

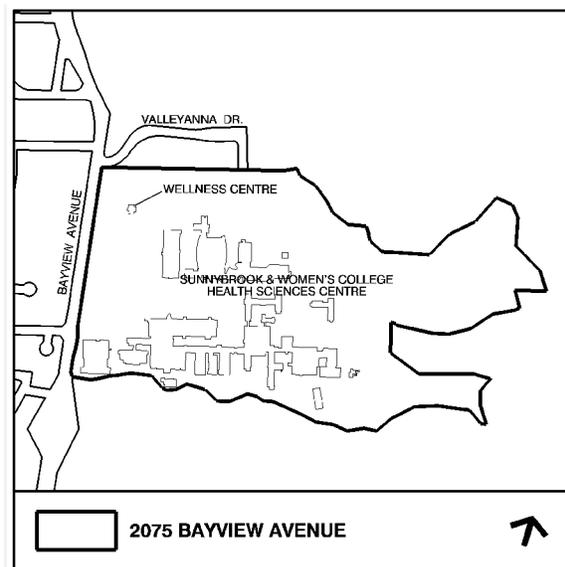
**2075 Bayview Ave Sunnybrook Hospital – Partial  
Removal of the Holding (H) Symbol application – Final  
Report**

<b>Date:</b>	April 22, 2009
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 25 – Don Valley West
<b>Reference Number:</b>	09 104798 NNY 25 OZ

**SUMMARY**

This application was made on January 26, 2009 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes a 780 m<sup>2</sup> (8,400 ft<sup>2</sup>) 2 – storey addition to the existing Wellspring Centre facility located on the northwest portion of the Sunnybrook Hospital campus site at 2075 Bayview Avenue. The addition requires a partial removal of the holding symbol (H) to permit an increase in density which would bring the total gross floor area of the hospital campus to 259,480 m<sup>2</sup> (2,793,108 ft<sup>2</sup>) or 0.66 fsi. The application is recommended for approval on the basis that the proposed addition is appropriate and satisfies the criteria to permit a partial lifting of the hold on the subject property. This report recommends that the bills proceed to Council once the applicant has obtained Notice of Conditions of Site Plan Approval.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council amend former City of North York Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. The applicant be required to obtain Notice of Approval Conditions of Site Plan Approval before the necessary Bills are introduced to City Council for enactment.

## FINANCIAL IMPLICATIONS AND IMPACT STATEMENT

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

## DECISION HISTORY

In 1993, the former City of North York Council approved an Official Plan Amendment and zoning by-law with a holding provision. A gross floor area of 230,325 m<sup>2</sup> was established and future expansions up to 294,579 m<sup>2</sup> (0.75 FSI) were permitted subject to a transportation study and confirmation of sewage capacity.

City Council approved a partial lifting of the hold in June 2001 to accommodate proposed expansions to the hospital's 'M' wing and in April 2006 to facilitate an expansion of the Emergency Department bringing the current permitted gross floor area on the hospital campus to 258,700 m<sup>2</sup> (2,784,715 ft<sup>2</sup>) or 0.66 FSI.

On March 24, 2009 site plan approval was granted for a new parking structure for 765 spaces located at the south eastern portion of the campus.

## ISSUE BACKGROUND

### Proposal

The application is for an addition to an existing building known as the Wellness Centre, which is a house form structure on the north west portion of the hospital campus site. The Wellness Centre is a single storey building being used for cancer counselling purposes and contains meeting rooms, offices and a library. The proposed 2-storey addition will contain meeting, therapy and exercise rooms and kitchen facilities and is proposed directly beside the existing structure with a 3 metre wide connecting link. There are 23 parking spaces provided at the rear of both buildings. Wellspring is an independent, non-profit health service provider which leases the subject site from Sunnybrook Hospital. Sunnybrook Hospital has applied for an addition to this building to accommodate demand for these services.

### Site and Surrounding Area

The hospital is located on the east side of Bayview Avenue in the area south of Lawrence Avenue. Current development on the site is comprised of 20 inter-connected buildings, two parking structures

and one proposed parking structure. The site has a lot frontage on Bayview Avenue of 462 m (1,516 ft.) and an area of 39 hectares (97 ac).

Abutting uses include:

North: low density residential neighbourhood

South: Burke Brook Ravine

East: Sunnybrook Park

West: low density residential neighbourhood across Bayview Avenue

## **Official Plan**

The lands are designated *Institutional Areas* which permits major educational, health and governmental uses with their ancillary uses. Portions of the property adjacent to the valleylands are within the City's Natural Heritage System. Site Specific Policy No. 63 carries forward the holding provisions and policies from the previous site specific Official Plan Amendment adopted by the former City of North York.

## **Zoning**

Sunnybrook Hospital is zoned HOS(1)(H) and R3(1) under Zoning By-law 7625. The HOS(1) permits hospitals, nursing homes, research laboratories, retail stores and a banquet hall. A maximum gross floor area of 256,947 m<sup>2</sup> is permitted. A total of 258,700 m<sup>2</sup> is permitted by the zoning by-law as amended. The R3(1) applies to a 0.6 hectare (1.49 ac) parcel fronting onto Bayview Avenue and permits single detached dwellings and limits the gross floor area to 1,200 m<sup>2</sup>.

## **Site Plan Control**

An application for site plan approval has been submitted.

## **Pre-Application Consultation**

Community Planning staff met with the applicant on December 12, 2008 to discuss the proposed development and complete application submission requirements.

## **Reasons for Application**

The zoning by-law permits a maximum gross floor area of 258,700 m<sup>2</sup> and the proposed expansion results in an increase in gross floor area to 259,480 m<sup>2</sup> or 0.66 FSI. The holding provision in the Official Plan and zoning by-law requires that transportation and sanitary sewer capacity be confirmed in order to permit any increase in gross floor area up to a maximum of 294,579 m<sup>2</sup> or 0.75 FSI.

## **COMMENTS**

The Holding provisions in the Official Plan require that transportation and sanitary sewer capacity be confirmed for any expansions on the hospital campus up to 0.75 FSI. Technical Services has not indicated that there are concerns with transportation or sanitary sewer capacity with respect to the proposed 780 m<sup>2</sup> (8,400 ft<sup>2</sup>) addition to the Wellspring Centre. The proposed expansion is appropriately sited and designed.

## **Toronto Green Standard**

The applicant has completed the Toronto Green Standard Checklist which indicates that they plan to comply with R-2000 and Energy Star as energy conservation measures. They will meet the preferred local materials criteria of 20% of construction materials within 800 km of the project, will shade 30% of hard landscaped areas, will meet GTA Conservation Authorities erosion and sediment control guidelines during construction and will retain all runoff on the site from small design rainfall events.

## **CONCLUSIONS**

The application to permit the development of a 780 m<sup>2</sup> addition to the existing Wellspring Centre on the Sunnybrook Hospital Campus is recommended for approval on the basis that it satisfies the criteria to permit a partial lifting of the holding symbol (H). It is recommended that the bills proceed to City Council once the applicant has obtained Notice of Conditions of Site Plan Approval.

## **CONTACT**

Lynn Poole, Senior Planner  
Tel. No. (416) 395-7136  
Fax No. (416) 395-7155  
E-mail: lpoole@toronto.ca

## **SIGNATURE**

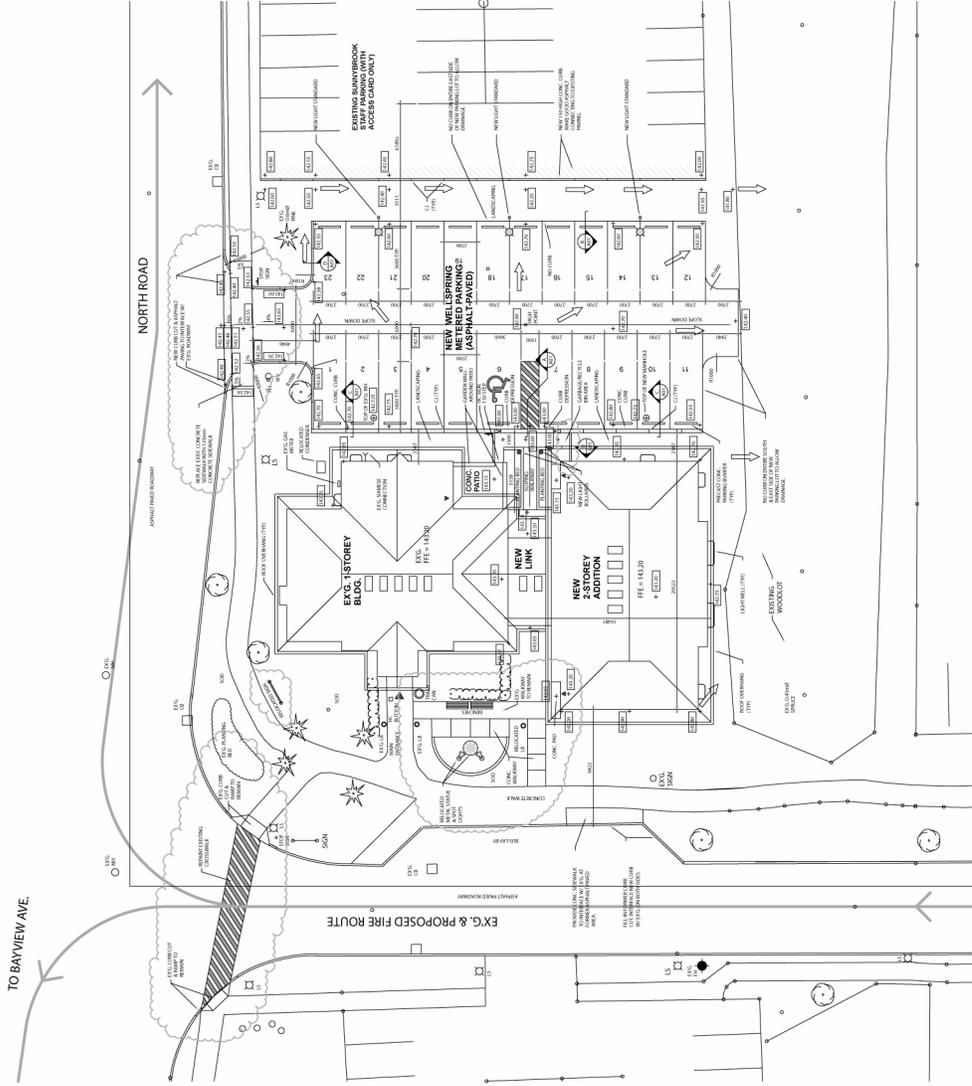
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Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet  
Attachment 5: Draft Zoning By-law Amendment

Attachment 1: Site Plan



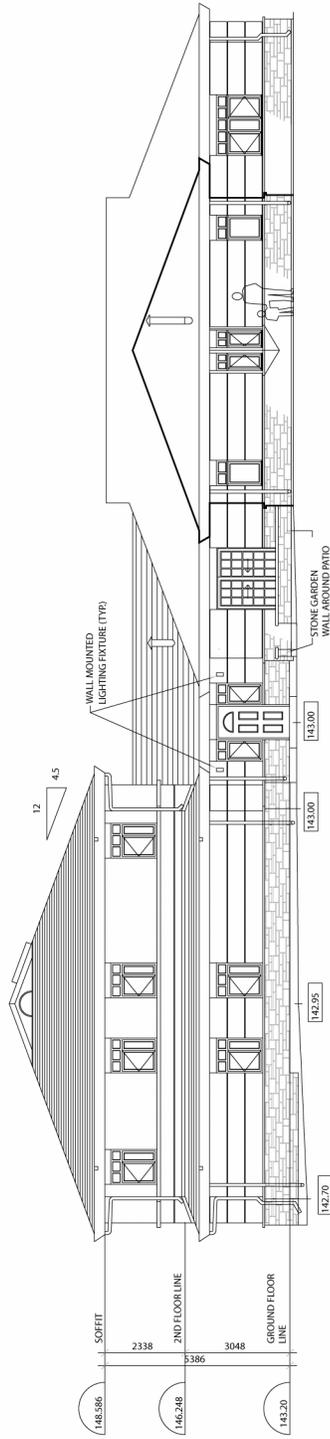
2075 Bayview Avenue

File # 09\_104798

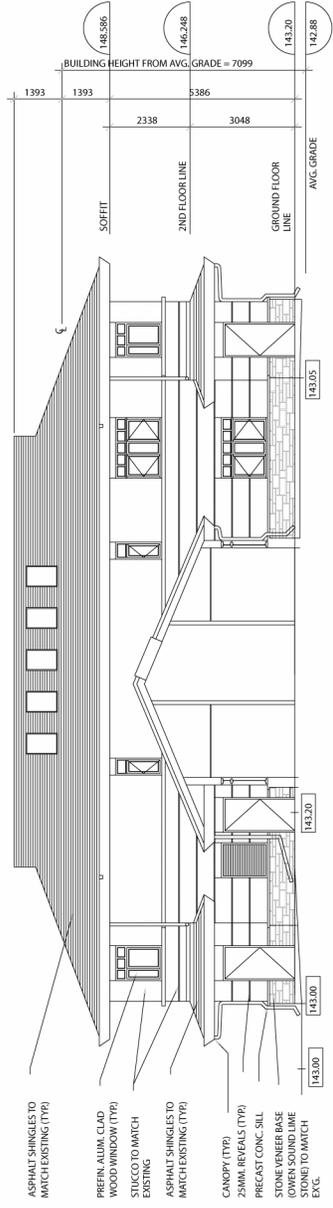
Site Plan  
Applicant's Submitted Drawing

Not to Scale  
04/20/2009

# Attachment 2: Elevations



**EAST ELEVATION**



**NORTH ELEVATION**

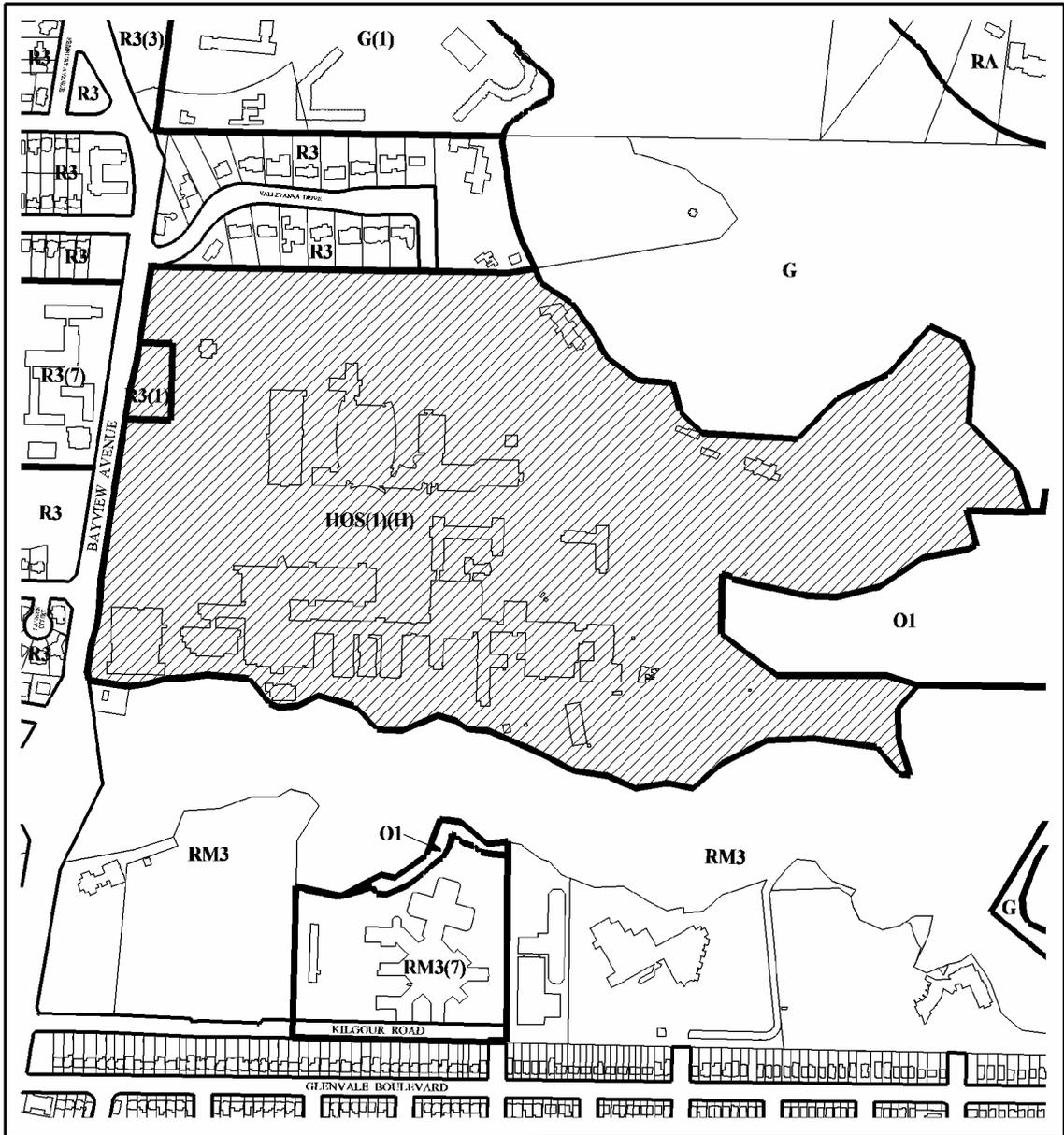
MAX. PERMITTED BLDG. HEIGHT: 15.12 M.  
 PROPOSED BLDG. HEIGHT: 7.099 M.

**2075 Bayview Avenue**

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 04/20/2009

File # 09\_104798

### Attachment 3 : Zoning



**Toronto** City Planning Division  
**Zoning**

**2075 Bayview Avenue**  
 File # 05\_130946

- RA Suburban Residential Zone
- R3 One-Family Detached Dwelling Third Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone

- HOS Hospital Zone
- G Greenbelt Zone
- O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑  
 Not to Scale  
 Zoning By-law 7625  
 Extracted 10/27/05

## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 104798 NNY 25 OZ
Details	Rezoning, Lifting the Hold	Application Date:	January 26, 2009

Municipal Address: 2075 BAYVIEW AVE

Location Description: CON 2 EY PT LOT 3 AND 4 RP 64R4955 PTS 4-14 16 20 31 32 37-59 AND RP 66RR22448 PARTS 1 AND 2 \*\*GRID N2509

Project Description: Application to lift the 'H' from applicable zoning in order to facilitate an expansion of the Wellness Centre, a single family detached house on the site.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
G & G PARTNERSHIP ARCH.		Robin Tharin, Architect Inc	University of Toronto and Sunnybrook Hospital

#### PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	
Zoning:	HOS(1)(H)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	392772	Height:	Storeys:	2
Frontage (m):	462		Metres:	
Depth (m):	1008			
Total Ground Floor Area (sq. m):				<b>Total</b>
Total Residential GFA (sq. m):			Parking Spaces:	23
Total Non-Residential GFA (sq. m):			Loading Docks	
Total GFA (sq. m):	259,480			
Lot Coverage Ratio (%):				
Floor Space Index:	0.66			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	259,480	0
Total Units:	0			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Lynn Poole, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 395-7136</b>

**Attachment 5 : Draft Zoning By-law Amendment**

Authority: North York Community Council Report Clause  
Adopted as amended, by City of Toronto Council on

Enacted by Council:

**City of Toronto**  
**By-Law No.**

To amend the former City of North York Zoning By-law No. 7625 with respect to lands municipally known as 2075 Bayview Avenue

WHEREAS authority is given to Council by Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, cP.13, as amended to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Section 64.44(1)(b) of By-law No. 7625 is amended by deleting the number 258,700 square metres and replacing it with 259,480 square metres.

ENACTED AND PASSED this            day of            , 2009

DAVID R. MILLER  
Mayor

City Clerk