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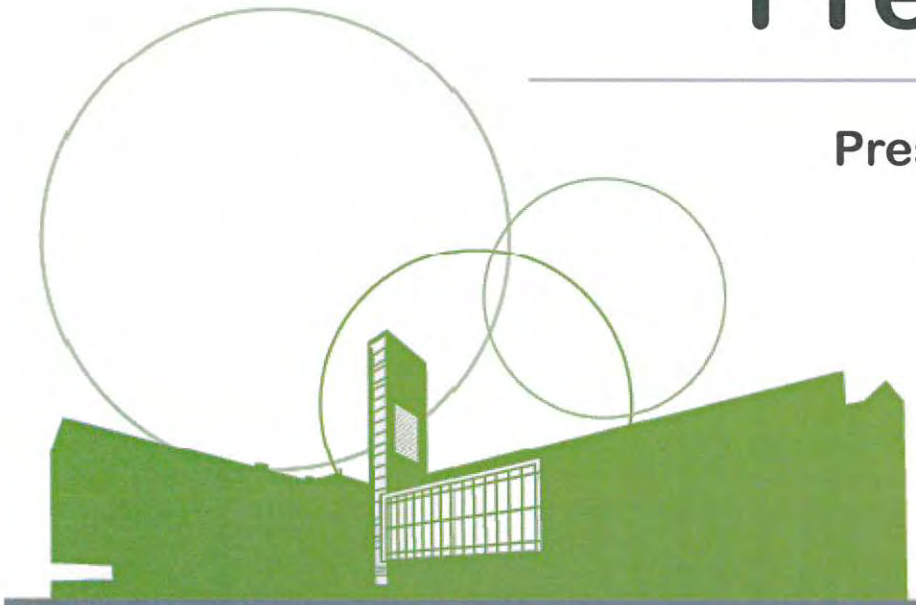
COMMUNICATION
SPECIAL COMMITTEE OF THE WHOLE
NOVEMBER 5, 2013
ITEM - 1

Vaughan Healthcare Centre Precinct Plan



Presentation to Special Committee of the Whole
November 5, 2013

Presented By:
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Senior Policy Planner

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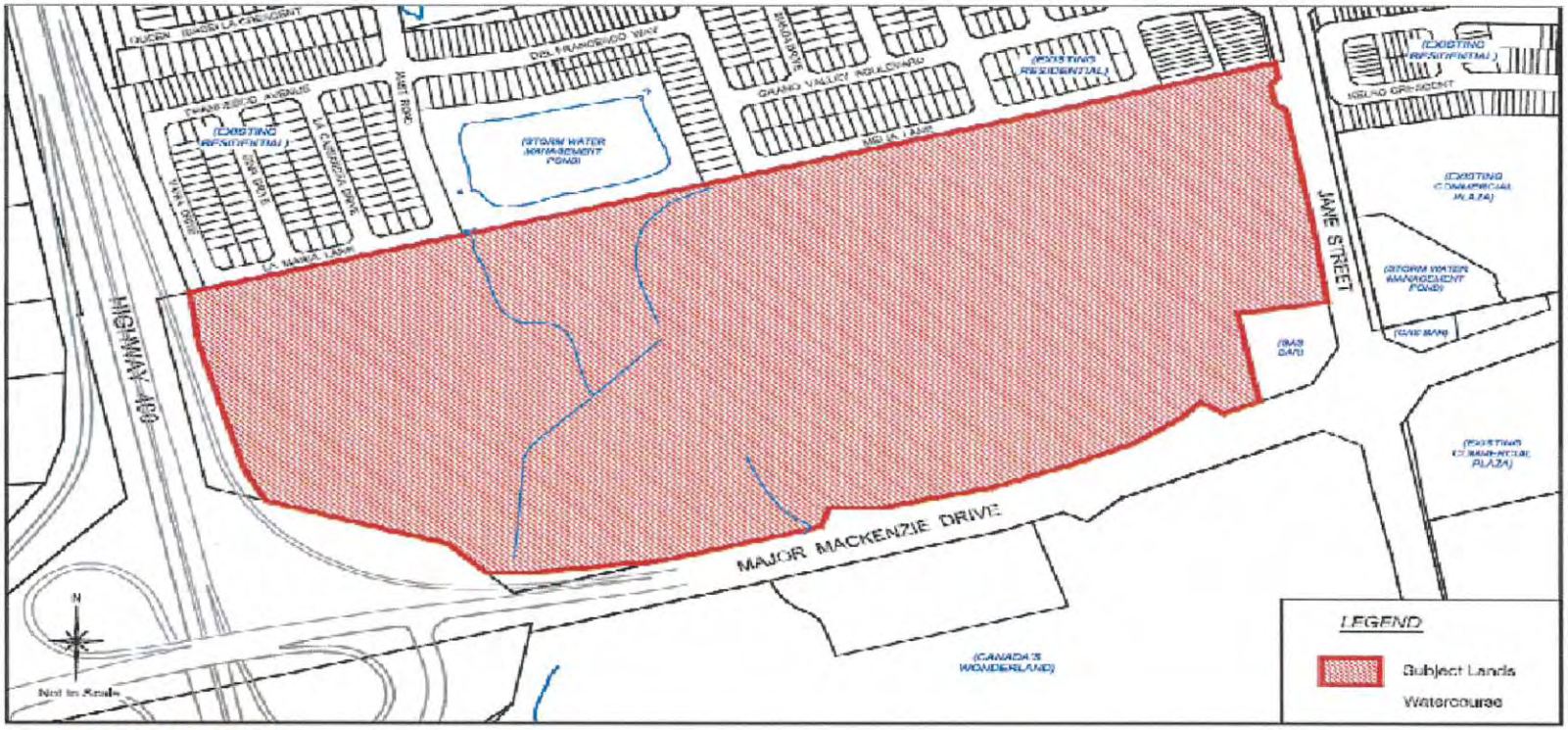
Outline

- Precinct Plan
- Background
- Addressing the Issues: Nov 5, 2013 Committee of the Whole Staff Report
- Summary of Changes
- Next Steps

Precinct Plan - Location



Location Map

Location: Part of Lot 6, Concession 2

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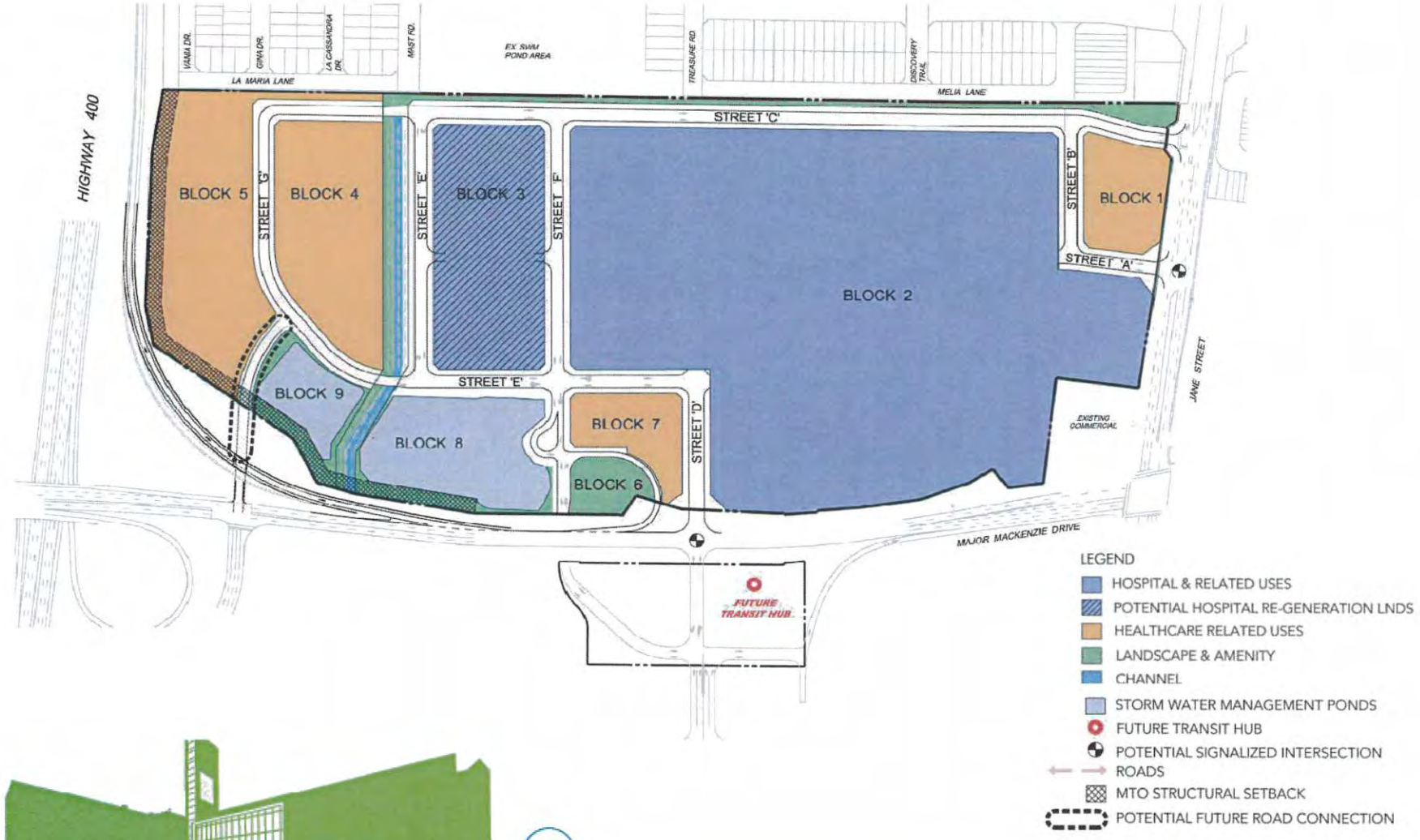
Precinct Plan – Land Use (Sept 2013)



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Precinct Plan

- Requirement of Part B, Section 6.1 of OPA 715 (as amended), and builds on guiding principles and objectives.

- Purpose:

  1. Land use planning document that **sets the detailed development framework and requirements** to ensure that development is functionally and aesthetically coordinated.

  2. Presents a **conceptual representation** of: land use, structural and built form elements, building heights, street network, streetscape components, open space, other characteristics.

Background

- Committee of the Whole Public Hearing, September 3, 2013
- Council Ratification, September 17, 2013

> " That at the time this matter is addressed in a comprehensive report to Committee of the Whole, that the meeting take place in the evening; and…
>
> 1. THAT a Public Hearing report for the draft Vaughan Healthcare Centre Precinct Plan File 15.107.3 (City of Vaughan) forming Attachment 14 hereto, BE RECEIVED and that any issues raised at the public meeting and comments submitted in writing be addressed in a comprehensive report to Committee of the Whole; and
>
> 2. That written comments from the public be requested by September 17, 2013"

- Attachment 2 of Staff Report contains table highlighting summary of issues, staff comment, and staff recommendation received from agencies and the public.

Addressing the Issues: Nov 5, 2013 Committee of the Whole Staff Report

- Two categories of revisions were identified. These include:

  1. Major Changes that would potentially have a substantive effect on the Precinct Plan; and (Discussed in body of Staff Report)

  2. Other issues that may be resolved through minor changes to the Plan or further clarification (Discussed in Attachment 2 of Staff Report)

Summary of Substantive Changes to the Precinct Plan

- Building Heights and Setbacks
- Road Network – Street "F" and Requirement for a Contiguous Hospital Site
- Maximum Gross Floor Area
- Parking and Enforcement
- Sustainability – District Energy System
- Requirements for Other Approvals

Building Heights & Setbacks

Issue:

Proximity of proposed "High-Rise" (max 75 m) development too close to residential neighbourhood to the north.

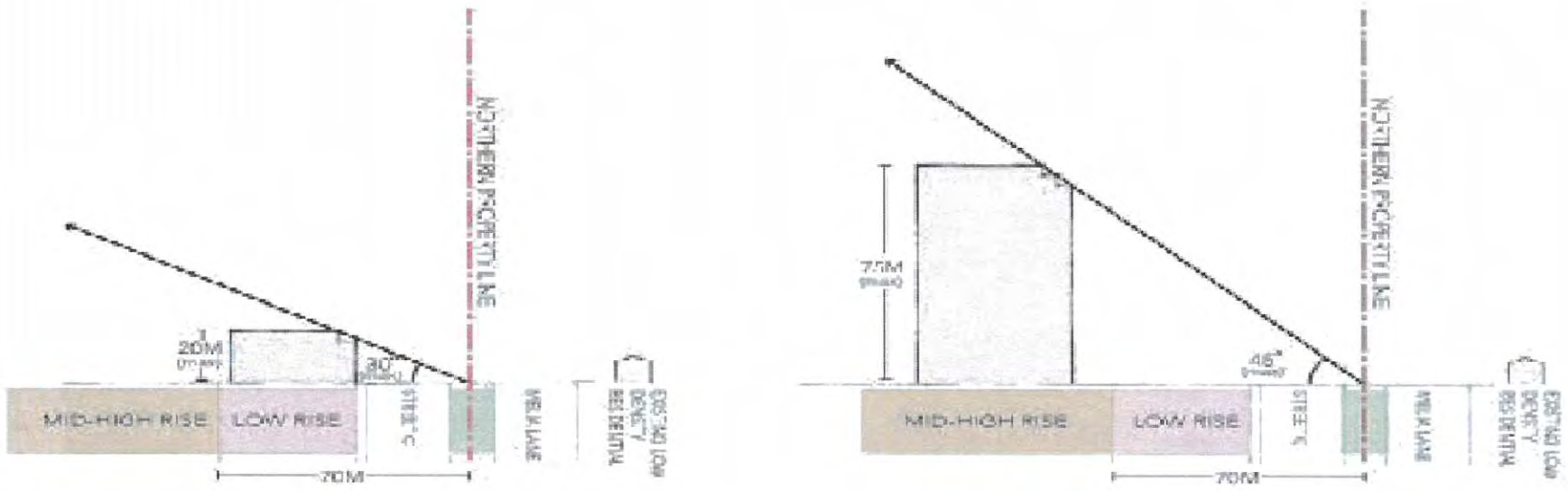
Recommendation:

- "Transitional Area" – lands extending south to the point where the rising 30° angular plane intersects with max height permitted by 'High-Rise" designation (75 m), approx. 130 m from the north property line.
- Amendment to Figure 8 "Height" and Figure 9 "Angular Plane" to increase distance of "High-Rise" development away from community to north.
- Requirement for 3D Visual Impact Assessment to residential community to the north for lands within "Transitional Area".

Building Heights & Setbacks

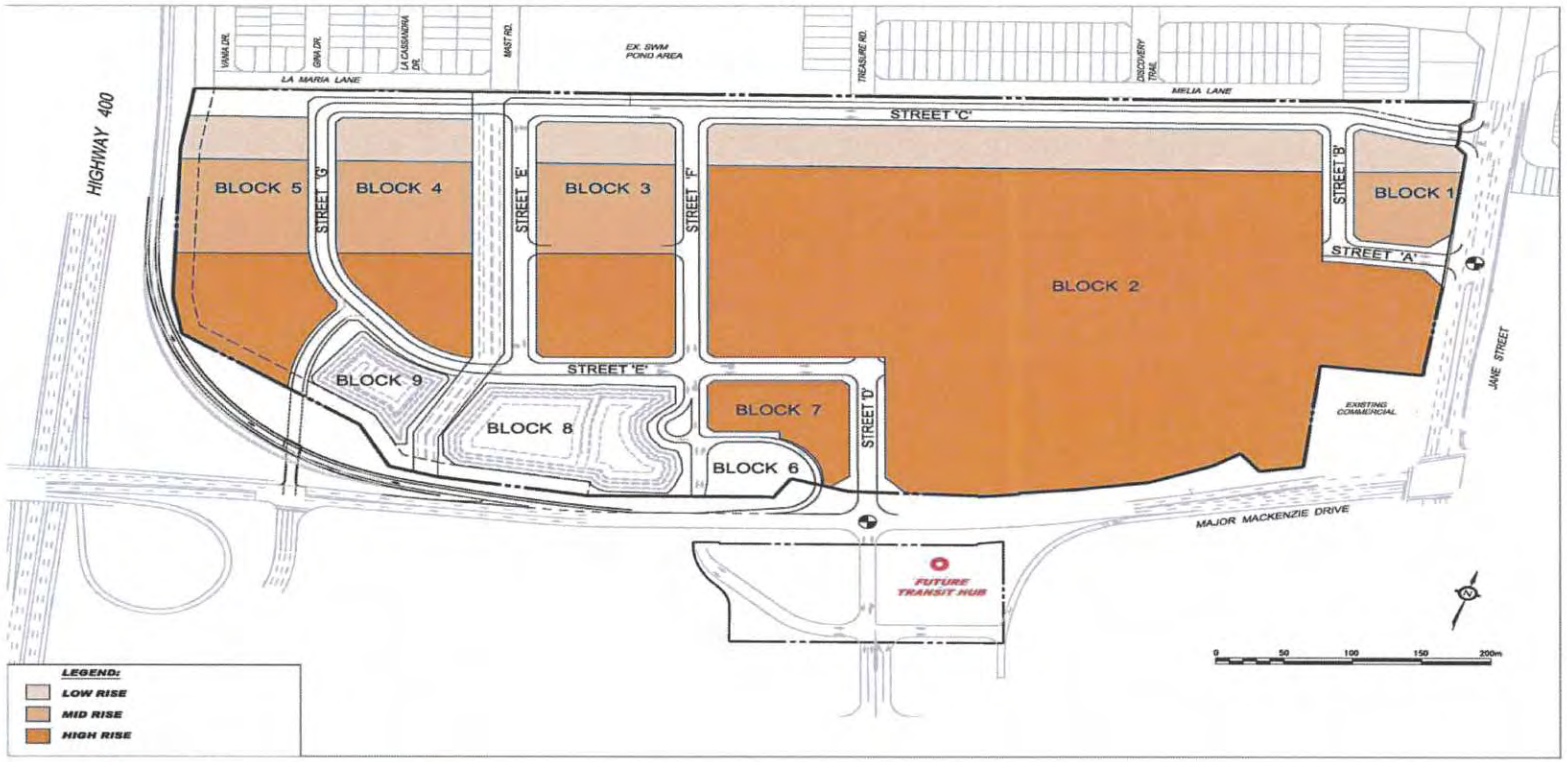
Angular Plane – Proposed Sept 2013

Figure 9: Angular Plane



Building Heights & Setbacks
Proposed September 2013

Figure 8: Height



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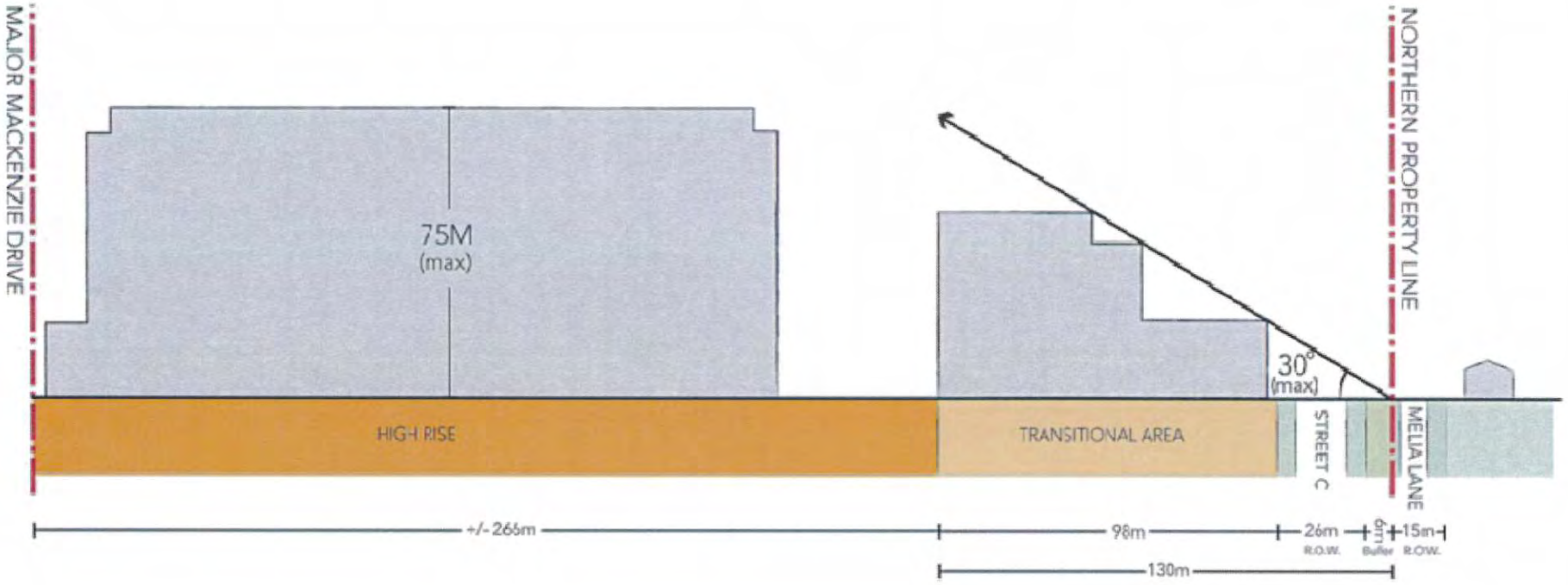
Building Heights & Setbacks
Proposed November 2013

Figure 9: Angular Plane *(Modified Nov 2013)*



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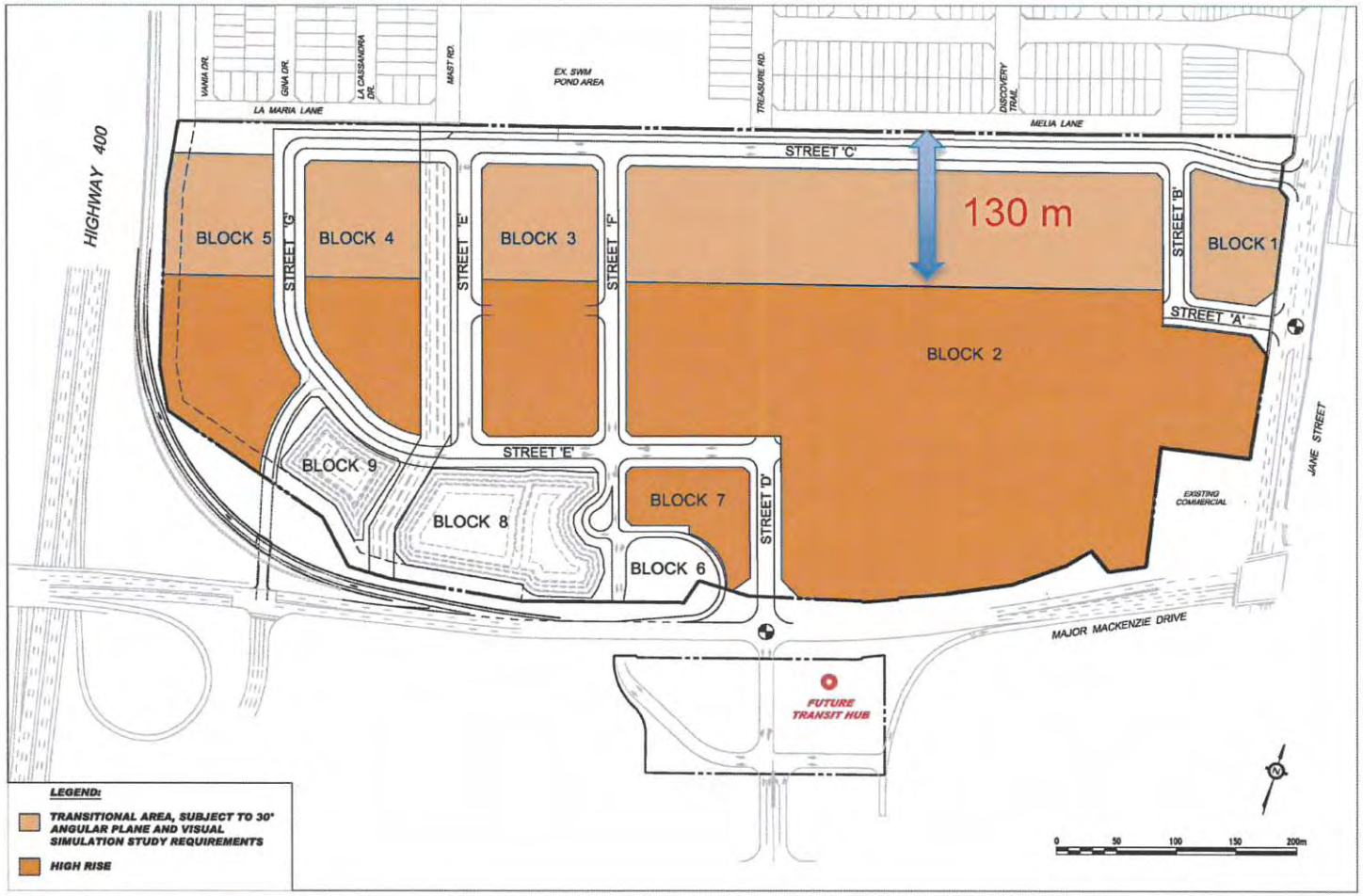
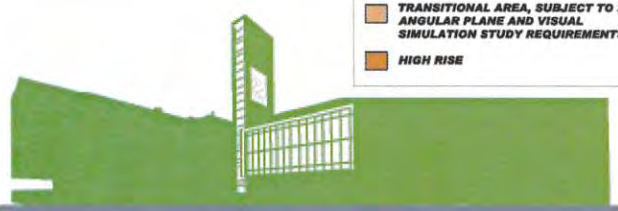
Building Heights & Setbacks

Figure 8: Height *(Modified Nov 2013)*





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Road Network – Street "F" and Requirement for Contiguous Hospital Site

Issue:

Location of public infrastructure under Street "F" will encumber lands required for expansion and regeneration for hospital uses.

Recommendation:

- Modify Figures 13 (Option 1 – Sanitary Sewer), 14 (Option 2 – Sanitary Sewer) and 16 (Water Supply System) to remove proposed infrastructure within the Street "F" right-of-way;
- Revise Sections 7.1 "Sanitary Sewers" and 8.4 "Infrastructure" to restrict placement of permanent municipal infrastructure such as major sanitary and water lines under the proposed Street "F".

Figure 13: Option 1- Sanitary Sewer System *(modified)*

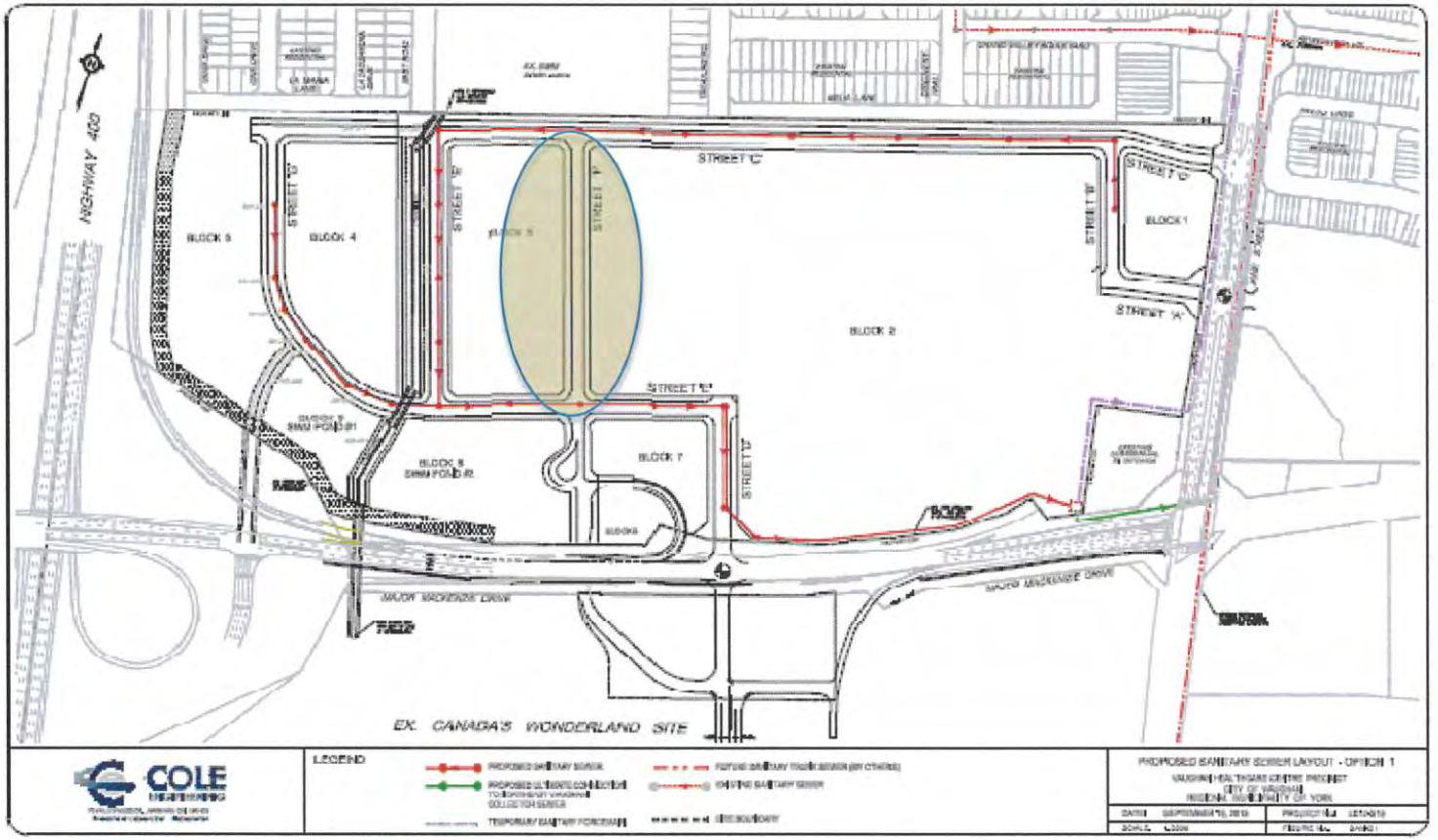

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Figure 14: Option 2 – Sanitary Sewer System *(modified)*

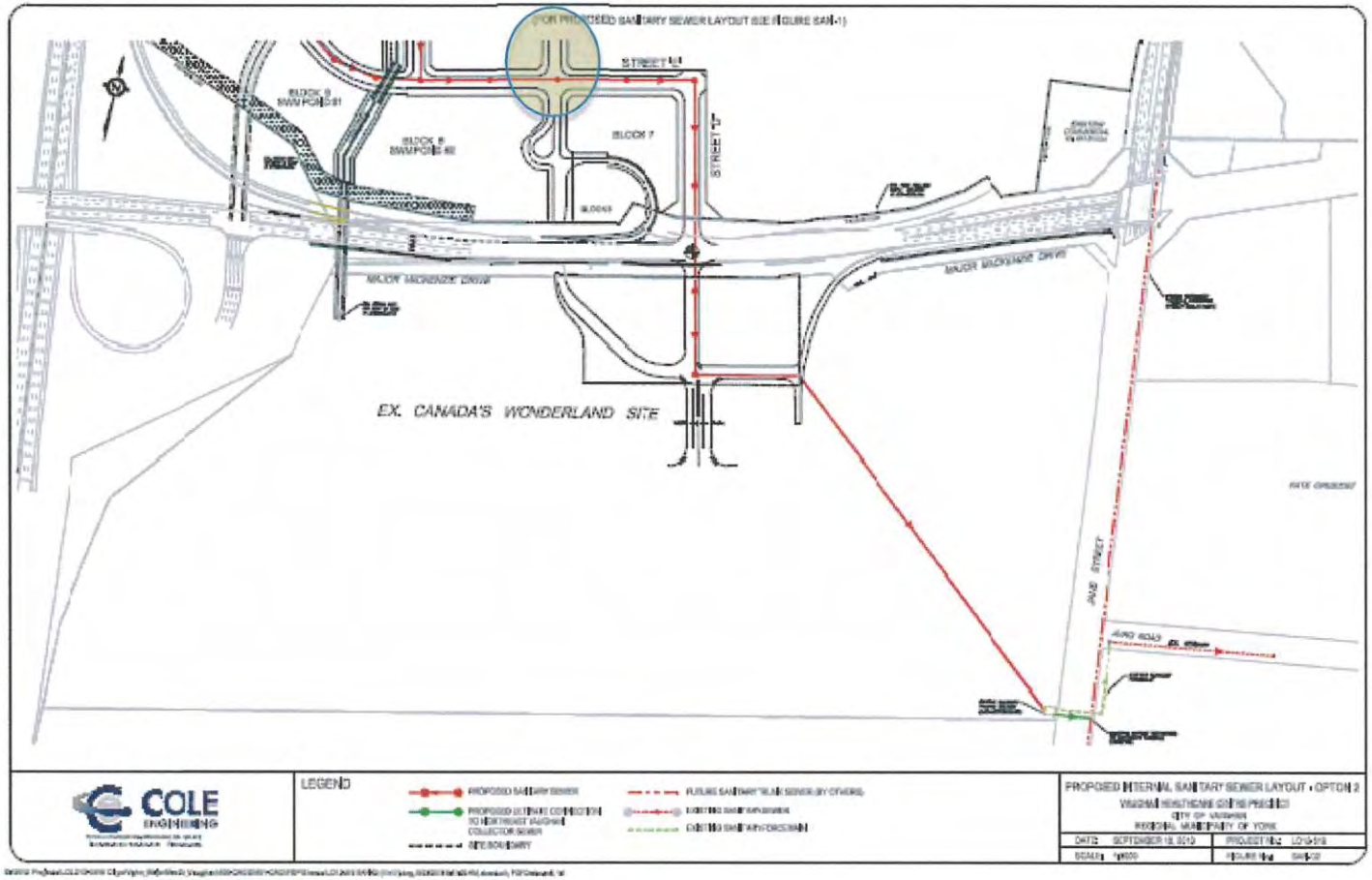
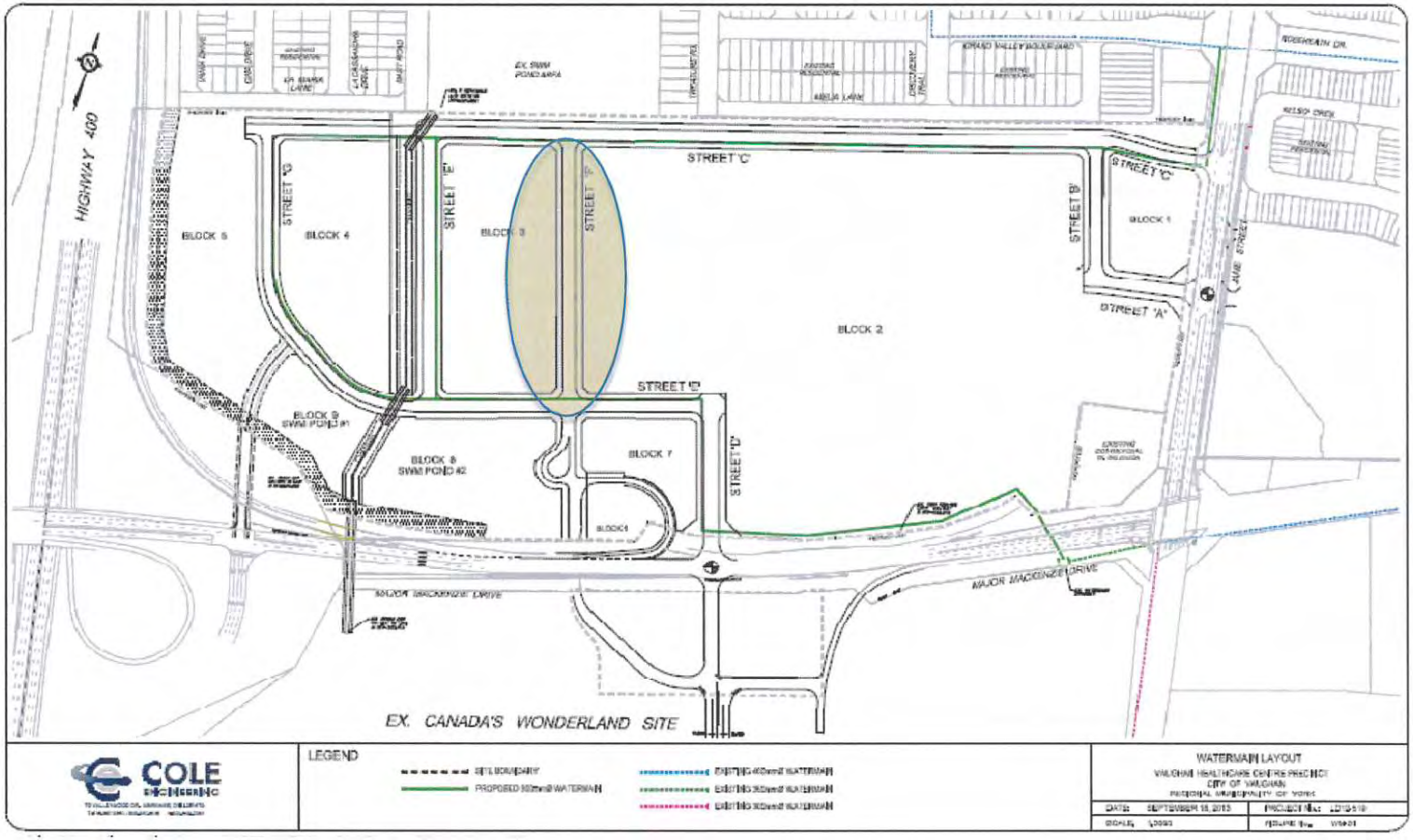


Figure 16: Water Supply System *(modified)*



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Maximum Gross Floor Area

Issue:

Future requirement for GFA to be allocated for additional office uses

Recommendation:

- Require additional studies (e.g. traffic and functional servicing) for uses in excess of the maximum floor area values (greater than 1.98 M sq. f) indicated in Section 8 "Implementation" of the Precinct Plan to identify measures required to support additional floor space.

Parking and Enforcement

Issue:

- There will be limited parking to accommodate staff and visitors to site.
- Potential paid parking on site may result in parking 'overspill' onto surrounding residential streets.

Recommendation:

- Require a Parking Management Strategy as a condition of Site Plan approval to be implemented prior to Hospital opening.
- Require the examination of appropriate standards for pricing, enforcement strategy, design and wayfinding, opportunities for shared parking, including consideration of a Parking Authority.

Sustainability – District Energy System

Issue:

Vaughan Holdings Inc. will not be pursuing District Energy at this time. Challenge to maintain opportunity to establish a system in the future.

Recommendation:

- Incorporate provisions for the future installation of District Energy.
- Assess and preserve opportunities throughout the development planning process as identified in Section 5.1 "Community Energy Strategy".

Requirements for Other Approvals

Issue:

- Identification of requirement to initiate a Municipal Engineers Association Class EA for roadways, servicing infrastructure, stormwater ponds, and channelization of watercourse.
- Integration of *Planning Act* and Class Environmental Assessment processes.

Recommendation:

Add policy to Section 8.5 "Implementation" to permit the use of the VHCP Plan to support the preparation of Class EA, and to integrate processes where possible.

Next Steps

- Feedback will be considered and incorporated into the finalized Precinct Plan, including correspondence not received by the deadline of September 17, 2013.
- Council ratification of Committee of the Whole Report - November 19, 2013.
- Final Precinct Plan will be made available to the public.
- Draft Plan of Subdivision / Zoning Amendment Applications will be subject to Committee of the Whole Public Hearing – November 26, 2013.