

2. **CITY-INITIATED AMENDMENT FILE OP.11.005** **P.2011.33**
AMENDMENT TO OPA 715: THE HEALTHCARE CAMPUS CENTRE PLAN
CITY OF VAUGHAN
WARD 1

Recommendation

The Commissioner of Planning recommends:

1. THAT the Public Hearing report for File OP.11.005 (City of Vaughan) BE RECEIVED and that any issues raised at the public meeting and comments submitted in writing be addressed by the Policy Planning Department in a comprehensive report to Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: September 9, 2011
- b) Circulation Area: 200 m
- c) Comments Received as of September 23, 2011: None
- d) Date of Newspaper publications:
 - *The Weekly*, September 14, 2011
 - *The Thornhill Liberal*, September 15, 2011
 - *Vaughan Citizen*, September 15, 2011
 - *Lo Specchio*, September 23, 2011
- e) Date of Publication Vaughan City Page (online): September 15, 2011

Purpose

To amend OPA 715 (Health Care Campus Centre Plan) to re-designate the lands designated as "Special Study Area" to "Hospital Precinct Plan". The effect of the amendment is to:

- 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;
- ii. Eliminate the requirement for a further secondary plan for the lands formerly designated "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 to set the stage for the proposed hospital development by creating greater certainty on the policy framework which applies to these lands.

Background - Analysis and Options

The subject lands have an area of 32.8 ha (82 acres) and is located on the north side of Major Mackenzie Drive between Highway 400 and Jane Street, excluding the gas station site at the intersection of Jane Street and Major Mackenzie Drive as shown on Attachment 1.

The subject lands are undeveloped and are bounded by Highway 400 on the west, Major Mackenzie Drive on the south, Jane Street on the east, and the Block 33 East residential community to the north. Commercial developments are located on both the south-east and north-east corners of Jane Street and Major Mackenzie Drive. Canada's Wonderland a specialized commercial, entertainment use with a wide, regional draw that operates seasonally is located to the south.

Current Official Plan (OPA 715)

OPA 715 ("Healthcare Campus Centre Plan") was adopted by Council on July 13, 2010 and approved by the Region of York on September 2, 2010. The Plan provides the policy to guide the development of an urban centre focused on a hospital and a health care campus to serve the local and broader region.

The Plan 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 labelled "General Area of Hospital Precinct Plan" on Schedule "A" – Areas of Further Study of OPA 715.

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 labelled "General Area of Special Study" on Schedule "A" (Attachment No. 1). The intent of the Special Study was to examine potential land uses on this parcel, consistent with a Primary 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 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.

The Hospital Precinct Plan is a comprehensive development plan for the purpose of coordinating development details across a range of disciplines such as those cited above. 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 as set out above. A separate study and fourth official plan amendment is no longer required. The reasons are discussed below.

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 (approximately 40 acres or 16.18 ha), originating with the Ministry of Health and Long-term Care, the possible need for additional lands for stormwater pond(s) that form an integral part of the proposed hospital site may be required, and has resulted in an easterly shift in the location of the hospital. 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. This is now important because 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 and sensitivity to and compatibility with the residential development to the north.

Such an amendment would:

- 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 effect of the proposed amendment is shown on Attachment No. 3.

On June 28, 2011 Council directed staff to proceed with a public hearing on the proposed amendment as a result of the changing circumstances surrounding the development of the Healthcare Campus Centre Plan area.

Consistency with the New Vaughan Official Plan (VOP 2010)

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 leveraged 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 are consistent with the proposed amendment.

Relationship to Vaughan Vision 2020/Strategic Plan

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”.

Regional Implications

Should the City proceed with the official plan amendment the Region of York will be consulted and would ultimately approve the amendment. The Region of York would also play an important role in the development of any future Hospital Precinct Plan.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing and be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Existing OPA Amendment No.715
2. Proposed Amendment to OPA No. 715

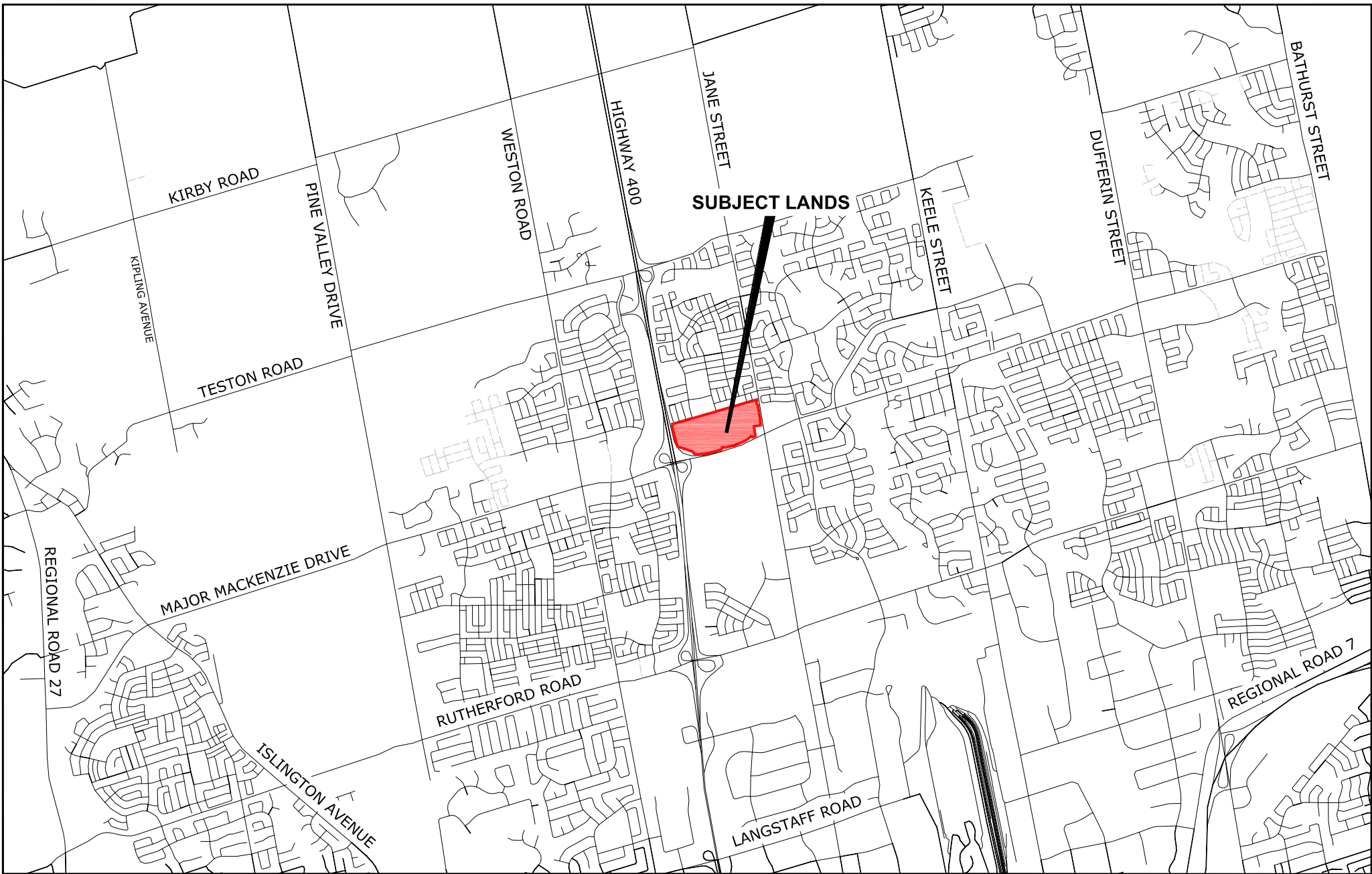
Report prepared by:

Melissa Rossi, Senior Policy Planner – Ext. 8320
Roy McQuillin, Manager of Policy Planning – Ext. 8211

Respectfully submitted,

JOHN MACKENZIE,
Commissioner of Planning

DIANA BIRCHALL,
Director of Policy Planning



*Context
Location Map*

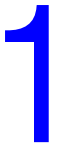
*Location: Part of Lot 6,
Concession 2*



Attachment

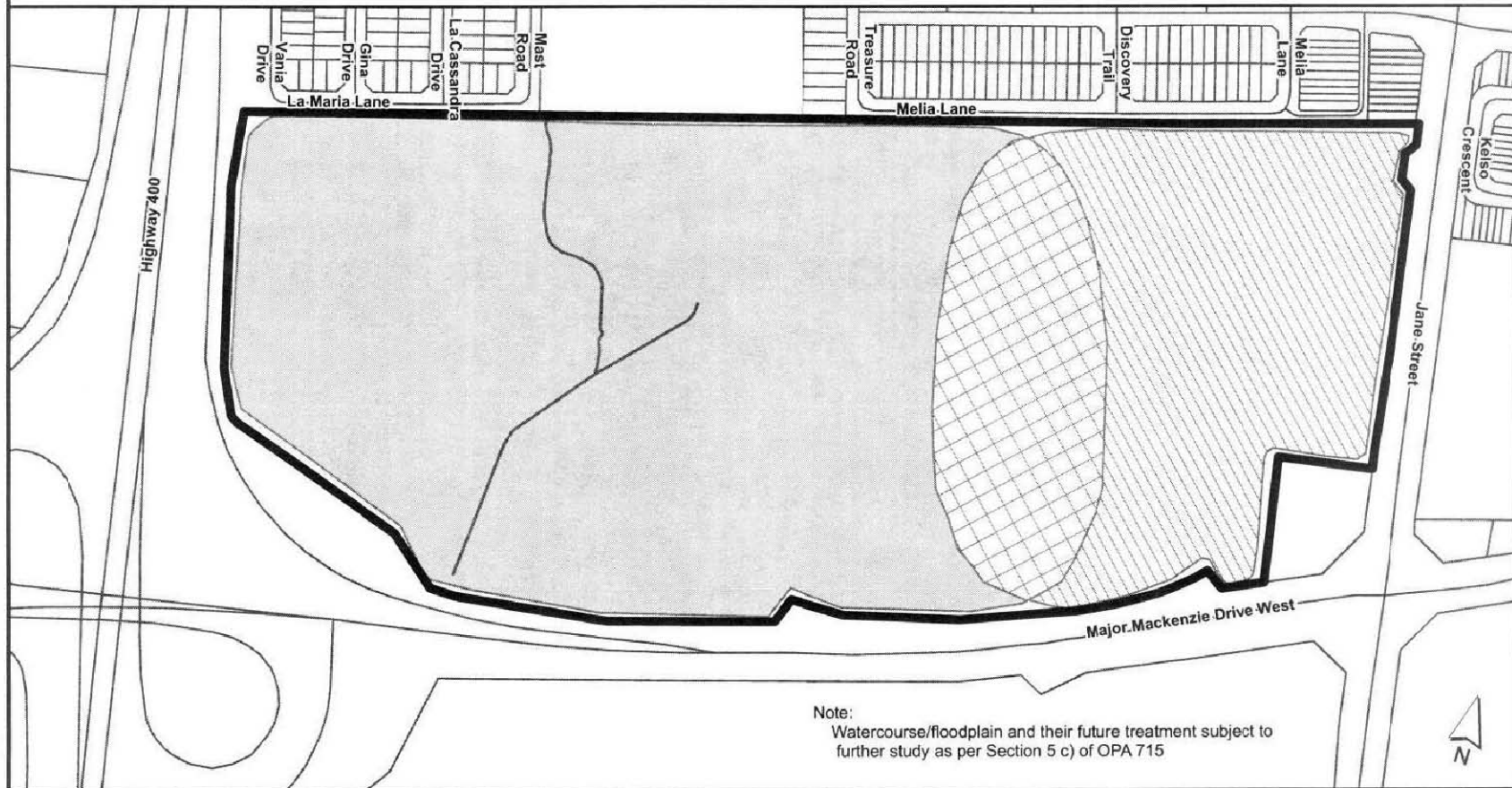
*File: OP.11.005
Related File: HCC.15.107*

Date: September 21, 2011



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

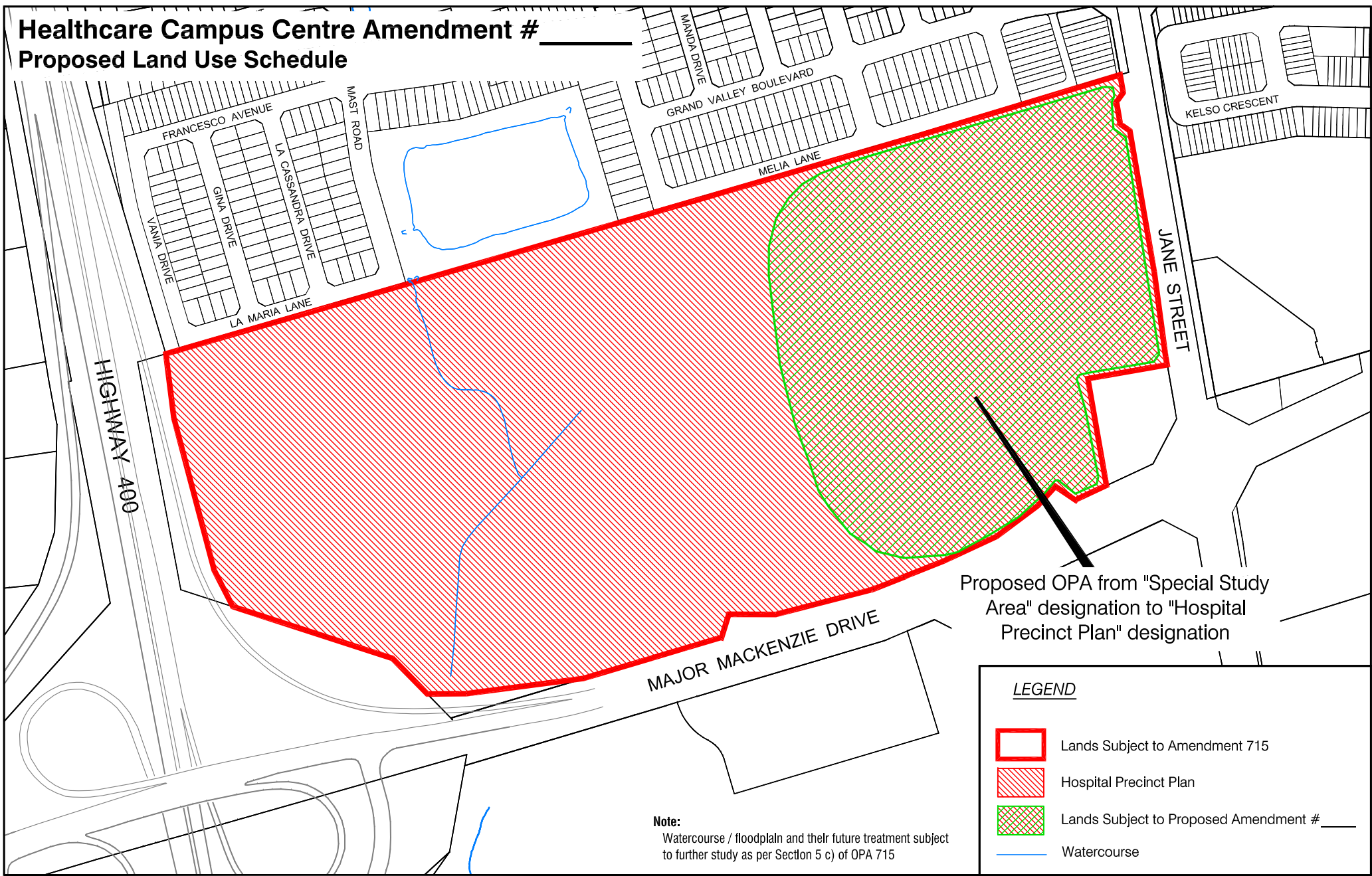
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Healthcare Campus Centre Amendment # _____

Proposed Land Use Schedule



OPA # _____, Proposed Land Use Schedule

Location: Part of Lot 6, Concession 2



Attachment

File: OP.11.005
Related File: HCC.15.107

Date: September 21, 2011

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