

COMMITTEE OF THE WHOLE (1) – MAY 6, 2025**COMMUNICATIONS****Distributed May 2, 2025****Item No.**

- | | | |
|-----|--|---|
| C1. | Akeel Hussain, Director, Development, 7386 Islington Towns Inc., dated March 11, 2025. | 3 |
|-----|--|---|

Distributed May 5, 2025

- | | | |
|-----|---|----------------|
| C2. | Presentation material titled “ <i>Vaughan Pickleball Club</i> ” | Presentation 4 |
| C3. | Presentation material titled “Mackenzie Health update” | Presentation 1 |
| C4. | Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 5, 2025. | 1 |
| C5. | Billy Tung, Partner, KLM Planning, Jardin Drive, Concord, dated May 5, 2025, on behalf of Melrose Investments Inc. | 1 |
| C6. | Billy Tung, Partner, KLM Planning, Jardin Drive, Concord, dated May 5, 2025, on behalf of Clubhouse Developments Inc. | 1 |
| C7. | Courtney Fish, Senior Planner, KLM Planning Partners Inc., Jardin Drive, Concord, dated May 5, 2025, on behalf of Liberty Development Corporation | 1 |
| C8. | Presentation material titled “The York University School of Medicine” | Presentation 2 |
| C9. | Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 5, 2025. | 1 |

Disclaimer Respecting External Communications

Communications are posted on the City’s website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City’s website.

Please note there may be further Communications.

Tuesday March 11, 2025

Casandra Krysko, BURPI MCIP RPP
Senior Planner
City of Vaughan l Development and Parks Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

**RE: OP.18.009 & Z.18.015 - 7386 Islington Avenue
Community Benefit Planting Plans**

Dear Casandra,

Our team at 7386 Islington Towns Inc. would like to thank the City of Vaughan, York Region and the Community for the continuous support and assistance with our proposed development at 7386 Islington Avenue, Vaughan.

In addition to the renaturalization efforts on our site, we would like to propose a community benefit plan that will further extend to two intersections near by: Pine York Avenue / Pine Valley Drive and Garview Court / Pine Valley Drive. At each intersection we will construct a feature wall illustrating the name of the neighbourhood, surrounded by trees, shrubs and other planting materials. Please see proposed renders enclosed.

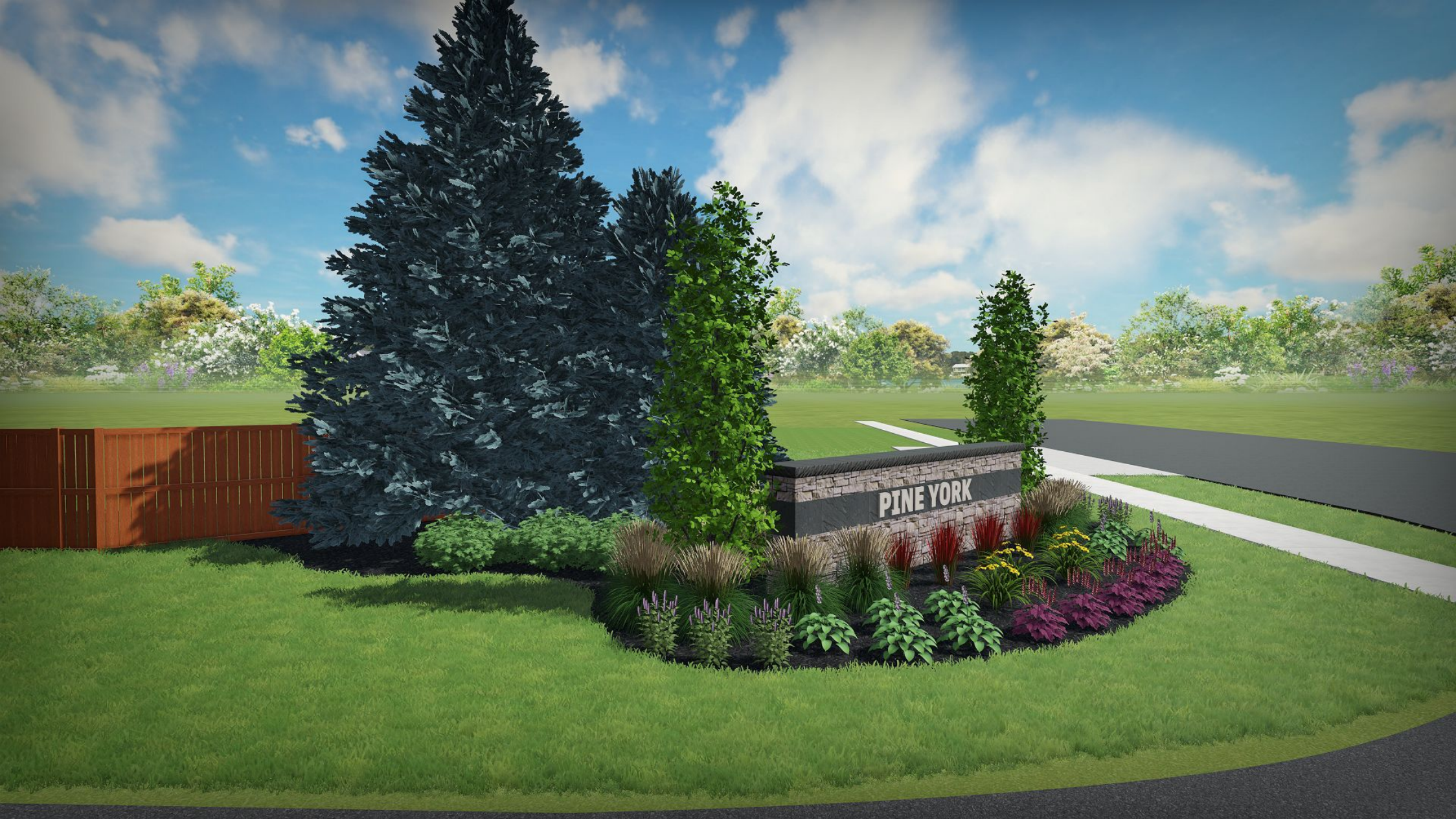
This initiative is a representation of our commitment to delivering beautiful and vibrant communities that will support growing families in Vaughan.

Again, thank you for the continued support, we hope to receive your feedback.
Feel free to reach out to us at anytime.

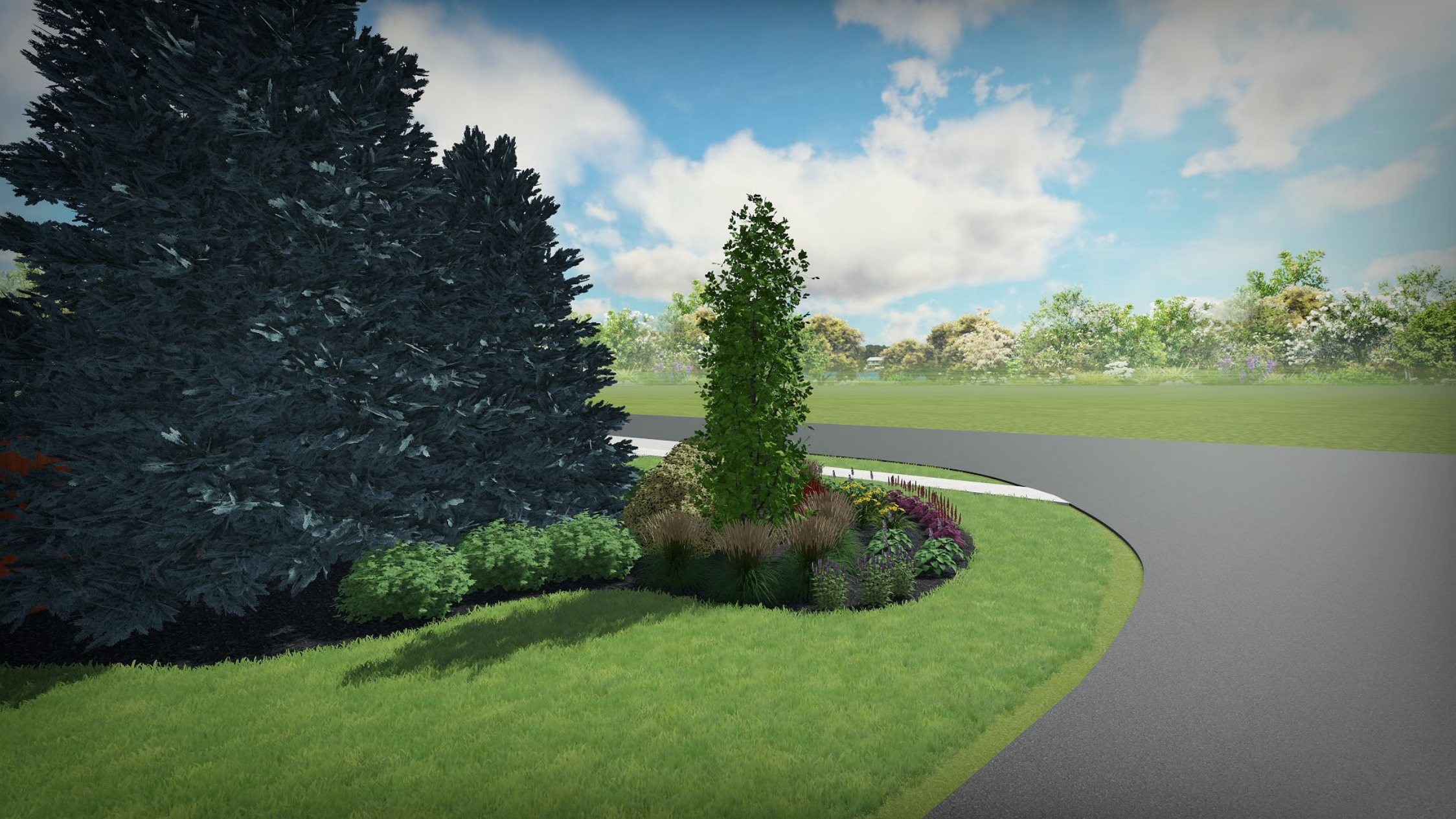


Akeel Hussain
Director, Development
7386 Islington Towns Inc.
C: 416-799-9812













PINE YORK





PINE YORK









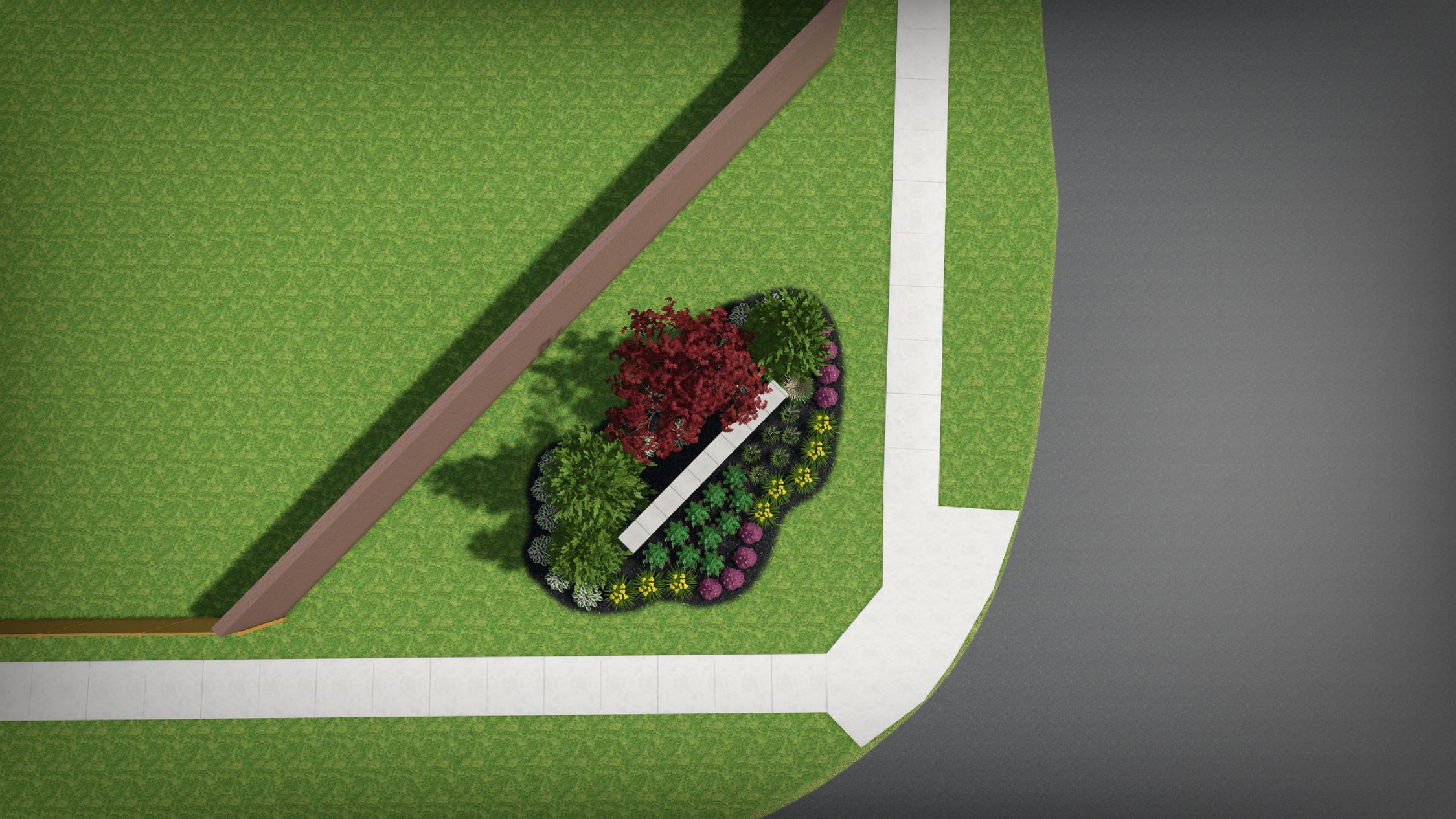














C 2

Communication

CW(1) – May 6, 2025

Item No. Pres4

WHO ARE WE?

- Non-profit organization
- Founded in the summer of 2024
- Current network of 780 players
- Paid membership just over 250 people



Aryan Arvandi - President



**Donna McAdam - Vice
President**



Simone Kennedy - Secretary



Evelina Marseille - Treasurer

OUR CONNECTIONS

- Global Pickleball Network
- Our VPC Website
- DUPR
- Pickleball.com
- SmartVMC
- ACE



WHERE DO WE PLAY?

Currently:

- Holy Jubilee CES
- ACE (SmartVMC)



WHAT ARE OUR GOALS?

- **Expand pickleball** in the City of Vaughan – on dedicated pickleball courts
- **Facilitate pickleball play** – provide residents with opportunities to play in leagues, drop-in and special events
- **Foster pickleball skills** – help players improve their play and hone their skills

HELP WANTED



Home Base

Where can we play year round?

How can we best serve Vaughan residents?

World Class Pickleball Facility

Where can we locate an indoor pickleball hub that can attract international tournaments?



Mackenzie Health update

Presentation to Vaughan Council

Altaf Stationwala
President and CEO, Mackenzie Health
Tuesday, May 6, 2025

C 3

Communication

CW(1) – May 6, 2025

Item No. Pres1



A flock of approximately 15 birds, likely Canada geese, is captured in flight against a clear, vibrant blue sky. The birds are arranged in a loose V-formation, with some leading and others following. Their wings are spread, showing a mix of brown, white, and blue feathers. The overall composition is clean and minimalist, with the birds providing a sense of movement and direction.

Leadership changes at Mackenzie Health

Hospital operations



Cortellucci Vaughan Hospital has the
second highest emergency department volumes
in the province



42%

of respiratory season was
spent in surge with no beds
available for new admissions



14,500

more emergency department
visits this respiratory season
compared to last year



1,100

more admissions from
Emergency Department
to Medicine Unit

Financial update



Strategic Plan

Trusted team.
Compassionate care.

STRATEGIC PLAN 2022 - 2025



Patient Care Excellence



Patient Care Excellence



Our hospital harm rate
fell 23%* below
the provincial harm rate



Serious patient
safety events
decreased by 56%



Employee safety events
with harm rate
decreased by 19%



Employee engagement
scores are
18% above the sector average



Patient complaints
decreased by 42%

*since 2022

People are our Strength



People are
our Strength



Reduced vacancies by 50%
from May 2022 to
September 2024



**Highest ever staff
engagement score**
79%, up 28 points since
2011



Added more than
**1,200 net new employee
positions and 103 new physicians**
since opening our
second hospital in 2021



Continued hiring as
we grow and expand
programs and services

Growing with our Communities



Growing with
our Communities



Refreshed additional spaces
at Mackenzie Richmond Hill
Hospital



Added more beds

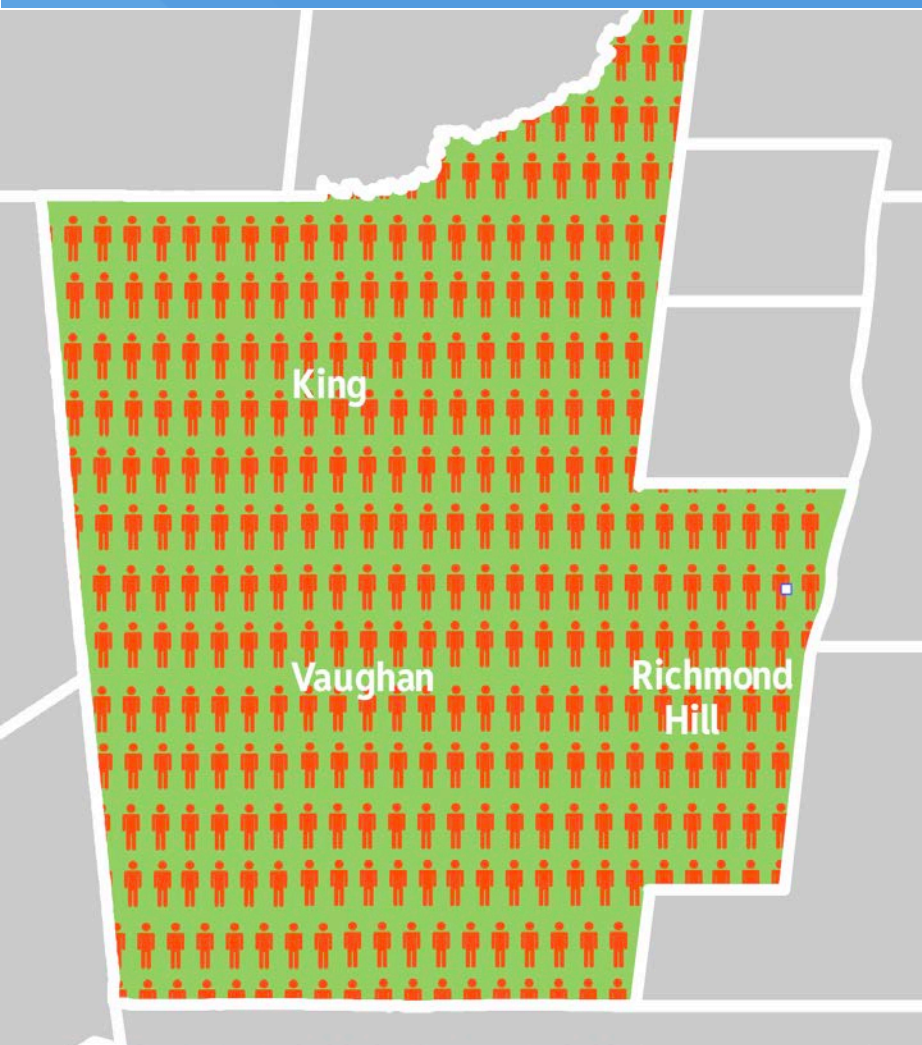


Working with government to
complete two unfinished shelled
floors at Cortellucci Vaughan
Hospital



Established key partnerships
including with Princess Margaret
Cancer Care Network

Growing with our Communities: challenges



Regional growth

By 2041, the population will increase by approximately 250,600, exceeding the current Richmond Hill population.



Complexity of care needs
– 70% of patients are older than 65

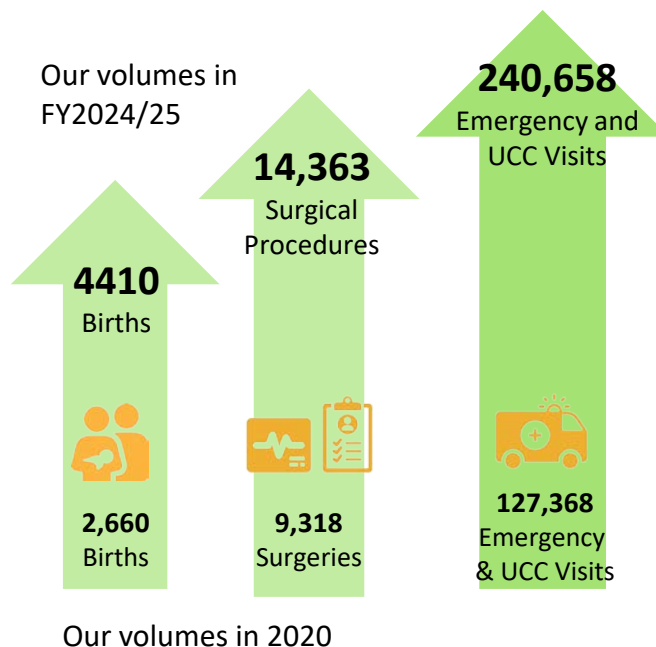


Insufficient
community supports



Second busiest ED in the province

Emergency Department and elective procedure volumes increasing



Integrated Care



**Integrated
Care**



Family Practice Navigation
Clinic – connecting hundreds
of patients with family doctors



Making progress on
seniors village including a
256-bed long-term care
home on the Vaughan
Healthcare Centre Precinct



Launched a community stroke
rehab program in Vaughan



Opened a 12-bed
transitional care unit



Sharing Epic electronic
medical record expertise

Education and Research



Education and Research



Establishing a
Research Council



Lead partner in York University
School of Medicine



More than 1,000 annual
clinical placements

How you can support



**Your health.
Our priority.**

Take the survey

**Help us plan for the
future of health care**

Participate in the
Mackenzie Health Cares
engagement campaign –
take the survey, sign up for
updates and share your
story.

mackenziehealthcares.ca



**Mackenzie Health
has the second
busiest emergency
volumes in Ontario**

It's time to plan for the
future of health care

mackenziehealthcares.ca



How you can support



Support Mackenzie Health Foundation signature events and initiatives like their ***Together We Shine Brightest*** campaign for mental health

TOGETHER
WE SHINE BRIGHTEST.

Help us shine a light
on mental health care.
Donate today.







C 4

Communication

CW(1) – May 6, 2025

Item No. 1

DATE: May 5, 2025

TO: Mayor and Members of Council

FROM: Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

RE: COMMUNICATION – Committee of the Whole (1), May 6, 2025

Report #18, Item #1

CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS - ZONING BY-LAW AMENDMENT FILE Z.25.005: THE CORPORATION OF THE CITY OF VAUGHAN

Recommendation

1. THAT Attachment 3 to Item No. 1 of the May 6, 2025, Committee of the Whole (1) Report No.18 be DELETED AND REPLACED with the revised Attachment 3, attached hereto to this Communication, to remove the following general amendments proposed to the Comprehensive Zoning By-law 001-2021: “Definitions: Uncovered Platform, Balcony, Porch”; “Independent Living Facility, Long Term Care Facility, Supportive Living Facility, and Retirement Residence”; and, “Industrial Mall and Shopping Centre”.

Background

Council, on April 23, 2025, resolved to receive a public meeting report for proposed general and site-specific amendments to Comprehensive Zoning By-law 001-2021 (Zoning By-law Amendment File Z.25.005). A technical report with recommendations to approve the proposed amendments is being heard at the May 6, 2025, Committee of the Whole (1) Meeting as Item No. 1.

In response to comments received by the Toronto and Region Conservation Authority with respect to the “Independent Living Facility, Long Term Care Facility, Supportive Living Facility, and Retirement Residence” item identified on Attachment 3, the item has been removed from the report, as identified in the revised Attachment 3 attached hereto to this Communication, to allow for further time for staff to resolve outstanding issues identified by the Toronto and Region Conservation Authority.

The items regarding “Definitions: Uncovered Platform, Balcony, Porch” and “Industrial Mall and Shopping Centre” have also been removed from Attachment 3, as identified in the revised Attachment 3 attached hereto to this Communication, in response to requests by various stakeholders in the development industry to review the proposed amendments. The removal of these items will allow additional time for staff, the Toronto

and Region Conservation Authority, and those requesting to review the items, to consider the proposed amendments.

For more information, contact Michael Torres, Acting Senior Planner – Comprehensive Zoning By-law, ext. 8933.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "V. Musacchio". The signature is fluid and cursive, with a large initial "V" and a stylized "M".

Vince Musacchio, Interim Deputy City Manager,
Planning, Growth Management and Housing Delivery

Attachments:

1. Attachment 3 – General Amendments Proposed to By-law 001-2021

ATTACHMENT 3: General Amendments Proposed to By-law 001-2021

By-law 001-2021 Section #	Item	Description of Issue/Concern	Proposed Amendments
3.0	Definitions: Podium, Tower, Tower Step-Back	The definitions for “podium”, “tower” and “tower step-back” creates complications with the administration of zoning provisions with regards to setback and height.	Amend definitions to bring clarity to the application of zoning provisions with regards to podiums, towers and tower step-backs.
3.0	Definitions: Residential Accessory Structure	The definition of “residential accessory structure” is not required. Zoning regulations for accessory buildings and structures in residential zones can be addressed using existing definitions.	Delete the definition of “residential accessory structure”.
4.1.1 4.1.2 4.1.4 5.21	Accessory Uses, Buildings and Structures	Subsection 4.1 requires additional clarification with respect to carports, requirements for accessory buildings and structures, and height provisions.	<p>To amend:</p> <ul style="list-style-type: none"> - subsection 4.1 to include references to carports - subsection 4.1.2 to specify requirements for accessory buildings and structures with a height of less than 2.8 m and a height of 2.8 m or greater - subsection 4.1.4 to include a provision that identifies how height and grading shall be calculated

			<p>for an accessory building or structure</p> <ul style="list-style-type: none"> - remove references to a residential accessory structure
4.1.5	Requirements for Detached Private Garages in Residential Zones	Subsection 4.1.5 does not include provisions for carports and requires revisions to the setback and minimum distances requirements for detached private garages accessed by a driveway.	<p>To amend subsection 4.1.5 as follows:</p> <ul style="list-style-type: none"> - including carports within the requirements of this subsection - reorganizing provisions for a detached private garage or carport accessed from a driveway crossing the exterior lot line for clarity - clarifying the requirements for the minimum distance between a detached private garage or carport and a principal building - clarifying provisions for minimum yard requirements for detached private garage and carports

4.5.1.b	Height requirement for Established Neighbourhoods	The existing provision requires the height of any new proposed dwelling to be based on the existing metric height of the current dwelling. This requires the applicant to provide information that may not be easily available and may need to solicit a land surveyor to obtain the necessary information creating unnecessary expenses for the applicant.	Amend the height requirement in subsection 4.5.1.b to determine the permitted building height of a proposed building based on the number of stories for the existing dwelling and increase the maximum permitted building height from 8.5 metres to 9.5 metres.
---------	---	---	---



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

File: P-3298

May 5, 2025

Office of the City Clerk
Ground Floor, South Wing
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1

C 5
Communication
CW(1) – May 6, 2025
Item No. 1

Attention: **Todd Coles, City Clerk and Mayor & Members of the Committee of the Whole**

Re: **City-Wide Comprehensive Zoning By-law 001-2021**
General and Site-Specific Amendment File No. Z.25.005
Melrose Investments Inc.
Various VMC Sites: 185 Doughton Road and 130 Doughton Road

We are acting on behalf of our client, Melrose Investments Inc., the owner of the above noted lands, which are subject to approved development applications for high-rise mixed use residential uses.

We are concerned that the staff recommendation report to approve the proposed amendments does not include the actual proposed amendment language so that we can properly review against our client's approved developments. In particular, we are interested in understanding if the amendments to the definitions to Podium, Tower and Tower Step-Back would have impacts to our client's approved high-rise buildings.

We also understand from our discussions with staff that some of the proposed amendments have not been finalized internally. As such, we are highly concerned that these amendments may be hastily approved, without proper public consultation, which could result in amendments that negatively impact approved developments. Our client has spent significant efforts in having site plan drawings prepared in accordance with the current Zoning provisions and definitions, as approved, which may be impacted by these "sight unseen" proposed amendments should they be approved today.

We request that the Committee defer this matter to provide staff additional time to finalize the proposed amendments in draft form for proper public review and consultation before they be bought back for approval. We make this request in the interest of avoiding potential unintended impacts and delays to our client as they build out their approved development sites in the VMC.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to read "Billy Tung", is written over a blue circular stamp.

Billy Tung, BES, MCIP, RPP

Partner

Copy: Melrose Investments Inc.



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055

KLMPLANNING.COM

C 6

Communication

CW(1) – May 6, 2025

Item No. 1

File: P-2817

May 5, 2025

Office of the City Clerk
Ground Floor, South Wing
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1

Attention: Todd Coles, City Clerk and Mayor & Members of the Committee of the Whole

**Re: City-Wide Comprehensive Zoning By-law 001-2021
General and Site-Specific Amendment File No. Z.25.005
Clubhouse Developments Inc.
20 Lloyd Street, 737 Clarence Street, 757 Clarence Street and 241 Wycliffe Avenue**

We are acting on behalf of our client, Clubhouse Developments Inc., the owner of the above noted lands, which are subject to approved development applications for redevelopment of the former Board of Trade Golf Course for residential, public open space and park uses. The approved development consists of a total of 663 ground-related residential dwellings.

A Decision to approve site-specific Zoning By-law 035-2022, amending Zoning By-law 1-88, was issued by the LPAT on July 22, 2024. Subsequently, the site-specific amendment was incorporated into Zoning By-law 001-2021 through a settlement of appeals with the City. A Decision on this matter was issued by the LPAT on December 24, 2024.

Further to our communication dated March 31, 2025, we continue to be concerned that the staff recommendation report to approve the proposed amendments still does not include the actual proposed amendment language so that we can properly review against our client's LPAT approved development.

We also understand from our discussions with staff that some of the proposed amendments have not been finalized internally. As such, we are highly concerned that these amendments may be hastily approved, without proper public consultation, which could result in amendments that negatively impact approved developments. In our client's case, they have spent significant efforts in having permit drawings prepared for submission to the City in accordance with the current Zoning provisions and definitions, which may be impacted by these "sight unseen" proposed amendments should they be approved today.

We request that the Committee defer this matter to provide staff additional time to finalize the proposed amendments in draft form for proper public review and consultation before they be bought back for approval. We make this request in the interest of avoiding potential unintended impacts and delays to our client's impending and subsequent permit submissions as they build out the subject lands.

Yours truly,
KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to read 'Billy Tung', with a stylized flourish at the end.

Billy Tung, BES, MCIP, RPP
Partner

Copy: Clubhouse Developments Inc.
Davies Howe



C 7

Communication

CW(1) – May 6, 2025

Item No. 1

File: P-3405

May 5, 2025

City of Vaughan
Development and Parks Planning Department
2141 Major Mackenzie Drive
Vaughan, ON M5C 2N2

Attention: Mayor Del Duca and Members of Council

**RE: Proposed Amendments to Comprehensive Zoning By-law 001-2021
9810 Bathurst LP c/o Liberty Development Corporation
9810 Bathurst Street, Vaughan, Ontario**

Dear Mayor Del Duca and Members of Council,

KLM Planning Partners Inc. ("KLM") is the land use planning consultant representing 9810 Bathurst LP c/o Liberty Development Corporation (the "Owner") with respect to the lands municipally known as 9810 Bathurst Street (the "Subject Lands"), in the City of Vaughan (the "City"), Regional Municipality of York (the "Region").

On behalf of the Owner, we provide the following comments with respect to Item 6.1 on the May 6th, 2025, Committee of the Whole Agenda regarding the proposed general amendments to the City's Comprehensive Zoning By-law 001-2021 (the "2021 Zoning By-law").

Overview and Context

The Subject Lands are located north of Lebovic Campus Drive along the west side of Bathurst Street, and are approximately 4.5 hectares (11.1 acres) in size. The lands are subject to a site-specific Official Plan Amendment (OPA 674) and Zoning By-law Amendment (By-law 216-2007), which were approved by the City in 2007 to permit medium- and high-density residential uses on the Subject Lands including townhouse, multi-family, and apartment dwelling units with heights up to fifteen (15) storeys. To facilitate orderly development of the Subject Lands, in-force zoning deems the lands as one lot regardless of the number of buildings, conveyances, consents, subdivisions, or condominiums granted after passage of the By-law (the "Lot"). These permissions have been incorporated into the in-force Vaughan Official Plan 2010 ("VOP 2010") and the partially in-force 2021 Zoning By-law.

KLM and the Owner have been actively engaged with City staff since 2023 regarding the redevelopment of approximately 1.9 hectares (4.9 acres) of the Subject Lands for the construction of four-hundred-and-forty (440) residential units within mid-rise apartment and townhouse built forms ("Phase 1"), while the remaining 2.6 hectares (6.2 acres) will be subject to future Planning Act applications ("Phase 2").

Most recently, a Site Development Application was submitted to the City on June 27, 2024, to facilitate the detailed design of the Phase 1 development (File No. DA.24.038). Following multiple coordination meetings with staff to address City and agency comments, City staff

issued the Notice of Approval Conditions on April 1, 2025, which outlines all conditions to be satisfied prior to issuance of Final Site Plan Approval.

Comments

We understand the City is undertaking general and site-specific amendments to the City of Vaughan Comprehensive Zoning By-law 01-2021 under City File No. Z.25.005, which is intended to address technical omissions and clarifications as outlined in Attachments 2 and 3 to Item 6.1 on the May 6th, 2025, Committee of the Whole Agenda. Following review of the staff report and attachments, we are writing to formally express our concerns regarding the proposed amendments as they relate to the proposed development of the Subject Lands, as well as the public notification process employed for these amendments.

Attachment 3 to Agenda Item 6.1 outlines the general amendments to the 2021 Zoning By-law. In particular, our concerns lie with the proposed amendments to Section 4 as they relate to requirements for private garages and carports; specifically:

"4.2.1 Requirements for Private Garages and Carports

- 1. A private garage or carport shall have a minimum interior dimension of 3.0 m x 6.0 m; and*
- 2. A maximum of one detached private garage, carport or an attached private garage shall be permitted on a lot."*

We presume the purpose of proposed Section 4.2.1.1, as outlined above, is to ensure that private garages maintain an interior area that provides a sufficient amount of space to park a vehicle and store personal items (i.e., waste and recycling bins, bicycles, storage bins, etc.). However, the draft amendment does not consider the potential encroachment of stairs/risers within the garage area as was previously the case under Section 4.1.4 e) of Zoning By-law 1-88. As such, we respectfully request that the draft amendment be revised to permit the encroachment of stairs/risers into the minimum interior area, so long as they do not encroach into the minimum parking space area of 2.7 m x 5.7 m. We are of the opinion that the encroachment would allow for greater flexibility in building design without significantly impeding homeowner's ability to store personal items within their garage.

Proposed Section 4.2.1.2, as outlined above, is problematic for landowner's who have existing approved site-specific by-laws with a "one lot" clause, as is the case for the Subject Lands. For zoning purposes, one lot clauses deem the lands to be one lot regardless of the number of buildings, conveyances, consents, subdivisions, or condominiums granted after passage of the site-specific by-law. Accordingly, if the draft amendment were to be approved with the language as currently proposed, the Subject Lands would have eighteen (18) private garages on one lot and would no longer comply with the 2021 Zoning By-law. Additionally, the proposed provision does not account for certain building typologies that are considered to be on one lot, such as a single block of standard condominium townhouses with individual integral garages that are all part of one block from a condominium registration perspective, which effectively means that a permitted housing typology would not be able to comply with the proposed provision.

We are of the opinion that the proposed Section 4.2.1.2 overlooks properties with site-specific by-laws that contain "one lot" clauses, as well as certain condominium townhouse typologies, and requiring landowners to seek approval of a minor variance to address this oversight would not be appropriate. As such, we respectfully request that the draft language be revised, or

removed altogether, to accommodate properties with existing “one lot” clauses in their approved site-specific by-laws, and to ensure permitted building typologies can comply with the general provisions of the Zoning By-law.

In addition to the above, we would like to express our general concerns with the public notification process that was employed by the City for the proposed general and site-specific amendments. A statutory public meeting was held on April 1, 2025, where City staff presented an information report and general details about the proposed amendments to the 2021 Zoning By-law, without providing any specific details or the proposed amendment language. City staff advised that a technical report considering the noted corrections and amendments would be brought forward to a future Committee of the Whole meeting. However, the staff report and attachments included as Item 6.1 on the May 6th, 2025, Committee of the Whole Agenda still do not provide any specific details or the proposed amendment language. Copies of the draft proposed amendments were obtained from City staff via email, however, were not included within the public notice or made publicly accessible on the City’s website. It is our opinion that proper public notice has not been provided and as such, staff should be directed to return to a future Committee of the Whole meeting once full details on the draft amendments are available and the public has had sufficient time to review and provide comments, as necessary.

We appreciate the opportunity to remain engaged throughout this process. Please accept this letter as our formal request to be notified of any future meetings, events, or reports related to the proposed general and site-specific amendments to the Comprehensive Zoning By-law 001-2021 so we can remain informed and engaged in the public process and provide feedback, as necessary. In addition, we wish to receive formal notice of any decisions made by the City of Vaughan on this matter. We reserve the right to provide further comments, as necessary.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read 'Courtney Fish', is written over a light blue horizontal line.

Courtney Fish BES, MCIP, RPP
Senior Planner

cc. Vince Musacchio, City of Vaughan
Nancy Tuckett, City of Vaughan
Mark Antoine, City of Vaughan
Michael Torres, City of Vaughan
Liberty Development Corporation

THE YORK UNIVERSITY SCHOOL OF MEDICINE

Presentation to Vaughan
City Council

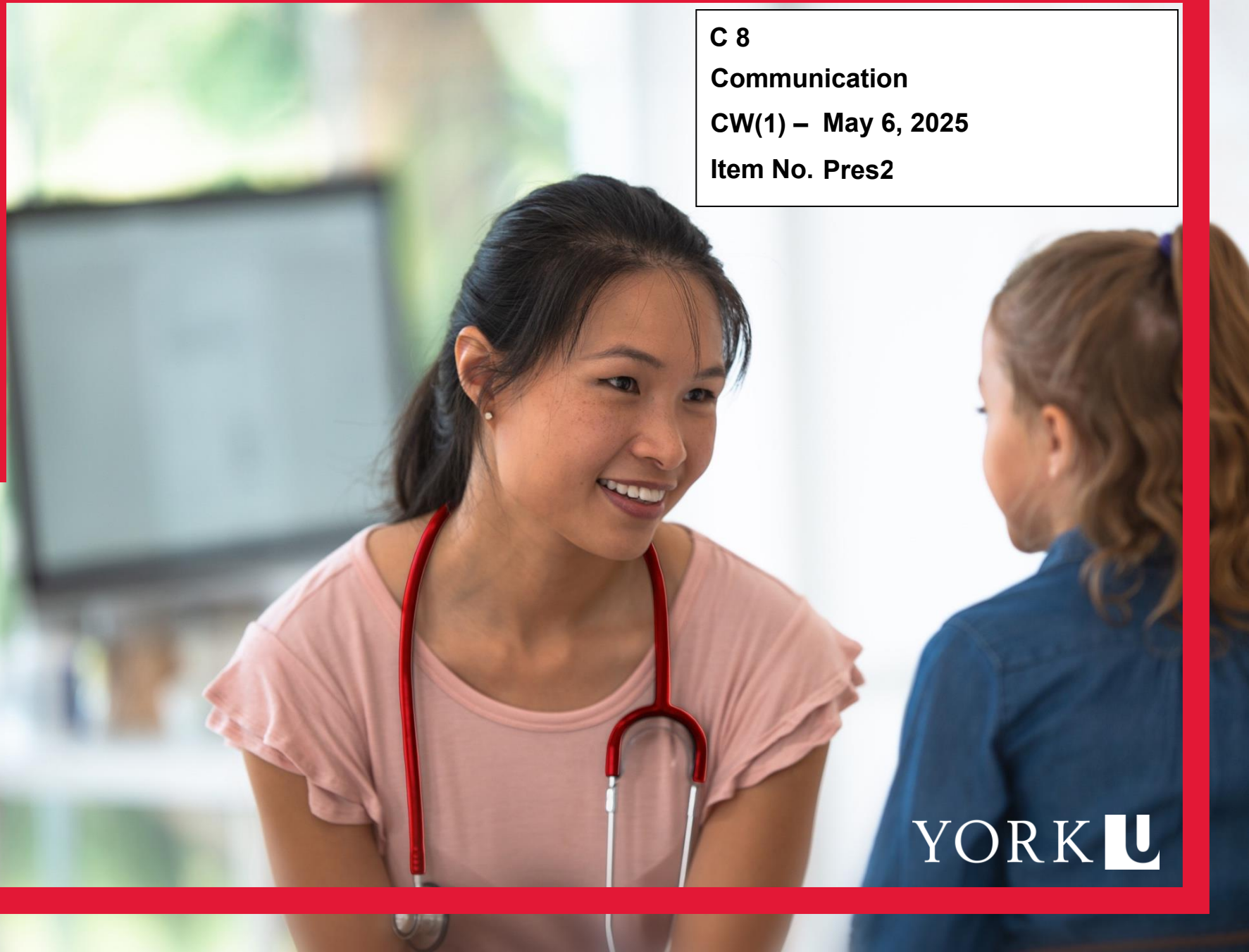
May 6, 2025

C 8

Communication

CW(1) – May 6, 2025

Item No. Pres2



YORK 

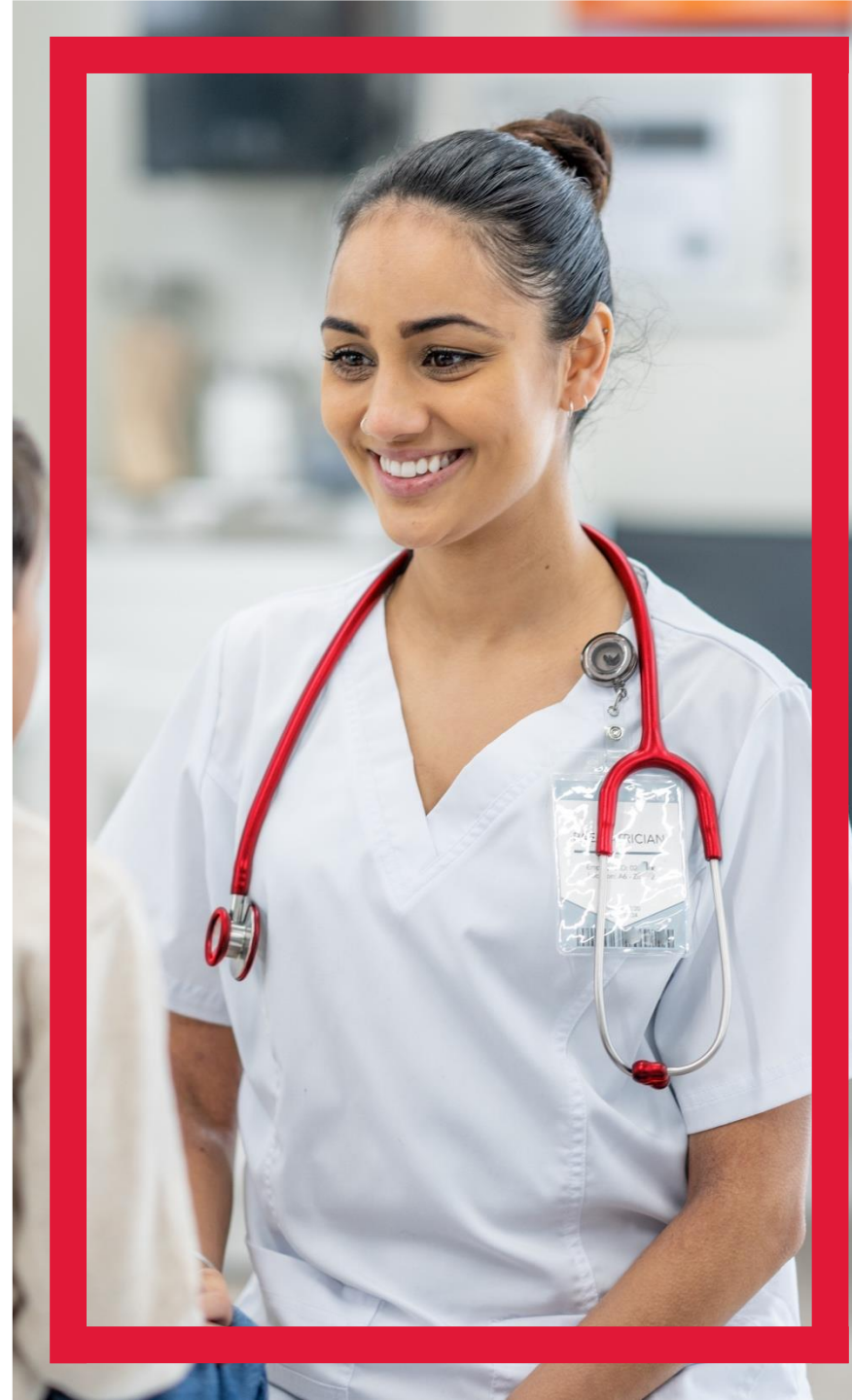
OUR APPROACH

At York University, the community is our campus, anchored in YORK REGION.

- In 2028, we will be opening a bold new medical school focused on preparing the next generation of frontline primary care physicians.
- Trained to work within inter-professional primary health care teams, our graduates will create positive change in the underserved communities of York Region, northern Toronto, Simcoe County, the District of Muskoka, and adjacent rural areas.

The York University School of Medicine is committed to:

- ➔ The goal of achieving better health for all.
- ➔ Person-centred approaches to health care that is accessible, comprehensive, coordinated, and high quality.
- ➔ Optimizing health system value and efficiency.
- ➔ Pursuing health equity, particularly for society's most marginalized.
- ➔ Mutual accountability to improving health in the communities that we serve.



What makes York University's School of Medicine different?

With our partners, we are...



- Building **modern primary healthcare systems** to strengthen community health
- Creating an **Integrated Community-based Learning Network** with providers



- Transforming medical education with **community-based, inter-professional teams**
- Applying social determinants of health, and organizing training around patient-centered care



- Using **digital technology, AI, and learning systems** to improve health outcomes

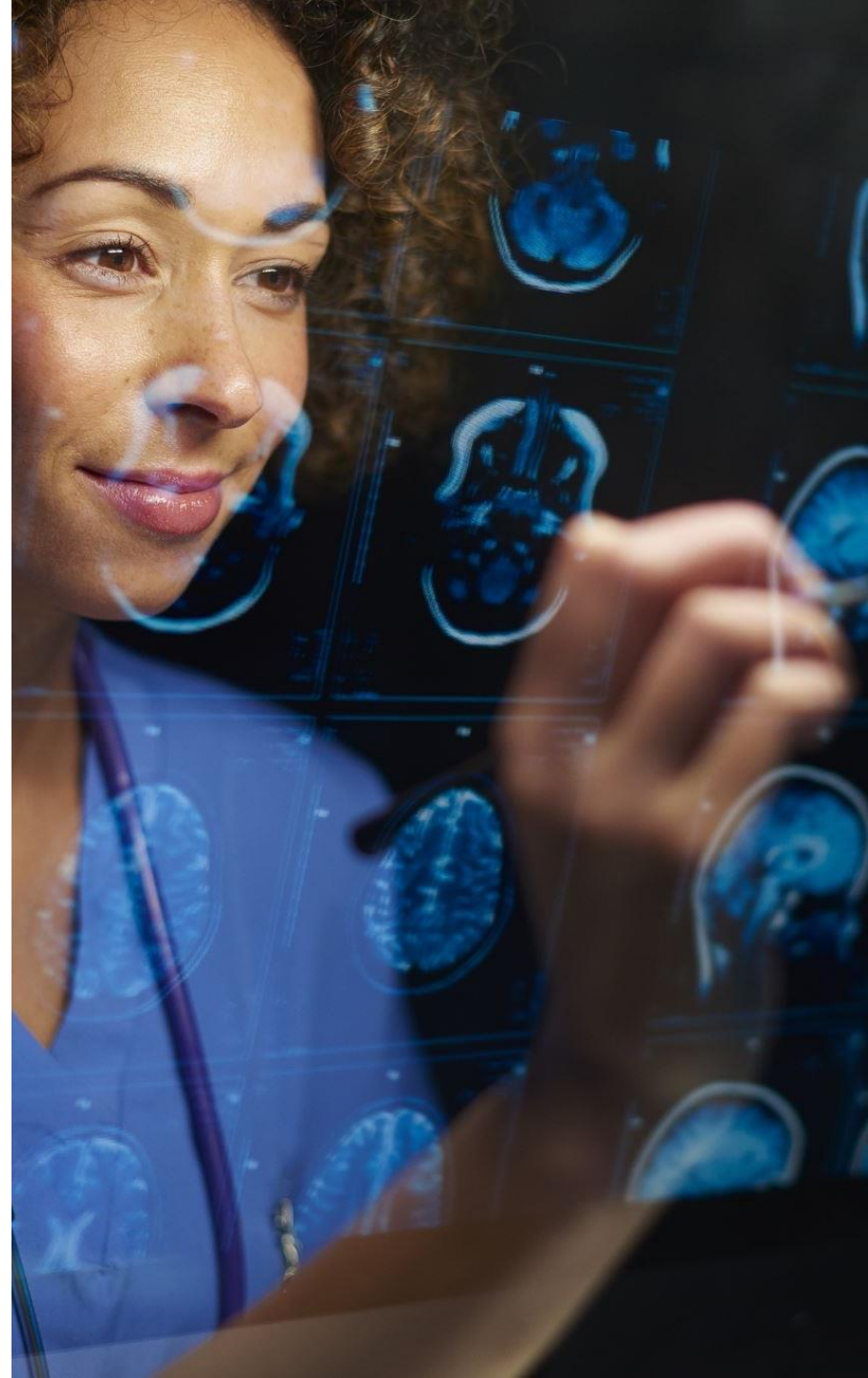


Curriculum and Emerging Technologies

To ensure compassionate patient-centered care, we will train inter-professional teams in emerging technologies and advanced diagnostics, contributing to:

- ➔ Urgently needed research on health risks and interventions.
- ➔ Our understanding of population health.
- ➔ Effective patient care strategies.
- ➔ Health science innovation.
- ➔ Information sharing with providers and patients, across a network of hospital and community health providers.

Students will stay at the forefront of better patient care as we create the next generation of effective, problem-solving practitioners and health leaders.





York University School of Medicine: Quick facts

- **Opening Summer 2028**
- **Three-year MD program**
- 80 undergraduate learners/year -- **240 at steady state**
- 102 postgraduate learners/year -- **293 at steady state**
- **Focusing recruitment on York Region & our service area**
- **Prioritizing primary care and generalist specialties**
 - family medicine, psychiatry, pediatrics, general internal medicine, ob/gyn, surgery, geriatric medicine



Social and Economic Impact

We will help to attract and retain diverse health care talent and enhance research, innovation and long-term community health outcomes.

The York University School of Medicine is committed to:

- Achieving better health care access for all.
- Patient-centred approaches that are comprehensive, coordinated and high quality.
- Greater health system efficiency.
- Greater health equity for society's most vulnerable.

Strong partnerships amplify our impact including a generous land transfer from the City of Vaughan, investments from government, transformative philanthropic donations, and contributions from York University. Our distinct focus has been endorsed by hospitals, community health and social services, OHTs, municipalities, and local health providers.



York University School of Medicine

The new School of Medicine will be established at the Vaughan Healthcare Centre Precinct and use a network of clinical learning sites across a broad service area including **York Region**, Simcoe County, the District of Muskoka, northern Toronto and adjacent rural areas.

We will be partnering with all of the **three hospitals** in York Region.

Together with partners Mackenzie Health, York University and ventureLAB, the City is developing a world-class destination for healthcare excellence on the lands surrounding the site of Cortellucci Vaughan Hospital – Canada’s first smart hospital.

VHCP will include a state-of-the-art long term care facility located next to the York University School of Medicine

Collectively, the VHCP partners are collaborating to produce the next generation of healthcare practices, research, talent and technology.

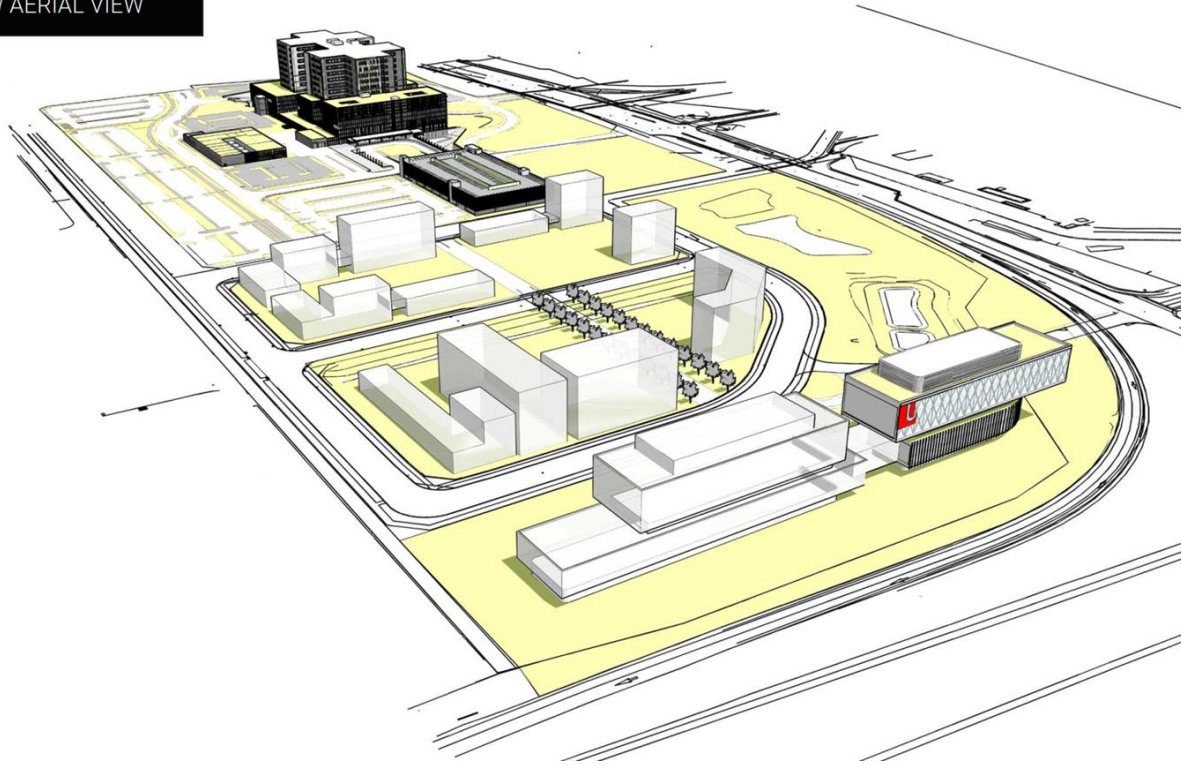
The VHCP plan is to become a leading medical innovation hub, representing a collaboration between top educators, researchers, practitioners and innovators.



Vaughan Healthcare Centre Precinct

Capital Details

N/W AERIAL VIEW



The City of Vaughan has given us the land adjacent from the Cortellucci Vaughan Hospital.

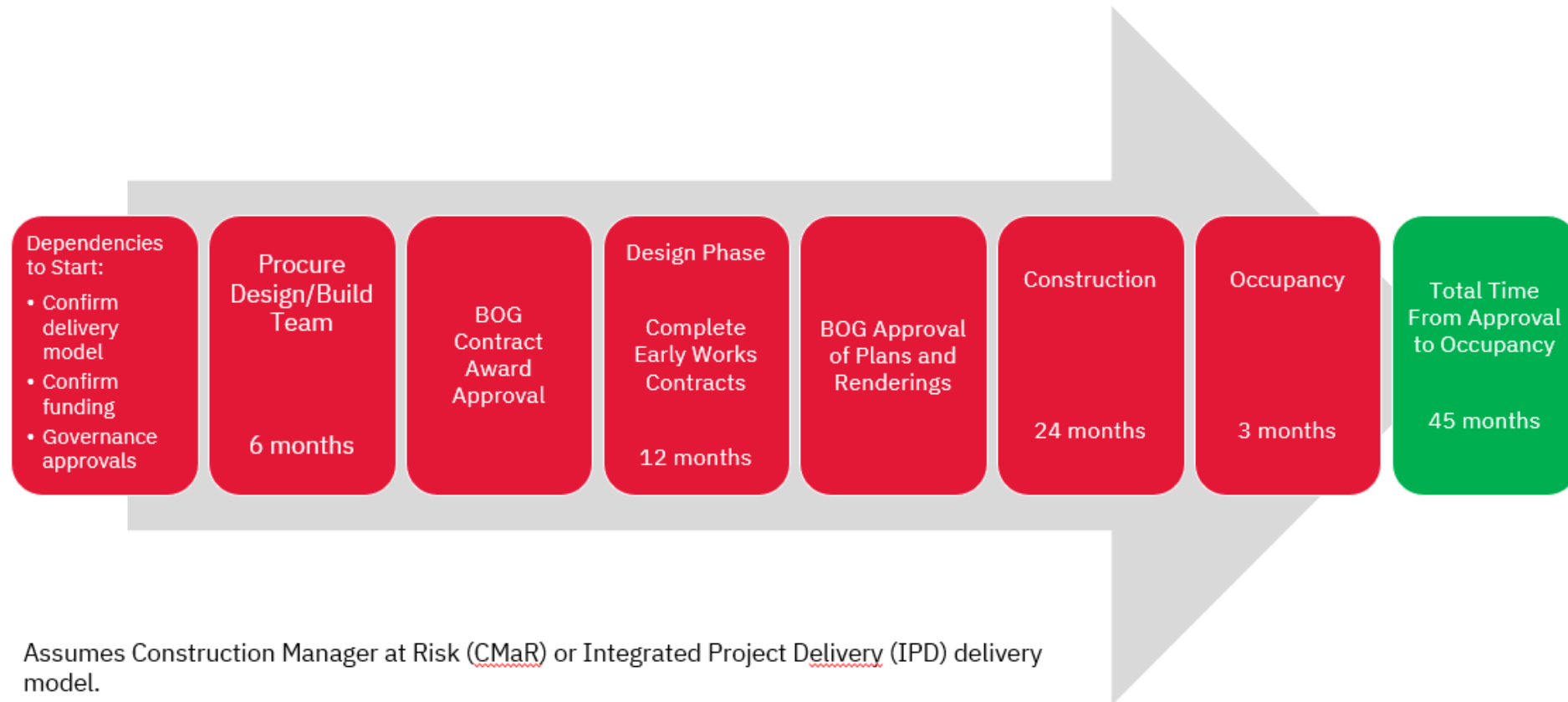
The proposed building details:

Approximately 125,000 sq.ft. over 6 storeys.
Estimated cost is \$350M.

Spaces in the building will include:

- Classrooms and Case Work Rooms
- OR Simulation Labs
- Multipurpose Simulation/Anatomy Lab
- Simulated Environment/Scenario Lab
- Tele-Simulation/Mentoring Lab
- Library
- Tiered Lecture Theatre
- Offices
- Recreation/Multipurpose Space
- Informal Study Space
- Student Activity Area
- Research Labs
- Student Services incl. Counselling

School of Medicine Construction Timeline

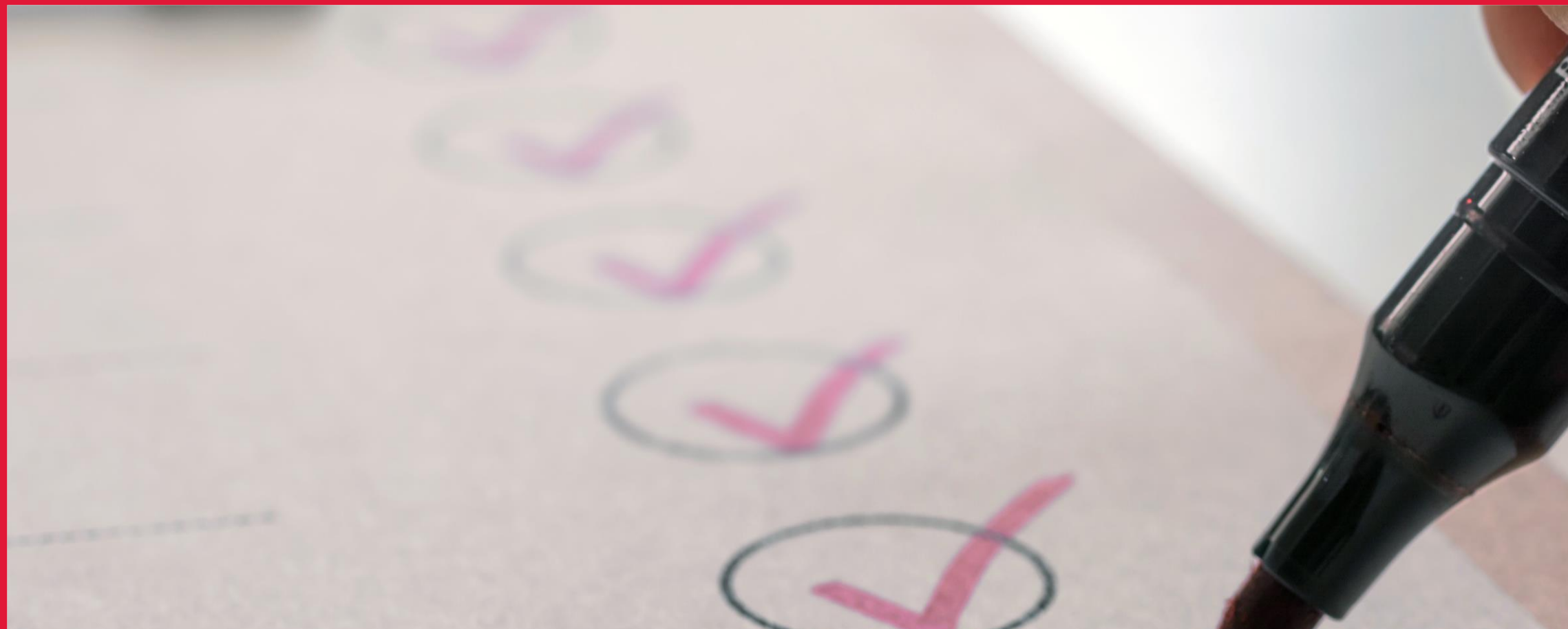




Progress Since Approval by the Province

Since approval of the School of Medicine in the 2024 Provincial Budget, York University has been working hard to ensure we are on target to open in 2028. Some of these activities have included:

- The York University School of Medicine has received approval from the provincial government, including \$9 million in start-up funds.
- Dr. David Peters named Institutional Lead (Dean of Record) for the School of Medicine
- York Granted applicant status by the Committee of the Accreditation of Canadian Medical Schools (CACMS)
- 15 Program Development Committees have been launched and include a combination of York and external community members
- York has signed a relationship agreement with the Indigenous Primary Health Care Council
- Senate approval in principle for the creation of a School of Medicine within the faculty of Health
- The Board of Governors has approved the capital project in principle and Design for the new building in the VCHP is underway



**Implementation Principals Agreement with
Vaughan – Progress Update**

Community Health Lecture Series



- The second Community Health Lecture, entitled, ***Mind Matters: Navigating mental health and wellness to build resilience and hope*** took place on April 22.
- Speakers from this year's event included:
 - **Jessica Abrams**, Ph.D., C.Psych., is the Director of the York University Psychology Clinic, an on-campus training clinic that provides services to individuals in the community across the lifespan.
 - **Tolu Faromika**, is a clinical psychology MA Student at York University.
 - **Dr. Steven Youssoufian**, M.D., is the Chief and Medical Director of the Mental Health Program at Mackenzie Health.
 - **Dr. Sarah Payne**, M.D., is a psychiatrist at Mackenzie Health specializing in geriatric psychiatry.

Annual Research Conference on Health and Innovation

- Planning has begun on a late fall 2025 Health and Innovation Conference in partnership with Mackenzie Health to showcase research and forge collaborations
- With health technology a focus, a potential inclusion of York's \$318.4M CFREF program: Connected Minds Neural and Machine Systems for a Healthy Just Society is being considered
- Conference will bring together clinical leaders with researchers and graduate trainees, together with healthcare professionals, thought leaders and health experts



Annual Conference to compliment ongoing Community Health Lecture Series

Update on Research Collaboration

- York has been actively working with many of our researchers across the full health spectrum to identify and shape potential research collaborations and areas of research interest and focus.
- York, VentureLab and Mackenzie Health teams have been meeting regularly to advance discussions around some important research collaborations. Some recent examples include:
 1. Project to **optimize operating room schedules** to address the post-pandemic backlog of cancelled surgeries by improving the booking data collection and workflows in the electronic medical record
 2. Project for **remote rehabilitation for stroke survivors and others** with the York Centre for Vision Research and VISTA researchers .
 3. Project on designing technologies for **early-stage dementia patients**.
 4. Project to recruit new parents and babies to assist with his research **cognitive effects around birth experience**.
- York and VentureLab are collaborating to support MedTech SMEs to access research capabilities to drive commercialization & IP
- York University and ventureLAB have signed a renewed Memorandum of Understanding (MoU) to expand collaboration in talent development, research, and industry-driven innovation.



Long term vision: Establish an Integrated Community-Based Learning Network in York Region

Enabling Collaboration Through Thought Leadership

York hosted industry leaders in partnership with Life Sciences Ontario Breakfast in January

Panel Topic: Impacting Patient Care: The Role of Academia in Building a Resilient Healthcare System in Ontario

The panel, including Mary-Agnes Wilson, incoming Interim CEO at Mackenzie Health, offered insights to the systemic challenges of an aging population.

These events are designed to foster collaboration among academic institutions, healthcare providers, government, and industry.



Future Home of York University School of Medicine Sign



Future Home of York University School of Medicine Sign to be installed in the VHCP later this spring .

A photograph of four diverse healthcare professionals, two men and two women, standing outdoors in front of a building. They are all wearing medical scrubs and have stethoscopes around their necks. From left to right: a man in light blue scrubs with a red stethoscope, a woman in blue scrubs with a black stethoscope and long dreadlocks, a woman in dark blue scrubs with a black stethoscope and long dark hair, and a woman in dark blue scrubs with a silver stethoscope, glasses, and a white ID badge. They are all smiling at the camera.

A Future of Positive Change

York University believes that a bold new School of Medicine with a transformational community-based, Patient-centred curriculum, informed by emerging technologies and inter-professional delivery of primary health care will help right the future.

DATE: May 5, 2025

TO: Mayor and Members of Council

FROM: Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

RE: COMMUNICATION – COMMITTEE OF THE WHOLE (1), MAY 6, 2025

Report #18, Item #1

CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS - ZONING BY-LAW AMENDMENT FILE Z.25.005: THE CORPORATION OF THE CITY OF VAUGHAN

Recommendation

1. THAT Attachment 3 to Item No. 1 of the May 6, 2025, Committee of the Whole (1) Report No.18 be DELETED.
2. THAT recommendations 1 and 2 to Item No. 1 of the May 6, 2025, Committee of the Whole (1) Report No.18 be DELETED AND REPLACED with the following:
 - “1. THAT Zoning By-law Amendment File Z.25.005 (THE CORPORATION OF THE CITY OF VAUGHAN) BE APPROVED, to make site-specific amendments to Comprehensive Zoning By-law 001-2021 in the manner set out in Attachment 2 to this report.
 2. THAT Council authorize the Deputy City Manager, Planning, Growth Management and Housing Delivery to make any stylistic and technical changes to the amendments set out in Attachment 2, as may be required, before introducing the necessary by-law(s) for enactment.”

Background

Council, on April 23, 2025, resolved to receive a public meeting report for proposed general and site-specific amendments to Comprehensive Zoning By-law 001-2021 (Zoning By-law Amendment File Z.25.005). A technical report with recommendations to approve the proposed amendments is being heard at the May 6, 2025, Committee of the Whole (1) Meeting as Item No. 1.

In response to comments received by the Toronto and Region Conservation Authority and various stakeholders in the development industry for the general amendments identified in Attachment 3 to Item No. 1 of the May 6, 2025, Committee of the Whole (1) Report No.18, the Development and Parks Planning Department recommends that Attachment 3 be deleted, as recommended in this Communication.

The removal of Attachment 3 to Item No. 1 of the May 6, 2025, Committee of the Whole (1) Report No.18, will allow additional time for the Development and Parks Planning Department to meet with the Toronto and Region Conservation Authority and various stakeholders to discuss and resolve various concerns regarding the proposed general amendments to Comprehensive Zoning By-law 001-2021. The Development and Parks Planning Department will bring a recommendation forward to a future Committee of the Whole Meeting regarding the general amendments identified in Attachment 3.

This Communication replaces Communication #C4 for the May 6 Committee of the Whole Meeting titled "Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated May 5, 2025."

For more information, contact Mark Antoine, Senior Manager of Development Planning, at Ext. 8212.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "V. Musacchio". The signature is fluid and cursive, with a large initial "V" and a stylized "M".

Vince Musacchio, Interim Deputy City Manager,
Planning, Growth Management and Housing Delivery