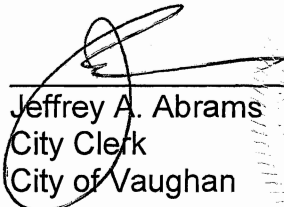


I, JEFFREY A. ABRAMS, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 715 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, with modifications (*in italics*), on the 23rd day of September, 2010.



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Jeffrey A. Abrams  
City Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 18 day of November, 2010.

**Certificate of Approval**

**AMENDMENT No. 715**

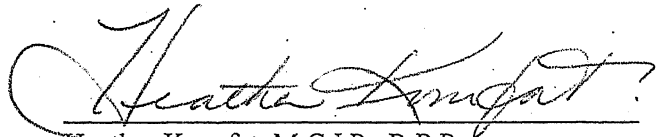
**TO THE**

**OFFICIAL PLAN FOR THE**

**CITY OF VAUGHAN PLANNING AREA**

This official plan document which was adopted by the Council of the City of Vaughan is approved, subject to the attached Schedule of Modifications, pursuant to Sections 17 and 21 of the Planning Act and came into force on September 23, 2010.

Date: September 23, 2010



Heather Konefat, M.C.I.P., R.P.P.  
Director of Community Planning  
The Regional Municipality of York

## VAUGHAN OFFICIAL PLAN AMENDMENT NO. 715

### SCHEDULE OF MODIFICATIONS

Part B – The Amendment of Official Plan Amendment No. 715 shall be modified as follows:

1. Replace “Toronto Region Conservation Authority” with “Toronto and Region Conservation Authority”, throughout the Amendment.
2. Modify Section 2.4 by adding d) as follows:

“Travel Demand Management (TDM) measures will be required as part of the development to reduce the single-occupant vehicle usage and to promote other modes of transportation such as walking, cycling, and public transit to and from the urban Centre.”

3. Modify the first sentence in Section 2.5 d) so that it reads as follows:

“Where feasible, watercourses and stormwater ponds will provide for and enhance the ecological functions and the visual amenity of the Centre.”

4. Replace Section 3.2 a) so that it reads as follows:

“The designation of Natural Area within the Healthcare Campus Centre will be determined through the Hospital Precinct Plan and will include the tributary corridor of the West Don River and natural or constructed wetlands related to stormwater management. Landscaped berm areas may also be designated as Natural Areas if they are intended as permanent features and support natural vegetation or contribute to an ecological function or linkage. The specific location of these uses will be determined by the City of Vaughan in consultation with Toronto and Region Conservation Authority.”

5. Add “if feasible” to Section 3.2 b) so that it reads as follows:

“Uses within Natural Areas shall be limited to pedestrian or cycling pathways, passive recreation, and environmental management activities, if feasible.”

6. Add to the end of Section 4.0 c) the following:

“These major connection points are subject to further study as part of the Functional Master Plan and shall require approval from York Region.”

7. Modify Section 4.0 e) so that it reads as follows:

“The Functional Master Plan shall be prepared in consultation with the Region of York and will establish necessary improvements to the Regional Road system including the potential expansion of Major Mackenzie Drive to 6 through lanes of traffic during the interim phase to accommodate the traffic generated by the proposed development. If needed, these 6 lanes of traffic shall include 4 general purpose lanes and two High Occupancy Vehicle lanes as per York Region’s current policy”.

8. Add a new Section 4.0 f) as follows, and renumber accordingly:

“The requirement for the 45 metre right-of-way along Major Mackenzie Drive is identified on Map 12 – Street Network in the York Region Official Plan. A 45 metre right-of-way is required to support rapid transit along Major Mackenzie Drive through this area in the future. The ultimate cross-section of Major Mackenzie Drive will include 4 general purpose traffic lanes, two dedicated lanes for rapid transit, additional width for turn lanes and transit stations subject to future Environmental Assessment studies.”

9. Add to the end of Section 4.0 g) the following:

“All opportunities for pedestrian, bicycle, public transit and vehicular access to protect for and complete the transportation network will be identified and explored through the Functional Master Plan.”

10. Add a new Section 4.0 h) as follows, and renumber accordingly:

“Pedestrian and cycling connections between the Healthcare Campus Centre and the existing residential community to the north shall be encouraged and provided where appropriate to increase accessibility and connectivity.”

11. Modify Section 4.0 by adding n) as follows:

“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 public transit to and from the proposed Healthcare Campus Centre and Special Study area.”

12. Modify Section 5.0 f) so that it reads as follows:

“Stormwater ponds shall be located in a manner that does not preclude intensification along transit corridors or future improvements to the transportation system. The location of the

stormwater ponds shall not impede the ecological function of the watercourse open space corridor, if applicable.”

13. Add to the end of Section 6.1 b) i. “and Special Study Area,”

14. Modify Section 6.3 by adding v) as follows:

“Provisions for the ultimate treatment of the tributary of the West Don River and its restoration and/or enhancement have not been determined.”

15. Replace Schedule “A” – Areas of Further Study, with the attached Schedule “A”.

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

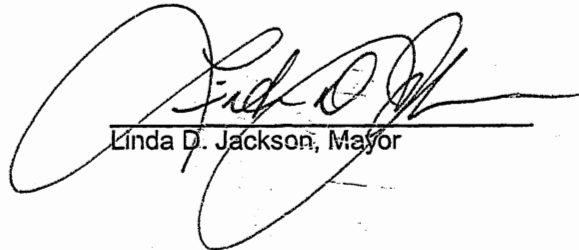
## **BY-LAW NUMBER 200-2010**

**A By-law to adopt Amendment Number 715 to the Official Plan of the Vaughan Planning Area.**

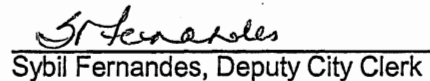
NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 715 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) " A " and " B " is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 715 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect the day of the final passing thereof.

READ a FIRST, SECOND and THIRD time and finally passed this 13th day of July, 2010.



Linda D. Jackson, Mayor



Sybil Fernandes, Deputy City Clerk

**AMENDMENT NUMBER 715  
TO THE OFFICIAL PLAN  
OF VAUGHAN PLANNING AREA**

The following text to Amendment Number 715 to the Official Plan of the Vaughan Planning Area and Schedules "A" and "B" constitute Amendment Number 715.

Amendment Number 715

# THE HEALTHCARE CAMPUS CENTRE PLAN



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## **PART A – THE PREAMBLE**

### ***1.0 Introduction***

The Preamble introduces Amendment 715, the Healthcare Campus Centre Plan, and describes the circumstances and planning process supporting its preparation in order to assist in understanding its context. It is for explanatory purposes only and does not constitute part of the Amendment.

### ***2.0 Purpose***

The Purpose of this Amendment is to change the planning intent for the 33 hectare (82 ac.) site in the north-west quadrant of Major Mackenzie Drive and Jane Street from expansion land of a major theme park (Canada's Wonderland) to development of an urban centre that will be focused around the development of a hospital and associated healthcare campus. The Amendment sets out the further planning steps and analyses that will be required prior to development of the healthcare campus and other uses.

Specifically, this Amendment:

1. Amends current OPA 508 by removing these lands from OPA 508.
2. Provides a policy framework that is consistent with the Provincial Policy Statement, The Growth Plan for the Greater Golden Horseshoe, the current and newly adopted Region of York Official Plan and with the existing planning policy of the City of Vaughan as well as emerging planning policy from the new Vaughan Official Plan which is soon expected to be adopted.
3. Provides policies to guide and control development of a new urban Centre that is focused on a healthcare campus and related uses, but may also contain additional higher order uses that will support the Centre and be compatible with its healthcare focus and the surrounding community.

### ***3.0 Location***

The lands subject to this Amendment consist of approximately 33 hectares (82 acres), located north of Major Mackenzie Drive, extending between Jane Street and Highway 400, as shown on Schedule "A", with the exception of the corner property at Jane Street and Major Mackenzie Drive.

#### **4.0 Current Official Plan Status**

The lands are currently designated "Theme Park" by Official Plan Amendment Number 508 and preceding Official Plan Amendment Numbers 74, 114, and 138, which contain detailed policy to guide development of a theme park and related uses.

#### **5.0 Background**

Shortly after these lands were placed on the market for sale in 2008 by Cedar fair, owners of Canada's Wonderland, a Study was commissioned to determine the highest and best uses of the site, within the context of current planning policy, as well as to determine an urban design framework for development.

In August, 2009, the lands were purchased by the City of Vaughan to facilitate the development of a hospital and healthcare campus, expected to require approximately 24 hectares (60 acres). The City subsequently entered into an agreement with the Vaughan Health Campus of Care to provide for the development of much of the land as a "campus of care". The highest and best use of land that is expected to be surplus to the healthcare campus will be determined after the Hospital Master Plan for the healthcare campus has been completed.

The need for a hospital and the selection of this site is supported by prior studies including a 2005 study by IBM, entitled "Needs Assessment and Vision for the Future – Health Care Facility Planning Report" which supported a need for a hospital along the highway 400 corridor; a Study undertaken by Stantec of 28 potential sites that favoured this location; and a 2008 study by Deloitte Consulting entitled "Central LHIN Service Needs Assessment for the Identification Of Vaughan Hospital Services", undertaken on behalf of the Central LHIN (Local Health Integration Network) established by the Ministry.

Following the announcement of a Collaboration Agreement between the VHCC and York Central Hospital (YCH) in the fall of 2009, the Minister of Health and Long Term Care announced that York Central Hospital would receive a \$7,000,000.00 Master Planning Grant, to assist with the costs of developing a full proposal for a two-site model for hospital services in Southwest York Region.

The conditions of purchase of the site involve easements in favour of Cedar Fair with respect to access across the property and continued access to Canada's Wonderland through this site.

Prior to purchase of the site, "due diligence" studies were undertaken by Cole Engineering and Stantec for the Vaughan Hospital Campus of Care to confirm that the site could support the development of a healthcare campus and additional uses. This work has been reviewed. Subsequent meetings with the Region of York, Ministry of Transportation and the Toronto and Region Conservation Authority have led to policies in this Amendment that must be

addressed prior to development approvals. Conditions set out in this Amendment provide for that further process.

## **6.0 Policy Context**

Amendment 715, the Healthcare Campus Centre Plan, is undertaken in the context of the Provincial Policy Statement 2005 (PPS) and the Growth Plan for the Greater Golden Horseshoe, as well as with the policy structure of the York Region Official Plan and the policy context of the City of Vaughan Official Plan.

## **6.1 Provincial Policy Statement**

In accordance with Section 3 of the Planning Act, the decision of the council of a municipality "shall be consistent" with the PPS. The Official Plan is the main planning instrument of a municipality to implement the PPS.

The PPS directs that growth is to be concentrated within "settlement areas", such as the urban portion of the City of Vaughan, where services exist or can more readily be made available and where efficient land use patterns can be created. Increasing emphasis is placed on providing new development through intensification as opposed to new growth areas. While the PPS in its entirety is relevant to the future development of this site, the following sections serve as a summary:

- 1.0 Ontario's long term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.

Accordingly:

- 1.1.1 Healthy, liveable and safe communities are sustained by:
  - a) promoting efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term;
  - b) accommodating an appropriate range and mix of residential, employment, recreational and open space uses to meet long term needs;
  - c) avoiding development and land use patterns that may cause environmental or public health and safety concerns;
  - e) promoting cost-effective development standards to minimize land consumption and servicing costs;
  - f) improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers...; and
  - g) ensuring that necessary *infrastructure* and *public service facilities* are available or will be available to meet current and projected needs.

*Public Service Facilities* 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.

To provide healthcare services to its citizens, the City of Vaughan has sought an appropriate site for a hospital and related healthcare campus. This is consistent with the direction of the PPS. The selection of this site meets the needs established for a hospital by studies undertaken on behalf of the Vaughan Health Campus of Care and by the Central LHIN.

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.

The Campus of Care site is not expected to require the entire quadrant, and an appropriate range and mix of other employment, commercial, residential, institutional, recreational and open space uses will be considered for the remainder of the quadrant through a further Special Study planning exercise.

#### **6.2 Places to Grow: The Growth Plan for the Greater Golden Horseshoe**

Building on the framework of the PPS, the Growth Plan promotes intensification and requires that population and employment will be accommodated by:

- Directing a significant portion of new growth to the *built-up areas* of the community through *intensification*;
- Focusing intensification in *intensification areas*;
- Reducing dependence on the automobile through development of mixed-use, *transit-supportive*, and pedestrian friendly urban environments;
- Planning and investing in a balance of jobs and housing in communities to reduce the need for long distance commuting and to increase the *modal share* for transit, walking and cycling; and
- Encouraging cities and towns to develop complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services.

The Study Area is within the designated, "*built up area*" of Vaughan and is strategically located adjacent to Highway 400, a major Provincial highway, and

along two Regional arterial roads where increased levels of transit are planned. Major Mackenzie Drive is proposed to develop as a Regional Rapid Transit Corridor in this location and Jane Street south of Major Mackenzie Drive is also a planned Regional Rapid Transit Corridor, supporting intensive land uses. The site was also identified in the City of Vaughan's growth management exercise, entitled 'Where and How To Grow' as a Priority Intensification Area suitable for employment and residential uses.

This amendment is consistent with the directions of the Growth Plan for the Greater Golden Horseshoe by enabling a major employment use that is also transit-supportive in a location planned for higher order transit. The amendment to approve a Health Campus of Care also adds to the creation of "a complete community" in the City through the provision of a healthcare campus. It provides policy that encourages a mix of uses, and transit-supportive, pedestrian friendly development of the quadrant, consistent with Places to Grow and with the growth management analysis undertaken by the City.

### **6.3 The Region of York Official Plan**

The Region of York adopted a new Official Plan in December, 2009 and while it has not yet been approved by the Province and thus is not in legal effect, it is an important indication of the Region's policy intent. Among other matters, the new Regional Official Plan responds to the Growth Plan and is based on additional background analysis including an extensive growth management exercise, entitled "Planning For Tomorrow" and Transportation and Transit Master Plans.

The City of Vaughan is assigned a 2031 population of 418,800 with 266,100 jobs in 2031 by the newly adopted Regional Official Plan. The City is also required to meet, or exceed, an intensification target of 29,300 residential units (s. 5.3.3.a) by 2031, within the built up area of the City. In the newly adopted Regional Official Plan, Major Mackenzie Drive and Jane Street, south of Major Mackenzie Drive, are planned as a Regional Rapid Transit Corridors in this location.

The Healthcare Campus Centre is designated as Urban and has no features included in the Greenlands System in both the 'in force' and newly adopted versions of the Regional Official Plan. Growth is to be concentrated along Regional Corridors and in Regional Centres as well as along Local Corridors and in Local Centres where transit is planned in both versions of the York Region Official Plan.

In the "in force" Official Plan, both Jane Street and Major Mackenzie Drive are designated as Local Corridors, where growth and intensification are intended. Regional policy of s. 3.3.1 directs that institutional uses and other significant employment areas be located to support the structure of centres and corridors in the Plan.

This amendment is consistent with the “in force” Region of York Official Plan by supporting development of an intensive employment use consisting of a Health Campus of Care within an area bounded by two Local Corridors and planned for higher levels of transit. The amendment also supports the Region’s policy framework for Secondary Plans. It is consistent with both the “in force” Regional Official Plan and the newly adopted Official Plan of the Region of York.

#### **6.4 City of Vaughan**

OPA 508, which has been in force for many years, currently provides for the specialized employment use of a theme park on this site and permits a variety of entertainment and hospitality uses, as well as other commercial and institutional uses through re-zoning.

“Where and How to Grow” is the growth management report undertaken for the City to investigate and make recommendations to support the intensification levels required by the Growth Plan and the York Region population allocation to Vaughan. It also forms part of the basis of the new Official Plan that is being developed. The “Where and How to Grow” report determined that this quadrant of land was a Priority Intensification Site with significant employment potential as well as residential intensification potential. The development of a Health Campus of Care is consistent with the employment potential identified through by that study and its focus on the Jane Street Major Mackenzie Drive area. The employment and residential intensification potential that was identified by the growth management exercise for this site also provides support for both residential or employment use of lands that are expected to be surplus to the hospital.

## **PART B – THE AMENDMENT**

### **1.0 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 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.

This Amendment also deletes these lands from OPA 508, which currently applies to this site and is no longer relevant or in keeping with the City's planning intentions for this quadrant. OPA 508 provided site-specific policy that was designed to facilitate further expansion of Canada's Wonderland and which permitted a range of rides, performance venues and other entertainment uses as well as hospitality, institutional and specialized commercial uses.

The Official Plan of the City of Vaughan Planning Area is hereby amended by:

- a) Adopting this Amendment 715, "the Healthcare Campus Centre Plan" which includes text of Part 2 and Schedules "A" and "B".
- b) Deleting from OPA 508:
  1. that part of Schedule A that is north of Major Mackenzie Drive, including the boundary line and reference to "Subject Lands" north of Major Mackenzie Drive, and all Core Entertainment and Transition Area references,
  2. that part of Schedule B that is north of Major Mackenzie Drive, including the boundary and reference to "Subject Lands" and the Core Expansion Area reference in the area; and
  3. the following Text references:
    - a) the sentence beginning "Outdoor amphitheatres .....north of Major Mackenzie Drive" from the paragraph after s. 1.a) iv)
    - b) the words "both north and south of Major Mackenzie Drive" from s. 3 c) i)
    - c) clause 3.e.ii) in its entirety



- d) the words “north of Major Mackenzie Drive” from Clause 3.f) i)
- e) s. 4. C) ii) in its entirety

### **1.1 GENERAL INTENT**

The purpose of the Official Plan Amendment is to provide policy to guide development of a specialized urban Centre focused on a health campus of care to serve the citizens of Vaughan as well as residents of the broader region. Its exceptional accessibility and visibility from Highway 400, Major Mackenzie Drive and Jane Street, as well as its central location within the City of Vaughn, support the development of a Centre in this location. Major Mackenzie Drive is planned to be a Regional Rapid Transit Corridor in this location, providing a ready link to the nearby GO station, municipal civic centre and York Central Hospital in Richmond Hill, as well as to many neighbourhoods within Vaughan. Jane Street south of Major Mackenzie Drive is also planned as a Regional Rapid Transit Corridor, which will provide service to this area. The development of a Healthcare Campus Centre consisting of a mixture of uses at higher densities in a compact, pedestrian friendly form will support increased transit ridership, as planned.

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.

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 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.

Access to the site will be primarily from Major Mackenzie Drive and from Jane Street. Both of these Regional Arterial Roads are planned for increasing levels of transit and have been designated as Local Corridors by the existing Region of York Official Plan, where intensification is intended to support planned levels of transit and where mixed use buildings, pedestrian supportive streetscapes and higher density employment and residential land uses will support an urban realm.

The Healthcare Campus Centre Plan provides that land uses along the northern boundary will provide appropriate compatibility with the established, low-density neighbourhood to the north in terms of general height and massing. Development will be required to provide a suitable transition in height and massing from north to south, so that the neighbourhood scale is respected along the northern boundary and more intensive land uses and higher heights will be located close to higher order transit and farther from the neighbourhood to the north.

Within the quadrant, the Plan provides that the vehicular circulation pattern will be organized in a clear and coherent manner to direct traffic to and from boundary roads and to facilitate visitors, transit service, emergency vehicles and service functions within the site. Further planning of the Centre must make provision for pedestrian and cycling opportunities within the site and appropriate linkages to the wider area.

Development throughout the Healthcare Campus Centre will be characterized by a high quality of urban design, including the treatment of streetscapes, public and private open space areas, and pedestrian linkages that are focused on creating a harmonious and attractive image and promoting pedestrian activity and comfort. Urban design will be more specifically addressed in the Hospital Master Plan and through the further planning of the Centre. Implementation of urban design requirements will also be achieved through zoning and site plan requirements.

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 and 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 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.

Development approvals will be phased to ensure that infrastructure, including road capacity, is adequate to support planned levels of development and that necessary facilities or agreements are in place. The use of Holding Zoning By-laws will be used to control development until such matters are in place to the satisfaction of the City. Transportation, services and utilities within the Healthcare Campus Centre will be integrated and co-ordinated to function as efficiently as possible.

All development within the Healthcare Campus Centre will be subject to Site Plan Control.

## **1.2 URBAN STRUCTURE**

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.

To take maximum advantage of the planned rapid transit corridor on Major Mackenzie Drive and enhanced transit on Jane Street, the arrangement of land uses and the design of internal transit routes, road and pedestrian connections, will be planned to optimize service to the hospital and other major employment uses.

A transition of land use, height and density will focus less-intensive uses to the north, adjacent to the low density neighbourhood and more intensive uses will be focused in close proximity to transit.

## **1.3 POPULATION AND EMPLOYMENT**

Based on a Central LHIN study in 2009, the Healthcare Campus Centre is expected to accommodate a hospital of approximately 600 beds as well as a significant component of long-term and complex care beds, within the continuum of care to serve the aged. additional health services, medical offices, laboratories, research and development facilities and health-related educational activities and specialized housing may be part of the Hospital Precinct Plan area. A district power system may be developed for the Hospital Precinct or for a wider area.

Additional opportunities exist in the development of this Healthcare Campus Centre for offices, research facilities, hospitality uses, commercial and institutional uses, specialized care facilities, and higher order forms of residential development. Such potential uses will be supported by open space, and will incorporate a high standard of urban design that creates an attractive pedestrian realm, vibrant streetscapes, mixed use buildings, and a distinctive 'sense of place', appropriate for a Centre.

## **2.0 DEVELOPMENT PRINCIPLES AND OBJECTIVES**

The following policies include principles and development objectives that will be considered in the evaluation of all future planning exercises and in the approval of capital works and development applications in the Healthcare Campus Centre.

### **2.1 SUSTAINABILITY**

- a) Development within the Healthcare Campus Centre will exhibit best practices as established by the City to ensure sustainability by creating a healthy environment, vibrant communities and economic vitality in accordance with approved policies of the City such as those contained in "Green Directions" Vaughan Community Sustainability and Environmental Master Plan.
- b) Development within the Healthcare Campus Centre should be compact and arranged in a manner that encourages pedestrian activity including accessibility for the elderly or disabled, cycling, and the use of transit in order to reduce energy consumption, reliance on the automobile, and the production of greenhouse gases or other harmful emissions.
- c) Stormwater management practices should foster means of stormwater infiltration to reduce runoff, enhance water quality and support ecological functions, through the inclusion of such techniques as Low Impact Development Standards.
- d) Green building and community design that promotes energy efficiency, use of renewable energy sources and reduction of waste will be encouraged in the infrastructure planning of the site, and through such programs as LEED.
- e) The viability and benefits of a renewable source district energy system will be considered for the Hospital Precinct Plan and within the wider Centre, as well as "green" means of ensuring sustained energy production to serve the hospital and wider area.
- f) The microclimate created by wind, sun and shadow will be considered in the arrangement of land use, the design of buildings, and the use of building materials and landscape treatment so that pedestrian comfort is enhanced and energy consumption is reduced.
- g) A mixture of land uses and convenience facilities that are planned within the Centre will be arranged in a manner that encourages workers and residents to walk and support a safe, vibrant streetscape while reducing reliance on the automobile. Public safety will be fostered through such measures as the application of Community Policing Through Environmental Design (CPTED) principles.

- h) Installation of state of the art telecommunication infrastructure and smart grid technology will be encouraged throughout the Centre to support advanced healthcare and business uses.

## **2.2 LAND USE AND TRANSITION**

- a) Higher densities and heights will generally be focused in locations that are best served by transit.
- b) A sensitive transition in land use, height and massing should be created along the boundary to the low-density neighbourhood to the north, through the arrangements of land uses, as well as setbacks, angular planes and landscaped buffers as appropriate.
- c) Land uses that may create noise, odour or reflected light should be separated, from sensitive residential land uses or effectively screened and buffered, so that no adverse effect is created on a residential or other, sensitive use.
- d) Sensitive residential land uses will be buffered or screened from road noise and from unacceptable noise levels from Canada's Wonderland.

## **2.3 URBAN DESIGN**

- a) A high quality of urban design will be promoted in public spaces such as streetscapes, parks and open space and in the design of public buildings or infrastructure in order to create an attractive, coherent and comfortable public realm with signature elements that create a distinctive sense of place. These elements will also be promoted within privately owned spaces that are publicly accessible such as private roadways, walkways, squares or courtyards and in the streetscape façade of buildings.
- b) Transit-supportive development will be strongly encouraged in the arrangement of land uses and through the design of streets and private roadways so that comfortable and coherent pedestrian connections are created that foster safe, convenient and attractive links to existing and planned transit routes and stops.
- c) Public safety, accessibility and aesthetics will be considered in the arrangement of land uses and design of building elements and lighting, including walkways, parking areas and open areas, so that the design is conducive to public activity and to surveillance.
- d) Focal points of a high standard of design will be encouraged at the terminus of a street or private roadway, at a significant intersection or at a key transit stop or facility. Particular visual prominence should be given to the hospital so that visitors to the site can easily identify it. This may be achieved through the building design as well as by creating view corridors

from the arterial roads and highway, along prime access roads or driveways or from key pedestrian and open space corridors.

- e) Street-related design shall be promoted through the placement of buildings and building entrances close to the street with consistent setbacks and by encouraging the location of retail and service commercial uses at grade within mixed-use buildings.
- f) All development will be subject to site plan control and reviewed by the City's Design Review Panel if in effect.

#### **2.4 TRANSPORTATION**

- a) A full range of mobility options will be planned within the Healthcare Campus Centre in order to provide convenient routes for walking, cycling and transit as well as automobiles and service vehicles, and will focus special attention on mobility issues of the elderly, injured or disabled.
- b) Transit-supportive design of development will be required, in order to improve the modal split for transit and enhance the development potential of the Centre. This may include enhanced transit accommodation or facilities within the Centre.
- c) Circulation within the Centre will be designed to facilitate emergency vehicles and the clear orientation of visitors within the site through the use of coherent and direct circulation routes and signage that can be readily understood. Delivery and service access roads or driveways will be separated from visitor and employee access routes, wherever feasible.
- d) Opportunities to provide additional transportation improvements in the future shall be protected, as identified in this Plan, or as identified by higher levels of government through future planning exercises.

*Travel Demand Management (TDM) measures will be required as part of the development to reduce the single-occupant vehicle usage and to promote other modes of transportation such as walking, cycling, and public transit to and from the urban Centre.*

- e) Development may be phased as necessary, to ensure that sufficient transportation capacity exists or will be in place through committed improvements to serve proposed levels of development.

#### **2.5 MUNICIPAL SERVICES & STORMWATER MANAGEMENT**

- a) Municipal services and utilities will be provided efficiently within the Centre with an emphasis on increased sustainability by reducing energy and water consumption and through increased use of renewable resources.
- b) Development may be phased to ensure that municipal services are in place or will be available in time to serve proposed levels of development.

- c) Stormwater management will be designed to minimize runoff, enhance water quality and to provide infiltration in a manner that is sensitive to the environment and supports natural heritage features and functions. Best management practices including Low Impact Development Standards and source controls will be investigated to best achieve this objective.
- d) *Where feasible, watercourses and stormwater ponds will provide for and enhance the ecological functions and the visual amenity of the Centre.* They should be designed and located to best support its higher order function while not impeding the intensification potential of key sites, potential access locations, or prime connections to transit.

### **3.0 LAND USE DESIGNATIONS**

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 expected to apply, with some variation as determined by further studies, to major portions of the Hospital Precinct site.

#### **3.1 Major Institution**

- a) The designation of Major Institution within the Hospital Precinct Plan shall include: a hospital with a full range of care; rehabilitation facilities, 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; and businesses or health facilities that promote wellness.
- b) 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 facilities associated with a healthcare use.
- c) The appropriate height and massing of buildings and structures within this designation will be further determined through a Hospital Precinct Plan that involves public input, and agency review prior to approval of a Zoning By-law or any further development approval by the City.
- d) The uses permitted in subsections a) and b) may be permitted within the Hospital Precinct through a Holding Zoning By-law until the Hospital Precinct Plan has been prepared in accordance with this Amendment and approved by Council, whereupon the "H" holding provision will be removed.

### **3.2 Natural Area**

- a) *The designation of Natural Area within the Healthcare Campus Centre will be determined through the Hospital Precinct Plan and will include the tributary corridor of the West Don River and natural or constructed wetlands related to stormwater management. Landscaped berm areas may also be designated as Natural Areas if they are intended as permanent features and support natural vegetation or contribute to an ecological function or linkage. The specific location of these uses will be determined by the City of Vaughan in consultation with Toronto and Region Conservation Authority.*
- b) Uses within Natural Areas shall be limited to pedestrian or cycling pathways, passive recreation, and environmental management activities, *if feasible.*

### **3.3 Special Study Area**

- 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.
- 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.

## **4.0 TRANSPORTATION POLICY**

- a) The intent of the transportation system is to provide a coherent, integrated, multimodal transportation network that is safe, convenient, and encourages transit, cycling and pedestrian alternatives in order to conserve energy and minimize impacts on the environment.
- b) A Functional Master Plan of the transportation system shall be prepared and approved by the City and Region of York prior to development of any land use within the Healthcare Campus Centre. The intent of the Functional Master Plan is to ensure that proposed levels of development within the Centre can be readily accommodated both within the site and on the external transportation system of roads, highways and transit facilities with expected levels of background traffic, including traffic from



Canada's Wonderland. Specific terms of reference must be approved by the City, in consultation with the Region and Ministry of Transportation, prior to initiation of the Functional Master Plan study.

- c) The transportation system will consist of public streets and may, under limited circumstances, consist of private roadways that provide connection to the arterial road system, provided that full public access is permitted to any private road or driveway that is identified as a necessary component of the transportation system. Major connection points to the arterial road network shall be consistent with the approximate locations established on Schedule B. *These major connection points are subject to further study as part of the Functional Master Plan and shall require approval from York Region.*
- d) The Functional Master Plan shall address the accommodation of transit, cycling and pedestrian routes, service vehicle access, and parking for all types of vehicles. The internal transportation network shall be continuous so that it is conducive to the efficient routing of transit. The design of the proposed system shall consider the development opportunity of adjacent land and shall facilitate the development of parcels of useable size and maximum accessibility.
- e) *The Functional Master Plan shall be prepared in consultation with the Region of York and will establish necessary improvements to the Regional Road system including the potential expansion of Major Mackenzie Drive to 6 through lanes of traffic during the interim phase to accommodate the traffic generated by the proposed development. If needed, these 6 lanes of traffic shall include 4 general purpose lanes and two High Occupancy Vehicle lanes as per York Region's current policy.*
- f) *The requirement for the 45 metre right-of-way along Major Mackenzie Drive is identified on Map 12 - Street Network in the York Region Official Plan. A 45 metre right-of-way is required to support rapid transit along Major Mackenzie Drive through this area in the future. The ultimate cross-section of Major Mackenzie Drive will include 4 general purpose traffic lanes, two dedicated lanes for rapid transit, additional width for turn lanes and transit stations subject to future Environmental Assessment studies.*
- g) Access through the Healthcare Campus Centre shall continue to provide secondary entrances to Canada's Wonderland, as long as it is in operation. *All opportunities for pedestrian, bicycle, public transit and vehicular access to protect for and complete the transportation network will be identified and explored through the Functional Master Plan.*
- h) *Pedestrian and cycling connections between the Healthcare Campus Centre and the existing residential community to the north shall be encouraged and provided where appropriate to increase accessibility and connectivity.*

- i) No new road links shall be created on the northern boundary of the Healthcare Campus Centre that will introduce increased levels of traffic into the residential community to the north.
- j) Access from Major Mackenzie Drive to the Healthcare Campus Centre shall include ramps that lead to the current underpass structures and may pass through Canada's Wonderland in accordance with established easements and agreements in favour of Canada's Wonderland. The City will protect for the future normalization of streets intersecting with Major Mackenzie Drive at grade.
- k) Provision for a future road or driveway connection shall also be protected at a point approximately midway between these underpass structures to connect to an east-west link within the quadrant, as shown on Schedule B, until further determination of the feasibility of such link. This location on Major Mackenzie Drive shall also be protected for a signal that will enable pedestrians to cross in order to reach future transit planned for the centre of Major Mackenzie Drive, unless such signal is not warranted based on future transit plans or is not feasible.
- l) The primary access from Jane Street shall be at a signalized intersection approximately midway between Major Mackenzie Drive and the signal at Grand Valley Blvd. and shall be co-ordinated with the access to the plaza east of Jane Street. Additional secondary access points to the north and south of this location, as shown on Schedule B, may be limited by the Region, to right-in and right-out turns.
- m) The potential for an extension of the Highway 400 (northbound) off-ramp to Major Mackenzie Drive into the Healthcare Campus Centre depicted on Schedule B shall be protected in a manner that can accommodate two lanes of inbound traffic and at least one lane of outbound traffic through the existing traffic signal at Major Mackenzie Drive at the Hwy 400 off-ramp, until such time as the matter has been further investigated to determine the desirability and feasibility of constructing this connection. The design and construction of such access shall be subject to the Ministry of Transportation approval.
- n) The City shall support the increased use of public transit by requiring transit-supportive urban design that will include such things as continuous and connected sidewalks, weather-protected connections, retaining rights of way for off-street transit loops, and on-street bus bays as well as providing for bus shelters, stop locations and other facilities that will enhance the transit system.
- 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 promote other modes of transportation such as walking, cycling, and public transit to and from the proposed Healthcare Campus Centre and Special Study area.*

## **5.0 MUNICIPAL SERVICES & STORMWATER MANAGEMENT POLICY**

- a) Development within the Healthcare Campus Centre shall be on the basis of full urban water, wastewater and stormwater management facilities.
- b) A Master Servicing Strategy that outlines the functional water distribution, waste water collection and stormwater management facilities that will service the entire Centre will be prepared to the satisfaction of the City, the Region of York, MTO and the Toronto and Region Conservation Authority, as a condition of approval of the Precinct Plan.
- c) As a component of the stormwater analysis, studies shall be undertaken that address the floodplain associated with the tributary of the West Don River, to the satisfaction of the Toronto and Region Conservation Authority (TRCA) and the City of Vaughan. Such studies shall include: determination of appropriate buffers; determination of the floodplain in a Regional storm event through hydraulic and hydrologic modeling; assessment of the potential relocation of the watercourse that includes a fluvial geomorphic analysis; a full ecological assessment of all flora and fauna through an Environmental Impact Assessment; and remedial measures and opportunities for enhancement and restoration of the watercourse and stream corridor to improve water quality and encourage fish habitat. The relocation of the watercourse and floodplain will be assessed and may be permitted subject to satisfactorily addressing these matters.
- d) Water conservation and means of reducing stormwater runoff and improving water quality will be encouraged.
- e) New infrastructure or improvements to infrastructure, including roads, municipal water supply, wastewater systems, energy supply and stormwater management systems shall be provided concurrent with the rate of development. Development may be phased and holding provision imposed until adequate improvements have been made or committed.
- f) Stormwater ponds shall be located in a manner that does not preclude intensification along transit corridors or future improvements to the transportation system. *The location of the stormwater ponds shall not impede the ecological function of the watercourse open space corridor, if applicable.*

## **6.0 IMPLEMENTATION**

The more detailed planning of the Healthcare Campus Centre will occur through more intensive studies that will involve transportation and servicing analyses, consultation with the higher levels of government and public consultation as well

as approval by Council. Through this process the boundaries of the healthcare campus will be established, and the appropriate land uses and massing will be determined in the context of available and planned infrastructure, sensitivity to adjoining land uses, the planning intent for the Healthcare Campus Centre and the input of residents and other stakeholders. The use of Holding By-laws may be employed to phase development until required studies have been undertaken or necessary infrastructure or required legal agreements are in place.

### 6.1 Hospital Precinct Plan

- a) The Hospital Precinct Plan shall be a comprehensive document that will require approval by the City after consultation with the Region, Provincial agencies, TRCA and the public in its preparation. The Hospital Precinct Plan will require approval by the City but will not require further amendment to the Official Plan. .
- b) The Hospital Master Plan shall include:
  - 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*,
  - ii. The establishment of appropriate boundaries of the Natural Areas within the Hospital Precinct, including plans to realign and improve the watercourse, and assess the extent of the current floodplain;
  - iii. A Functional Transportation Plan that establishes the access points, internal street and driveway layout, expected traffic volumes, and the ability of both the 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; and identification of public transit, pedestrian and cycling routes and facilities;
  - iv. A Community Energy Plan that sets out a strategy to enable the Hospital Precinct Plan area to reach goals of energy conservation, efficiency and the reduction of greenhouse gas emissions through consideration of such things as passive solar gains design, on-site energy generation, the use of "green" and white roofs, and the use of building materials and landscaping elements to provide shade or reflect or absorb heat to minimize energy consumption.
  - v. An Urban Design Framework that addresses urban structure, built form, massing, public realm including detailed open space and streetscape masterplan and urban design including transit-supportive design, sustainability and public art;
  - vi. Investigation of potential archaeological resources

- 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;
  - viii. More specific location of differing land uses, including location of service facilities and major utilities;
  - ix. Delineation of the boundary of the 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; and
  - x Proposed phasing of development.
- c) Phasing will address the co-ordination of proposed development with the provision of infrastructure necessary to service that phase.
  - d) The approved Hospital Precinct Plan shall be used as the basis for Zoning.
  - e) Evaluation of the Hospital Precinct Plan shall be based on the Development Principles and Objectives of this Plan and its more specific policies.

## **6.2 Special Study**

- 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.
- b) The Special Study shall include:
  - i. The range and types of land use that will be permitted and specific formats that may be required or prohibited within specific areas;
  - ii. A Servicing Strategy that outlines conformity with the Master Servicing Study with respect to the functional water distribution, waste water collection and stormwater management facilities that will service the Special Study Area;
  - 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;
  - iv. The identification of public transit, pedestrian and cycling routes and facilities;
  - v. An investigation of potential archaeological resources;

- vi. An Urban Design Framework that addresses urban structure, built form, massing, public realm including detailed open space and streetscape masterplan and urban design including transit-supportive design, sustainability and public art;
  - 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;
  - 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;
  - ix. The compatible integration of land uses, pedestrian links and the vehicular system within the Hospital Precinct Plan; and
  - x. the proposed phasing of development.
- 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.

### **6.3 Zoning & Holding By-laws**

- 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.
- b) The City may, when enacting implementing zoning by-laws, designate a Holding Zone with the prefix "H" and specify the future uses of the land that are considered premature or inappropriate for development at this time due to any one of the following reasons:
  - i. the necessary studies outlined in this Plan have not been undertaken as contemplated by this Plan;
  - ii. infrastructure such as water supply, sanitary sewers, stormwater management facilities, internal roads or access driveways, transit or external roads and necessary road and site improvements are not sufficient or have not yet been constructed to support the proposed development;
  - iii. the number, design or location of vehicular access points to the site are not sufficient to function safely and effectively;

- iv. agreements have not been undertaken for site plan, funding of necessary infrastructure, or dedication of necessary land for parks, road widenings or other facilities necessary to support the proposed development.
- v. *Provisions for the ultimate treatment of the tributary of the West Don River and its restoration and/or enhancement have not been determined.*

#### **6.4 Phasing**

- a) The Hospital Precinct Plan shall be completed to the satisfaction of the City prior to undertaking the Special Study of the remainder of the lands.
- b) Development applications may be phased in order to ensure that the necessary supporting infrastructure will be available to support the proposed development.

#### **6.5 Site Plan Control**

- a) The Healthcare Campus Centre is subject to Site Plan Control in accordance with the City's Site plan Control By-law.

#### **6.6 Development Agreements**

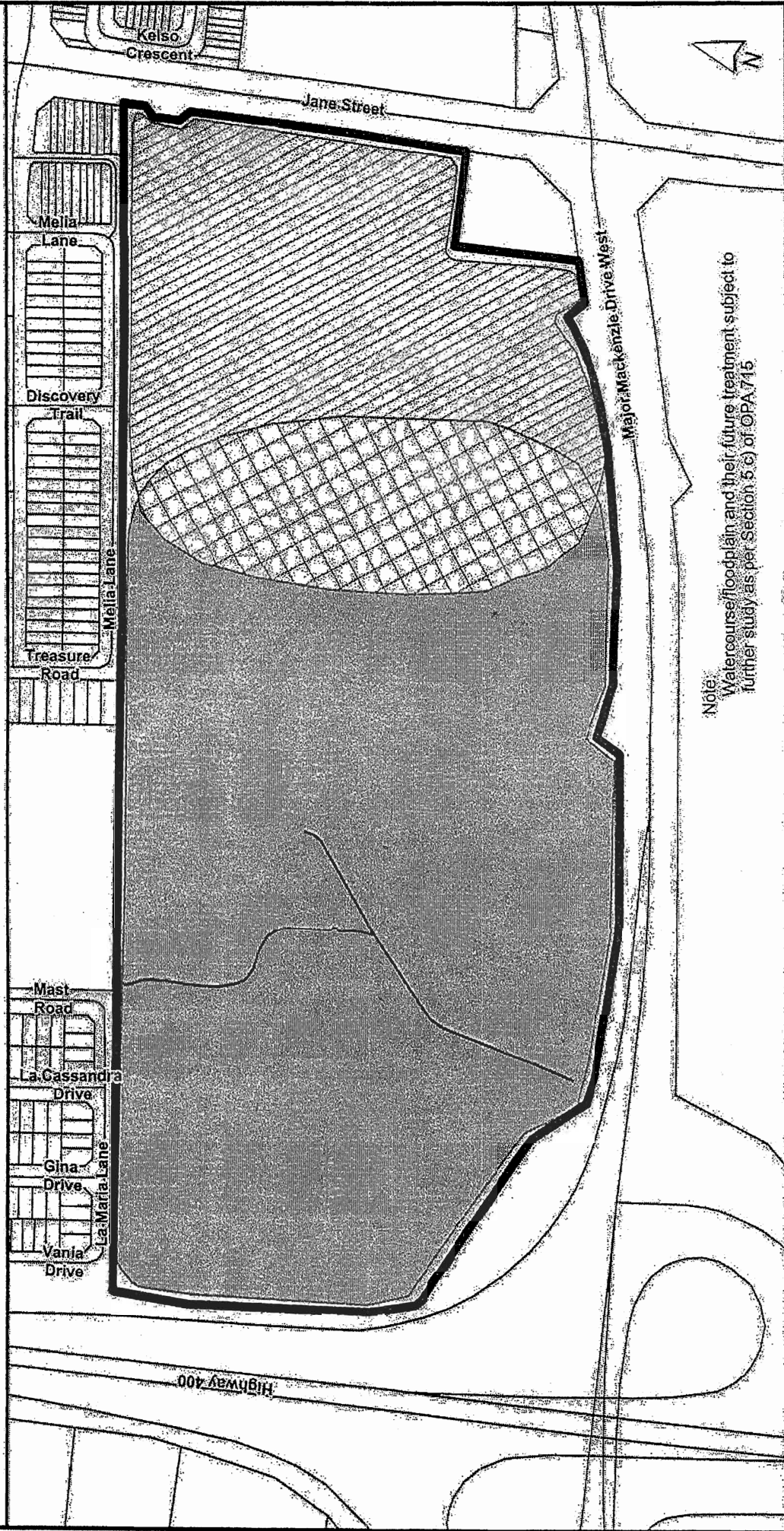
- a) Development agreements based on this Plan, as well as the finding of any study required by this Plan, may be required by the City as a condition of development approval.

### **7.0 INTERPRETATION**






- a) This Official Plan Amendment is a statement of policy to guide future development in the Healthcare Campus Centre. Some flexibility of interpretation is permitted, provided that the intent of the policies and Principles is maintained.
- 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.
- c) Site access points on Schedule B are intended to show the general location. They may be adjusted in consultation with the Region of York, the City of Vaughan, and MTO, as appropriate.

# Healthcare Campus Centre Amendment 715

## Schedule "A" - Areas of Further Study



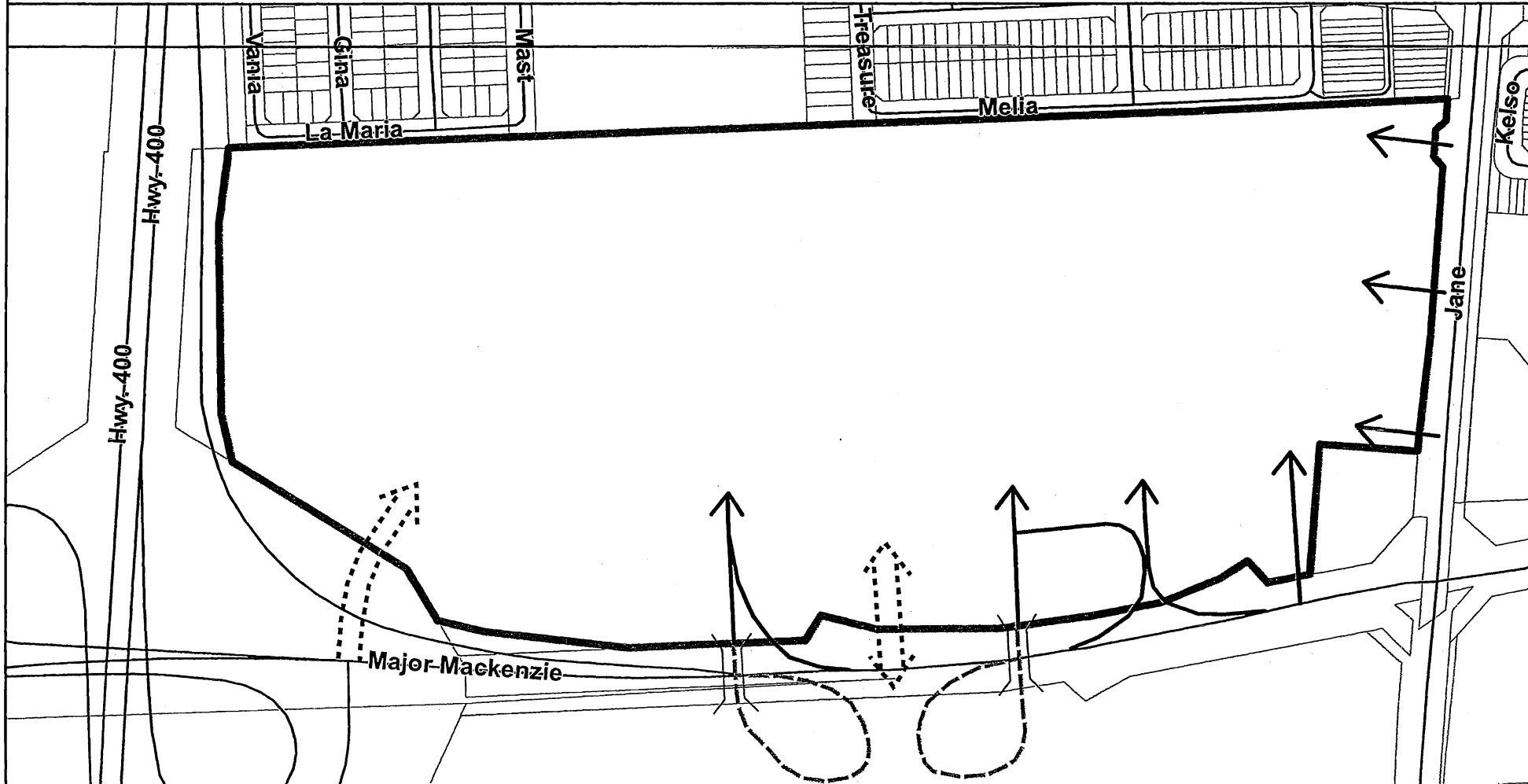
Note:  
Watercourse/floodplain and their future treatment subject to further study as per Section 5.6 of OPA 715





-  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\*



# Healthcare Campus Centre Amendment 715

## Schedule "B" - Access



-  Lands Subject to Amendment 715
-  Access Locations
-  Future Access (to be protected)
-  Location of Underpass