

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 11, Report No. 6, of the Finance, Administration and Audit Committee, which was adopted without amendment by the Council of the City of Vaughan on June 27, 2017.

11 RESPONSE TO APRIL 4, 2017 MEMBERS RESOLUTION SUPPORTING THE DEVELOPMENT OF THE HOSPITAL AND PROPOSED BUDGET AMENDMENT MACKENZIE VAUGHAN HOSPITAL

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager Planning and Growth Management, the Director of Building Standards, and the Director of Development Planning, dated June 6, 2017:

Recommendation

The Deputy City Manager Planning and Growth Management, the Director of Building Standards, and the Director of Development Planning, in consultation with the Director of Financial Planning and Development Finance, Deputy City Treasurer and the Director of Development Engineering & Infrastructure Planning recommend:

1. That two (2) staff with specialized expertise in Ontario Building Code plans review and inspections be added for a three year temporary complement for the Building Standards Department to address resourcing requirements associated with the Mackenzie Vaughan Hospital;
2. That the two positions be fully funded for the three year period by Building Permit revenues and / or the Building Standards Continuity Reserve;
3. That should the Building Standards Department require future resources for the Mackenzie Vaughan Hospital and where these resources will be fully funded by Building Permit revenues and / or the Building Standards Continuity Reserve that the Chief Building Official be delegated authority to add the required staff;
4. That due to the complex design and requirements for timely turnaround of peer reviews for the Mackenzie Vaughan Hospital, the Deputy City Manager Planning and Growth Management be authorized to award a single source contract for a value of work greater than \$100,000.00 but less than \$400,000.00, fully recoverable from building permit revenues. The work is related to structural engineering, architectural, mechanical and Building Code peer review Code Consultant to facilitate timely review of permits; and
5. That the information in this report in response to the Member's Resolution (Attachment #1) on the progress being made in respect of the resolution of the redlined conditions of site plan approval (Attachment #2), for the Mackenzie Vaughan Hospital (File DA.16.100) approved by Vaughan Council on March 21, 2017 (Report No. 10, Item No. 3, Recommendation 2. a) i)) be received.

Contribution to Sustainability

The review and issuance of building permits associated with this construction project will be in conformance with the 2012 Ontario Building Code (OBC) as revised, including the updated environmental sustainability standards outlined and/or referenced in its regulations, as well as the unique provisions of the Ministry of Health and Long Term Care and other applicable laws related to this type of project. In addition, mandated energy efficiency requirements for building designs will be taken into account. The Vaughan Healthcare Centre Precinct Plan, Precinct Landscape, Streetscape and Planting Guidelines and Notice of Approval Conditions (NOAC) requirements

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included consideration of sustainability measures. Staff are working with Mackenzie Health, IO, and ProjectCo Consortium (PCL/Plenary team) to ensure these measures are achieved in the new hospital.

Economic Impact

The proposed contract positions include two (2) full time Senior Building Officials. The estimated total cost for these two positions is approximately \$720,000 based on an average annual estimated cost of approximately \$120,000 per position for a three year contract each. In addition, a total initial setup cost of approximately \$10,000 is required.

The two positions are related to meeting the City's regulatory obligations for the Building Code Act and Building Code related activities. It is anticipated that the building permit fees for the main hospital building and the associated parking structure will cover the full costs of hiring the additional resources. Should additional resources be required for the completion of the project, funding from the Building Permit revenues and / or Building Standards Continuity Reserve will ensure a successful delivery, without any negative impact on the general tax base.

Communications Plan

The two positions will be advertised both internally and externally, allowing the department to attract a wider pool of qualified candidates to be considered for this major and uniquely specialized health care facility. Infrastructure Ontario and Mackenzie Health were informed of our intent to seek the approval of additional staff as required from Council.

Purpose

The first purpose of this report is to seek Council's approval for two (2) full time Senior Building Officials positions and to obtain delegated authority to award single source contracts for work greater than \$100,000.00 but less than \$400,000.00 in order to meet the City's legislated review requirements and to ensure timely and diligent service delivery for the plans review and field inspections related to the construction activities of the new Mackenzie Vaughan Hospital (MVH), that are currently underway.

Additionally, this report responds to the Member's Resolution brought forward at the April 4th Committee of the Whole meeting which requested an update and clarification on the progress being made regarding the resolution of the redlined conditions of site plan approval for the Mackenzie Vaughan Hospital and other matters described in the resolution (Attachment #1).

Background - Analysis and Options

On May 17, 2016, Council approved three staff with specialized expertise in Ontario Building Code plans review and field inspections for a three year period as temporary complement for the Building Standards Department to address resourcing requirements associated with the Mackenzie Vaughan Hospital (Item 7, Report No. 6 of Finance, Administration and Audit Committee May 2, 2016).

The Mackenzie Vaughan Hospital project was tendered by Infrastructure Ontario (IO) as a "design-build and finance" project. This type of project involves staged and expedited partial permits and the potential for numerous design changes as the project unfolds. Adequate Code enforcement of such a project will require extraordinary attention on the part of Building Standards Department and other departments.

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As a result of the ongoing working relationship and communications with the selected bidder, it was determined that two (2) new staffing resources are required for a three (3) year period to meet the aggressive schedule of building activities with extensive revisions expected. In addition, while all known permitting milestones have been achieved to date with staff awaiting the submission of permit drawings, there has been a concern expressed from Mackenzie Health and the ProjectCo Consortium on mitigating any timing risks by applying additional City resources. City staff share the view that dedicated resources will help to ensure that mandated OBC timelines and industry expectations of service delivery will be achieved for this project taking into account continued high levels of development activity throughout the City.

The Mackenzie Vaughan Hospital is a new and unique class of project for Vaughan. It is also a high profile public project which is anticipated to face increased levels of scrutiny and interest. The responsibilities and expectations are high. By approving this request, Council will help ensure that industry expectations for building permits and inspections service delivery are met with this Term of Council Priority initiative.

Members Resolution - Redlined Conditions of Site Plan Approval

In discussions between MVH and ProjectCo in January, February and March staff raised numerous concerns with the revised design of the Hospital. In order to facilitate timely approvals and construction, staff approved a site plan with redlined requirements to address areas of concern to the City and Region of York staff, identified during reviews.

On April 4, 2017, Vaughan Council approved a resolution (Attachment #1) submitted by Ward 2 Councillor Tony Carella on the progress being made in respect of the resolution of the redlined conditions of site plan approval noted below, that were approved by Vaughan Council on March 21, 2017 (Report No. 10, Item No. 3, Recommendation 2. a) i)).

On April 28, 2017, ProjectCo submitted revised plans, including the site plan shown on Attachment #3, together with the required supporting studies, in an effort to address City and public agency comments and achieve resolution of the redlined conditions of site plan approval. Staff assessment of the changes and the position of both ProjectCo and City/agency reviewers is as follows:

"2. a) that prior to the issuance of a Building Permit by the Vaughan Building Standards Department:

- i) the Applicant shall address all redlines shown on Attachment #4, to the satisfaction of the City, respecting the following:
 - a) enhanced architectural treatment of the parking structure and relocation of the ingress/egress driveway;

ProjectCo Revision: Replaced dark gray pre-finished aluminium panels with a perforated pre-finished aluminium screen to enhance architectural treatment of parking structure elevations as shown on Attachment #4;

City Position: The City appreciates the relocation of the driveway and access locations into the parking structure and is working with ProjectCo to finalize the parking structure design;

- b) the reconfiguration of the east-west private road between Fredrick Banting Street and Darvish Drive;

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ProjectCo Revision: An agreement was reached by all parties and the east-west private road identified in the March 21 Vaughan Council approval remains unchanged;

City Position: The City is now satisfied with this alignment subject to certain refinements;

- c) north-south connections from the east-west private road to Vaughan Healthcare Circle;

ProjectCo Revision: Provided a north-south connection between the east-west private road to Vaughan Healthcare Circle which has been designed with bollards and therefore will not be open to vehicular movements. The parking spaces removed to achieve this revision were relocated west of Jane Street within a new parking area. Mackenzie Health is concerned with additional cut-through traffic and potential impacts to the operation of the emergency and maternity entrance nearby. Mackenzie Health proposes that the bollards could be removed after the completion of an independent review of traffic operations 3 years after full occupancy of the hospital;

City Position: While the City appreciates the identification of the north-south driveway in the revised plan, the City requires that the north-south connection be open to provide unobstructed vehicular movements and porosity;

- 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;

ProjectCo Revision: Advanced the design of the Eastern Underpass Pavilion structure to include a paved area at grade for pedestrian access.

City Position: The City appreciates that ProjectCo has advanced the design of pavilion to satisfy their obligation to provide the Region of York with 90% detailed design drawings for the future elevator pavilion but City staff and the Region also require ProjectCo to provide pedestrian connections from the public entrance of the Hospital to the pavilion structure and beyond to the Regional transit hub south of Major Mackenzie Drive;

- e) parking garage driveway relocation;

ProjectCo Revision: Ingress/egress driveway from the south side of the parking structure has been located from Vaughan Healthcare Circle to the north side of the parking structure accessed from Darvish Drive;

City Position: The City is satisfied with the relocation of the driveway and entrances to the parking garage and will further assess the pedestrian movements upon receipt and review of the revised Transportation Impact Study (TIS) and Transportation Demand Management Plan;

- f) reduce parking area at the gateway location and enhance the landscape;

ProjectCo Revision: Reorganized the parking area, reduced number of parking spaces from 35 to 30 and provided additional trees, sod, pavers and

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depressed curb at intersection of Fredrick Banting Street and the east-west private road;

City Position: The City will assess of the design and function of the new parking area resulting from the north-south connection through its review of the revised plans submitted by ProjectCo.

Although, not identified as a redlined condition of site plan approval, Ward 1 Councillor Iafrate, requested enhanced architectural treatment of the Central Utility Plant (CUP) at the March 7, 2017, Committee of the Whole meeting. ProjectCo has revised the north building elevation of the CUP to include glass panels as shown on Attachment #5.

In summary, all parties have reached agreement on the relocation of the ingress/egress driveway to the parking structure; the enhanced architectural treatment of parking structure subject to some conditions; the location of the east-west private road; the location of north-south connection; the location and advanced design of eastern underpass pavilion structure; and, the reduced number of parking spaces and increased landscaping at the Fredrick Banting Street gateway.

The red-lined matters that remain outstanding include the pattern of the perforated screen proposed for the parking structure elevations; the review of the design and function of the new parking area resulting from the north-south connection; and, the addition of a pedestrian connection(s) from the pavilion structure to the hospital. The assessment of vehicle movements and markings and reduced pedestrian and vehicle conflicts related to the relocation of the ingress/egress parking structure driveway and function and operation of the north-south connection will be completed upon receipt and review of the revised Transportation Impact Study (TIS) and Transportation Demand Management Plan (TDM).

City Staff will undertake the review of the revised plans and studies at its earliest opportunity. ProjectCo shall address any additional comments on this technical resubmission, to the satisfaction of the City and respective public agencies. City Staff will continue to work with ProjectCo to resolve the matters that remain outstanding prior to issuance of a Vaughan Building Permit(s) related to the said works and finalize details of the Stage 2 Site Development File DA.16.100 for the Mackenzie Vaughan Hospital, prior to the execution of implementing Site Plan Agreement. Additional approval from Vaughan Council is not required with respect to these matters as required approvals for the types of works and approvals required to facilitate this next stage of hospital construction is delegated to the Deputy City Manager, Planning and Growth Management or the Director of Development Planning, the Director of Development Engineering and Infrastructure Planning, York Region Officials and or the Chief Building Official.

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

This report is linked to the Term of Council Priority “Support the development of the Hospital”. The information outlines measures staff has taken to allow phased construction of the hospital while ensuring Vaughan Council Notice of Approval Conditions are addressed.

The specialized staff positions and the delegated authority to single source for the purposes of a Code Consultant as requested are solely dedicated to the design and construction activities associated with the Mackenzie Vaughan Hospital. This specific request ensures that our municipal obligations for OBC plans review, prescribed field inspections and project coordination as they relate to the hospital project will support operational and service excellence by providing sufficient and qualified resources to ensure we meet service levels and Council priorities.

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Regional Implications

The Mackenzie Vaughan Hospital will be a major regional healthcare provider serving Southwest York Region and the GTA in order to meet the growing needs of our community and the public at large. The Region of York is a major funding partner; Approval Authority, and reviewer, and will be delivering upgraded infrastructure and transit to the Hospital Precinct.

Conclusion

The two positions requested will be solely dedicated to the administration of the Building Code Act and enforcement of the OBC through conducting plans review and prescribed field inspections associated with the design and construction of the new Mackenzie Vaughan Hospital. Both positions and the peer review Code Consultant work discussed in this report will be funded entirely from Building Permit fees and the Building Standards Continuity Reserve, as required.

The additional resources will have no negative impact on taxation for the City and is therefore being brought forward for consideration to be added to the approved 2017 Budget.

City Staff will continue to work with ProjectCo to resolve the redlined conditions prior to issuance of a Vaughan Building Permit(s) related to said works and to finalize details of the Stage 2 Site Development File DA.16.100 for the Mackenzie Vaughan Hospital, prior to the execution of implementing Site Plan Agreement.

Attachments

1. Members Resolution, April 4, 2017, Supporting the Development of the Hospital
2. Redlined Site Plan, File DA.16.100
3. Revised Site Plan, File DA.16.100
4. Revised Building Elevations – Parking Structure, File DA.16.100
5. Revised Building Elevations – Central Utility Plant, File DA.16.100

Report prepared by:

Dan Mitta, Project Manager, Code Compliance, MVH. Ext. 8797

(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.)

RESPONSE TO APRIL 4, 2017 MEMBERS RESOLUTION SUPPORTING THE DEVELOPMENT OF THE HOSPITAL AND PROPOSED BUDGET AMENDMENT MACKENZIE VAUGHAN HOSPITAL**Recommendation**

The Deputy City Manager Planning and Growth Management, the Director of Building Standards, and the Director of Development Planning, in consultation with the Director of Financial Planning and Development Finance, Deputy City Treasurer and the Director of Development Engineering & Infrastructure Planning recommend:

1. That two (2) staff with specialized expertise in Ontario Building Code plans review and inspections be added for a three year temporary complement for the Building Standards Department to address resourcing requirements associated with the Mackenzie Vaughan Hospital;
2. That the two positions be fully funded for the three year period by Building Permit revenues and / or the Building Standards Continuity Reserve;
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City Position: The City appreciates the relocation of the driveway and access locations into the parking structure and is working with ProjectCo to finalize the parking structure design;

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City Position: While the City appreciates the identification of the north-south driveway in the revised plan, the City requires that the north-south connection be open to provide unobstructed vehicular movements and porosity;

- 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;

ProjectCo Revision: Advanced the design of the Eastern Underpass Pavilion structure to include a paved area at grade for pedestrian access.

City Position: The City appreciates that ProjectCo has advanced the design of pavilion to satisfy their obligation to provide the Region of York with 90% detailed design drawings for the future elevator pavilion but City staff and the Region also require ProjectCo to provide pedestrian connections from the public entrance of the Hospital to the pavilion structure and beyond to the Regional transit hub south of Major Mackenzie Drive;

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- f) reduce parking area at the gateway location and enhance the landscape;

ProjectCo Revision: Reorganized the parking area, reduced number of parking spaces from 35 to 30 and provided additional trees, sod, pavers and depressed curb at intersection of Fredrick Banting Street and the east-west private road;

City Position: The City will assess of the design and function of the new parking area resulting from the north-south connection through its review of the revised plans submitted by ProjectCo.

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The red-lined matters that remain outstanding include the pattern of the perforated screen proposed for the parking structure elevations; the review of the design and function of the new parking area resulting from the north-south connection; and, the addition of a pedestrian connection(s) from the pavilion structure to the hospital. The assessment of vehicle movements and markings and reduced pedestrian and vehicle conflicts related to the relocation of the ingress/egress parking structure driveway and function and operation of the north-south connection will be completed upon receipt and review of the revised Transportation Impact Study (TIS) and Transportation Demand Management Plan (TDM).

City Staff will undertake the review of the revised plans and studies at its earliest opportunity. ProjectCo shall address any additional comments on this technical resubmission, to the satisfaction of the City and respective public agencies. City Staff will continue to work with ProjectCo to resolve the matters that remain outstanding prior to issuance of a Vaughan Building Permit(s) related to the said works and finalize details of the Stage 2 Site Development File DA.16.100 for the Mackenzie Vaughan Hospital, prior to the execution of implementing Site Plan Agreement. Additional approval from Vaughan Council is not required with respect to these matters as required approvals for the types of works and approvals required to facilitate this next stage of hospital construction is delegated to the Deputy City Manager, Planning and Growth Management or the Director of Development Planning, the Director of Development Engineering and Infrastructure Planning, York Region Officials and or the Chief Building Official.

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

This report is linked to the Term of Council Priority “Support the development of the Hospital”. The information outlines measures staff has taken to allow phased construction of the hospital while ensuring Vaughan Council Notice of Approval Conditions are addressed.

The specialized staff positions and the delegated authority to single source for the purposes of a Code Consultant as requested are solely dedicated to the design and construction activities associated with the Mackenzie Vaughan Hospital. This specific request ensures that our municipal obligations for OBC plans review, prescribed field inspections and project coordination as they relate to the hospital project will support operational and service excellence by providing sufficient and qualified resources to ensure we meet service levels and Council priorities.

Regional Implications

The Mackenzie Vaughan Hospital will be a major regional healthcare provider serving Southwest York Region and the GTA in order to meet the growing needs of our community and the public at large. The Region of York is a major funding partner; Approval Authority, and reviewer, and will be delivering upgraded infrastructure and transit to the Hospital Precinct.

Conclusion

The two positions requested will be solely dedicated to the administration of the Building Code Act and enforcement of the OBC through conducting plans review and prescribed field inspections associated with the design and construction of the new Mackenzie Vaughan Hospital. Both positions and the peer review Code Consultant work discussed in this report will be funded entirely from Building Permit fees and the Building Standards Continuity Reserve, as required.

The additional resources will have no negative impact on taxation for the City and is therefore being brought forward for consideration to be added to the approved 2017 Budget.

City Staff will continue to work with ProjectCo to resolve the redlined conditions prior to issuance of a Vaughan Building Permit(s) related to said works and to finalize details of the Stage 2 Site Development File DA.16.100 for the Mackenzie Vaughan Hospital, prior to the execution of implementing Site Plan Agreement.

Attachments

1. Members Resolution, April 4, 2017, Supporting the Development of the Hospital
2. Redlined Site Plan, File DA.16.100
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5. Revised Building Elevations – Central Utility Plant, File DA.16.100

Report prepared by:

Dan Mitta, Project Manager, Code Compliance, MVH. Ext. 8797

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning and Growth Management

JASON SCHMIDT-SHOUKRI
Director of Building Standards and
Chief Building Official

MAURO PEVERINI
Director of Development Planning

**MEMBER'S RESOLUTION**

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

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

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

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

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

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

Now therefore be it resolved:

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

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

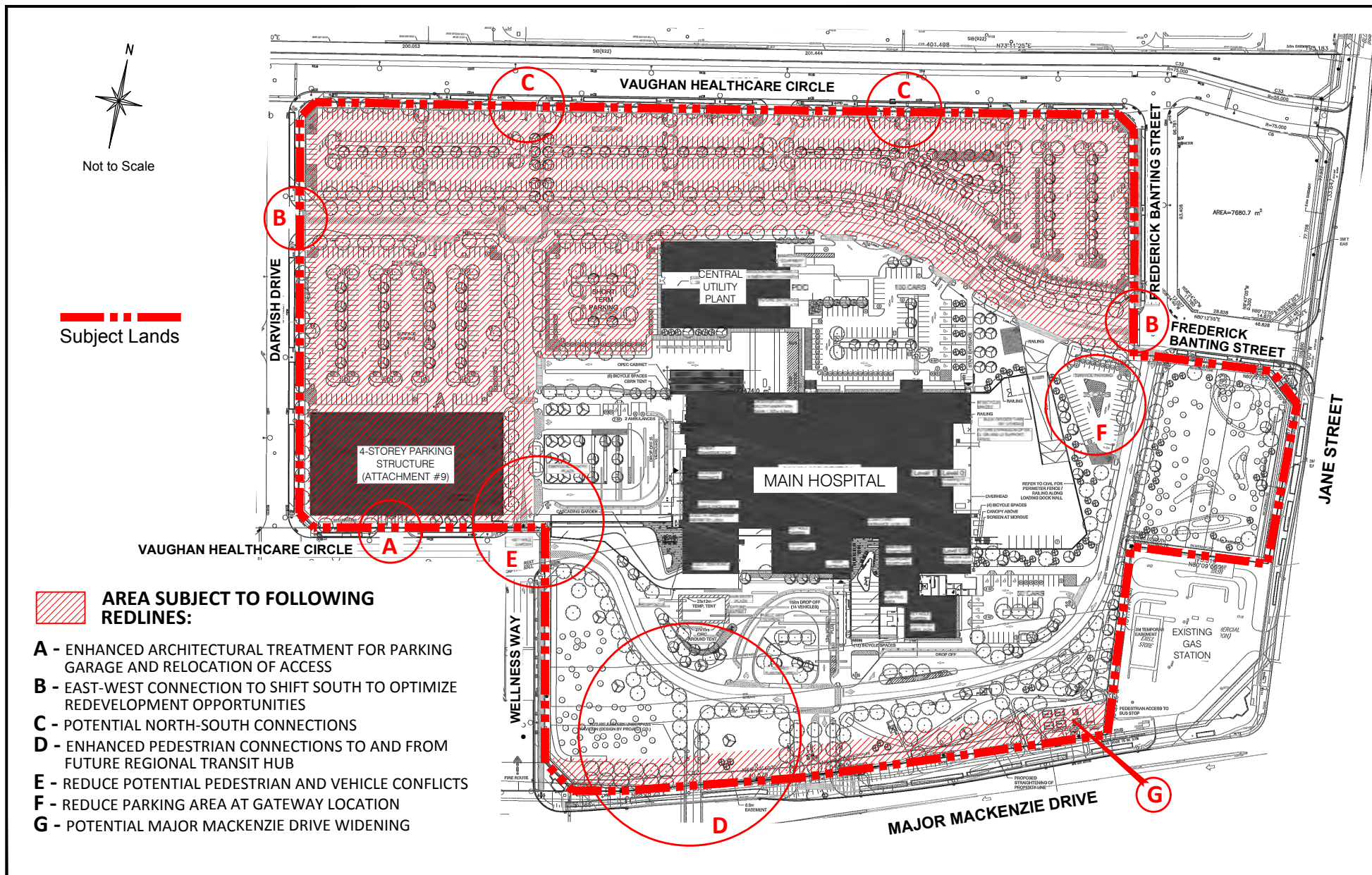
That the requested report be available no later than April 28, 2017, for review by the Committee of the Whole at its meeting of May 2, 2017.

Respectfully submitted,

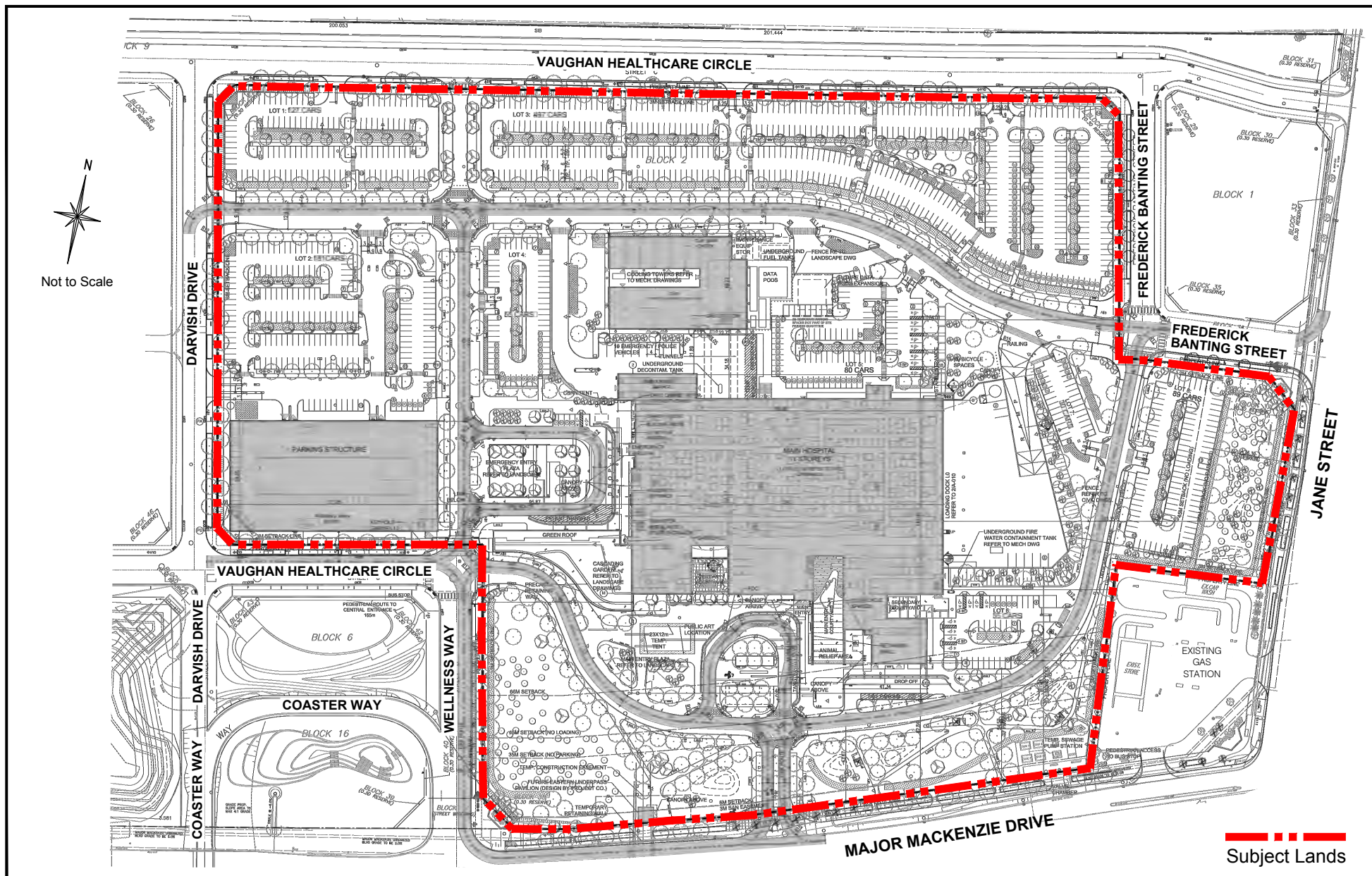
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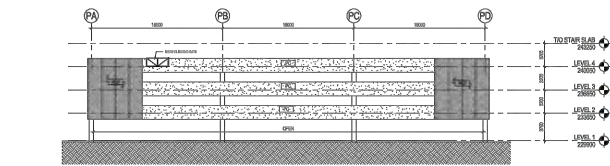
Attachments

None

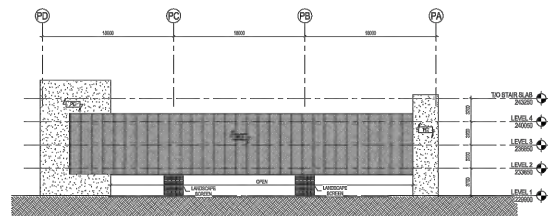


*Redlined Site Plan -
File DA.16.100*





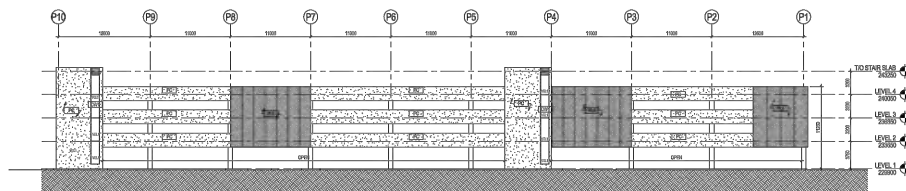
4 ELEVATION - WEST
1:200



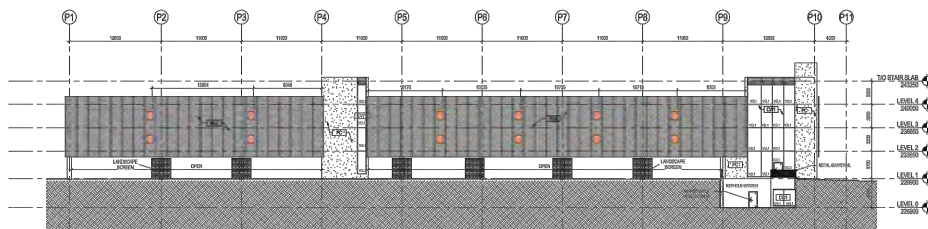
3 ELEVATION - EAST
1:200



PERSPECTIVE VIEW FROM SOUTH-EAST



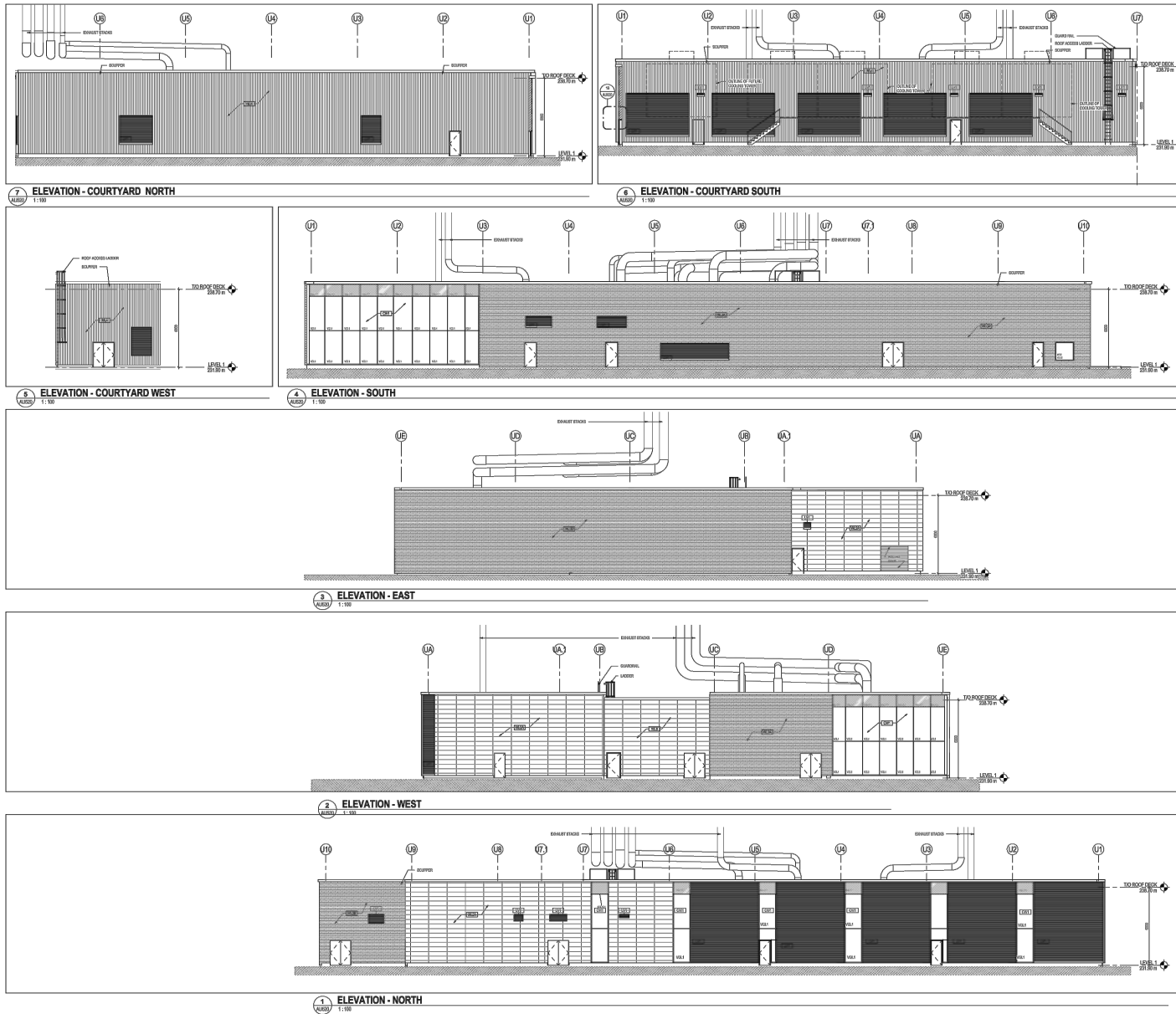
2 Elevation - NORTH
1:200



1 ELEVATION - SOUTH
1:200

Not to Scale

*Revised Building Elevation:
Parking Structure -
File DA.16.100*



Not to Scale

*Revised Building Elevation:
Central Utility Plant -
File DA.16.100*