

CITY OF VAUGHAN

EXTRACT FROM SPECIAL COUNCIL MEETING MINUTES OF JULY 31, 2014

Item 1, Report No. 35, of the Special Committee of the Whole, which was adopted without amendment by the Special Council of the City of Vaughan on July 31, 2014.

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PROPERTY MATTER
LONG-TERM GROUND LEASE – MACKENZIE HEALTH
JANE STREET AND MAJOR MACKENZIE DRIVE
WARD 1

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Interim City Manager and the Commissioner of Legal & Administrative Services/City Solicitor, dated July 31, 2014, be approved; and**
- 2) That Confidential Communication C1 be received.**

Recommendation

The Interim City Manager and the Commissioner of Legal & Administrative Services/City Solicitor, in consultation with the Commissioner of Planning, the Commissioner of Engineering & Public Works and the Director of Legal Services recommend:

- 1) That Council approve the Key Terms as set out in the confidential communication of the Commissioner of Legal & Administrative Services/City Solicitor regarding the Ground Lease for the new hospital;
- 2) That the City Manager be delegated the authority to authorize the execution of the Ground Lease, containing the Key Terms and other terms and conditions as deemed necessary by the Commissioner of Legal & Administrative Services/City Solicitor; and
- 3) That the Commissioner of Legal & Administrative Services/City Solicitor be directed to submit a Report to Committee of the Whole following the conclusion of the matter.

Contribution to Sustainability

Ensuring a development plan that supports the timely development of a new hospital and maximizes economic development opportunities in order to achieve the community objectives of providing health care and economic development on the lands.

Economic Impact

The City is providing the land to Mackenzie Health for the new hospital for nominal rent for the provision of health care services in Vaughan.

Communications Plan

The Ground Lease will be executed by the City and Mackenzie Health prior to the Request For Proposals ("RFP") being issued by Infrastructure Ontario in the Fall of 2014. Mackenzie Health and the Ministry of Health and Long Term Care ("MOHLTC") and Infrastructure Ontario are the leads with respect to communications regarding the Mackenzie Health Vaughan Hospital project.

Purpose

The purpose of this Report is to seek the approval of Council for the Key Terms agreed to with Mackenzie Health that will form the basis of the terms and conditions of the Ground Lease for the Mackenzie Health Vaughan hospital in order for City staff to finalize a Ground Lease with Mackenzie Health before the Fall of 2014.

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Background - Analysis and Options

The City and Mackenzie Health have been negotiating Key Terms of a Ground Lease over a number of months and City staff have sought direction from Council regarding these Key Terms at several meetings.

The City and Mackenzie Health have agreed to the Key Terms of the Ground Lease that will be included in the agreement and that will assist in directing and informing other terms and conditions of a Ground Lease to be entered into by the parties prior to issuance of the RFP by the Province.

The specific terms and conditions of the Ground Lease are in the process of being negotiated and finalized based on the Key Terms agreed upon by the parties.

Relationship to Vaughan Vision 2020/Strategic Plan

This Report is consistent with Council's priorities and the corporate objectives of Service Excellence and Organizational Excellence. A Hospital in Vaughan is one of Council's highest priorities.

Regional Implications

Not applicable.

Conclusion

Council's approval of the agreed upon Key Terms will enable staff to finalize the negotiation of a Ground Lease with Mackenzie Health prior to issuance of the RFP by the Province.

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Respectfully submitted,

Barb Cribbett
Interim City Manager

MaryLee Farrugia
Commissioner of Legal & Administrative
Services/City Solicitor