

COMMITTEE OF THE WHOLE – JUNE 14, 2011

CITY-INITIATED AMENDMENT TO THE OFFICIAL PLAN OPA NO. 715: THE HEALTHCARE CAMPUS CENTRE PLAN WARD 1

Recommendation

The Director of Policy Planning, in consultation with the City Manager and the Commissioner of Legal & Administrative Services, recommends:

1. That the City initiate an amendment to OPA No. 715, the Healthcare Campus Centre Plan, in accordance with the rationale set out in this report.

Contribution to Sustainability

The proposed amendment is consistent with Goal 2 of *Green Directions Vaughan Community Sustainability and Environmental Master Plan*, to ensure sustainable development and redevelopment. Objective 4.1.8 states that the City should:

Provide continued support for the development of a future hospital for Vaughan and continue to work with other levels of government and the Vaughan Health Campus of Care to provide comprehensive and integrated healthcare to citizens.

Economic Impact

There is no economic impact associated with this report.

Communications Plan

Direction to proceed with the Official Plan Amendment will trigger the *Planning Act* requirement for a public hearing. It is expected that the hearing would take place in September-October 2011.

Purpose

The purpose of this report is to obtain direction to proceed with a City-initiated amendment to OPA No. 715, the Healthcare Campus Centre Plan. This amendment will respond to the need to accommodate a larger hospital site than was originally envisioned.

Background

The Current Policy Framework

The purpose of OPA No. 715 is to provide policy to guide the development of an urban centre focused on a health campus of care to serve the City of Vaughan and the broader region. The plan covers 33 ha (82 acres) and is bounded on the west by Highway No. 400; Major Mackenzie Drive on the south; Jane St. on the east; and the Block 33 East residential community to the north. OPA No. 715, the Health Care Campus Centre plan, was adopted by Council on July 13, 2011 and approved by the Region of York on September 2, 2010.

Origin

There are changing circumstances surrounding the development of the Healthcare Campus Centre Plan area. Subsequently, it was determined that an amendment to OPA No. 715 would provide a means of addressing some of these issues. As the owner of the land, it is recommended that the City of Vaughan initiate the amendment.

OPA No. 715 was developed on the basis of certain assumptions about the future land uses, which were reasonable at the time. Of the 33 ha (82 acres), it was assumed that approximately 24 ha (60 acres) would be devoted to the health care campus, which would be anchored by the hospital. These lands originally constituted the westerly three-quarters of the amendment area; and are labeled "General area of Hospital Precinct Plan" on Schedule "A" – Areas of Further Study (Attachment No. 1).

The remaining one-quarter of the site has an area of approximately 9 ha (22 acres) and is located adjacent to Jane Street. These lands are labeled "General area of Special Study" on Schedule "A" (Attachment No. 1). The intent of the Special Study was to examine the potential for more intensive forms of residential or employment uses on this parcel, consistent with a Centre designation.

The Hospital Precinct Plan Area (Westerly 24 ha)

The following uses are provided for within the Hospital Precinct Plan Area:

- A hospital with a full range of care;
- Rehabilitation facilities and long-term care and other forms of residential use 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 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.

Prior to the development of this area the preparation of a "Hospital Precinct Plan" is required. It will require approval by the City after consultation with the Region, Provincial agencies, TRCA and the public. It will not require a further amendment to the Official Plan. The Precinct Plan will include the following elements:

- A Master Servicing Strategy;
- The definition of the Natural Areas;
- A Functional Transportation Plan;
- A Community Energy Plan;
- An Urban Design Framework;
- An Archaeological Investigation;
- Provision for a transition of height, massing and intensity of land use to protect the low density neighbourhood to the north;
- Establishing more specific locations for differing land uses;
- The definition of the boundary between Hospital Precinct Plan and the Special Study Area;
- A Phasing Plan.

The Hospital Precinct Plan is the equivalent of a Block Plan, which is used elsewhere in the City to guide large developments. The Council approved Hospital Precinct Plan would be used as the basis for the implementing zoning by-law and draft plan of subdivision.

The Special Study Area (Easterly 9 ha)

The Special Study was to be undertaken after Council approval of the Hospital Precinct Plan. In addition, the study was to identify the range and types of land use permitted, influenced by the distribution of uses in the Hospital Precinct Plan and proximity to the low density residential neighbourhood to the north. However, it is now proposed that the entire site be made subject to the Hospital Precinct Plan uses and requirement for the preparation of the Precinct Plan. A separate study is no longer required.

Analysis and Options

Changing Circumstances Necessitate a Reconsideration of the Plan

There are two primary reasons why it is appropriate to reconsider the policies of OPA No. 715.

- The original assumption that the Hospital Precinct Plan area would encompass 24 ha. Is no longer valid. Due to a greater requirement for land to be solely dedicated to the hospital, originating with the Ministry of Health and Long-term Care, and an easterly shift in the location of the hospital, all of the site will need to be devoted to hospital and related uses. Such uses were identified as being permitted in the Hospital Precinct Plan area. Therefore, the preparation of a Secondary Plan will not be required to determine the future land use. The uses specified for the Hospital Precinct Plan area are acceptable.
- There is an opportunity to move forward to prepare comprehensive servicing plans for the entire site to confirm for the Province the timely availability of the site, should funding become available for the construction of the hospital.

To move forward expeditiously, it is necessary to consider amendments to OPA No. 715 to advance the approval of the hospital. However, such adjustments should continue to promote the comprehensive development of the entire site.

Therefore, it will be necessary to develop policies that will provide for the efficient continuation of the approval process, while achieving the related community objectives of economic development; high quality urban design and sensitivity to and compatibility with the residential development to the north.

A potential approach to such an amendment would be to:

- Remove the requirement for the secondary plan;
- Provide for the uses generally identified for the “Hospital Precinct Plan” to apply throughout the entire site; and
- Bring the entire site under the “Hospital Precinct Plan” requirement;

The ultimate form of any amendment would be developed with input received as a result of the public hearing process.

Consistency with the New Vaughan Official Plan (VOP 2010)

The new Official Plan, VOP 2010, adopted by Council on September 7, 2010, identifies the subject site as a “Primary Centre” under Section 2.2.5 and designates it as “Major Institutional”. Primary Centers are to be planned to include a wide range of uses that will have tall buildings, as well as lower ones, to facilitate an appropriate transition to neighbouring uses. The vision for this Primary Centre provides: “As the proposed site of the new hospital, the northwest quadrant of Jane Street and Major Mackenzie Drive will evolve as a health care campus with associated community facilities, residential and business uses.”

VOP 2010 recognizes the important role that a healthcare facility can play in the economic future of the City. Section 5.2.4, "Building a Medical Health Sector" states that the planned hospital will have a positive impact on the local economy and can also be levered to create a significant medical health cluster. It is the policy of Council to:

- 5.2.4.1. To support the development of a new hospital in the Jane Street & Major Mackenzie Drive Primary Centre.
- 5.2.4.2. To attract investment to the Jane Street & Major Mackenzie Primary Centre in order to form a cluster of medical health industries and a wide variety of jobs in health care, health research, health education, medical laboratory and other related industries. New medical and health related industries are encouraged to locate at the Jane Street & Major Mackenzie Primary Centre, provided they are compatible with adjacent uses.
- 5.2.4.3. To establish educational and research connections to medical institutions, such as York University's proposed medical school, and to encourage the development of related institutional buildings in the Primary Centre;
- 5.2.4.4. To encourage the early implementation of the planned Jane Street and Major Mackenzie Drive rapid transit services such that they can be operational at the time of occupancy of the hospital.

These objectives will need to be considered in the preparation of any amendment to OPA No. 715.

Relationship to Vaughan Vision 20/20

This report is consistent with Vaughan Vision 20/20's strategic initiatives respecting, planning and managing growth and economic vitality, specifically "Complete and Implement the Growth Management Strategy".

Regional Implications

Should direction be given to proceed with an Amendment to the Official Plan the Region of York will be consulted.

Conclusions

Circumstances have evolved since the approval of OPA No. 715. A larger hospital site has been mandated by the Province; and there is the need to proceed with the infrastructure planning for the Healthcare Campus Centre. OPA No. 715 prescribes a lengthy planning process involving the preparation of a Hospital Precinct Plan on the westerly three-quarters of the site, followed by the preparation of a Secondary Plan for the easterly quarter. The need for the Secondary Plan is now minimized because there is no need to consider alternative land uses as the entire amendment area will be required for hospital and related uses. Development form may be regulated by bringing the entire site under the requirement for the preparation of the Hospital Precinct Plan. The exact form of any such policies will be developed during the official plan amendment process, which will include a statutory public hearing.

Proceeding with an amendment to OPA No. 715, to expedite the planning for the required infrastructure can be supported. As the owner of the land, it is appropriate for the City to initiate

the amendment. Therefore, it is recommended that the City proceed with an amendment to OPA No. 715.

Attachments

1. OPA No. 715, Schedule "A" – Areas of Further Study
2. Conceptual Master Plan layout – Vaughan Healthcare Campus Centre

Report prepared by:

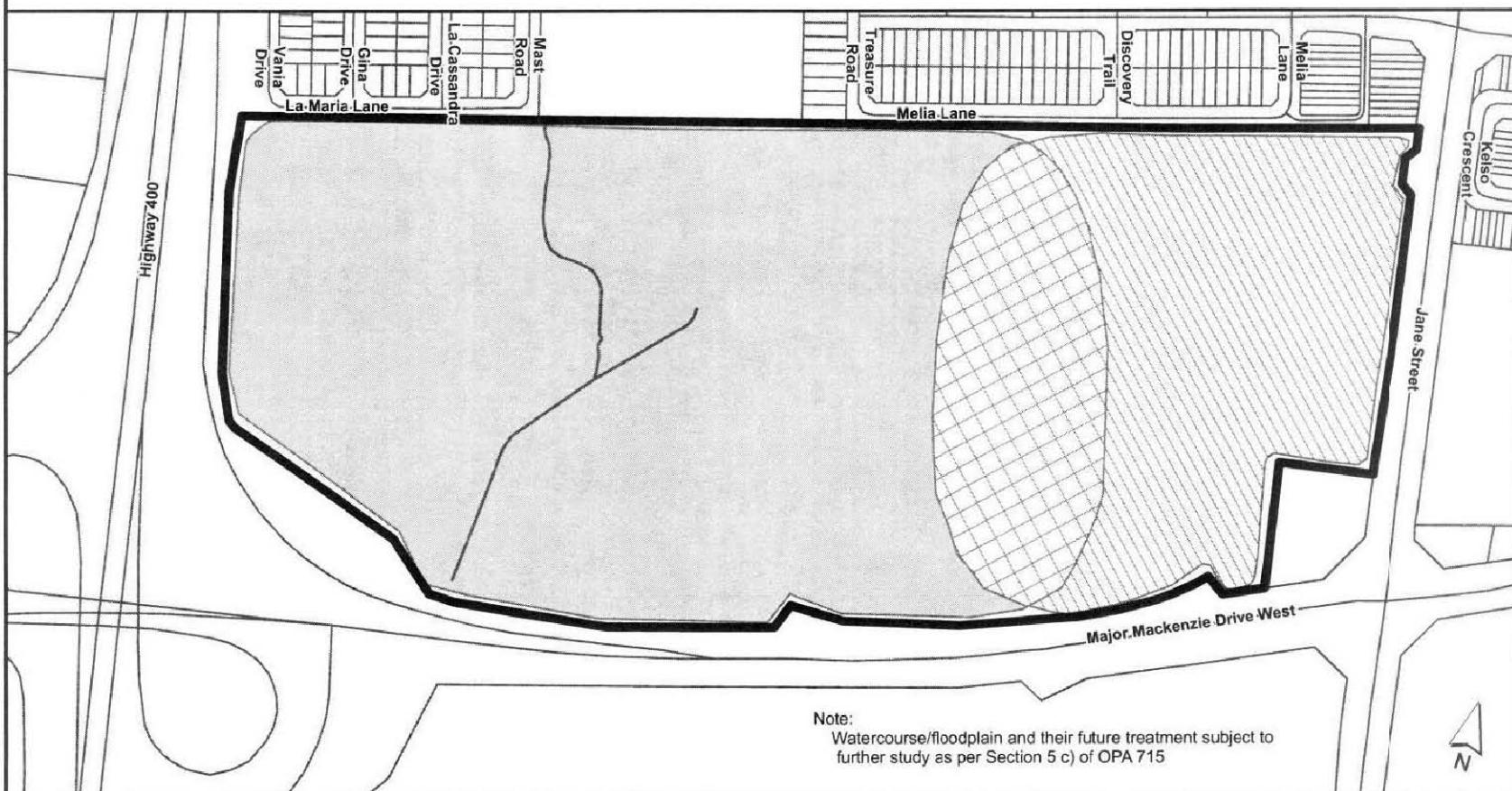
Roy McQuillin, Manager of Policy Planning
Heather Wilson, Director of Legal Services

Respectfully submitted,

Diana Birchall
Director of Policy Planning

Healthcare Campus Centre Amendment 715

Schedule "A" - Areas of Further Study



- Lands Subject to Amendment 715
- General Area of Hospital Precinct Plan
- General Area of Special Study

- Study Area Boundary will be refined through the Hospital Precinct Plan exercise
- Watercourse *

*OPA #715, Schedule "A" -
Areas of Further Study*

Location: Part of Lot 6,
Concession 2

Attachment

File: 15.107

1
Date:
June 7, 2011



HIGHWAY 400

JANE STREET

MAJOR MACKENZIE DRIVE

CANADA'S WONDERLAND

PROPOSED ROAD

PROPOSED ROAD

PROPOSED ROAD

PROPOSED ROAD

HOSPITAL LANDS (± 40 ACRES)

CAMPUS USE LANDS

STORM WATER MANAGEMENT INFRASTRUCTURE (± 47 ACRES)

PROPOSED ROAD NETWORK

PROJECT BOUNDARY (± 87 ACRES)



Attachment

File: 15.107

Date:
June 7, 2011

2

Campus of Care Site Plan

Location: Part of Lot 6,
Concession 2