

COMMITTEE OF THE WHOLE – NOVEMBER 15, 2011

CITY-INITIATED AMENDMENT FILE OP.11.005 AMENDMENT TO OPA 715: THE HEALTHCARE CAMPUS CENTRE PLAN WARD 1

Recommendation

The Commissioner of Planning recommends that:

1. Official Plan Amendment Application OP.11.005 (City of Vaughan) BE APPROVED;
2. The proposed Official Plan Amendment (OPA 725), amending OPA 715 for the Healthcare Campus Centre Plan be submitted for adoption by Council subject to final the incorporation of any input as may be directed by the Committee of the Whole; and
3. That all relevant Sections in Volume 2 of the new Vaughan Official Plan 2010 be modified in a manner consistent with the amendments to OPA 715.

Economic Impact

There is no economic impact associated with this amendment.

Contribution to Sustainability

Green Directions Vaughan, the Community Sustainability and Environmental Master Plan provides as follows:

Goal 2: To ensure sustainable development and redevelopment

Objective 4.1.8: 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 health care to citizens.

Communication Plan

The City's consultation process included a statutory Public Hearing as per the *Planning Act* requirements. Further public consultation will take place as a result of the Precinct Plan prescribed by OPA 715, as amended by OPA 725 and implementing planning applications (e.g. Zoning by-law amendment). Prior to commencing the Precinct Plan a public consultation program will be developed in consultation with York Central Hospital and other community stakeholders to ensure continued outreach to the public and other stakeholders.

Public Hearing

The proposed amendment to OPA 715 (The Healthcare Campus Centre) was the subject of Committee of the Whole Public Hearing on October 4, 2011. No written communications were received in advance of the public hearing. One (1) oral deputation was received at the October 4, 2011 public hearing regarding next steps required in the planning process for the development of a hospital. This will be addressed later in the "Next Steps" section of the report.

Purpose

To obtain direction to proceed with the adoption of the proposed Official Plan Amendment 725, amending OPA 715, for the Healthcare Campus Centre Plan area based on this Technical Report.

Background

This 32.8 ha (82 acre) parcel is located on the north side of Major Mackenzie Drive between Highway 400 and Jane Street, with the exception of the gas station site at the intersection of Jane Street and Major Mackenzie Drive. The site location and land use context is as shown on Attachment 1.

The subject lands are undeveloped and are bounded by Highway 400, Major Mackenzie Drive, Jane Street. Commercial developments are located on both the south-east and north-east corners of Jane Street and Major Mackenzie Drive, and employment and commercial uses west of Highway 400. There is an existing residential community immediately to the north with a residential community to the east of the site across Jane Street. Located to the south across Jane Street is Canada's Wonderland, which is a specialized commercial, entertainment use with a wide, regional draw that operates seasonally.

On June 23, 2008, Council enacted Interim Control By-law 203-2008 to limit development on the property until further land use studies were completed to determine the most appropriate uses for the lands other than a Theme Park. The Interim Control By-law expired in June 2010. Council also directed the Policy Planning Department to prepare a Terms of Reference for a land use and urban design study for the subject lands.

On October 3, 2008, Council approved the proposed Terms of Reference for the subject study. Its purpose was to establish an updated land use, urban design, transportation and servicing framework for the subject lands and; to ensure that the review considered all relevant contextual issues and local, Regional, Provincial and agencies' planning policies.

On April 14, 2009 the City approved the retention of the consulting team, Sorensen Gravely Lowes Planning Associates, together with Baird Sampson Neuert Urban Designers & Architects and AECOM Engineering, to undertake the Jane Street and Major Mackenzie Northwest Quadrant Study.

In August 2009, the City acquired the subject property to facilitate the development of a hospital and healthcare campus.

On July 13, 2010 Council adopted Official Plan Amendment 715, re-designating the lands from "Theme Park" to "Hospital Precinct Plan" and "Special Study Area". OPA 715 was subsequently approved by the Region of York on September 23, 2010 with some modifications.

On June 28, 2011 Council directed staff to proceed with a public hearing on an amendment to OPA 715 which was the result of the changing circumstances surrounding the nature of development of the Healthcare Campus Centre Plan area.

On October 4, 2011 a Public Hearing was held in respect to the proposed Amendment to OPA 715 (OPA.11.005, City of Vaughan application) to re-designate the eastern portion of the lands from 'Special Study Area' to "Hospital Precinct Plan". The recommendation to receive the staff report was ratified by Council on October 18, 2011.

Analysis and Options

Provincial Policy Statement (2005):

The policies in the Healthcare Campus Centre Plan Secondary Plan (OPA 715), as amended by OPA 725, are consistent with the Provincial Policy Statement (PPS). The PPS encourages the promotion of efficient land use and development patterns to support strong, liveable and healthy communities, protection of the environment and public health and safety, economic growth; and requires that the necessary infrastructure and public service facilities are available or will be available to meet current or projected needs. 'Public Service Facilities' as defined by the PPS means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as health programs.

Places to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Growth Plan was approved by the Province of Ontario in 2006 and provides more refined policies that build on the Provincial Policy Statement. It requires prescribed intensification targets at the Regional level, which are to be implemented through the local planning process.

Under the Growth Plan, population and employment will be accommodated through compact development, intensification and directing growth to built-up areas. Reduction of automobile use can be supported through mixed-use development, pedestrian friendly and transit supportive environments. Providing a balance of jobs and housing can reduce the need for long distance commuting and to foster walking and cycling. The subject lands are located within the built up area and are situated along two major arterial roads (Jane Street and Major Mackenzie Drive), both of which are planned for higher order transit.

York Region Official Plan

The "in force" Region Official Plan (2005) designates this site as "Urban Area" and both Jane Street and Major Mackenzie Drive as "Local Corridors" where growth and intensification is intended. Section 3.3.1 requires that government, institutional, major office, cultural and entertainment uses be located to support the centre and corridor structure of the ROP.

The policies of the Regional Plan directs growth to areas designated as urban areas and encourage a mix of housing and employment uses along corridors. The "urban area" designation provision requires that growth be directed within urban areas, promoting infill and redevelopment, efficient and mixed-use compact communities (s. 5.2.1). Both Jane Street and Major Mackenzie Drive are currently identified as "Local Corridors" in the Region's existing Official Plan (2005), where opportunities for residential and employment growth and intensification serving the local community is encouraged. The Health Care Campus Centre will be a major provider of employment.

York Region Council adopted its new Official Plan in December 2009. It was approved by the Ministry of Municipal Affairs and Housing September of 2010. The Regional Plan has been appealed and is currently undergoing mediation as part of the Ontario Municipal Board hearing process. The subject lands are designated as "Urban". Both Jane Street (south of Major Mackenzie Drive) and Major Mackenzie Drive are identified as "Regional Rapid Transit Corridors". Growth is to be concentrated along Regional Corridors and in Regional Centres and Local Corridors and Local Centres where future transit is planned.

Section 3.3 of the York Region Draft Official Plan focuses on the provision of human services. The policies encourage the co-location or campusing of human services with other uses such as recreational, public buildings, and arts and cultures facilities.

City of Vaughan Official Plan

Current Official Plan (OPA 715)

The purpose of OPA 715 is 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 400; Major Mackenzie Drive on the south; Jane Street on the east; and the Block 33 East residential community to the north. OPA 715, the Health Care Campus Centre plan, was adopted by Council on July 13, 2011 and was approved by the Region of York on September 2, 2010.

i) Hospital Precinct Plan Area (Westerly 24 ha)

The Hospital Precinct Plan is a comprehensive development plan for the purpose of coordinating development details across a range of disciplines. The Council approved Hospital Precinct Plan would be used as the basis for the implementing zoning by-law and draft plan of subdivision.

OPA 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 under the "Hospital Precinct Plan" designation, which would be anchored by the hospital. These lands constitute the westerly three-quarters of the amendment area in OPA 715.

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 through individual site plans, draft plan of subdivision and zoning by-law, 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 and enhancements 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;
- A Phasing Plan.

ii) 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 the requirement for the preparation of the Precinct Plan as set out above.

Vaughan Official Plan 2010

Vaughan's new draft Official Plan establishes the City's urban structure and identifies the subject lands as a "Primary Centre" in the urban structure, which is consistent with Regional policies respecting intensification and higher-order transit along Jane Street and Major Mackenzie Drive. The site is designated "Major Institutional" which permits a healthcare campus and related uses and requires that the balance of the site be subject to further study in order to assess the appropriate uses for the land. The Healthcare Campus Centre Plan is subject to Site-Specific Policies as set-out in Section 13 of Volume 2 and identified in Schedule 14-C as 'Areas Subject to Site Specific Plans'.

It is recommended that Section 13 in Volume 2 be updated to reflect the changes in a manner consistent with any changes made to OPA 715. Attachment 3, describes the amendments to OPA 715 proposed by OPA 725.

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.

- Due to a greater requirement for land to be solely dedicated to the hospital development (approximately 40 acres or 16.18 ha), and the need for lands to accommodate stormwater pond(s) and streets has resulted in an easterly shift in the location of the hospital. As a result, there is potential that all of the site may 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 now valid for the entire site.
- The preparation of a comprehensive servicing plan for the entire site will help assure the Province of the timely availability of the site for hospital development. The preparation of the precinct plan is significant in light of the recent announcement by the Province that construction of the hospital could begin as early as 2015.

Therefore, it is necessary to consider amendments to OPA No. 715 to advance the approval process for the hospital, while achieving the related community objectives of economic development; high quality urban design on the site and in relation to Major Mackenzie Drive, Jane Street and Highway 400 and sensitivity to and compatibility with the residential development to the north.

Official Plan Amendment No. 725 for Vaughan Healthcare Campus Centre (amending OPA 715)

The proposed amendment to OPA 715 will permit the re-designation of the easterly 9 hectares (22 acres) lands from “Special Study Area” to “Hospital Precinct Plan”. The effect of the amendment will:

- i) Bring the entire site under the “Hospital Precinct Plan” designation resulting in the lands having the same range of permitted uses under the “Hospital Precinct Plan” designation currently applying to the westerly part of the site;
- ii) Eliminate the requirement for a further secondary plan for the lands formerly designated as “Special Study Area”;
- iii) Extend the requirement for the preparation of a Hospital Precinct Plan to the entire site prior to development.

The amendment will help set the stage for the proposed hospital development by creating greater certainty over the policy framework which applies to these lands.

Relationship to Vaughan Vision 2020

This report is consistent with Vaughan Vision 2020’s Strategic Initiatives respecting planning and managing growth and economic vitality, specifically “Complete and Implement the Growth Management Strategy”; and providing continuing support for the development of a future hospital for Vaughan and continuing to work with other level’s of government and the Vaughan Health Campus of Care to provide comprehensive and integrated health care to residents in order to “Enhance and Ensure Community Safety, Health and Wellness”.

Regional Implications

The Region of York is the approval authority for proposed amendment No. 725. The Region of York would also play an important role in the development of any future Hospital Precinct Plan.

Next Steps

The approval of the proposed amendment will bring the site under one designation and provide the opportunity to facilitate the preparation of a comprehensive Precinct Plan for the entire site. As set out in OPA 715, the more detailed planning of the Healthcare Campus Centre will occur through more intensive studies that will involve transportation and servicing analyses, consultation with higher levels of government and public consultation as well as approval by Council.

City staff envision the following process being followed to facilitate development of the hospital:

- i) Approval of OPA 725 (amending OPA 715);
- ii) The preparation of a Precinct Plan in 2012 in consultation with stakeholders and the community;

- iii) A draft plan of subdivision and zoning by-law amendment will be prepared in consultation with stakeholders and the community (approximately 2013-2014);
- iv) A preliminary site plan will be prepared by in 2014 (approximately) to facilitate construction.

Through this process the appropriate distribution of land uses, massing, streets, blocks and open space areas will be determined in the context of available and planned infrastructure, sensitivity to adjoining land uses, its contribution to a sense of place at Major Mackenzie Drive and Jane Street, the planning intent for the Healthcare Campus Centre and the input of the residents and other stakeholders.

It should be noted that opportunities may exist to expedite infrastructure development such as required stormwater management pond and access improvements and that such improvements may be pursued concurrently.

Conclusion

The goal of the proposed Official Plan Amendment is to facilitate the development of a Hospital and associated uses through a comprehensive "Precinct Planning" process. Should the Committee of the Whole concur with the policy amendments proposed, the recommendation in this report should be adopted.

Attachments

1. Location Map / Context Plan
2. Area Subject to Re-designation to "Hospital Precinct Plan"
3. Summary Table of Proposed Text Amendment to OPA 715

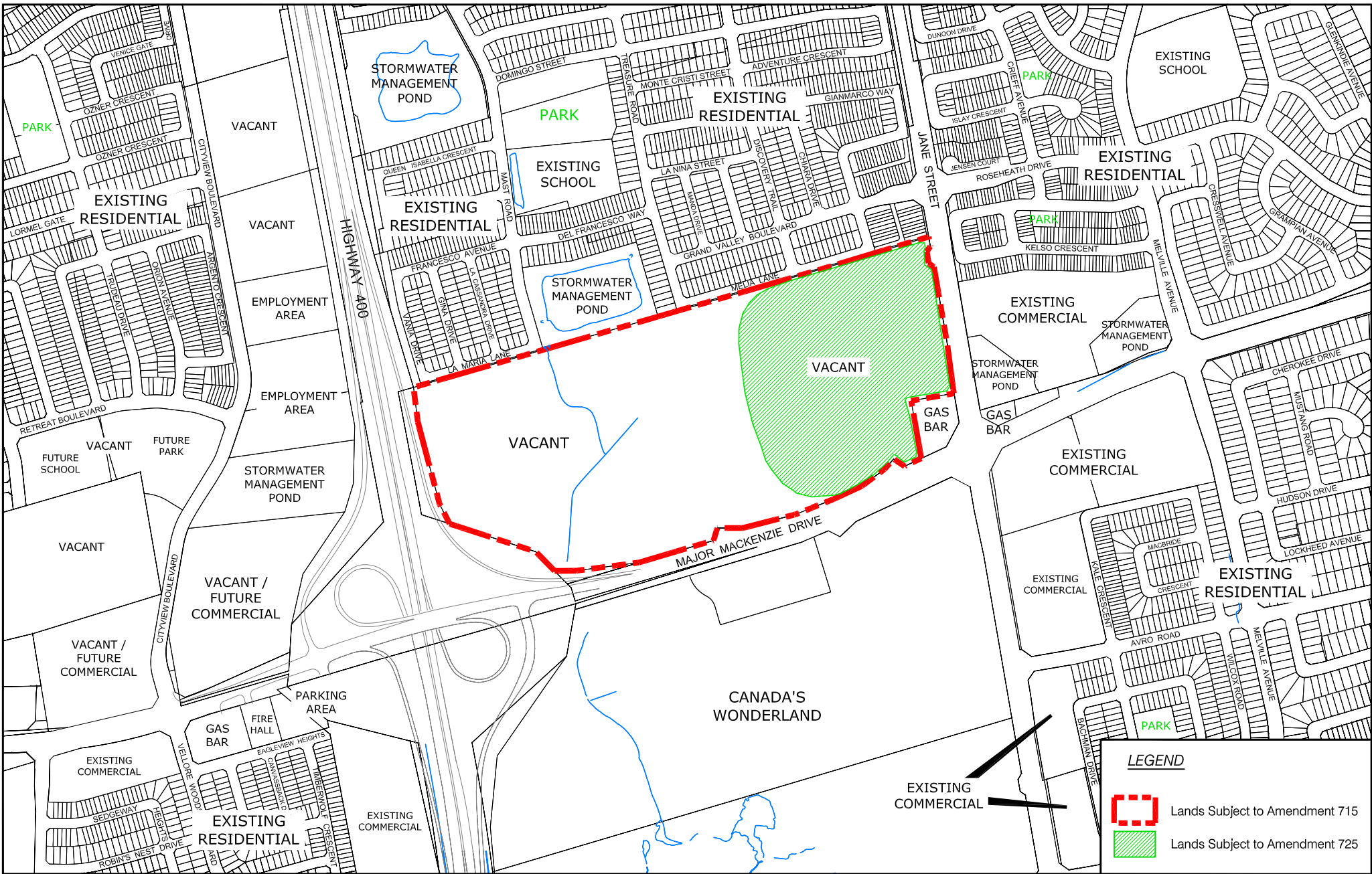
Report prepared by:

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Roy McQuillin, Manager of Policy Planning, ext. 8211

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

DIANA BIRCHALL
Director of Policy Planning



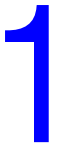
Location Map

Location: Part of Lot 6,
Concession 2
Applicant:
City of Vaughan



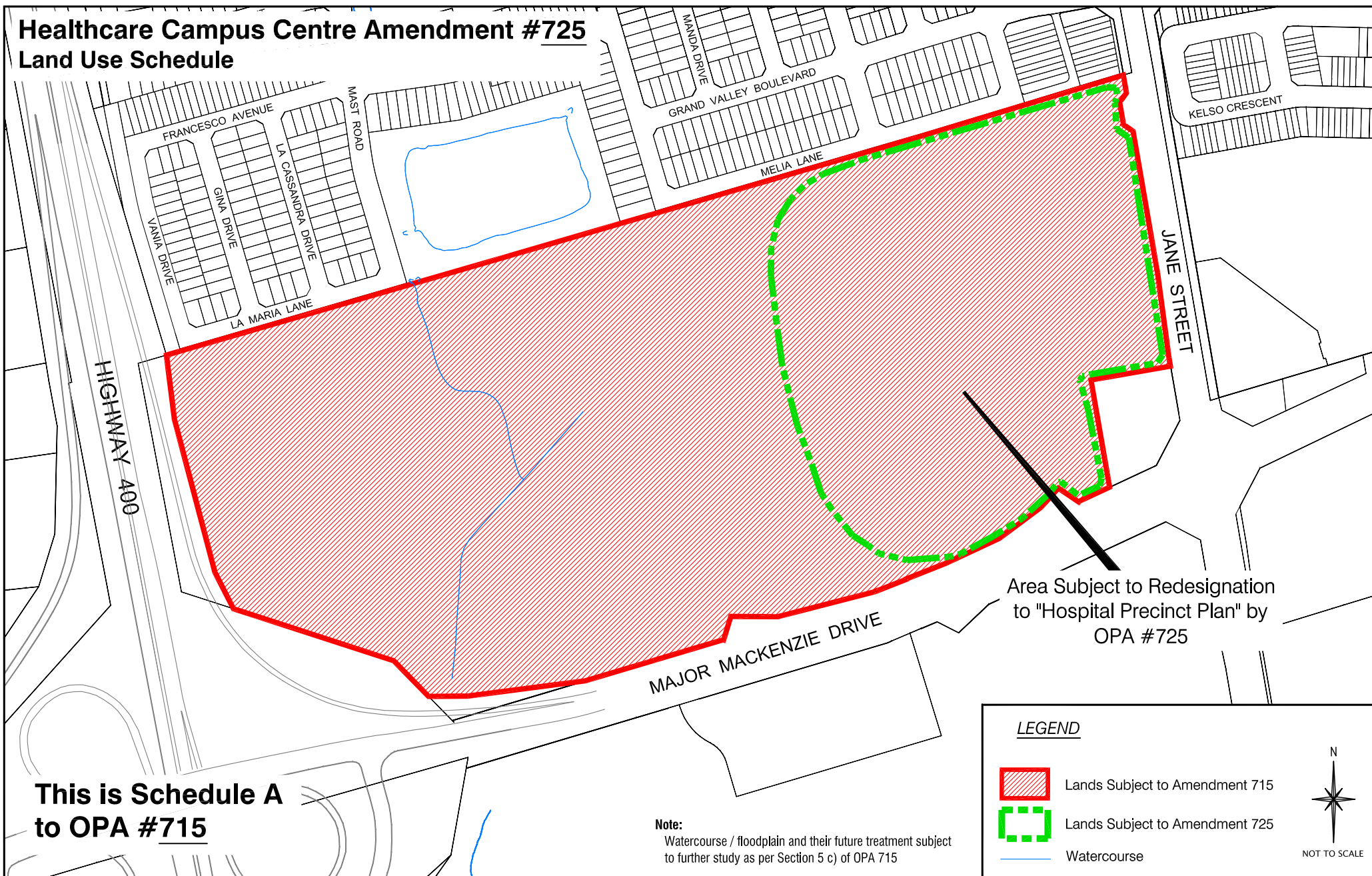
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Date: November 1, 2011



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Healthcare Campus Centre Amendment #725 Land Use Schedule




**This is Schedule A
to OPA #715**

Note:
Watercourse / floodplain and their future treatment subject
to further study as per Section 5 c) of OPA 715

LEGEND

-  Lands Subject to Amendment 715
-  Lands Subject to Amendment 725
-  Watercourse


 NOT TO SCALE

OPA #725, Land Use Schedule

Location: Part of Lot 6,
Concession 2 Applicant:
City of Vaughan



Attachment

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Not to Scale
Date: November 1, 2011

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Attachment 3: Summary of Official Plan Amendment No. 725

Section	Official Plan Amendment 715 (Existing)	Official Plan Amendment 725 (Proposed)
Paragraph 4 in Part A, Section 6.1	Policies of this amendment are designed to ensure that efficient development occurs through cost-effective development standards that will minimize land consumption; that land use patterns that may cause environmental or public health and safety concerns will be avoided; that the necessary infrastructure and other public service facilities will be available; and that accessibility for the elderly and those with disabilities is achieved. More specific planning for the Vaughan Health Campus of Care will occur through a Master Plan exercise and through the development of a Precinct Plan that will include public participation and which must be approved by Council prior to re-zoning or site plan approval to enable development.	<i>Policies of this amendment are designed to ensure that efficient development occurs through development standards that will minimize land consumption; that land use patterns that may cause environmental or public health and safety concerns will be avoided; that the necessary infrastructure and other public service facilities will be available; and that accessibility for the elderly, those with disabilities and the general public is achieved. More specific planning for the Vaughan Health Campus of Care will occur through a Precinct Plan exercise that will include public participation and which must be approved by Council prior to re-zoning or site plan approval to enable development.</i>
Paragraph 1 in Part B, Section 1 “Introduction”	This Official Plan Amendment 715, the Healthcare Campus Centre Plan, establishes policy to guide development of a new Urban Centre within Vaughan that has, as its primary focus, a hospital and comprehensive campus of care to be planned on the majority of the approximately 33 hectare (82 acre) site. Additional compatible uses, supportive of the function of a major centre, may also be developed on	<i>This Official Plan Amendment 715, the Healthcare Campus Centre Plan, establishes policy to guide development of a new Urban Centre within Vaughan that has, as its primary focus, a hospital and comprehensive campus of care to be planned on the approximately 33 hectare (82 acre) site. Prior to development, a Precinct Plan will be undertaken to address, among other things, high level transportation, servicing issues and connectivity through and around for the entire site as well as more focused</i>

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	lands that are surplus to the needs of the hospital and Vaughan Health Campus of Care, once a Hospital Master Plan for the healthcare campus has been completed and a Precinct Plan has been undertaken to address high level transportation and servicing issues for the entire site as well as more focused planning of the Campus of Care and a further study has been undertaken of the remaining lands.	<i>planning of the Campus of Care.</i>
Paragraph 2, Part B, Section 1.1 "General Intent"	This Plan covers approximately 33 hectares (82 acres), of which approximately 24 hectares (60 acres) will develop as a health campus of care to be anchored by a hospital, as generally shown on Schedule A. The Plan also provides for other uses that are related to the primary healthcare function and further provides, through a further Special Study, the potential for more intensive forms of residential and employment uses, consistent with a Centre, on the remainder of the site. Further planning exercises will establish a greater level of detail for the site and the exact boundary between the two component areas.	<i>This Plan covers approximately 33 hectares (82 acres) on the north side of Major Mackenzie Drive, which will develop as a health campus of care to be anchored by a hospital, as generally shown on Schedule A. The Plan also provides for other uses that are related to and support the primary healthcare function.</i>
Paragraph 3, Part B, Section 1.1 "General Intent"	A Hospital Precinct Plan exercise will be undertaken for the health campus of care to determine in greater detail future land uses and other matters pertaining to the Vaughan Campus of Care site. It must be	<i>A Hospital Precinct Plan will be undertaken for the health campus of care to determine the location and extent of the permitted land uses and the integration of the hospital site with the remaining campus centre. It must be approved by Vaughan Council prior to</i>

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	<p>approved prior to development. The Hospital Precinct Plan will also be required to address higher order transportation and servicing of the entire quadrant, including stormwater management and the treatment of the tributary of the West Don River that flows through the site. As a second phase, a further Special Study planning analysis of the remainder lands will be undertaken to determine the highest and best use after the Hospital Precinct Plan has been completed. Both of these further planning exercises will include public and agency input.</p>	<p><i>development. The Hospital Precinct Plan will also be required to address higher order transportation and servicing of the entire quadrant, including stormwater management and the treatment of the tributary of the West Don River that flows through the site. Also to be addressed are matters relating to urban design, sustainability, connectivity and relationship to the broader area, cost of infrastructure and transit, phasing of development, the identification of public transit, pedestrian, cycling and vehicular access routes and facilities, the appropriate height, massing and intensity of land uses and to provide a transition in character between hospital and the low density neighbourhood to the north . Further planning exercises will include public and agency input.</i></p>
<p>Paragraph 8, Part B, Section 1.1 "General Intent",</p>	<p>Development of the Healthcare Campus Centre will be developed incrementally through further studies and analyses, beginning with the Hospital Precinct Plan. The Hospital Precinct Plan will include public input and consultation with approval agencies of the Region, Province, and the Toronto Region Conservation Authority prior to approval by the City. When the Hospital Precinct Plan is completed a Special Study of the remainder lands will be undertaken to determine their highest and best use in the context of the Hospital Precinct Plan; the role of a Centre; the capacity of planned infrastructure; and the</p>	<p><i>The Healthcare Campus Centre will be developed incrementally through further studies and analyses, beginning with the Hospital Precinct Plan. The Hospital Precinct Plan will include public input and consultation with affected agencies, the Region, Province, and the Toronto Region Conservation Authority prior to approval by the City. The Hospital Precinct Plan, will provide the basis for the preparation of the implementing zoning by-law, draft plans of subdivision and the approval of site plans for each portion of the Healthcare Campus Centre prior to development.</i></p>

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	<p>appropriate transition to the abutting neighbourhood. The Special Study will also involve public input and consultation with agencies prior to approval by the City. The Hospital Precinct Plan and the subsequent Special Study of the remaining lands will provide the basis of more specific Zoning and approval of site plans for each portion of the Healthcare Campus Centre prior to development.</p>	
<p>Paragraph 1, Part B, Section 1.2 “Urban Structure”</p>	<p>The Healthcare Campus Centre is intended to develop with a primary focus on the delivery of healthcare services, but the site also has the potential to include a mixture of other uses that may be less directly related to its primary healthcare function. Development will be compact and transit supportive, at heights and densities appropriate for a Centre.</p>	<p><i>The Healthcare Campus Centre is intended to develop with a primary focus on the delivery of healthcare services while accommodating related businesses and supporting uses. Development will be compact and transit supportive, at heights and densities appropriate for a Centre which respect the presence of the low density residential community to the north.</i></p>
<p>Paragraph 1 in Part B, Section 3.0 “Land Use Designations”</p>	<p>The Healthcare Campus Centre is intended to develop a range of land uses that are supportive of a hospital and healthcare focus, and are compatible with the higher order function of a Centre. More detailed Land Use designations shall be determined through a further Special Study of the eastern lands, comprising approximately 9 ha. (22 ac), which are expected to be surplus to the prime healthcare campus needs. The following land use categories are</p>	<p><i>The Healthcare Campus Centre is intended to develop a range of land uses that are supportive of a hospital and healthcare focus, and are compatible with the higher order function of a Centre. The following land uses will be permitted in the Hospital Precinct Plan site.</i></p>

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	<p>expected to apply, with some variation as determined by further studies, to major portions of the Hospital Precinct site</p>	
<p>Section 3.3. "Special Study Area"</p>	<p>3.3 Special Study Area</p> <p>a) Areas designated as Special Study Area will be used only for passive uses or for infrastructure including roads and driveways, utility rights of way, and stormwater management facilities, until such time as a Special Study determines the appropriate range of land uses in the context of: the Hospital Precinct Plan for the Campus of Care; an appropriate transition to the neighbourhood to the north; and the intended function of an Urban Centre.</p> <p>b) Public input and agency review will be a necessary and important component of the Special Study that must be undertaken prior to enabling future development.</p>	<p>Deleting Section 3.3 "Special Study Area" in its entirety.</p>
<p>Section 4.0 o), Part B</p>	<p>o) "Travel Demand Management (TDM) measures shall be identified and developed as part of this development to reduce the single-occupant vehicle usage and to</p>	<p>o) <i>"Travel Demand Management (TDM) measures shall be identified and developed as part of this development to reduce the single-occupant vehicle usage and to promote other modes of transportation such as walking, cycling, and</i></p>

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	<p>promote other modes of transportation such as walking, cycling, and public transit to and from the proposed Healthcare Campus Centre and Special Study Area.”</p>	<p><i>public transit to and from the proposed Healthcare Campus Centre.”</i></p>
<p>Section 6.1 b) i), Part B</p>	<p>b) The Hospital Master Plan shall include:</p> <p>i. A Master Servicing Strategy that outlines the functional water distribution, waste water collection and stormwater management facilities that will service the entire Healthcare Campus Centre and Special Study Area.”</p>	<p><i>b) The Precinct Plan shall include:</i></p> <p><i>i. A Master Servicing Strategy that outlines the functional water distribution, waste water collection and storm water management facilities, and a plan for district energy that will service the entire Healthcare Campus Centre.</i></p>
<p>Section 6.1 b) iii., Part B</p>	<p>iii. A Functional Transportation Plan that establishes the access points, internal street and driveway layout, expected traffic volumes, and the ability of both internal rights of way and the surrounding road network to accommodate growth planned within the Hospital Precinct Plan area in relationship to the capacity of the entire Centre including the identification of improvements that will be necessary; the identification of public transit, pedestrian cycling routes and facilities;</p>	<p><i>iii. A Functional Transportation Plan that establishes the access points, internal street and driveway layout, expected traffic volumes, and the ability of both internal rights of way and the surrounding road network to accommodate growth planned within the Hospital Precinct Plan area including the identification of improvements that will be necessary; the identification of public transit, pedestrian and cycling routes and facilities;</i></p>
<p>Section 6.1 b) ix., Part B</p>	<p>b) The Hospital Master Plan shall include:</p> <p>ix. Delineation of the boundary of the</p>	<p>Deleting Section 6.1 b) ix. in its entirety and renumbering x to ix.</p>

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	<p>Hospital Precinct Plan area that will be planned as a health campus of care and lands that are surplus to that use that will be subject to the Special Study;</p>	
<p>Section 6.2 "Special Study", Part B</p>	<p>6.2 Special Study</p> <p>a) The Special Study shall be a comprehensive document that will require approval by the City after consultation with the Region, Provincial agencies and the public in its preparation and will require a further amendment to the Official Plan. The Special Study will not be undertaken prior to Council approval of the Hospital Precinct Plan.</p> <p>b) The Special Study shall include:</p> <p>i. The range and types of land use that will be permitted and specific formats that may be required or prohibited within specific areas;</p> <p>ii. A Servicing Strategy that outlines conformity with the Master Servicing Study with respect to the functional</p>	<p>Deleting Section 6.2 "Special Study" in its entirety.</p>

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	<p>water distribution, waste water collection and stormwater management facilities that will service the Special Study Area;</p> <p>iii. A Transportation analysis that includes an internal road or private roadway layout, with expected traffic volumes, that is able to demonstrate the ability of both the internal rights of way and the surrounding road network to accommodate growth planned within the Centre, including the identification of improvements that will be necessary;</p> <p>iv. The identification of public transit, pedestrian and cycling routes and facilities;</p> <p>v. An investigation of potential archaeological resources;</p> <p>vi. An Urban Design Framework that addresses urban structure, built form, massing, public realm including detailed open space and streetscape</p>	
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	<p>masterplan and urban design including transit-supportive design, sustainability and public art;</p> <p>vii. A transition of height, massing and intensity of land use, as well as means of buffering or screening to protect the low density neighbourhood to the north from adverse impacts of noise, shading, or inappropriate overview;</p> <p>viii. Determination of more detailed land uses, in relation to the servicing and transportation capacity of the site, and uses determined in the Hospital Master Plan, the adjacent low density neighbourhood and with respect to the intended function of a Centre;</p> <p>ix. The compatible integration of land uses, pedestrian links and the vehicular system within the Hospital Precinct Plan; and</p> <p>x. the proposed phasing of development.</p>	
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	<ul style="list-style-type: none"> c) Phasing will address the co-ordination of proposed development with the provision of infrastructure necessary to service that phase. d) The approved Special Study shall be used as the basis for Zoning. e) Evaluation of the Special Study shall be based on the Development Principles and Objectives of this Plan and its more specific policies. 	
<p>Section 6.3 a) in Part B,</p>	<p>6.3 Zoning & Holding By-laws</p> <ul style="list-style-type: none"> a) In order to implement development within the Healthcare Campus Centre, Council will enact a By-law providing for zoning categories that are consistent with policies of this Plan and reflect the more detailed Hospital Precinct Plan and Special Study, as appropriate. 	<p>6.3 Zoning & Holding By-laws</p> <ul style="list-style-type: none"> a) <i>In order to implement development within the Healthcare Campus Centre, Council will enact a By-law providing for zoning categories that are consistent with policies of this Plan and reflect the more detailed Hospital Precinct Plan as appropriate. A Holding Symbol may be applied by the City in certain instances where prerequisite studies or modifications might be considered.</i>
<p>Section 6.4 a), Part B</p>	<p>6.4 Phasing</p> <ul style="list-style-type: none"> a) The Hospital Precinct Plan shall be completed to the satisfaction of the City prior to undertaking the Special Study of the 	<p>Deleting Section 6.4 a) in Part B in its entirety.</p>

Attachment 3: Summary of Official Plan Amendment No. 725

	remainder of the lands.	
Section 7.0 b), Part B	b) The areas of the Hospital Master Plan and the Special Study shown on Schedule A are intended to show general areas. The boundary between these two areas will be established through the Hospital Precinct Plan exercise.	Deleting Section 7.0 b) in Part B in its entirety.