

## Committee of the Whole (2) Report

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**DATE:** Monday, March 09, 2020

**WARD(S):** 1

**TITLE: MACKENZIE VAUGHAN HOSPITAL UPDATE**

**FROM:**

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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**Purpose**

To provide the Mayor and Members of Council with an update on the Mackenzie Vaughan Hospital project and related Building Code reviews and inspections as this project is of considerable interest to the residents of the City of Vaughan.

In addition, Mr. Altaf Stationwala, President and CEO of Mackenzie Health will deliver a presentation on the progress of the project and some of its unique features.

**Report Highlights**

- The building is still under construction
- Many phased building permits have been issued for the building and structures on the site
- The project is unique for its significance to the community, scale and complexity
- The Building Standards Department is providing Building Code enforcement services on-site. Fire and Rescue Services is a partner in the review, inspection and verification of the building's active fire protection systems (fire alarm, sprinkler, standpipe and hose systems)

**Recommendation**

1. That this report be received for information.

## **Background**

The Mackenzie Vaughan Hospital (MVH) project is distinctive in its profile, size and complexity. It was tendered as a design-build-finance-maintain project. This project continues to proceed on a “fast track” basis and requires technical review and permits in order to be processed expeditiously. In addition, the project is being approved in stages based on ongoing design evolution and revisions. In-order to best meet the needs of the builders and ensure on-time delivery, the Building Standards Department (BSD) has full-time dedicated staff on site.

## **Previous Reports/Authority**

N/A.

## **Analysis and Options**

Under the design-build-finance-maintain process, building permits are submitted in phases as the design of individual components of the project are completed. As of February 12, 2020, the building permits listed below have been issued.

- Site services – (two permits issued)
- Main building; structural, architectural and other misc.- (twenty-nine permits issued)
- Main building HVAC and plumbing – (eighteen permits issued)
- Retaining walls and canopies – (seven permits issued)
- Central utilities plant and tunnel – (six permits issued)
- Parking structure and link – (eight permits issued)
- Modular Data Centre – (one permit issued)
- Alternate Solutions – (ten permits issued)

This excludes permits for temporary structures such as trailers. A couple of permits are currently under review and a few more are expected to be submitted. In addition to building permits, numerous revisions and amendments have been processed and more are expected to be submitted.

To ensure Building Code compliance, hundreds of inspections have been performed. BSD staff have been addressing passive fire protection systems, structural, architectural, mechanical, energy efficiency, accessibility and plumbing related inspections. Vaughan Fire and Rescue Services staff have been conducting inspections of active fire protection systems.

For two and a half years the BSD has maintained a trailer on site with four technical staff dedicated to reviewing permit documents and revisions. In January 2020 the trailer was removed, and the staff relocated into a temporary space on the 10<sup>th</sup> floor of the hospital. This arrangement has and continues to facilitate communications with the builder as well as the project architect and engineers and provides effective Building Code enforcement.

Construction progress to date includes the following:

#### Main Hospital Building

The main hospital building, including specialized components, is substantially complete. Fire protection and mechanical components are in place. Testing of active life safety systems has started. Work still in progress includes finishing specific interior spaces, installation of data components, as well as the building's cladding.

#### Central Utility Plant (CUP)

The CUP building, including the complex mechanical systems, is complete. Testing of the various systems is now underway. A green roof has been installed on the CUP.

#### Underground Service Tunnels, Pedestrian Walkways and Landscape Courtyards

The underground service tunnel (walkway) between the main hospital building and the CUP is complete and accessible from both buildings. The pedestrian link between the parking garage and the main hospital building is complete. Retaining walls of the landscape courts are complete.

#### Mechanical Site Services

Site services are complete.

### **Financial Impact**

N/A.

### **Broader Regional Impacts/Considerations**

Efficient delivery of municipal obligations will contribute to scheduled completion of the hospital, while maintaining the relationship with Provincial Ministries that are also vested in the project.

### **Conclusion**

The MVH project is the subject of considerable community interest and the City of Vaughan has invested resources to ensure its success. This update is intended to

inform staff and council on the progress to date and allow them to convey the status to interested stakeholders.

**For more information**, please contact: Dan Mitta, Project Manager Code Compliance MVH.

### **Attachments**

None

### **Prepared by**

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