

TORONTO STAFF REPORT

June 14, 2006

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Subject: Preliminary Report
Official Plan and Zoning By-law Amendment Applications 06-134850 STE 20
OZ
Applicant: Calvin Lantz, McCarthy Tetrault
Architect: G+G Partnership Architects
60 Murray Street
Ward 20 - Trinity-Spadina

Purpose:

To provide preliminary information on the above-noted applications to: permit an eight - storey addition above the four -storey addition under construction as part of the Mount Sinai Hospital research facilities and a seven storey addition to the existing building; to permit a building below the existing parkette on McCaul Street; and to zone the parkette as 'G'.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

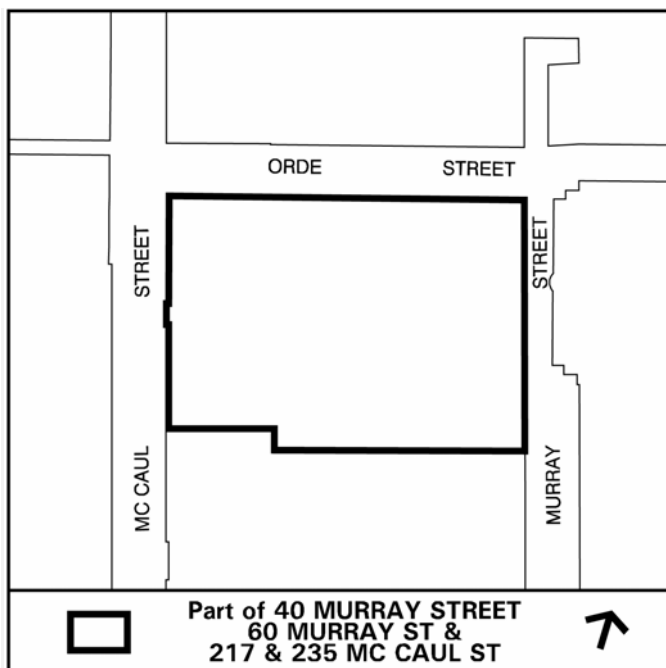
Recommendations:

It is recommended that:

- (1) Council receive this report for information; and
- (2) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Background:

The site is located within the Discovery District, Toronto's centre for biomedical



and biotechnological research. The site was originally owned by Ontario Hydro and consisted of 2 buildings, 60 Murray Street and 11 Orde Street. In 2001, the Ontario Power Generation (OPG) sold the site to Mount Sinai Hospital which is located across the street backing onto the east side of Murray Street. Eleven Orde Street was demolished in 2004 to permit the construction of an addition to the existing building consisting of four storeys above grade and two storeys below grade. A Committee of Adjustment decision permitted increased height from 14m to 21 m. It is now under construction.

Comments:

Proposal

Mount Sinai Hospital is in the process of constructing a 4-storey addition to the existing building at 60 Murray Street to house the Centre for Phenogenomics, the Centre for Systems Biology and Genomic Medicine and other research uses. The current application is to permit an additional eight storeys on the current addition and seven storeys to the existing building for a total of 12 storeys (59m) and a density of 4.2 times the area of the lot. The building is proposed to extend to the lot lines beneath the existing parkette.

The parkette, located on the west side of the site, is owned by Mount Sinai Hospital and is leased to the City. It is proposed to be zoned as 'G' and conveyed to the City.

Site Description

The original six - storey building continues to be used for research purposes during construction.

There is a surface parking lot on the south side of the building some of which is owned by the OPG and leased to Mount Sinai Hospital until 2020. There is also surface parking on the south side of the parkette and between the existing building and the parkette.

The following uses abut the site:

North: Orde Street Public School (3 storeys), the OPG office building (21 storeys), University of Toronto building (4 storeys), TTC substation (2 storeys)

South: surface parking lot and 2 parking garages (6 storeys each), Silverstein's Bakery (2 storeys), a house form building (3 storeys), residential buildings (14 and 15 storeys)

East: Princess Margaret Hospital (21 storeys), Mount Sinai Hospital (15 storeys), Toronto Rehabilitation Centre (8 storeys)

West: University of Toronto parking lot, low density residential area (2-3 storeys)

Official Plan

The site is contained within the area designated as *Central Area* in the Metro Plan. This is the pre-eminent Centre in the City and the location where institutions are encouraged.

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Ontario Municipal Board hearing on the new Plan commenced on June 13, 2005 and continued on June 5, 2006. The majority of the new Plan has been approved by the Board and it is anticipated that the approved portions will come into force in June 2006.

The Plan designates the majority of the site as *Institutional*; the parkette as *Park*; and the area south of the existing building as *Mixed Use Area*.

Zoning

The majority of the site is zoned 'Q T2.0' which permits institutional uses to a density of 2 times the area of the lot. The remainder of the site is zoned CR T2.5 C1.0 R2.0 which permits mixed commercial/residential uses. The permitted building height of 14m is increased to 21m as the result of a Committee of Adjustment decision.

Site Plan Control

An application will be filed at a later date.

Tree Preservation

Trees located on site and on City property will be required to be protected or replaced.

Reasons for the Application

An Amendment to the new Official Plan is required because the *Park* designation does not permit a building to be located beneath the parkette.

An amendment to the Zoning By-law is required because the proposal exceeds the height permitted by the Committee of Adjustment permission of 21m by 38m and the density exceeds the two times the area of the lot permitted in the 'Q' designation and the 1.0 times the area of the lot commercial density permitted in the 'CR' zone. The proposed density is 4.2 times the area of the lot. Other Zoning By-law variances may be identified during the circulation process.

Issues to be Resolved

Issues to be resolved include but are not limited to the following:

- height, built form, massing of the proposal;
- shadow impacts on the adjacent areas particularly with respect to Orde Street School, the parkette and the residential area to the west;
- parking and access;
- bicycle parking; and
- integrity, useability, and timing of the conveyance of the parkette to the City.

Conclusions:

A public meeting was held on June 21, 2006. The application is in circulation and is expected to be reported on in the second quarter of 2007 assuming that the applicant provides any additional material required without delay.

Contact:

Helen Coombs, Senior Planner, West Section

Ph: (416) 392-7613

Fax: (416) 391-1330

Email: hcoombs@toronto.ca

Gary Wright

Director, Community Planning, Toronto and East York District

(p:2006\upd\pln\16547026081.doc) – smc

List of Attachments:

Attachment 1: Site Plan/Subdivision Plan

Attachment 2: West Elevation (as provided by applicant)

Attachment 3: East Elevation (as provided by applicant)

Attachment 4: South Elevation (as provided by applicant)

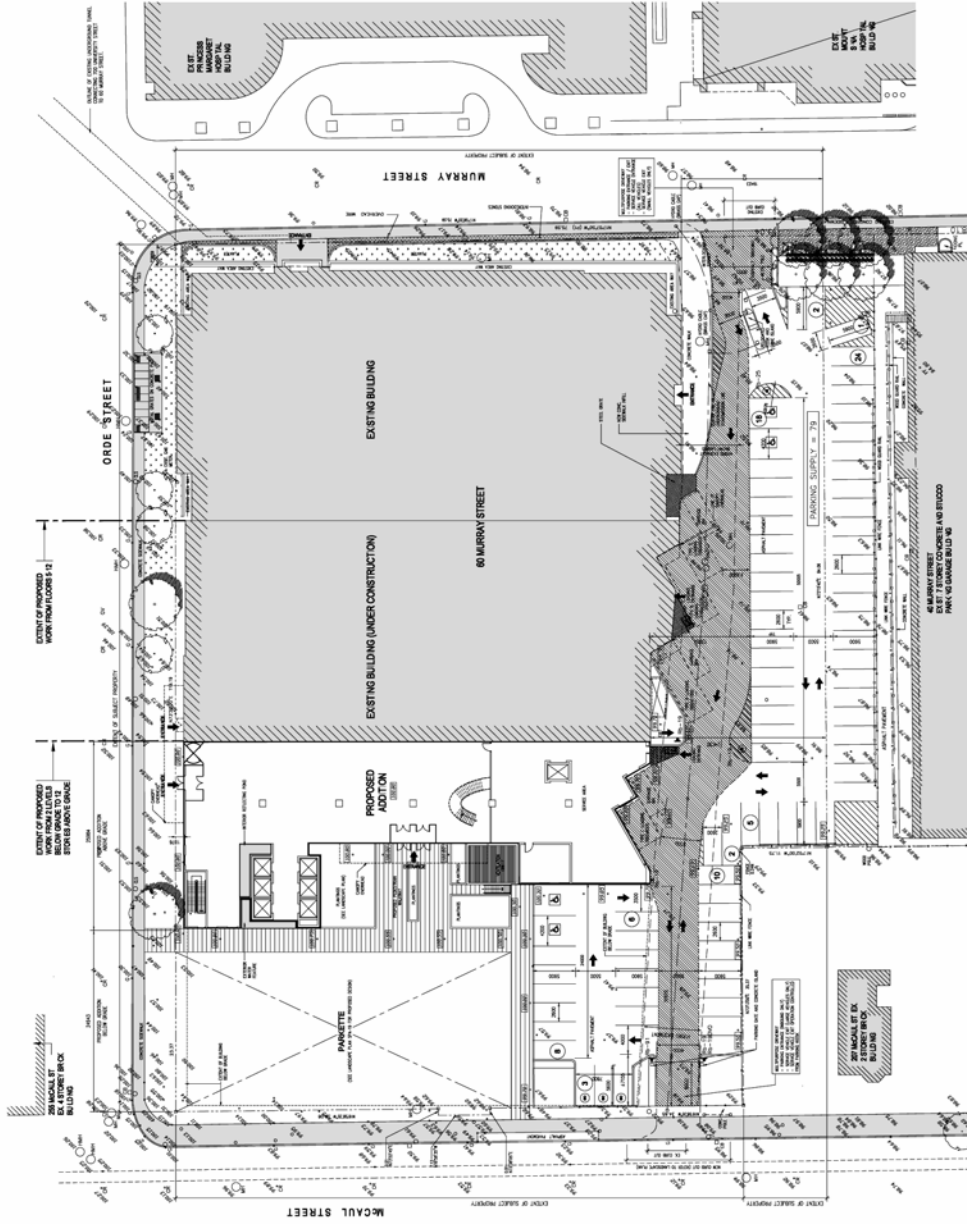
Attachment 5: North Elevation (as provided by applicant)

Attachment 6: Zoning

Attachment 7: Official Plan

Attachment 8: Application Data Sheet

Attachment 1: Site Plan



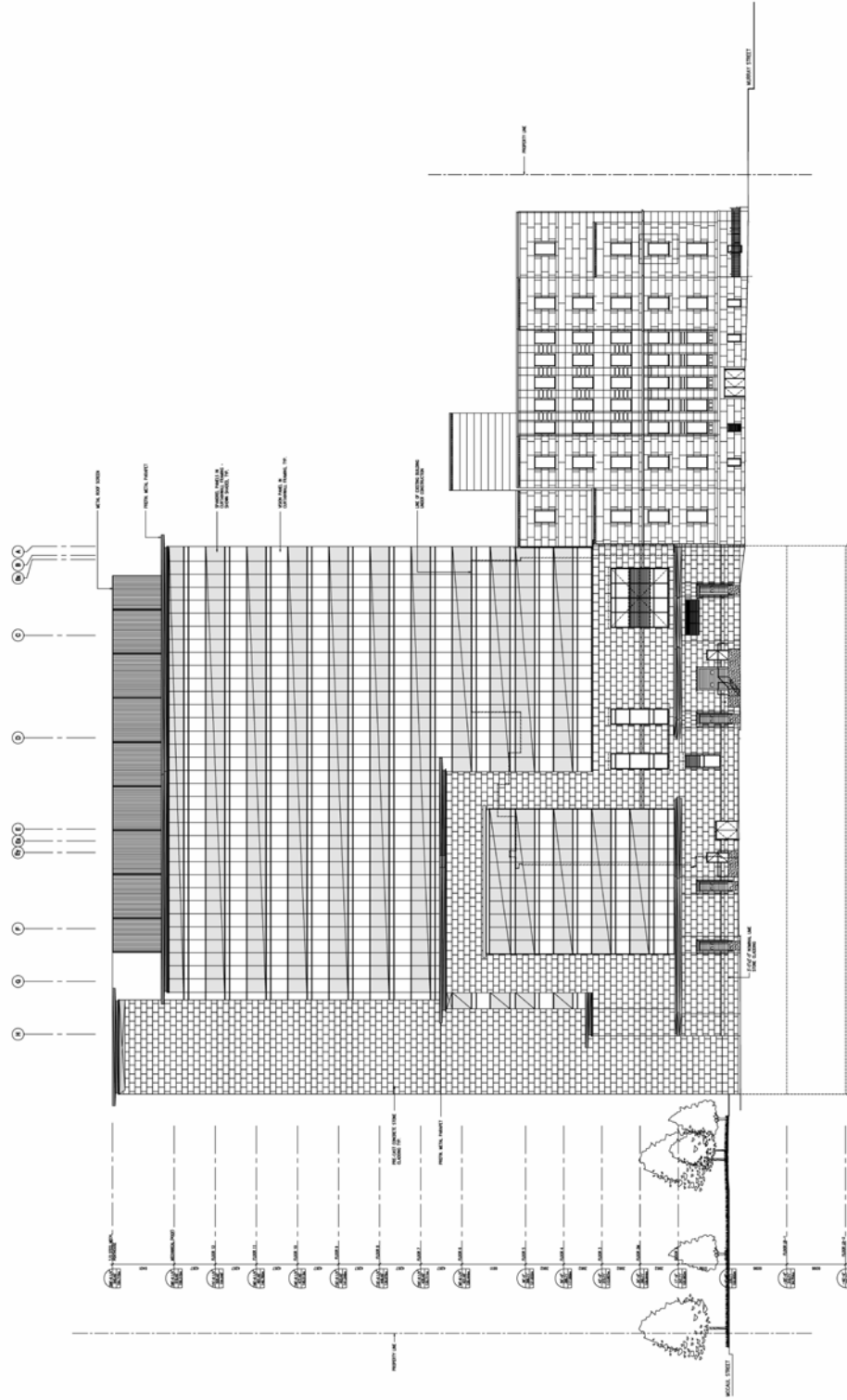
Site Plan
Applicant's Submitted Drawing

Not to Scale
MM/DD/YY

↑

File # 06_134850

Attachment 4: Elevation 3



South Elevation

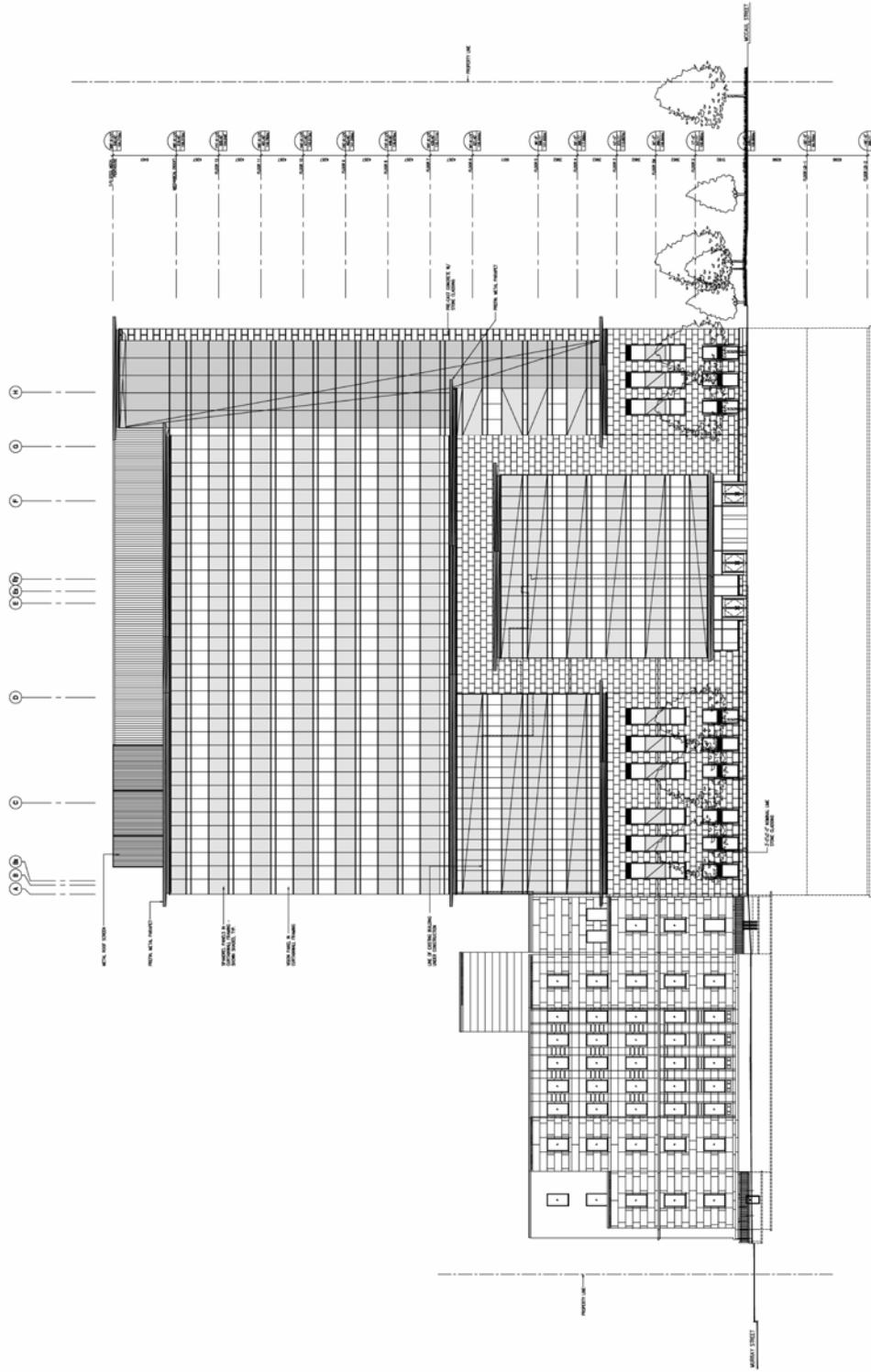
Applicant's Submitted Drawing

Not to Scale
06/06/06

Part of 40 Murray St, 60 Murray St & 217 & 235 McCaul St

File # 06_134850

Attachment 5: Elevation 4



North Elevation

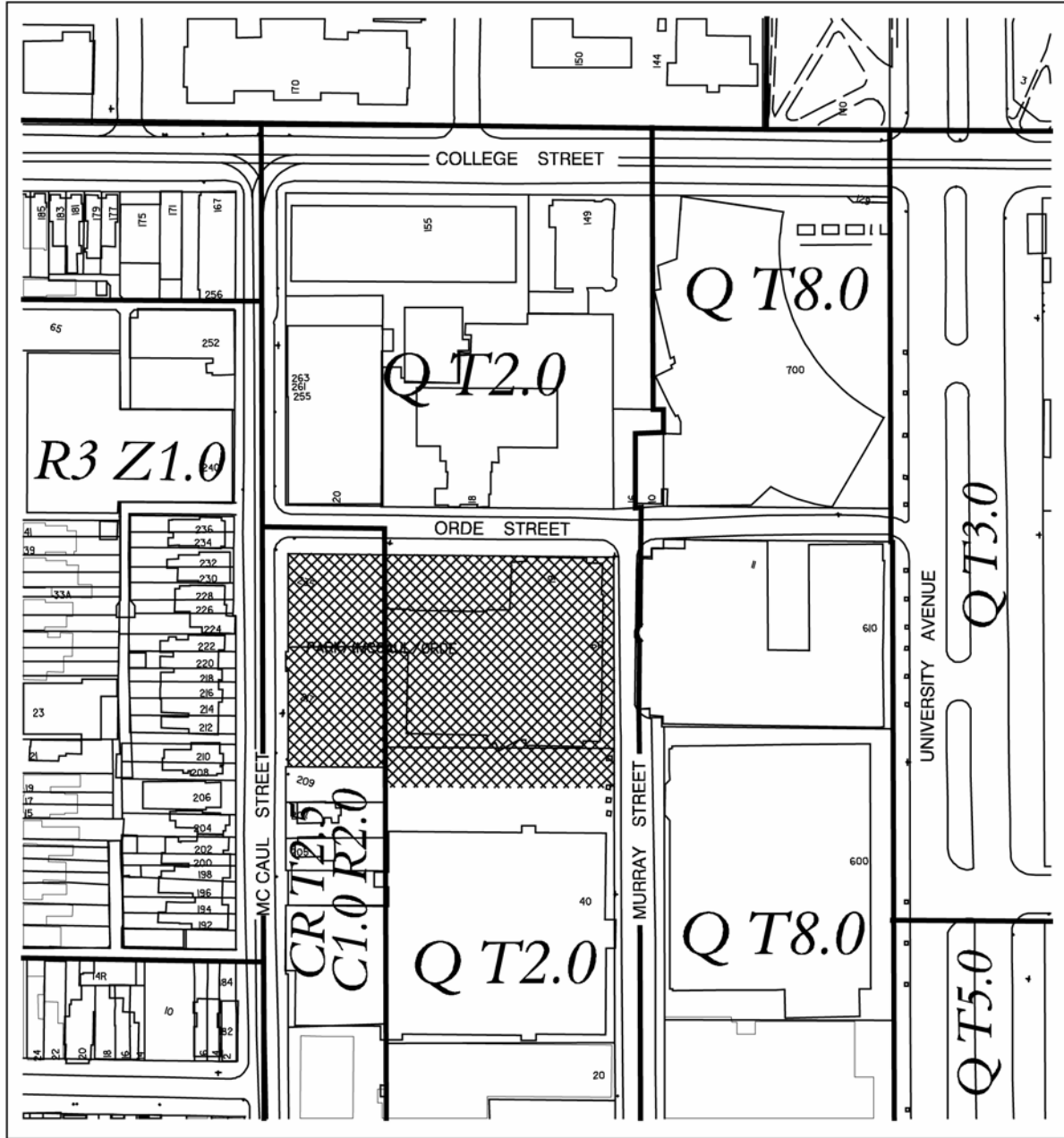
Applicant's Submitted Drawing

Not to Scale
06/06/06

Part of 40 Murray St, 60 Murray St & 217 & 235 McCaul St

File # 06_134850

Attachment 6: Zoning (Map)



 **TORONTO** City Planning
Division
Zoning

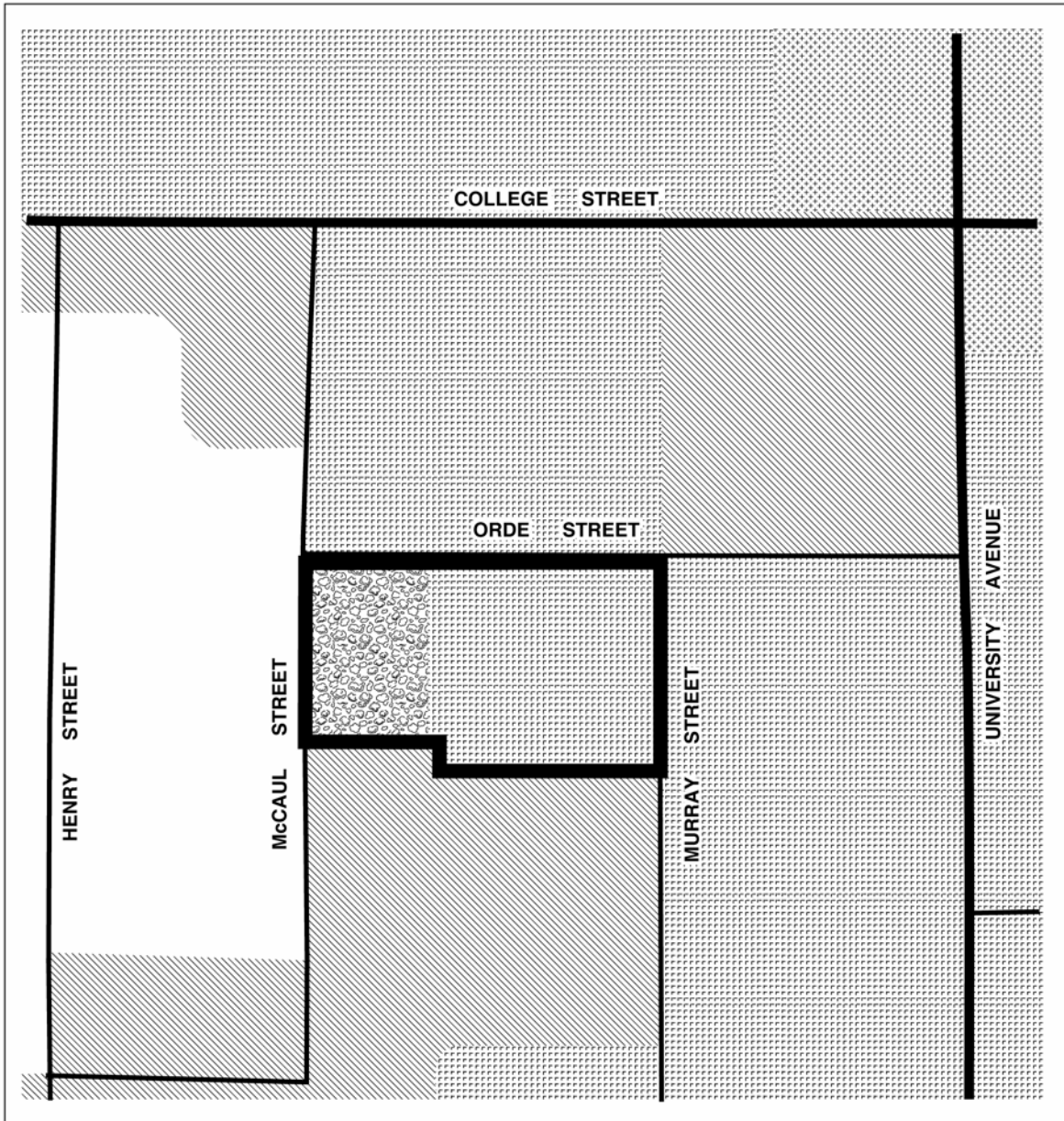
Part of 40 Murray St, 60 Murray St &
217 & 235 Mc Caul St
File # 06_134850

- R3 Residential District
- CR Mixed-Use District
- Q Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 06/06/06 - DR







Attachment 7: Official Plan (Map)



 **TORONTO** City Planning Division
Official Plan

Part of 40 Murray St, 60 Murray St &
217 & 235 McCaul St

File # 06_134850

- | | |
|---|--|
|  Site |  Parks |
|  Neighbourhoods |  Other Open Space Areas |
|  Mixed Use Areas |  Institutional Areas |


Not to Scale
06/06/06

Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 134850 STE 20 OZ
Details	OPA & Rezoning, Standard	Application Date:	May 12, 2006

Municipal Address: 60 MURRAY ST, TORONTO ON
Location Description: PL D63 LT1 & 2 PT LT3 TO 6 PL 1 49 55 PT BLK D **GRID S2009
Project Description: Additions to existing 6-storey hospital building. Mount Sinai Hospital.

Applicant:	Agent:	Architect:	Owner:
Mccarthy Tetrault Calvin Lantz			Mount Sinai Hospital

PLANNING CONTROLS

Official Plan Designation:		Site Specific Provision:	
Zoning:	Q T2.0, CR T2.5 C1.0 R2.0	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	10250	Height: Storeys:	12
Frontage (m):	119.19	Metres:	64.31
Depth (m):	88.63		
Total Ground Floor Area (sq. m):	0		Total
Total Residential GFA (sq. m):	0	Parking Spaces:	79
Total Non-Residential GFA (sq. m):	42946.27	Loading Docks	4
Total GFA (sq. m):	42946.27		
Lot Coverage Ratio (%):	54		
Floor Space Index:	4.2		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	42946.27
Total Units:	0		0

CONTACT: PLANNER NAME: Helen Coombs, Senior Planner
TELEPHONE: (416) 392-7613