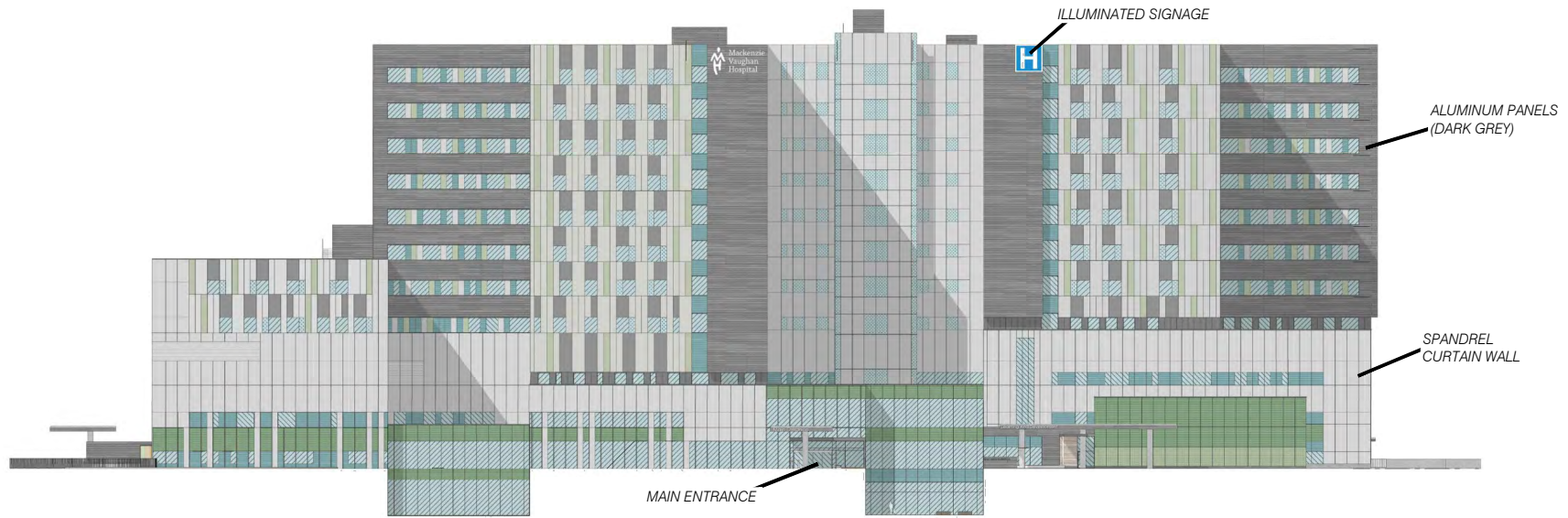
Files: Z.16.046 and  
DA.16.100

Date:  
March 7, 2017

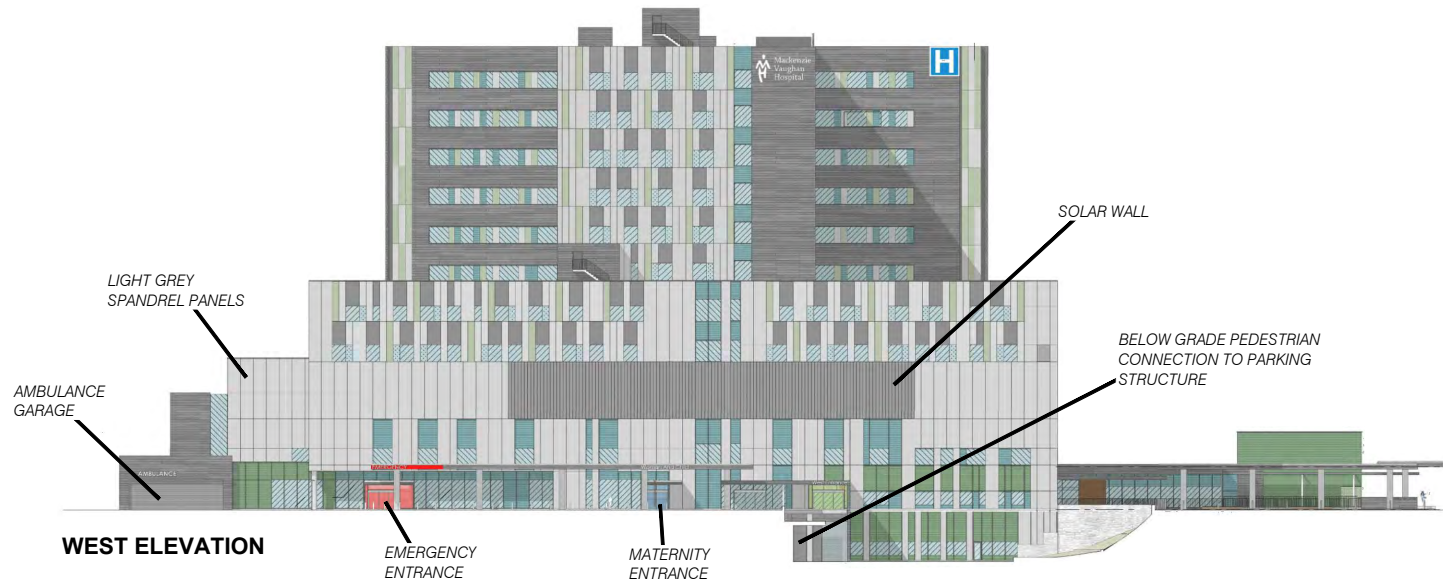
5







**SOUTH (FRONT) ELEVATION - FACING MAJOR MACKENZIE DRIVE**



**WEST ELEVATION**

Not to Scale

## Hospital Building Elevations: South & West

Applicant: Plenary Health (ProjectCo)  
Mackenzie Vaughan Hospital

Location: Part of Lot 21,  
Concession 5



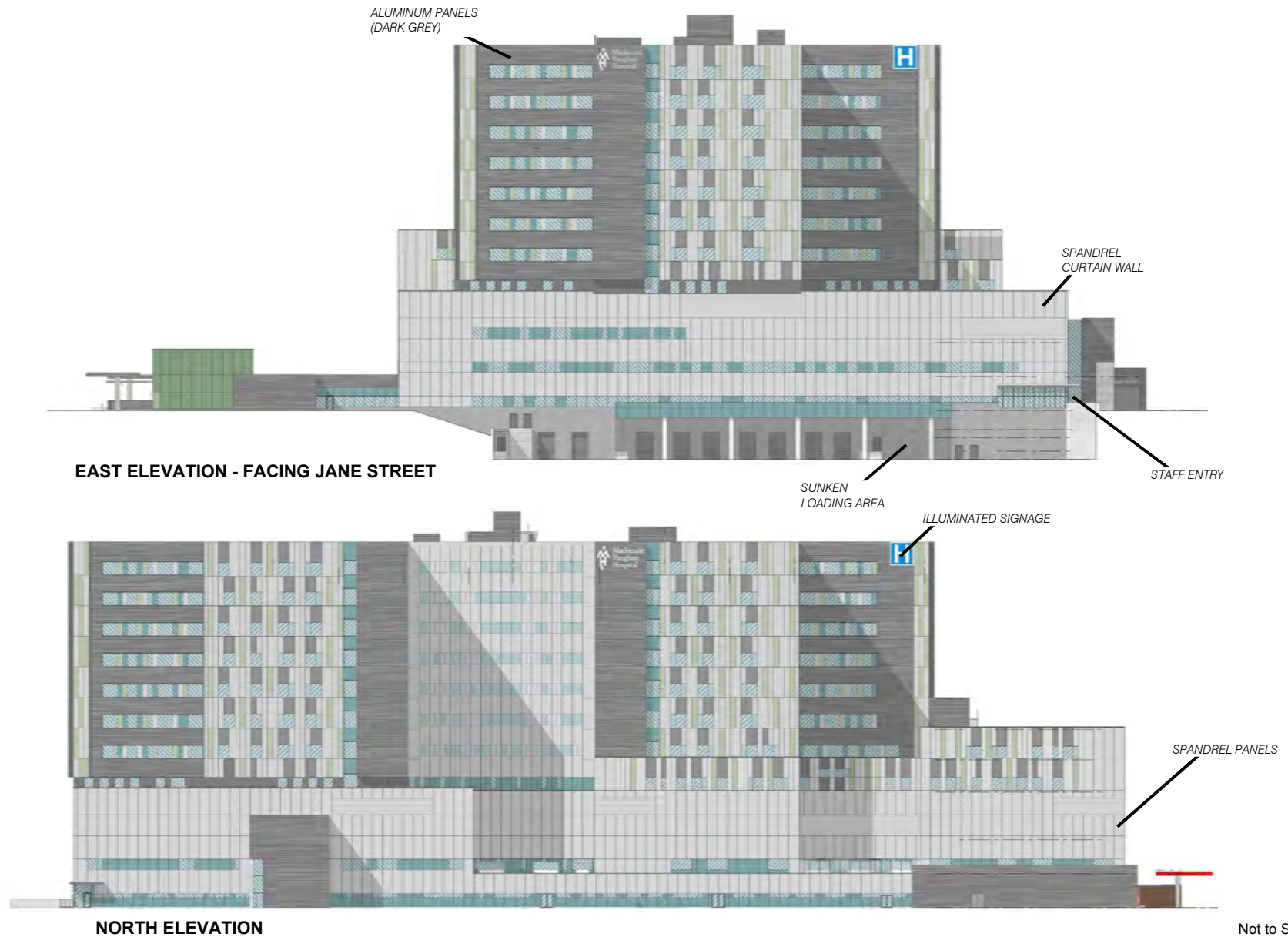
## Attachment

Files: Z.16.046 and  
DA.16.100

Date:  
March 7, 2017

7





## Hospital Building Elevations: North & East

Applicant: Plenary Health (ProjectCo)  
Mackenzie Vaughan Hospital

Location: Part of Lot 21,  
Concession 5



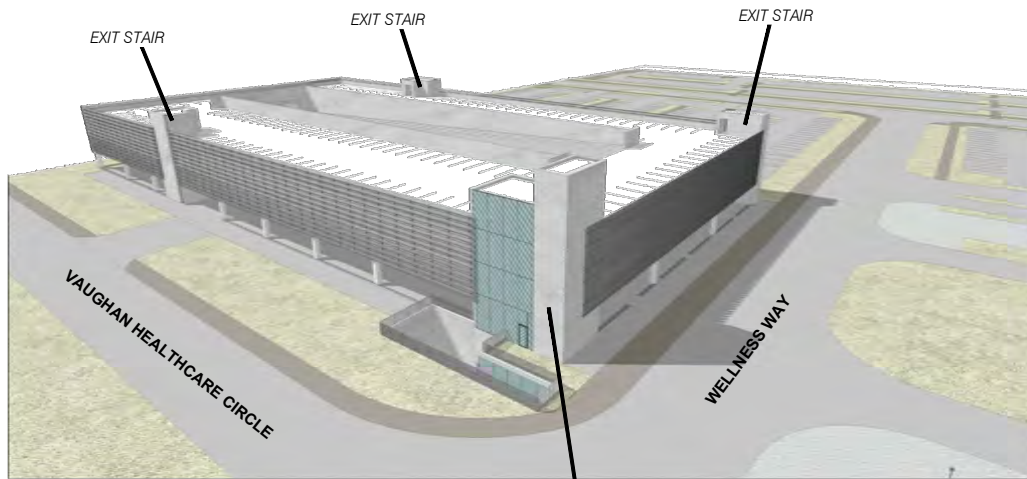
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Files: Z.16.046 and  
DA.16.100

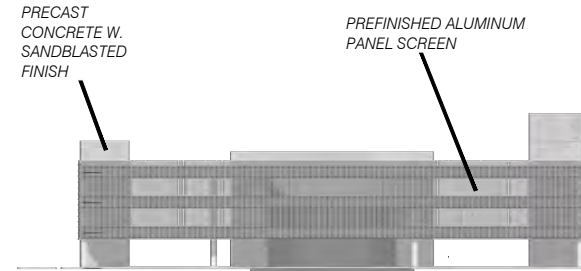
Date:  
March 7, 2017

# 8

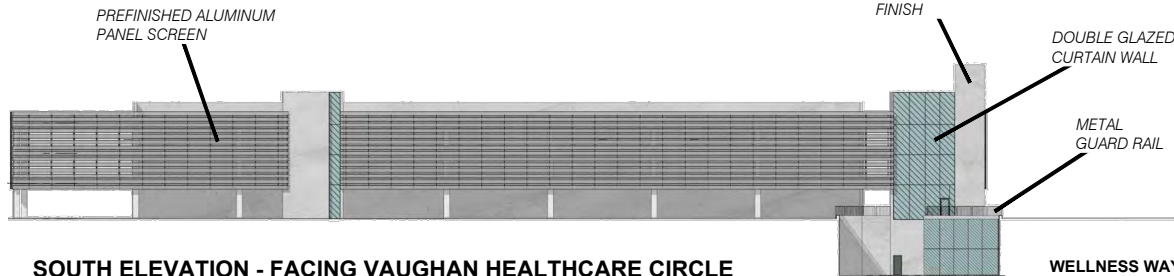




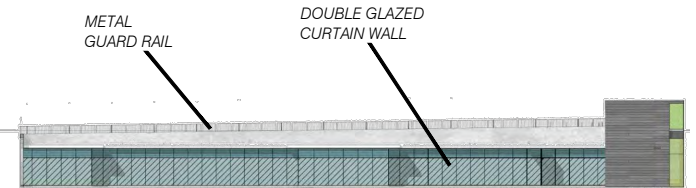
**VIEW FROM SOUTH-EAST**



**WEST ELEVATION - FACING DARVISH DRIVE**



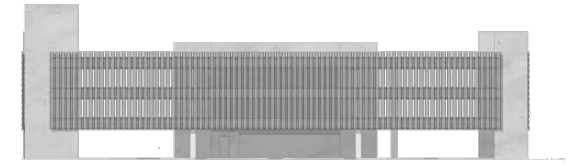
**SOUTH ELEVATION - FACING VAUGHAN HEALTHCARE CIRCLE**



**LEVEL O - BELOW GRADE PEDESTRIAN CONNECTION TO HOSPITAL**



**NORTH ELEVATION**



**EAST ELEVATION - FACING WELLNESS WAY**

Not to Scale

## Parking Structure Elevations

Location: Part of Lot 21,  
Concession 5

Applicant: Plenary Health (ProjectCo)  
Mackenzie Vaughan Hospital

N:\GIS\_Archive\Attachments\DA\DA.16.100.dwg

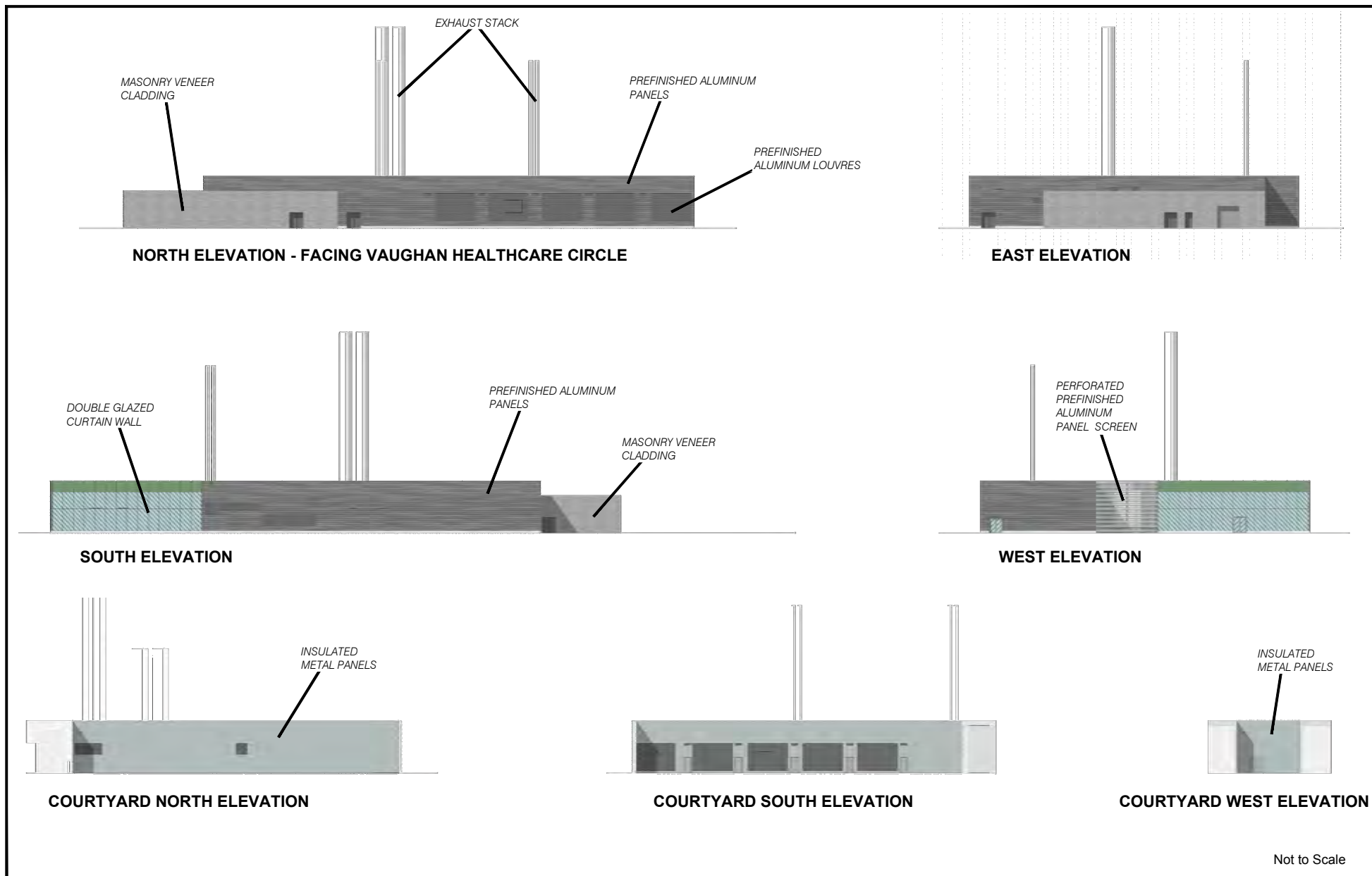


Attachment

Files: Z.16.046 and  
DA.16.100

Date:  
March 7, 2017

9



## Central Utility Plant Elevations

Location: Part of Lot 21,  
Concession 5

Applicant: Plenary Health (ProjectCo)  
Mackenzie Vaughan Hospital

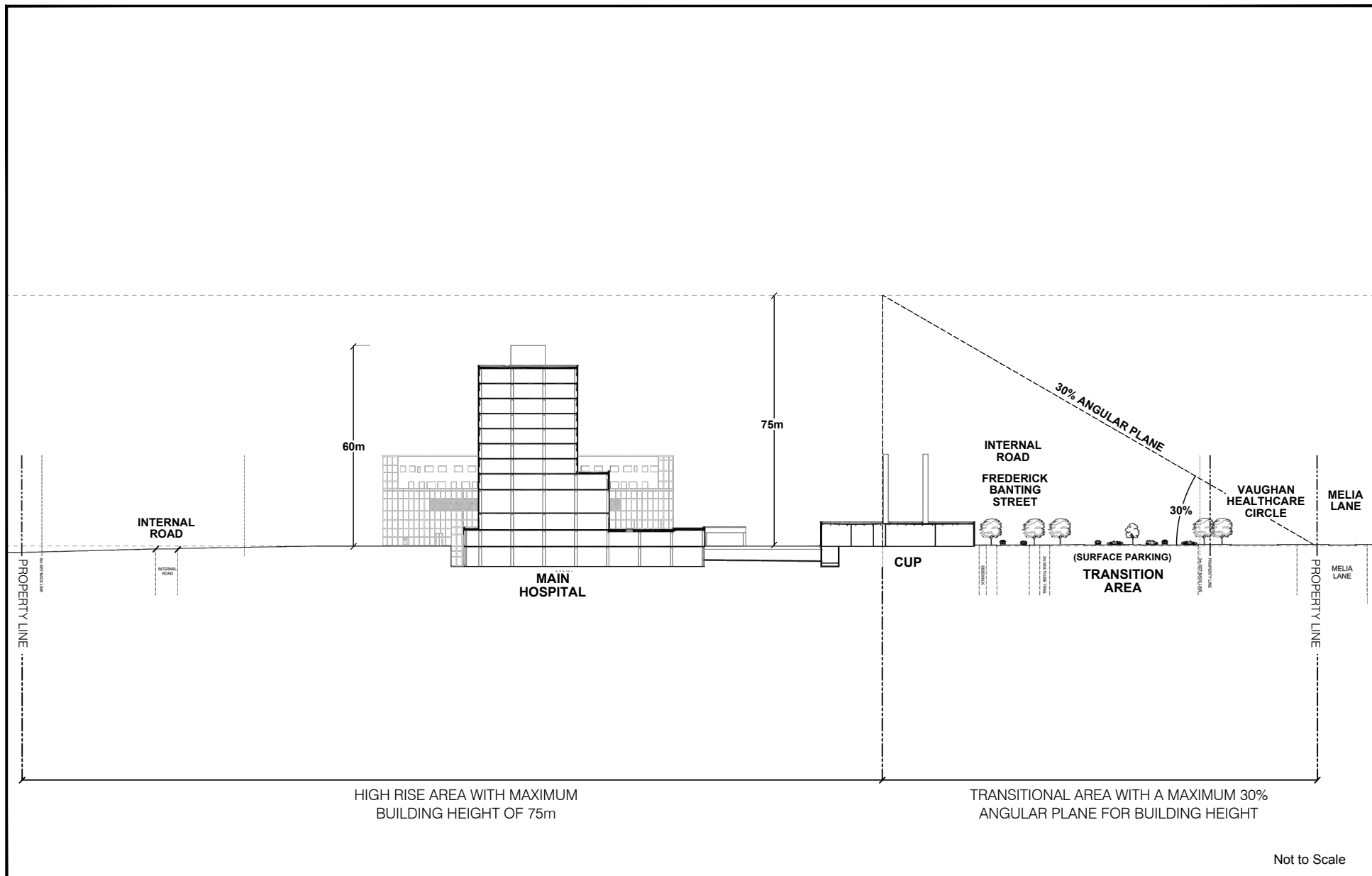
N:\GIS\_Archive\Attachments\DA\DA.16.100.dwg



Attachment  
Files: Z.16.046 and  
DA.16.100

Date:  
March 7, 2017

10



## North-South Building Section: Angular Plane / Maximum Building Height (By-Law 076-2014)

Applicant: Plenary Health (ProjectCo)  
Mackenzie Vaughan Hospital

Location: Part of Lot 21,  
Concession 5



## Attachment

Files: Z.16.046 &  
DA.16.100

Date:  
March 7, 2017

# 11

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 031-2017**

**A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 076-2014.**

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

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

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

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Deleting Key Map 5E and substituting therefor the Key Map 5E attached hereto as Schedule “3”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “1”; and effectively zoning the Subject Lands, HC Healthcare Zone.
  - b) Deleting Part “A” to Exception 9(1400), thereby deleting all reference to the Holding Symbol “(H)”.
  - c) Deleting Schedule “E-1527” and substituting therefor the Schedule “E-1527” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)”.
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 21<sup>st</sup> day of March, 2017.

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Hon. Maurizio Bevilacqua, Mayor

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Barbara A. McEwan, City Clerk

### **SUMMARY TO BY-LAW 031-2017**

The lands subject to this By-law are located on the north side of Major Mackenzie Drive, west of Jane Street, being Block 2 on Registered Plan 65M-4531, in Part Lots 20 and 21, Concession 5, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from the subject lands, which are zoned HC (H) Healthcare Zone with the Holding Symbol “(H)”, to facilitate the development of the Mackenzie Vaughan Hospital, an 11 storey public hospital with a central utility plant and a 4 storey parking structure.

The subject lands were originally zoned with the Holding Symbol “(H)” by Zoning By-law 076-2014, which permits the removal of the Holding Symbol “(H)” when Vaughan Council approves a Site Development application, specifically the Stage 2 Site Development Application. On March 21, 2017, Vaughan Council approved the Stage 2 Site Development File DA.16.100 and therefore, the Holding Symbol “(H)” can now be removed, effectively zoning the entirety of the subject lands HC Healthcare Zone.