

Clause 2 in Report No. 15 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on October 15, 2015.

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YRT/Viva Transit Terminal Adjacent to
Mackenzie Vaughan Hospital

Committee of the Whole recommends adoption of the following recommendations contained in the report dated September 21, 2015 from the Commissioner of Transportation Services.

1. Recommendations

It is recommended that:

1. The Commissioner of Transportation Services be authorized to refine the principles of a Memorandum of Understanding with Mackenzie Health for the design, construction and operation of a pedestrian connection between the YRT/Viva Transit Terminal and the Mackenzie Vaughan Hospital.
2. The Commissioner of Transportation Services be authorized to execute the Memorandum of Understanding with Mackenzie Health, subject to review by Legal Services as to the form and content.
3. The Regional Clerk circulate this report to the Clerk of the City of Vaughan and Mackenzie Health.

2. Purpose

This report informs Council of the status of the proposed YRT/Viva Transit Terminal on Major Mackenzie Drive adjacent to the Mackenzie Vaughan Hospital and seeks authorization to enter into a Memorandum of Understanding with Mackenzie Health to implement a future pedestrian connection from the transit terminal to the hospital.

3. Background

The Mackenzie Vaughan Hospital is the key component in the plans for a new healthcare centre in the City of Vaughan

In 2009, City of Vaughan purchased from Cedar Fair Entertainment Company (the parent company of Canada's Wonderland) an 82-acre parcel of land adjacent to Highway 400 and north of Major Mackenzie Drive, as a potential site for a future healthcare centre in Vaughan. Part of the lands is to accommodate a new hospital (Mackenzie Vaughan Hospital) while the remaining lands are planned to serve a range of healthcare related uses such as a long-term care facility, supportive community housing, research, education and training facilities, community health uses and medical office space.

Additional lands were purchased for a future transit terminal and other transportation infrastructure elements were planned to connect with it

Included in the City's purchase was a five acre parcel on the south side of Major Mackenzie Drive for transportation and servicing purposes. A conceptual layout of the hospital, road network and transit terminal location is shown in Attachment 1.

York Region, City of Vaughan, Ontario Ministry of Transportation, Cedar Fair Entertainment Company, and Mackenzie Health collaborated in the design of the street network and transportation elements, including access connections to Major Mackenzie Drive and Jane Street. Two key accesses for the hospital would be signalized, while remaining accesses would be turn restricted. In addition, existing western and eastern underpasses of Major Mackenzie Drive would be maintained for future connectivity between the north and south sides of Major Mackenzie Drive. The eastern underpass will be modified and provide a fully accessible grade separated pedestrian connection between the transit terminal and the hospital.

Mackenzie Health is responsible for the development of the new hospital and has requested proposals for its implementation

Mackenzie Health is a regional healthcare provider that includes Mackenzie Richmond Hill Hospital and the future Mackenzie Vaughan Hospital, serving a population of more than half a million people across southwest York Region and beyond. Mackenzie Health works with Infrastructure Ontario, the Ministry of Health and Long-Term Care and is part of the Local Health Integration Network (LHIN) Hospital Partnerships for administration of public healthcare services.

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To meet healthcare needs of the growing population of Richmond Hill, Vaughan and surrounding communities, a new hospital in the City of Vaughan has been planned. For the development application of the Mackenzie Vaughan Hospital, the Official Plan Amendment, Precinct Plan, Zoning Bylaw Amendment and subdivision plans have been approved by the City of Vaughan and the Region. Regional staff continue to work with Mackenzie Health and other stakeholders to finalize a site plan agreement, which includes details regarding site access and pedestrian connections.

On June 29, 2015, Mackenzie Health and Infrastructure Ontario issued a Request for Proposals (RFP) to prequalified proponents for the implementation package to design, build, finance, and maintain the Mackenzie Vaughan Hospital. Proposals will be received in early 2016, with announcement of the successful proponent expected in spring 2016.

A transit terminal on the south side of Major Mackenzie Drive is being planned concurrently with the hospital

The City's precinct plan identified the benefits of a transit terminal facility on a portion of the lands south of Major Mackenzie Drive. While discussions with the City of Vaughan staff are ongoing with respect to implementation of a future transit terminal, discussions are also taking place to investigate the potential servicing requirements/benefits.

The transit terminal is planned to serve YRT/Viva, GO Transit and other public and private transit service operators, including charter buses that bring guests to the amusement park. Preliminary transit route options that can be served by the terminal include local, community and base transit services along Major Mackenzie Drive and Jane Street.

Preliminary studies and plans for the accesses, street patterns and layout for the future transit terminal have been carried out concurrently with the preliminary hospital planning. While detailed plans and designs have yet to be finalized, staff will continue to work with City of Vaughan, Cedar Fair Entertainment Company, Mackenzie Health and related consultants to determine facility needs.

Site works and construction of the hospital is scheduled to begin in 2016

Mackenzie Health received an official project approval from the Ministry of Health and Long-Term Care in 2011. The project has a government funding commitment of \$58 million to complete the planning and tendering process.

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Mackenzie Health will oversee the planning, construction and operation of the future hospital. Hospital construction is expected to begin in 2016 following award of the hospital development contract, excluding the transit terminal work.

4. Analysis and Options

The transit terminal will service Mackenzie Vaughan Hospital and support long-term YRT/Viva service plans

Transit service to Mackenzie Vaughan Hospital will be enhanced through development of the transit terminal. It provides an alternative mode of transportation for hospital employees and visitors to access the hospital. The transit terminal will be at the intersection of two future rapid transit corridors, Jane Street and Major Mackenzie Drive. The site identified in Attachment 1 is a logical transit terminal location to connect future rapid transit and community bus services. Development of the transit terminal will benefit the YRT Frequent Transit Network and Viva Network Expansion Plan and provide connectivity for GO bus services and other public and private transit services.

Planning and design of the transit terminal will be done in coordination with the hospital development

Staff will work with the City of Vaughan staff and Mackenzie Health to coordinate the design of the future transit terminal and hospital connection with the design of the Mackenzie Vaughan Hospital itself. The coordination of these facilities will provide potential users a variety of travel and commuting options. The five-acre property is currently owned by the City of Vaughan. Staff will continue to work with Vaughan staff to ensure that sufficient land is allocated to the transit terminal and pedestrian connections. Construction can proceed following resolution of the land ownership and access matters.

The Region plans to repurpose the eastern underpass for a dedicated pedestrian connection

As noted in Attachment 1, the site contains two vehicular underpasses underneath Major Mackenzie Drive. Both underpasses are planned to remain in place.

The eastern underpass was previously used by Canada's Wonderland for vehicular access. As part of the development of the hospital and transit terminal, the Region seeks to ensure that the eastern underpass will be a dedicated and grade-separated pedestrian connection from the hospital to the transit terminal. The underpass will require modification to allow use by pedestrians and cyclists

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only, including elevating the road platform, changing the surface material and providing illumination.

This dedicated pedestrian connection will enhance connectivity, comfort and convenience for people accessing the hospital lands from the transit terminal.

An elevator option for connecting the eastern underpass to the hospital has been identified as the preferred design

After considering a number of options for connecting the eastern underpass with the hospital, Mackenzie Health has determined that the preferred option is an elevator solution for the long-term full build out of the hospital with a multi-use pathway as an interim solution. The scope of the construction has not been finalized. The elevator would be entirely on the Mackenzie Vaughan Hospital lands with easements to protect for municipal servicing requirements below the elevator area. The elevator option will address the needs of the Accessibility for Ontarians with Disabilities Act and urban design requirements while minimizing property impacts on hospital lands. As part of the site plan conditions, Mackenzie Health will be required to build, operate and maintain all pedestrian facilities on the hospital property.

York Region may design and construct the elevator option as part of the transit terminal and eastern underpass works with cost recovery from Mackenzie Health

For contract efficiency, Mackenzie Health has asked the Region to implement the pedestrian connection works, including the elevator, as part of the Region's transit terminal and eastern underpass works. The Region would then recover the costs from Mackenzie Health.

Mackenzie Health will be required to provide the Region with capital cost estimates for the elevator, land easement protection and pedestrian connection between the hospital and the eastern underpass.

York Region will require an agreement and financial guarantees from Mackenzie Health for the pedestrian connection

York Region will require a separate Memorandum of Understanding (MOU) and security to ensure the construction of the pedestrian connection. Principles of the MOU would include:

- As part of the development and operation of Mackenzie Vaughan Hospital, Mackenzie Health is responsible for building, operating and maintaining all pedestrian facilities on its property at no cost to York Region.

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- Along with the overall development of the hospital and surrounding area, York Region and the City of Vaughan are in the process of planning a transit terminal on the property on the south side of Major Mackenzie Drive, west of Jane Street.
- Mackenzie Health has requested York Region create tender documents and construct the elevator and pedestrian facilities to connect the proposed grade-separated pedestrian and cycling crossing of Major Mackenzie Drive (the eastern underpass) to the hospital. This work is to be completed as part of the transit terminal works or any other contract for the eastern underpass works.
- York Region shall be responsible for the costs to modify the existing eastern underpass, as well as the costs to operate and maintain the underpass.
- Mackenzie Health shall be responsible for the tender documents and construction costs to (a) connect the proposed elevator structure to the existing north end of the underpass and to (b) extend the tunnel, the elevator components and the pedestrian connection to the hospital entrance.
- Mackenzie Health shall be responsible for the operation and maintenance of the proposed elevator and pedestrian connection to the hospital after it is completed.
- Mackenzie Health shall reimburse York Region for the costs to create a contract document package and construct the elevator for the pedestrian connection required for the Mackenzie Vaughan Hospital.
- Mackenzie Health shall provide a financial guarantee for the total estimated design and construction costs of the elevator and pedestrian connection between the eastern underpass and the hospital based on a minimum 90% detailed design drawings.
- York Region will coordinate and work with Mackenzie Health, in consultation with the City of Vaughan, to establish protocols that support operational logistics associated with the underpass (e.g. emergency closures) that connects to the new transit terminal with the pedestrian facilities as expeditiously as possible.
- Mackenzie Health will provide a financial guarantee to the Regional Municipality of York upon confirmation of the approval of the above mentioned capital works to be performed by the Region. The amount and form of the guarantee shall be determined and mutually agreed by both parties.

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These principles establish the roles and responsibilities of Mackenzie Health and York Region for the design, construction and operation of the pedestrian connection between the future transit terminal and the hospital development. It serves as a framework to coordinate the works in a timely manner and outlines possible cost recovery alternatives. With respect to the hospital providing a financial guarantee, it should be noted it will be unlikely that the funding the Region provides as a part of its Memorandum of Understanding with the hospital authorities throughout the Region could be used as a mechanism to secure funding for the underpass and elevator works, due to the funding entitlement and eligibility requirements of that Memorandum of Understanding.

Link to key Council-approved plans

This report links to the following Council-approved plans and policies:

Regional Official Plan

- To promote human health and well-being in York Region, where people can live, work, play and learn in accessible and safe communities
- To ensure streets support all modes of transportation including walking, cycling, transit, automobile use, and efficient movement of goods
- To create high-quality, sustainable communities

2015-2019 Strategic Plan

- Focusing on networks and systems that connect people, goods and services with completion and implementation of the Transportation Master Plan
- Making our communities more welcoming and inclusive through implementation of an Active Transportation Network

5. Financial Implications

Design and construction costs of the transit terminal is estimated at \$7.5 million and will be included in the 2016 10-Year Roads and Transit Construction Program budget.

Annual operating costs for the transit terminal are estimated at \$110,000.

York Region will fund the design and construction of the pedestrian connection to the hospital, including the elevator, with full cost recovery from Mackenzie Health.

6. Local Municipal Impact

The transit terminal and pedestrian underpass provide a range of travel and commuting options for hospital staff and visitors. York Region continues to coordinate and consult with City of Vaughan staff to ensure consistency and integration of transit and pedestrian connections to and from the hospital.

7. Conclusion

With issuance of the Request for Proposals, progress on the new Mackenzie Vaughan Hospital is underway to design, build, finance and maintain the hospital. Award of the contract is expected in spring 2016, with construction anticipated to begin shortly thereafter.

A transit terminal is planned on the south side of Major Mackenzie Drive and will connect with the hospital using the existing eastern underpass of Major Mackenzie Drive. The Region will coordinate with the City of Vaughan and Mackenzie Health on the implementation of the transit and pedestrian facilities, including any cost recoveries.

Since Mackenzie Health has asked the Region to implement the pedestrian connection works, including an elevator, as part of the Region's future transit terminal and underpass works contract(s), a Memorandum of Understanding and cost recovery arrangements are required to facilitate the construction. It is recommended that Council authorize the Commissioner of Transportation Services to refine the principles outlined in this report with Mackenzie Health and enter into agreement with Mackenzie Health based on these principles, subject to review by Legal Services as to form and content.

For more information on this report, please contact Stephen Collins, Director Infrastructure Management and PMO at ext. 75949.

The Senior Management Group has reviewed this report.

September 21, 2015

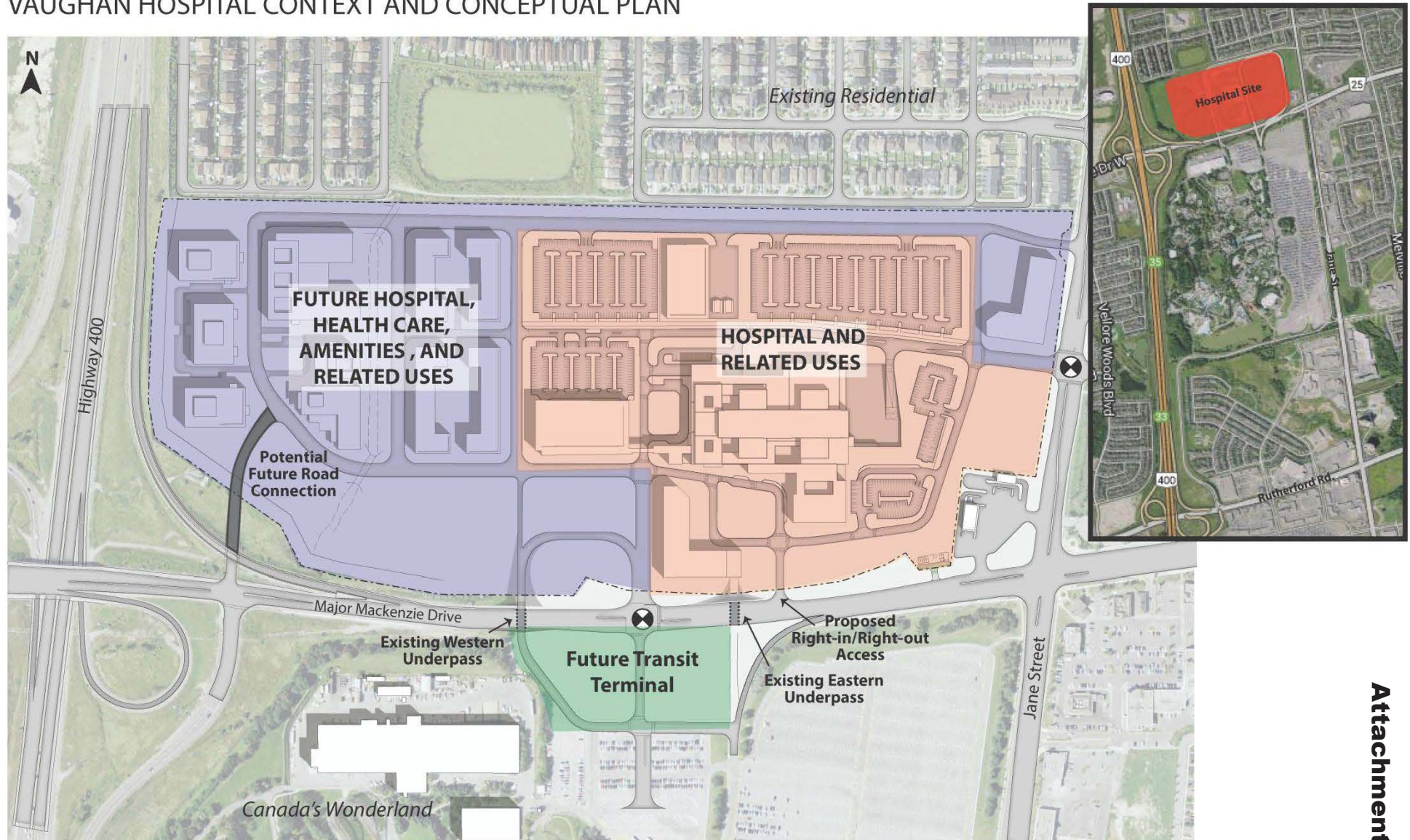
Attachments (1)

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Accessible formats or communication supports are available upon request

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VAUGHAN HOSPITAL CONTEXT AND CONCEPTUAL PLAN



Note: Hospital buildings and layouts are conceptual and are subject to further study

⊗ Potential new signalized intersection