

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 26, 2014

Item 3, Report No. 40, of the Special Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2014.

**3 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 November 26, 2014, be approved; and**
- 2) That Confidential Communications C2 and C6, be received; and**
- 3) That Communication C5, from Ms. Carrie Liddy, Humberview Drive, Woodbridge, dated November 26, 2014, be received.**

Recommendation

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

1. That Council approve the revised Key Terms of the Ground Lease with Mackenzie Health for the new hospital, as set out in the Confidential Communication of the Commissioner of Legal & Administrative Services/City Solicitor; and
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.

Contribution to Sustainability

Ensuring timely development of a new hospital in order to achieve the community objective of providing health care for the residents of Vaughan.

Economic Impact

The City is providing land to Mackenzie Health for the new hospital through a long-term Ground Lease at nominal rent for the provision of a full range of health care services for the residents of Vaughan.

Communications Plan

Upon Mackenzie Health's receipt of Stage 2 approval from the Ministry of Health and Long-Term Care ("MOHLTC"), the Ground Lease will be executed by the City and Mackenzie Health. Mackenzie Health, MOHLTC and Infrastructure Ontario are the communication leads for the Mackenzie Vaughan Hospital Project.

Purpose

The purpose of this Report is to seek the approval of Council of revised Key Terms of the Ground Lease following further negotiations with Mackenzie Health and the Province in order to conclude the Ground Lease negotiations.

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Background - Analysis and Options

Earlier this year, the City and Mackenzie Health agreed to a set of Key Terms that would form the basis of the specific terms and conditions to be included in a Ground Lease. In July of 2014, City Council approved these Key Terms as agreed with Mackenzie Health.

Over the past few months, further discussions have taken place with Mackenzie Health and the Province with a view to finalizing the Ground Lease in an executable form. City staff has agreed to recommend the revision of a few of the Key Terms of the Ground Lease.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

Not applicable.

Conclusion

Council's approval of the revised Key Terms will enable staff to conclude the Ground Lease negotiations with Mackenzie Health.

Attachments

None

Report prepared by:

MaryLee Farrugia
Commissioner of Legal & Administrative Services/
City Solicitor

SPECIAL COMMITTEE OF THE WHOLE - NOVEMBER 26, 2014

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Report prepared by:

MaryLee Farrugia
Commissioner of Legal & Administrative Services/
City Solicitor

Respectfully submitted,

Barbara Cribbett
Interim City Manager

MaryLee Farrugia
Commissioner of Legal &
Administrative Services/City Solicitor