

**60 - 76 Grenville Street and 51 Grosvenor Street
Women’s College Hospital and the Kenson Apartments
Official Plan Amendment and Rezoning Applications –
Supplementary Report**

Date:	October 24, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward No. 27 – Toronto Centre - Rosedale
Reference Number:	File No. 07 226003 STE 27 OZ

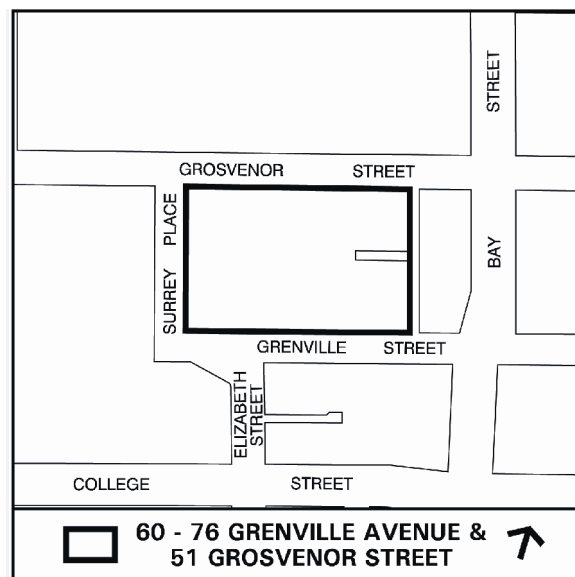
SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This report provides an update on the redevelopment of Women’s College Hospital at 76 Grenville Street and 51 Grosvenor Street including a request to demolish the existing listed rental apartment building at 51 Grosvenor Street and a portion of the western wing.

This report provides additional information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

It is recommended that an additional community consultation meeting be held in the neighbourhood to discuss the revised application with local residents and stakeholders.



RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule an additional community consultation meeting together with the Ward Councillor; and
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

On May 31, 2007, Women's College Hospital (WCH) filed applications for Official Plan and Zoning By-law amendments for the proposed redevelopment of 76 Grenville and 51 Grosvenor Streets. At that time the Hospital's proposal was to permit two phases of reconstruction over approximately three-fifths of the eastern portion of the site. It did not request any new development permission for the western portion of the site occupied by the existing west wing. The Phase 1 proposal included:

- the construction of a 12-storey tower, located roughly at 60 Grenville Street;
- the construction of a four-level below grade parking garage; and
- permission for 82 metres of height (up to a maximum of 16-storeys) over that portion of the site.

The Phase 2 proposal included:

- the demolition of the hospital's east wing;
- construction of a five- and six-storey building on the eastern portion of the site;
- construction of a three-storey building linking the new development to the existing west wing; and
- permission for 67 metres of height.

The hospital has been declared a National Historic Site by the Government of Canada as it was the first hospital in Canada to be exclusively for women and babies.

Proposal

Following the first community consultation meeting, WCH engaged in further consultation with the Ward Councillor, the Province, stakeholders, the public, and City staff. As a result, significant changes have been made to enlarge the site and to design it in such a way as to ensure that the proposed buildings are sensitive to existing and approved built form in the area.

The first phase of the proposal involves the eastern portion of the site and includes:

- demolition of the listed 59-unit Kenson apartment building located at 51 Grosvenor Street;
- demolition of the commercial parking garage located at 60 Grenville Street;
- closure of the current east-west public lane;
- construction of a two-level below-grade parking garage for a total of 359 parking spaces including 11 above ground;
- construction of a 5-storey building on the east side of the site running the entire north/south length from Grosvenor Street to Grenville Street; and
- permission for a maximum height of 46 metres, to accommodate a future addition on top of the proposed building to a maximum height of 15 storeys.

While difficult, hospital representatives have stated that it is their objective to continue the hospital operations during reconstruction. Accordingly, upon completion of the first phase, it is intended that the hospital operations would vacate the existing facilities and occupy the new building to allow the second phase to proceed. The second phase of the proposal involves the rest of the property (the centre block and western wing) and includes:

- demolition of the hospital's the centre and west wings;
- construction of a five-storey building linking the new building (in Phase 1) to the proposed centre and west wings;
- construction of a two-storey building in the southwest corner of the site abutting Surrey Place linking the new development to the proposed new west wing (five-storey building); and
- permission for 61 metres of height, to accommodate a future addition to a maximum height of 20-storeys.

In summary, the revised development proposes, among other changes:

- that the entire site be included as opposed to the eastern portion of the site;
- that the maximum height requested be reduced from 82 metres to 61 metres;
- that the centre block of the western portion of the site be demolished as well as the Kenson Apartments; and
- height and massing changes to respond to the community concerns.

Official Plan

As noted in the May 2007 Preliminary Report, the Official Plan designates the property at 76 Grenville Street as *Institutional Area*, which permits major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, including the full range of housing associated with a health institution, as well as utility uses.

The Official Plan designates the property at 51 Grosvenor Street as *Mixed Use Area*, made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The City's Official Plan is to be read in its entirety. Section 3.1.5 of the Official Plan includes policies with respect to the conservation of heritage resources, and Section 3.2.1 includes policies respecting the preservation of rental housing. These sections will be reviewed during the course of evaluating this proposal and where appropriate recommendations will be made with respect to City-wide policies.

Zoning

Zoning By-law 438-86, as amended, designates 76 Grenville Street as Q T8.0 which is a mixed use designation that permits a full range of institutional uses and residential uses generally related to the institutional uses. The maximum density of development permitted is 8.0 times the area of the lot. In addition, Section 12(1)100 of the Zoning By-law permits a public hospital on the property provided its height does not exceed 30.5 metres. Section 12(2)87 establishes a site specific parking requirement for a public hospital on the site.

The Kenson Apartments at 51 Grosvenor Street are zoned R3 Z2.5, which permits a broad range of residential uses at densities up to 2.5 times the area of the lot.

The height limit for both properties is 46 metres.

Heritage

City Planning staff have researched and evaluated the property at 76 Grenville Street containing the central building (1935) and west wing(1956) of Women's College Hospital and determined that it merits inclusion on the City of Toronto Inventory of Heritage Properties. As noted earlier in this report, the property is a National Historic Site but is not municipally or provincially protected as a heritage site. The inclusion of the property on the City's heritage inventory would enable staff to monitor the site and encourage the retention of its heritage values and attributes. A report will be submitted to the Toronto Preservation Board on November 27, 2008.

The Kenson Apartments is already on the City's Inventory of Heritage Properties.

Site Plan Application

A Site Plan Approval application will be required.

Reasons for the Application

The application proposes amendments to the Official Plan and Zoning By-law designations for 51 Grosvenor Street to permit a hospital. In order to achieve this, 51 Grosvenor Street must be designated the same as 76 Grenville Street, *Institutional* and 'Q' respectively.

The application also requests relief from Official Plan policies respecting preservation of rental housing in Section 3.2.1 and policies respecting conservation of heritage resources in Section 3.5.1.

A Zoning By-law Amendment is required for the entire site to permit the 61 metre height limit which exceeds the existing height limit of 46 metres.

Building Division staff will complete a zoning review of the proposal and may identify further areas of non-compliance with the Zoning By-law.

COMMENTS

Issues to be Resolved

Reconstruction of Women's College Hospital will require significant physical changes to the block at the same time as the hospital maintains its provision of services. In order to accomplish this within the proposed schedule, the applicant has not submitted detailed plans for the proposed buildings, as the future hospital programs continue to evolve through discussions with the Ministry of Health and Long-term Care. Instead, the proposal seeks Official Plan and Zoning By-law permissions to accommodate future development, recognizing that Site Plan Approval will be required once the specifics of the hospital program are finalized.

The proposal will be reviewed with respect to the following issues:

- a) The appropriateness of changing the Official Plan land use designation of 51 Grosvenor Street from *Mixed Use* to *Institutional*;
- b) The appropriateness of increasing the permitted density of 51 Grosvenor Street from 2.5 to 8.0 times the area of the lot;
- c) The appropriateness of the height and massing of the proposed building envelope;
- d) The physical relationship of the proposed development to the neighbouring property at 832 and 860 Bay Street and its approved mixed use development;
- e) The physical relationship of the new development to the public realm surrounding the site and opportunities to improve the public realm;
- f) Shadow and wind impacts of the proposed development;
- g) The loss of 59 rental dwelling units resulting from the demolition of the Kenson apartment building at 51 Grosvenor Street;
- h) The traffic impact of the proposed redevelopment and the adequacy of the proposed parking supply;

- i) The applicant submit revised heritage impact statements to address the retention of the heritage values and attributes for both 51 Grosvenor and 76 Grenville Street, including mitigation strategies for the heritage impacts on the properties; and
- j) Promotion of pedestrian, cycling and transit use.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

CONTACT

Helen Coombs, Senior Planner, West Section
Tel. No. (416) 392-7613
Fax No. (416) 392-1330
E-mail: hcoombs@toronto.ca

Michael Hynes, Senior Planner, Downtown Section
Tel No. (416) 397-1761
Fax No. (416) 392-1330
E-mail: mhynes@toronto.ca

SIGNATURE

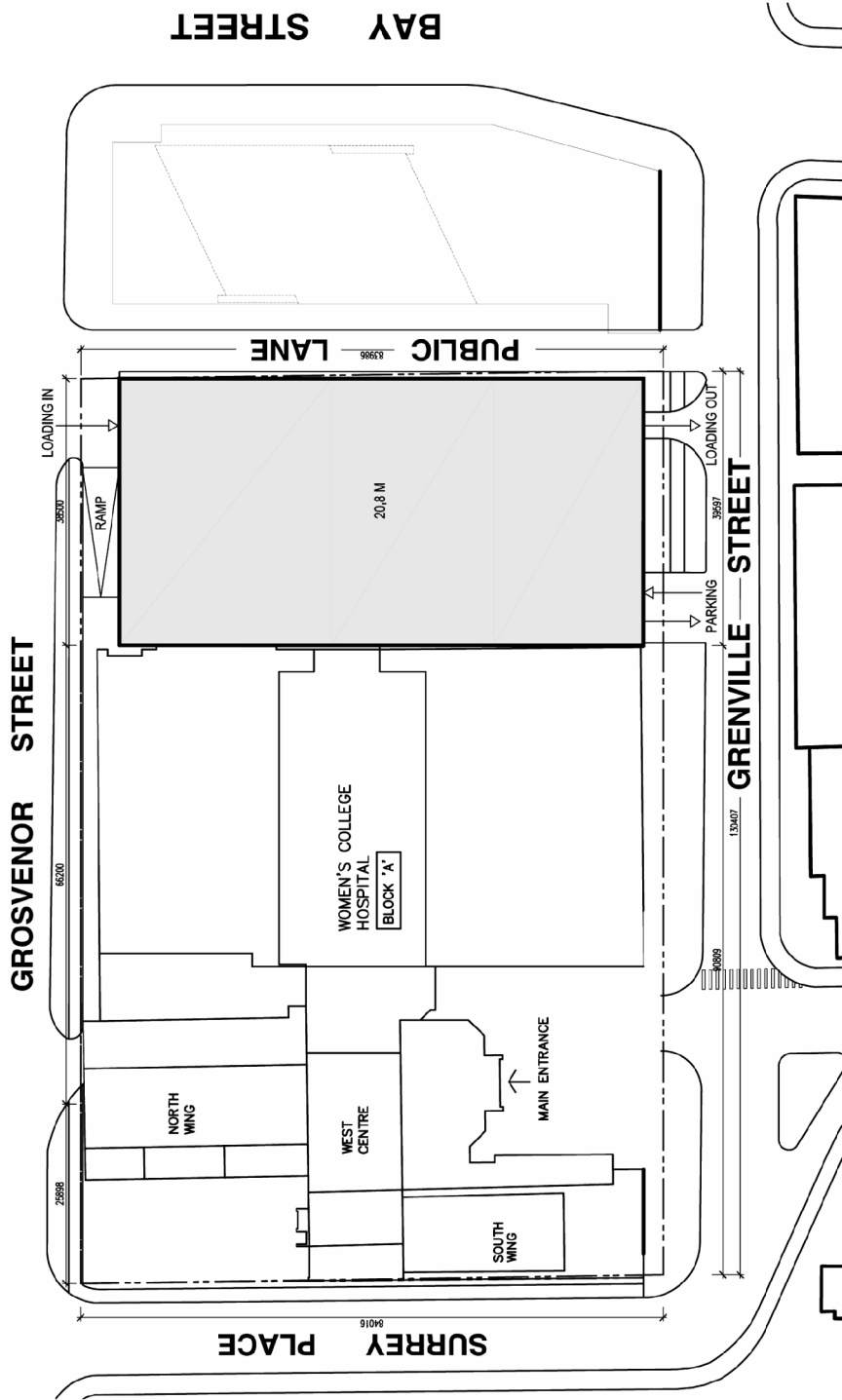
Raymond David, Acting Director
Community Planning, Toronto and East York District

(p:\2008\Cluster B\pln\Teycc28218481051) - tm

ATTACHMENTS

Attachment 1: Site Plan
Attachments 2-5: Elevations [as provided by applicant]
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

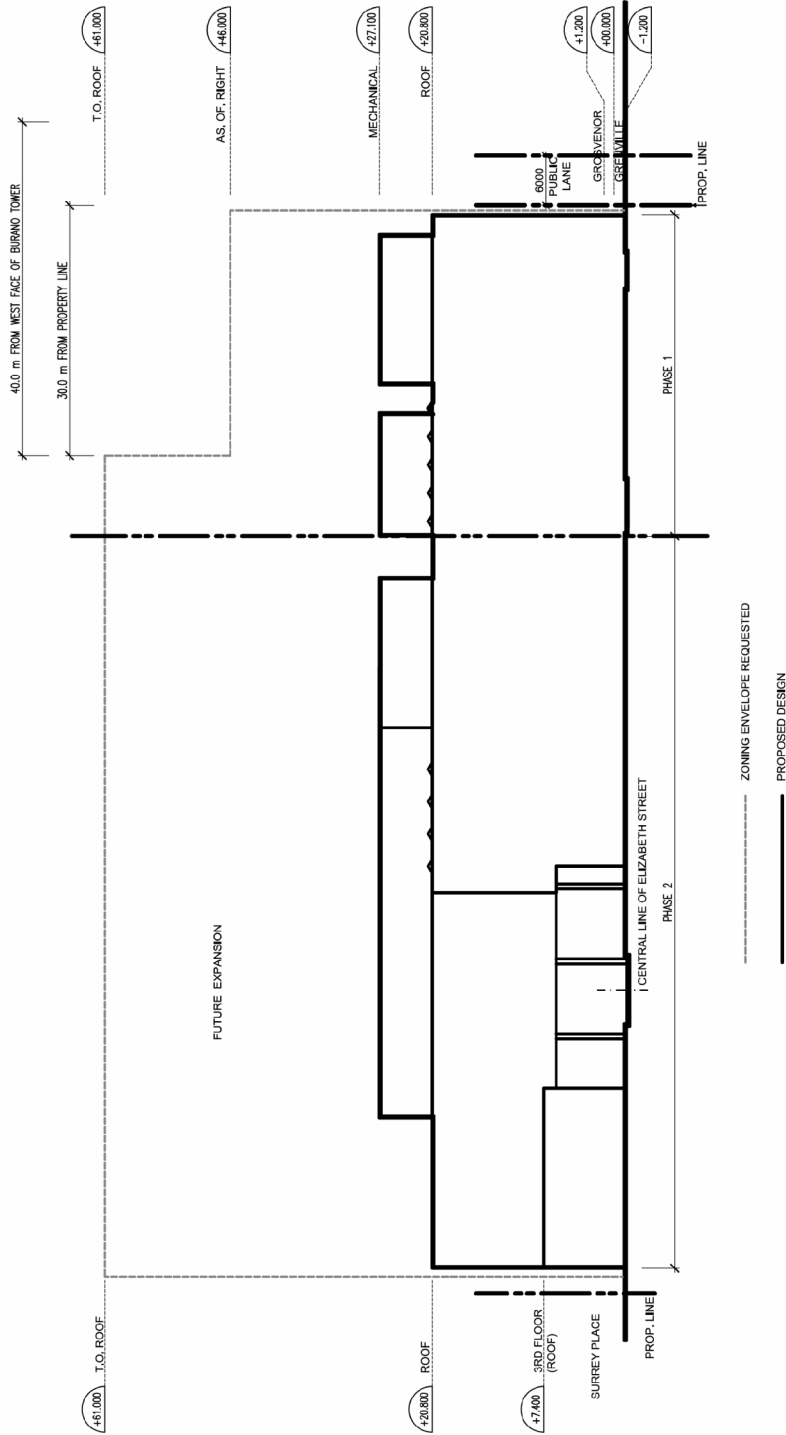
Applicant's Submitted Drawing

Not to Scale
10/14/08

File # 07_226003

60 - 76 Grenville Avenue & 51 Grosvenor Street

Attachment 2: South Elevation

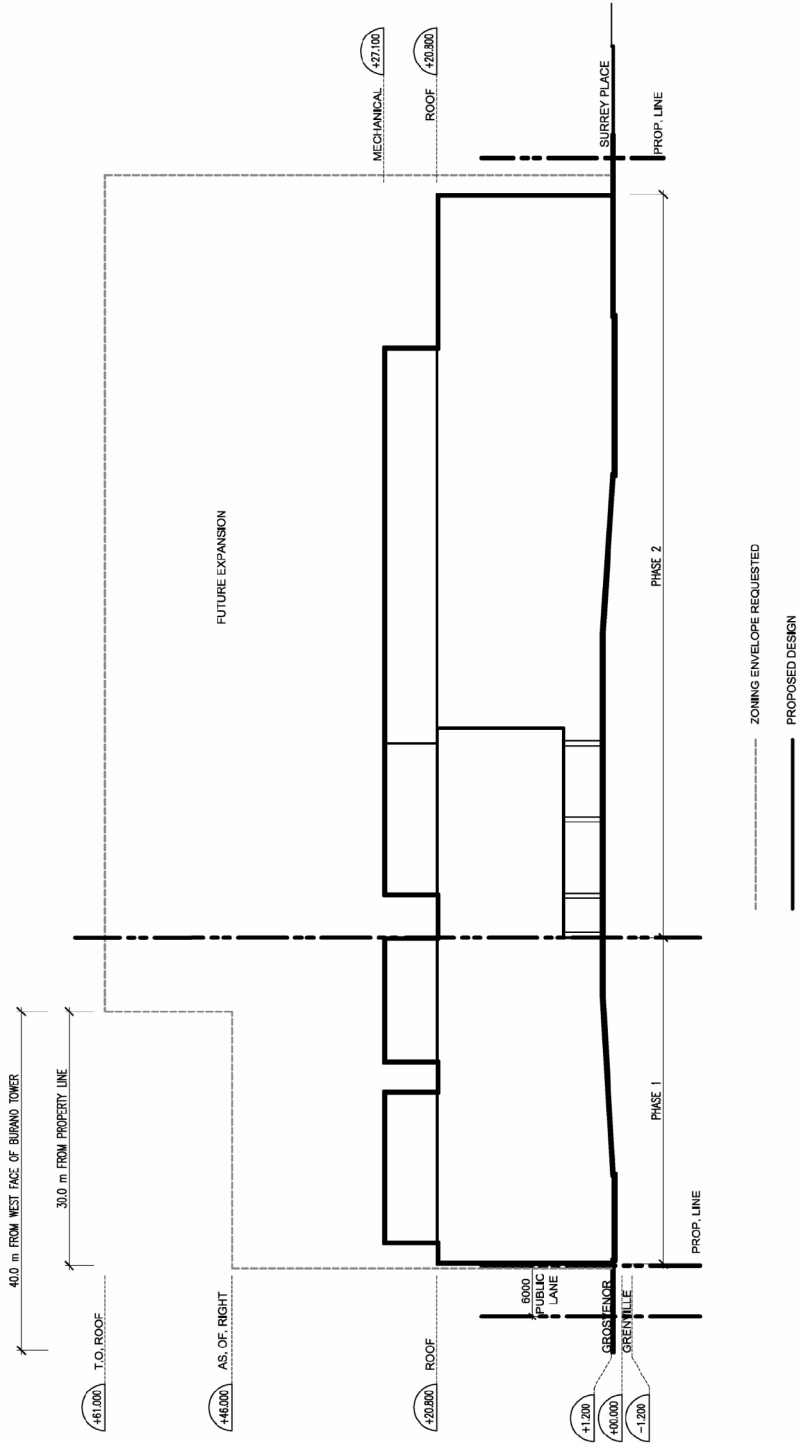


South Elevation from Grenville Street **60 - 76 Grenville Avenue & 51 Grosvenor Street**
 Applicant's Submitted Drawing

Not to Scale
 10/14/08

File # 07_226003

Attachment 3: North Elevation



North Elevation from Grosvenor Street

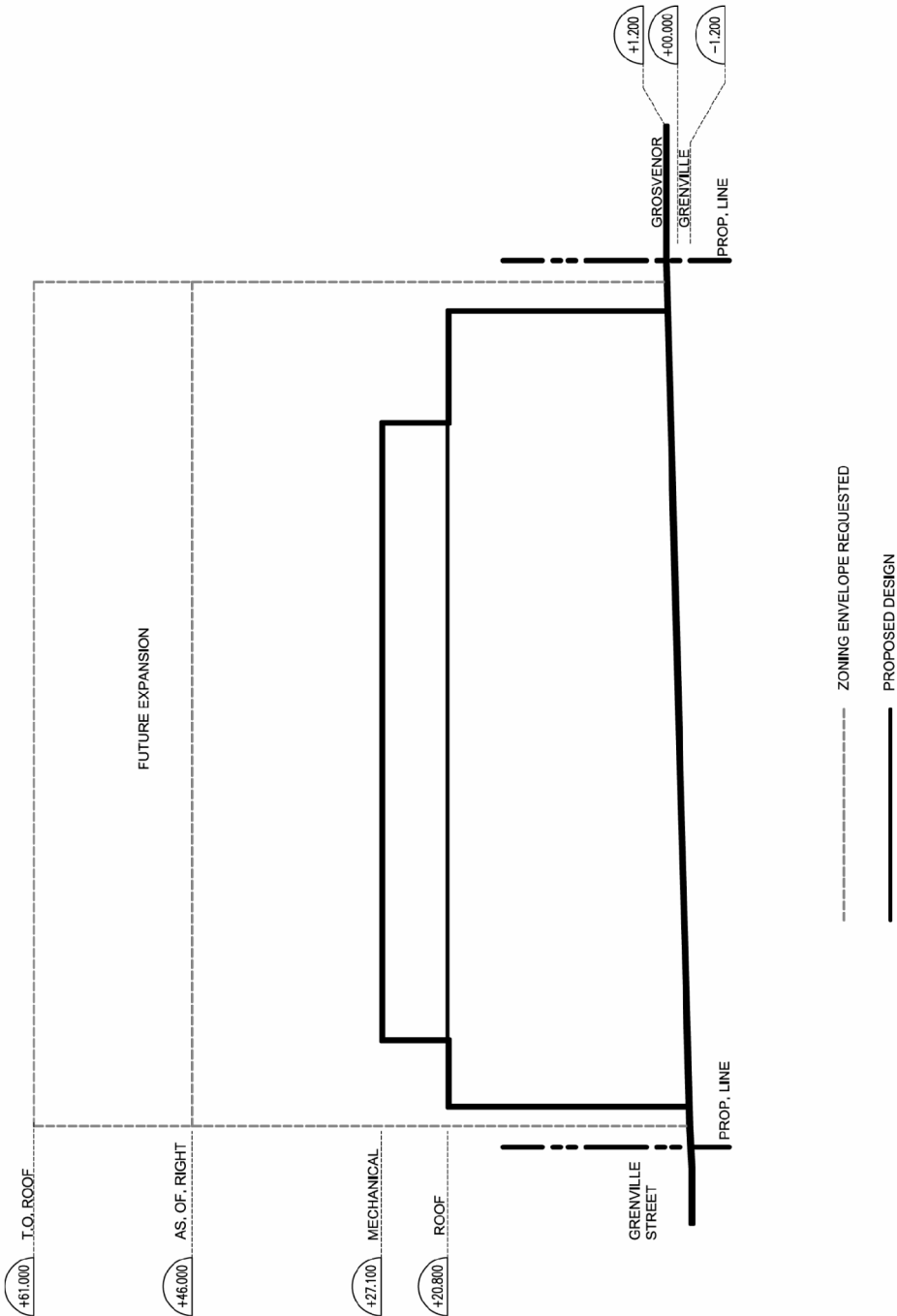
60 - 76 Grenville Avenue & 51 Grosvenor Street

Applicant's Submitted Drawing

Not to Scale
10/14/08

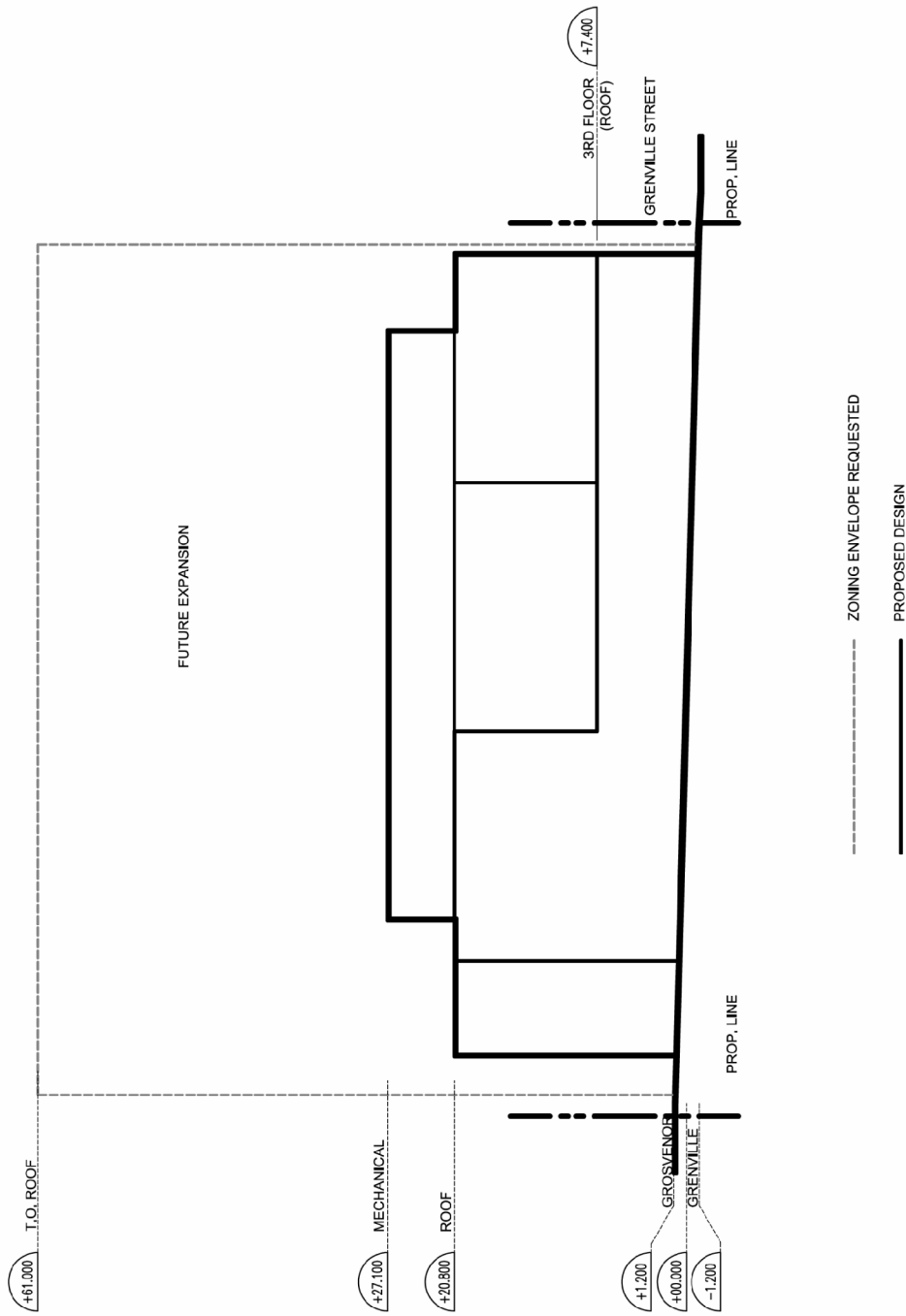
File # 07_226003

Attachment 4: East Elevation



East Elevation from Public Lane **60 - 76 Grenville Avenue & 51 Grosvenor Street**
 Applicant's Submitted Drawing
 Not to Scale
 10/14/08
 File # 07_226003

Attachment 5: West Elevation



West Elevation from Surrey Place

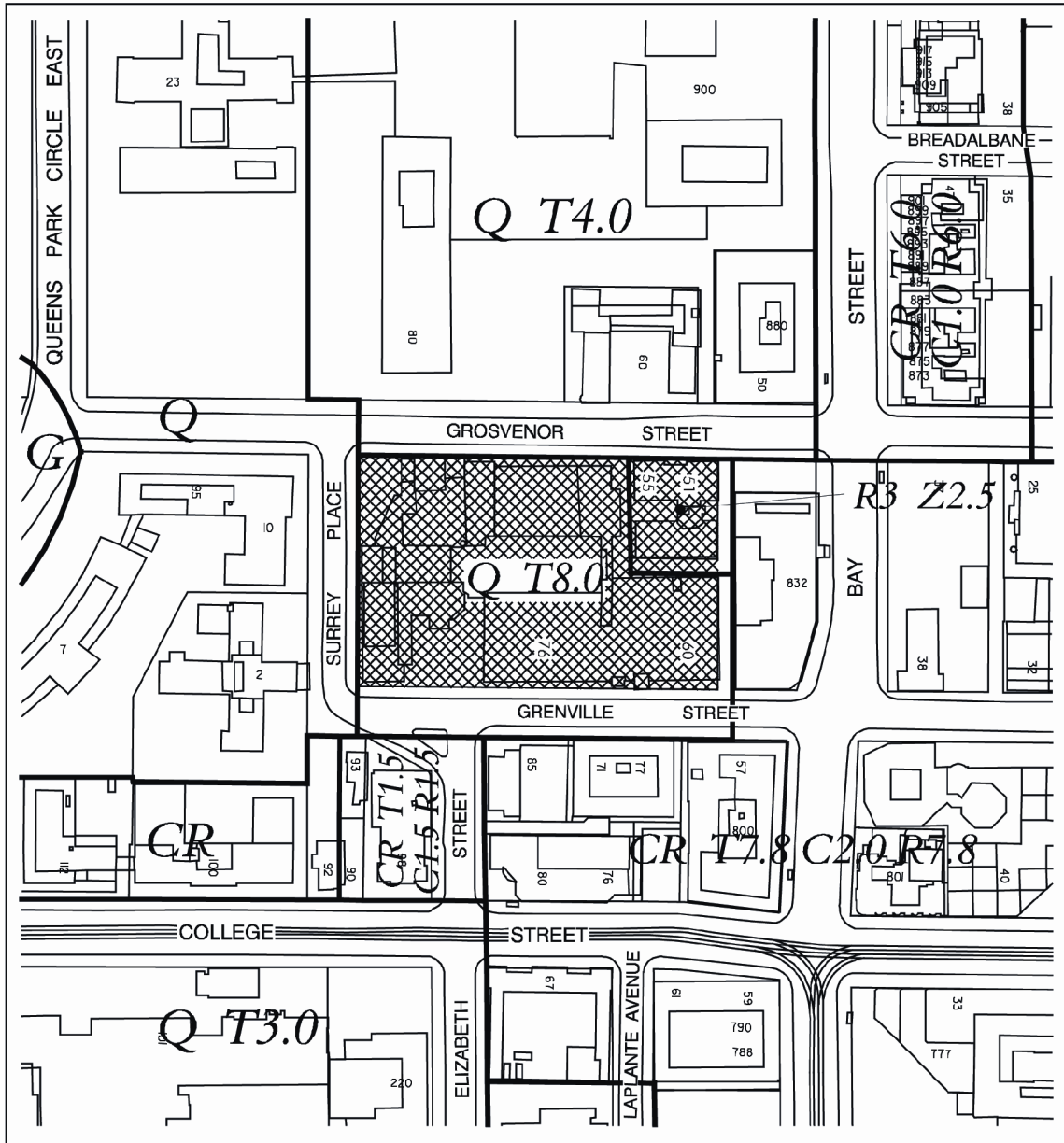
60 - 76 Grenville Avenue & 51 Grosvenor Street

Applicant's Submitted Drawing

Not to Scale
10/14/08

File # 07_226003

Attachment 6: Zoning



TORONTO City Planning
Zoning

60 - 76 Grenville Avenue & 51 Grosvenor Street

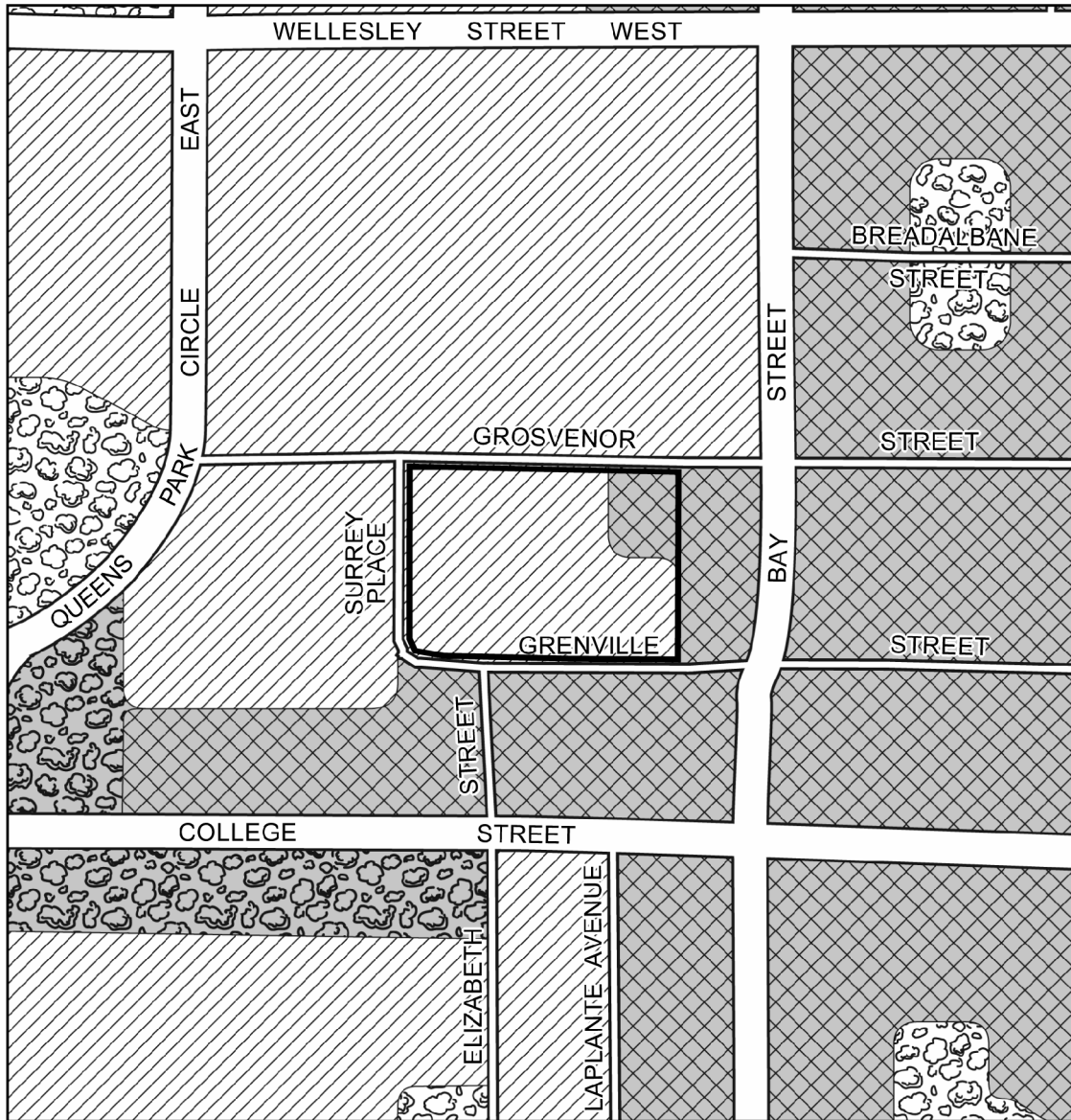
File # 07_226003

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



Not to Scale
Zoning By-law 438-86 as amended
Extracted 06/04/07 - TA

Attachment 7: Official Plan



TORONTO City Planning
Official Plan

60 - 76 Grenville Avenue & 51 Grosvenor Street

File # 07_226003

- Site Location
- Mixed Use Areas
- Parks
- Other Open Space Areas
- Institutional Areas

Not to Scale
 06/06/07

Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	07 226003 STE 27 OZ
Details	OPA & Rezoning, Standard	Application Date:	May 31, 2007
Municipal Address:	60- 76 Grenville Street and 51 Grosvenor Street		
Location Description:	Block bounded by Surrey Place, Grenville Street, Grosvenor Street and the public lane west of Bay Street		
Project Description:	Revised phased reconstruction of (Sunnybrook) Women's College Hospital		

Applicant:	Agent:	Architect:	Owner:
Stikeman Elliott 5300 Commerce Court West 199 Bay Street Toronto, ON M5S 1B2		Diamond and Schmidt 384 Adelaide Street West Suite 300 Toronto, ON M5V 1R7	Women's College Hospital 76 Grenville Street Toronto, ON M5S 1B2

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	Q T8.0, R3 Z2.6	Historical Status:	Y
Height Limit (m):	46	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	11079	Height:	Storeys:	PH1-15 PH2-20
Frontage (m):	130.40		Metres:	PH1-46 PH2-61
Depth (m):	84			
Total Ground Floor Area (sq. m):	7875			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	359
Total Non-Residential GFA (sq. m):	40,392		Loading Docks	6
Total GFA (sq. m):	40,392			
Lot Coverage Ratio (%):	0.76			
Floor Space Index:	8			

DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	0	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	40,392	40,392	0

CONTACT:	PLANNER NAME:	Helen Coombs, Senior Planner,
	TELEPHONE:	(416) 392-7613 hcoombs@toronto.ca
	PLANNER NAME:	Michael Hynes, Senior Planner
	TELEPHONE:	(416) 397-1761 mhynes@oronto.ca