


I, BARBARA A. McEWAN, Deputy 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 725 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 7th day of May, 2013.


BARBARA A. McEWAN
Deputy City Clerk
City of Vaughan

DATED at the City of Vaughan
this 13th day of June, 2013.

Certificate of Approval

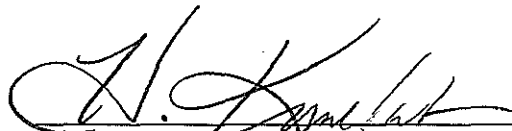
AMENDMENT No. 725

TO THE

**OFFICIAL PLAN OF THE
VAUGHAN PLANNING AREA**

This official plan document which was adopted by the Council of the Corporation of the City of Vaughan is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on May 7, 2013.

Date: May 24, 2013



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

THE CITY OF VAUGHAN

BY-LAW


BY-LAW NUMBER 229-2011

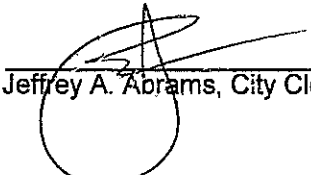
A By-law to adopt Amendment Number 725 to the Official Plan of the Vaughan Planning Area.

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

1. THAT the attached Amendment Number 725 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedule(s) "1" 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 725 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

Enacted by City of Vaughan Council this 13th day of December, 2011.


Hon. Maurizio Bevilacqua, Mayor


Jeffrey A. Abrams, City Clerk

Authorized by Item No. 10 of Report No. 50
of the November 15, 2011 Committee
Adopted by Vaughan City Council on November 29, 2011

**AMENDMENT NUMBER 725
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 725 to the Official Plan of the Vaughan Planning Area and Schedule "1" constitutes Amendment Number 725.

Also attached hereto but not constituting part of this Amendment is Appendix "I" and "II"

Authorized by Item No. 10 of Report No. 50
Of the November 15, 2011 Committee
Adopted by Vaughan City Council on
November 29, 2011

Ok Smith
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I PURPOSE

To amend Official Plan Amendment No. 715 (Vaughan Healthcare Campus Centre Plan) to the Official Plan of the Vaughan Planning Area by:

- a) Re-designating the lands shown as "Area Subject to Re-designation to Hospital Precinct Plan by OPA No. 725" on Schedule "1" hereto from "General Area of Special Study" to "Hospital Precinct Plan" thereby bringing the entire site under the "Hospital Precinct Plan" designation.
- b) Deleting Schedule "A" to Official Plan Amendment No. 715 and replacing it with the Schedule "A" attached hereto as "Schedule 1".
- c) Deleting policies as they relate to the "Special Study Area" designation, and making the corresponding changes to the text of Official Plan Amendment No. 715 to give effect to the amendment.

II LOCATION

The lands subject to this Amendment (hereinafter referred to as "Subject Lands"), are shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 725". The lands subject to the re-designation have an area of approximately 9 ha (22 acres) and are located on the easterly portion of the site, on the north side of Major Mackenzie, with the exception of the gas station site at the intersection of Jane Street and Major Mackenzie Drive.

III BASIS

The decision to amend the Official Plan to re-designate the easterly 9 ha (22 acres) of lands designated as "Special Study Area" to "Hospital Precinct Plan" is based on the following considerations:

1. The greater requirement for land to be solely dedicated for the hospital development (approximately 40 acres or 16.18 ha), in addition to the need for lands to accommodate stormwater pond(s) and access roads that form an integral part of the proposed hospital site (which is required for hospital development), has resulted in an easterly shift in the location of the hospital. As a result, 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 in OPA No. 725. 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 thereby eliminating the need for the Special Study Area.

The preparation of a comprehensive Precinct plan for the entire site will help ensure the timely availability of the site for the development of the hospital and related purposes. The Precinct Plan will advance the planning approvals for the site and provide the basis for the site servicing plans.

Having received public input at a statutory Public Hearing held on October 4, 2011, Vaughan Council approved Official Plan Amendment Application OP.11.005 on November 29, 2011 to re-designate the easterly 9 ha portion of the subject site from 'Special Study Area' to "Hospital Precinct Plan Area" under Amendment No. 725.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No.715 of the Vaughan Planning Area is hereby amended by:

1. Deleting Schedule "A" to Official Plan Amendment No. 715 and replacing it with the Schedule "A" attached hereto as "Schedule 1", thereby bringing the entire site under the "Hospital Precinct Plan" designation.
2. Deleting all references to the term "Hospital Master Plan", and substituting therefor with "Hospital Precinct Plan" in the following sections of OPA 715:
 - a) Part B, 1.1 "General Intent", paragraph 7
 - b) Part B, 6.1 b) "Hospital Precinct Plan", first sentence.
3. Deleting the second paragraph in Part A, Section 5.0 "Background", and substituting therefor the following:

"In August 2009, the lands were purchased by the City of Vaughan to facilitate the development of a hospital and healthcare campus".
4. Deleting the fourth paragraph in Part A, Section 6.1 "Provincial Policy Statement", and substituting therefor the following:

"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 Healthcare Campus Centre will occur through a Precinct Plan exercise that will include public participation and which must be approved by Council prior to re-zoning, subdivision approval or site plan approval to enable development”.

5. Deleting the first paragraph in Part B, Section 1 “Introduction”, and substituting therefor the following:

“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 and servicing issues for the entire site as well as more focused planning of the campus of care.”

6. Deleting second paragraph in Part B, Section 1.1 “General Intent”, and substituting therefor the following:

“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. The Plan also provides for other uses that are related to and support the primary healthcare function.”

7. Deleting third paragraph in Part B, Section 1.1 “General Intent”, and substituting therefor the following:

“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 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, pedestrian and vehicle access, cost of infrastructure and transit, phasing of development, the identification of public transit, pedestrian and cycling routes and facilities, and the transition of height, massing and intensity of land uses to provide an appropriate transition in character between the healthcare related uses and the low density neighbourhood to the north. Further planning exercises will include public and agency input.”

8. Deleting paragraph eight in Part B, Section 1.1 “General Intent”, and substituting therefor the following:

“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.”

9. Deleting paragraph one in Part B, Section 1.2 “Urban Structure”, and substituting therefor the following:

“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.”

10. Deleting paragraph one in Part B, Section 3.0 “Land Use Designations”, and substituting therefor the following:

“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.”

11. Deleting Section 3.3 “Special Study Area” in its entirety.

12. Deleting Section 4.0 o) in Part B, and substituting therefor the following:

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.”

13. Deleting paragraph 6.1 b) i) in Part B, and substituting therefor the following:

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.”

14. Deleting Section 6.1 b) iii. and substituting therefor the following:

- 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 cycling routes and facilities;"

15. Deleting Section 6.1 b) ix. in its entirety and renumbering x to ix.

16. Deleting Section 6.2 "Special Study" in its entirety.

17. Deleting Section 6.3 a) in Part B, and substituting therefor the following:

- 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 as appropriate. A Holding Symbol may be applied by the City in certain instances where prerequisite studies or modifications might be considered."

18. Deleting Section 6.4 a) in Part B in its entirety and 6.4 b) be renumbered 6.4 a).

19. Deleting Section 7.0 b) in Part B in its entirety and 7.0 c) be renumbered 7.0 b).

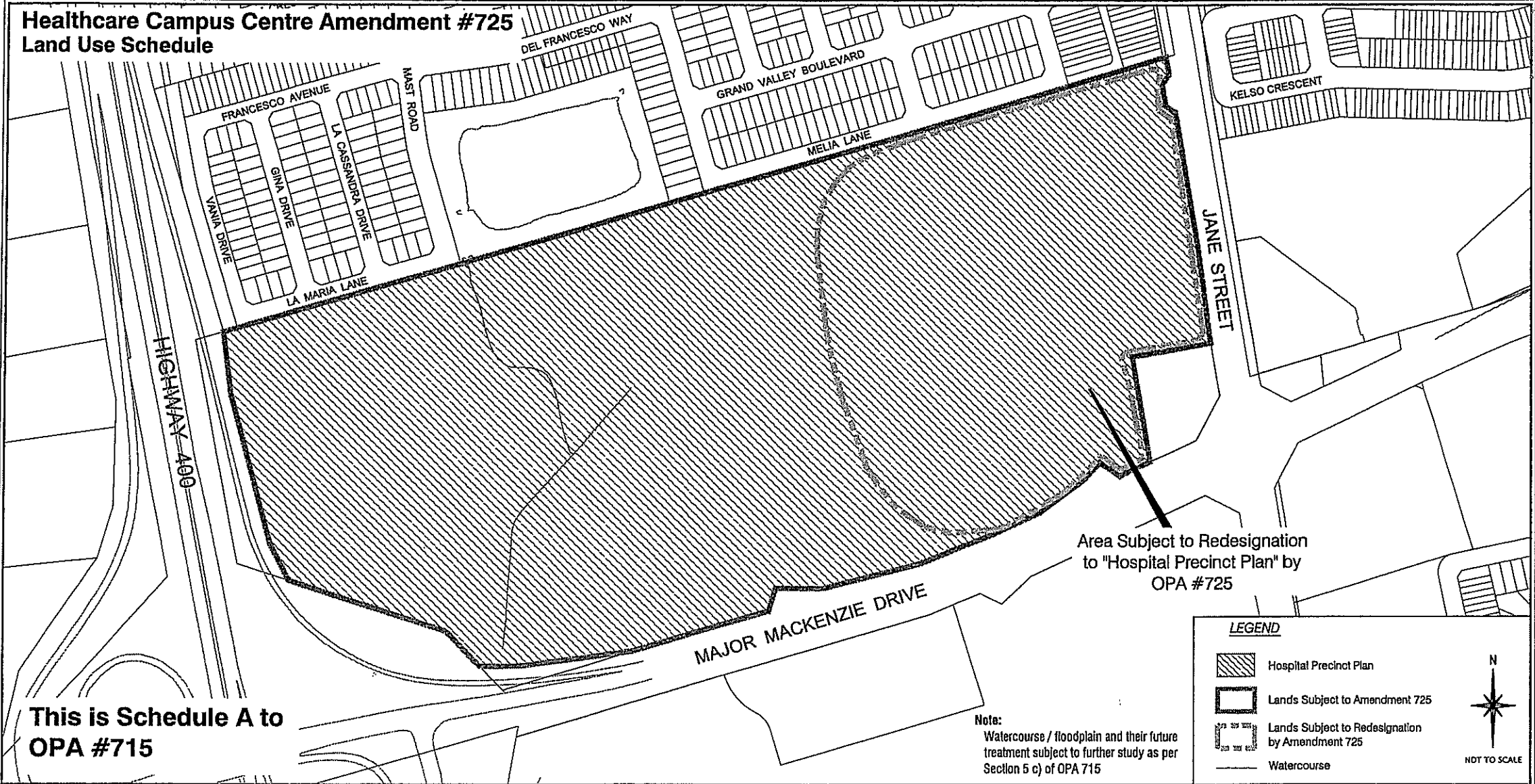
V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands will be implemented as described in OPA 715, as amended pursuant to the Planning Act.

VI INTERPRETATION

The provisions of the Official Plan Amendment of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.





**Healthcare Campus Centre Amendment #725
Land Use Schedule**



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

Area Subject to Redesignation
to "Hospital Precinct Plan" by
OPA #725

LEGEND

-  Hospital Precinct Plan
-  Lands Subject to Amendment 725
-  Lands Subject to Redesignation by Amendment 725
-  Watercourse



NOT TO SCALE

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

FILES: OPA #725 & OP.11.005
RELATED FILE: HCC.15.107
LOCATION: Lot 21, Concession 5
APPLICANT: CITY OF VAUGHAN
CITY OF VAUGHAN

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**THIS IS SCHEDULE '1'
TO AMENDMENT No. 725
ADOPTED THE 13 DAY OF DEC., 2011**

SIGNING OFFICERS
G. Bee MAYOR
J. Clerk CLERK

APPENDIX I

The subject lands are located on North West quadrant of Jane Street and Major Mackenzie Drive, being Part of Lot 21, Concession 5, City of Vaughan.

On November 29, 2011, Council considered an application to amend the Official Plan and resolved the following:

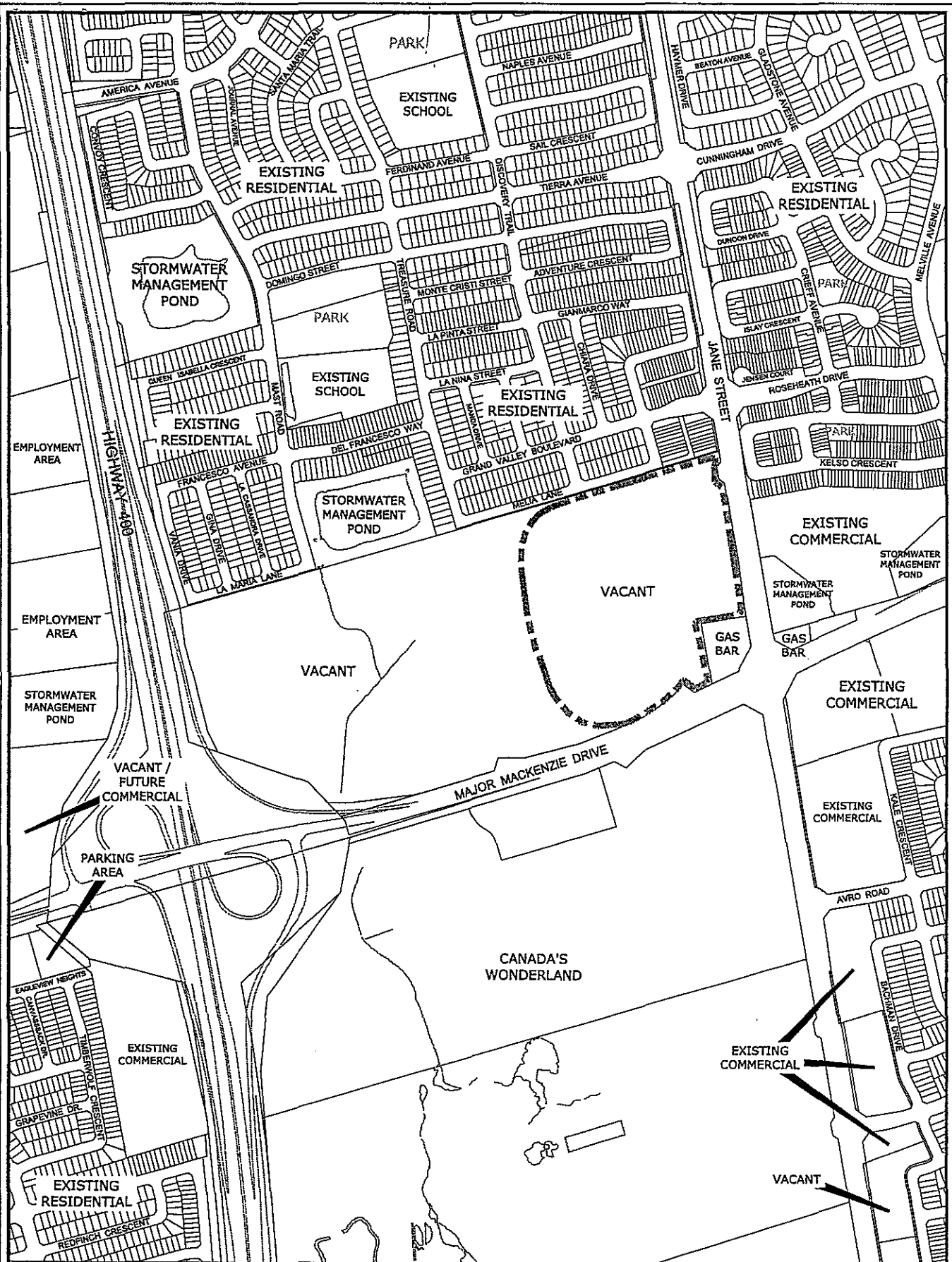
The Commissioner of Planning recommends that:

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.*

Item 10, Report No. 50, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 29, 2011, as follows:

By approving the following in accordance with Communication C4 from the Commissioner of Planning, dated November 29, 2011:

1. *That staff proceed with the preparation of the Precinct Plan in accordance with the initial process outlined in this memorandum.*

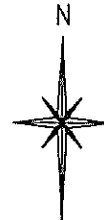


APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT No. 725

AREA SUBJECT TO
REDESIGNATION TO
HOSPITAL PRECINCT PLAN
BY AMENDMENT No. 725

FILES: OPA #725 & OP.11.005
RELATED FILE: HCC.15.107
LOCATION: Lot 21, Concession 5
APPLICANT: CITY OF VAUGHAN
CITY OF VAUGHAN

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NOT TO SCALE