

**1201 Wilson Avenue – Rezoning and Plan of Subdivision Applications - Preliminary Report**

<b>Date:</b>	April 27, 2009
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 9 – York Centre
<b>Reference Numbers:</b>	09 106294 NNY 09 OZ & 09 106314 NNY 09 SB

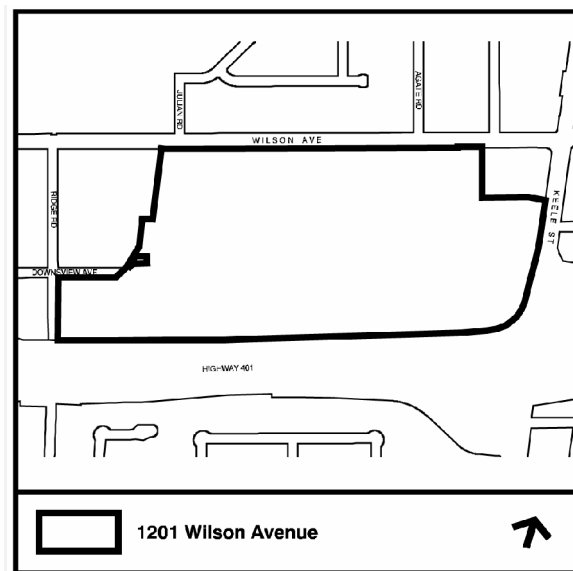
**SUMMARY**

These applications were submitted on February 2, 2009 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applications propose a phased redevelopment of this site as a Provincial Campus for a variety of uses including a hospital, a forensics laboratory, coroner’s complex and government offices as shown on “Attachment 1 : Concept Plan”.

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

The City is requesting that required technical studies and information be provided, and then will organize a consultation meeting to obtain input from the community. A date for a community meeting will be determined in consultation with the Ward 9 Councillor.



## RECOMMENDATIONS

### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor after the applicant has submitted the required technical studies and information.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

## DECISION HISTORY

### Pre-Application Consultations

Given the scope of these applications, a number of pre-application consultation meetings were held over the past year with Ontario Realty Corporation (ORC), acting on behalf of the Province of Ontario, to discuss the proposed redevelopment of the provincial lands at Wilson Avenue and Keele Street, and complete application submission requirements.

## ISSUE BACKGROUND

### Proposal

The applications propose to redevelop the provincially owned lands located at 1201 Wilson Avenue, on the south side of Wilson Avenue, west of Keele Street, north of Highway 401. The redevelopment site is proposed to be a provincial campus of institutional, office and mixed use functions, as well introducing additional municipal public and private streets, pedestrian circulation paths and open spaces.

The new gross floor area would consist of approximately 250,000 square metres that would be constructed in phases. The proposed major institutional functions include:

- Humber River Regional Hospital (HRRH) is proposing a building of approximately 111,500 m<sup>2</sup>, potentially increasing to 139,350 m<sup>2</sup>.
- Forensics Services and Coroners' Complex (FSCC) comprising approximately 49,250 m<sup>2</sup>.
- Provincial office buildings including the retention of some of the office uses on site and additional office construction to eventually include 83,600 m<sup>2</sup> of new offices and the retention of approximately 33,500 m<sup>2</sup> of office space.

The proposal will also include parking facilities for the campus, a variety of landscaped public open spaces and publicly accessible open spaces and a municipal public street network connecting to Wilson Avenue and Keele Street that would include pedestrian walkways and cycling paths.

The phasing is proposed to take place to the year 2020 and beyond, with the construction of the Forensics Services and Coroners' Complex as shown on "Attachment 1 – Concept Plan" as the first proposed building, beginning construction in 2010. Following this first phase, the Humber River Regional Hospital and a provincial office building ("Building 1") will commence construction in 2011/2012. Some of the existing provincial office buildings will remain (Buildings "B", "D" and "D2", and the OPP building). The proposed new buildings would be designed to be sustainable and to meet green standards.

### **Site and Surrounding Area**

The site is approximately 30 hectares in size and is located on the south side of Wilson Avenue, west of Keele Street and north of Highway 401. The site slopes continuously downwards from the northeast to the southwest, and provides a wide view to the south over Highway 401 and beyond. The site currently contains offices and facilities for the Ministry of Transportation, other provincial offices and an Ontario Provincial Police branch located on the northeast portion of the site. Most of the existing provincial government office buildings were constructed from the 1950's through to the 1980's. They range from two storeys to seven storeys and are accessed by private roads, Maple Avenue and Downsview Avenue.

The majority of the site is currently used for surface parking.

#### **North**

Wilson Avenue abuts the site to the north. Wilson Avenue is identified as an *Avenue* in the City of Toronto Official Plan on Map 2, Urban Structure. Current uses along the north side of Wilson Avenue are predominantly residential ranging from one-storey single detached houses to a 14 storey apartment building. There is a junior high school to the northwest of the site. The area to the north of Wilson Avenue is a low-rise residential neighbourhood.

#### **South**

Highway 401 abuts the site to the south, with the westbound on-ramp abutting the southeast portion of the site.

#### **East**

Keele Street abuts the site to the east with a commercial plaza located on the southwest corner of Keele Street and Wilson Avenue. Keele Street is identified as an *Avenue* from the Keele and Wilson intersection to the north. Uses along Keele Street are a mix of commercial buildings and multi-storey residential dwellings.

West

The main uses to the west are low-rise residential. Immediately abutting the northwest edge of the site is a 4-storey office building. Ridge Park, a small neighbourhood park is located on the southwest side of the site. Downsview Avenue, a local street, is located west of the site on the north side of Ridge Park.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The majority of the site is designated *Mixed Use Areas* on Map 16, the Land Use Plan in the City of Toronto's Official Plan. *Mixed Use Areas* are made up of a broad range of uses including single use or mixed use buildings, institutional uses as well as parks, open spaces and utilities. A small portion of the southwest corner of the site is designated *Parks*.

The north side of the site abuts Wilson Avenue, which is identified as an *Avenue* on Map 2, Urban Structure of the Official Plan. *Avenues* are important corridors along major streets such as Wilson Avenue, where reurbanization is anticipated and encouraged while improving the pedestrian environment.

## **Zoning**

The majority of the site is zoned Semi-Public Open Space Zone (03) in the former City of North York Zoning By-law No. 7625, and Ridge Park is zoned One-Family Detached Dwelling Fourth Density Zone (R4). The existing zoning permits buildings, parks and pathways operated or used by the various levels of government, utilities, school boards, library board, Sunnybrook Hospital and specific educational facilities. Further, any building or structure cannot be located closer to any lot line equivalent to a distance equal to the height of the building or structure.

## **Site Plan Control**

Site Plan applications will be required on individual phases/sites as they are brought forward. There is currently a site plan application under review for the proposed Forensic Services and Coroner's Complex building to be located at the northeast corner of the site along Wilson Avenue.

## **Reasons for the Application**

A Zoning By-law amendment is required to provide updated development standards and uses that would implement a master concept plan and streetscape recommendations. A Plan of Subdivision is required to establish development blocks and public streets.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the applications:

- Planning Justification and Urban Design Report
- Functional Servicing and Stormwater Management Report
- Transportation Assessment
- Arborist Report and Tree Preservation Plan
- Stage 1 and 2 Archaeological Assessment
- Phase 1 – Environmental Site Assessment

While the rezoning application included a Planning Justification and Urban Design Report that provided the proposed overall floor areas, minimum setbacks and height/massing in storeys, the City requires a more comprehensive master plan in order to properly review this application as well as the proposed Forensics Services and Coroner's Complex building.

The related site plan control application for the Forensics Services and Coroner's Complex building (Block 3) is being reviewed concurrently with these applications. The Forensics Services and Coroner's Complex is being developed under Infrastructure Ontario's Design, Build, Finance, Maintain (DBFM) model, which involves a two-stage site plan approval process. For the first stage the applicant has submitted preliminary drawings, which are being reviewed, and comments are being provided from City Divisions with the necessary conditions. For the second stage, the applicant will be undertaking an RFP process where a project developer is selected to fulfill the conditions established by the City for full Site Plan approval. The requirement to advance the site plan control application for the Forensics Services and Coroner's Complex is related to the Province's timing and funding commitments.

### **Issues to be Resolved**

Review of the studies and reports is currently underway, however, on a preliminary basis, staff have identified the following issues:

- Submission of a comprehensive master plan for the entire site that includes more information on the long-term land-use plan as well as specific information for the Humber River Regional Hospital including the parking scheme and access.
- Related to the above, additional information is needed on proposed building heights and massing, grading, layouts, circulation and how buildings will address the public realm on the proposed public streets and Wilson Avenue.
- Determination of the layout and design of new municipal public and private streets and parks within the blocks.
- Examination and development of broad transportation initiatives and solutions including additional public transit to serve the proposed campus.
- Appropriately assess and address the potential impacts of the proposal in an area that is presently facing transportation challenges.
- Provide transportation management options for the adjacent neighbourhoods that captures traffic and parking issues.
- Servicing and stormwater management.
- The determination of the appropriate Official Plan designation for the lands.

The City is continuing to work with the applicant to address these issues.

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

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

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

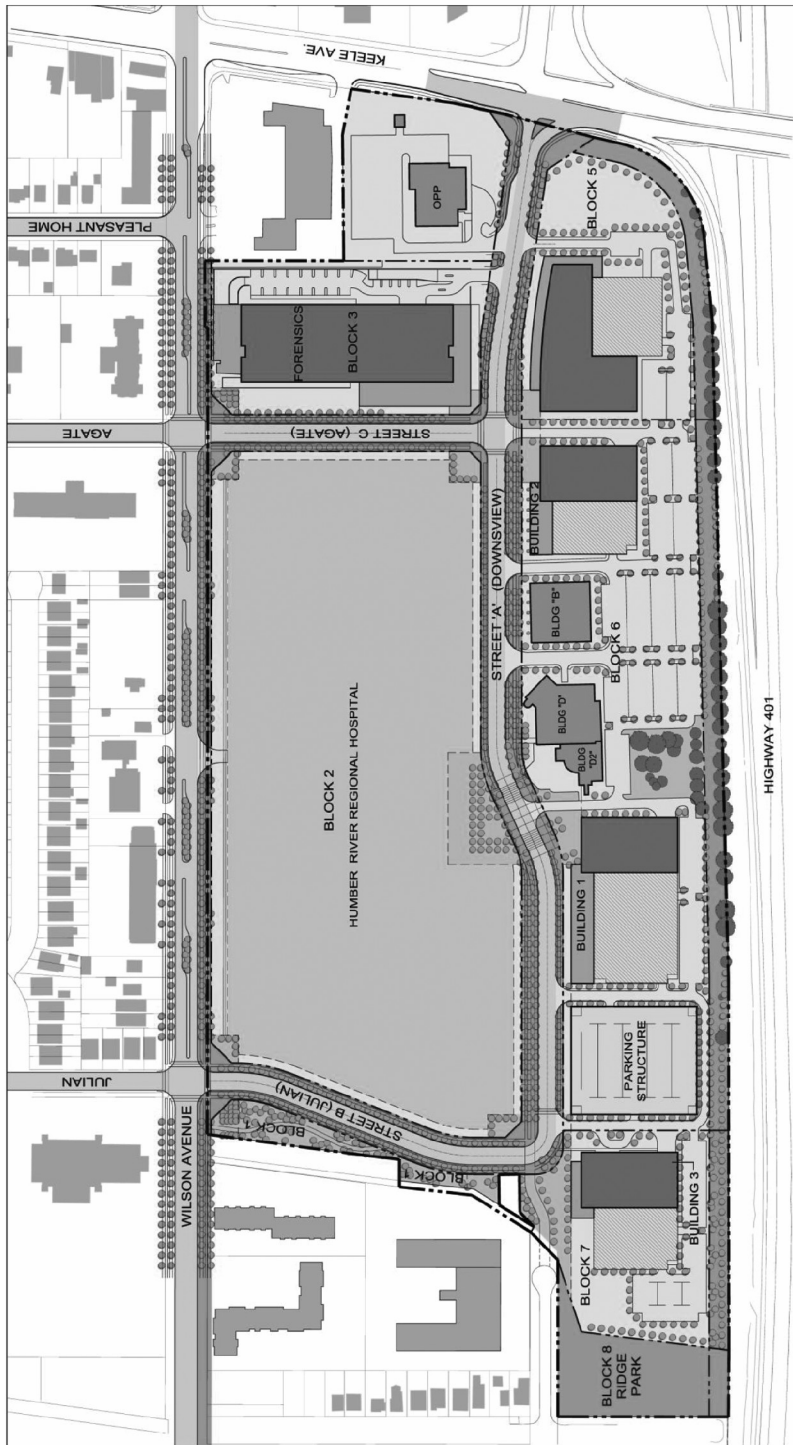
Attachment 1: Concept Plan

Attachment 2: Zoning

Attachment 3: Official Plan

Attachment 4: Application Data Sheet

# Attachment 1: Concept Plan



1201 Wilson Avenue

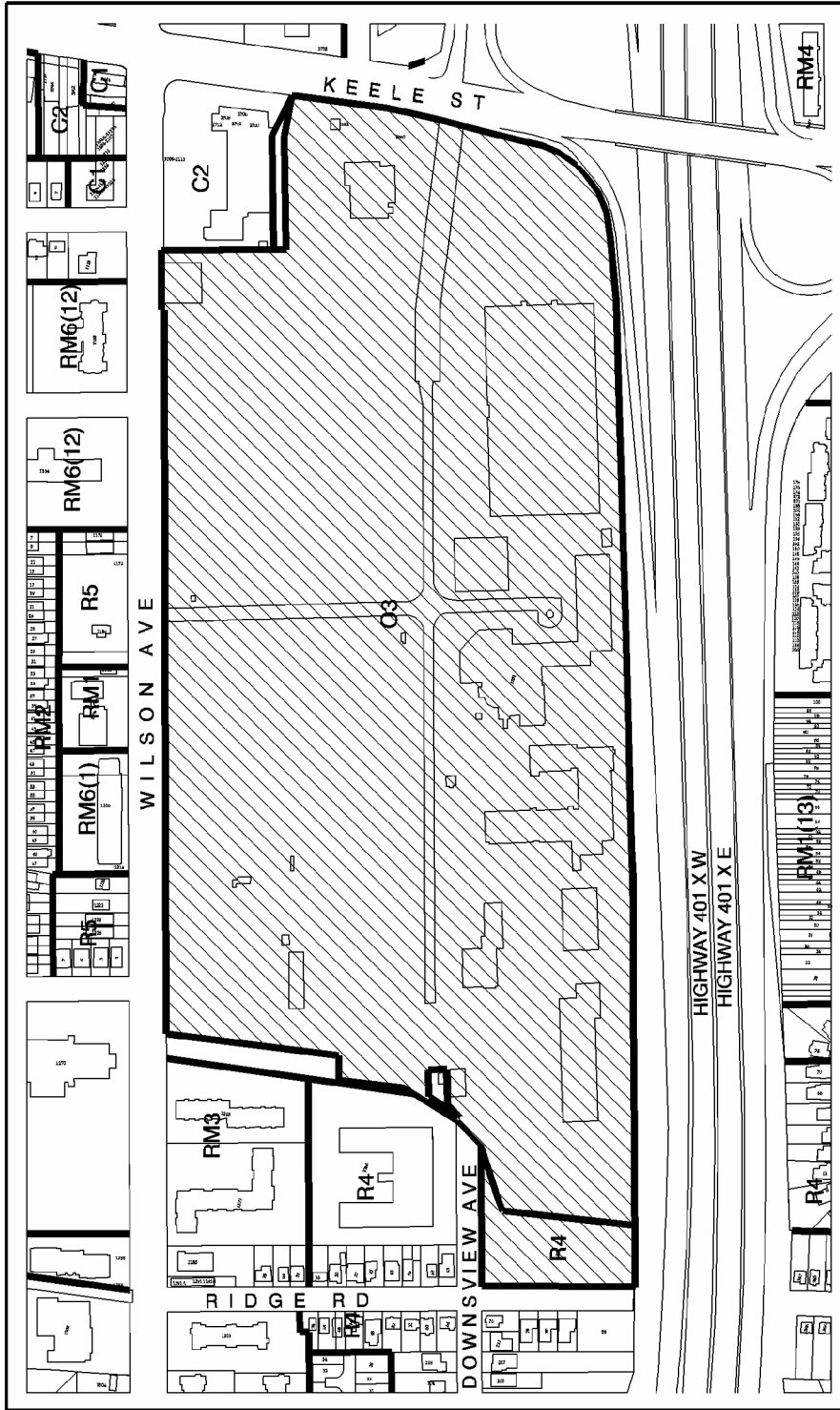
Concept Plan  
Applicant's Submitted Drawing

File # 09\_106294

Not to Scale  
03/27/2009



# Attachment 2: Zoning



**Toronto City Planning**  
**Zoning**  
 1201 Wilson Avenue  
 File # 09\_106294

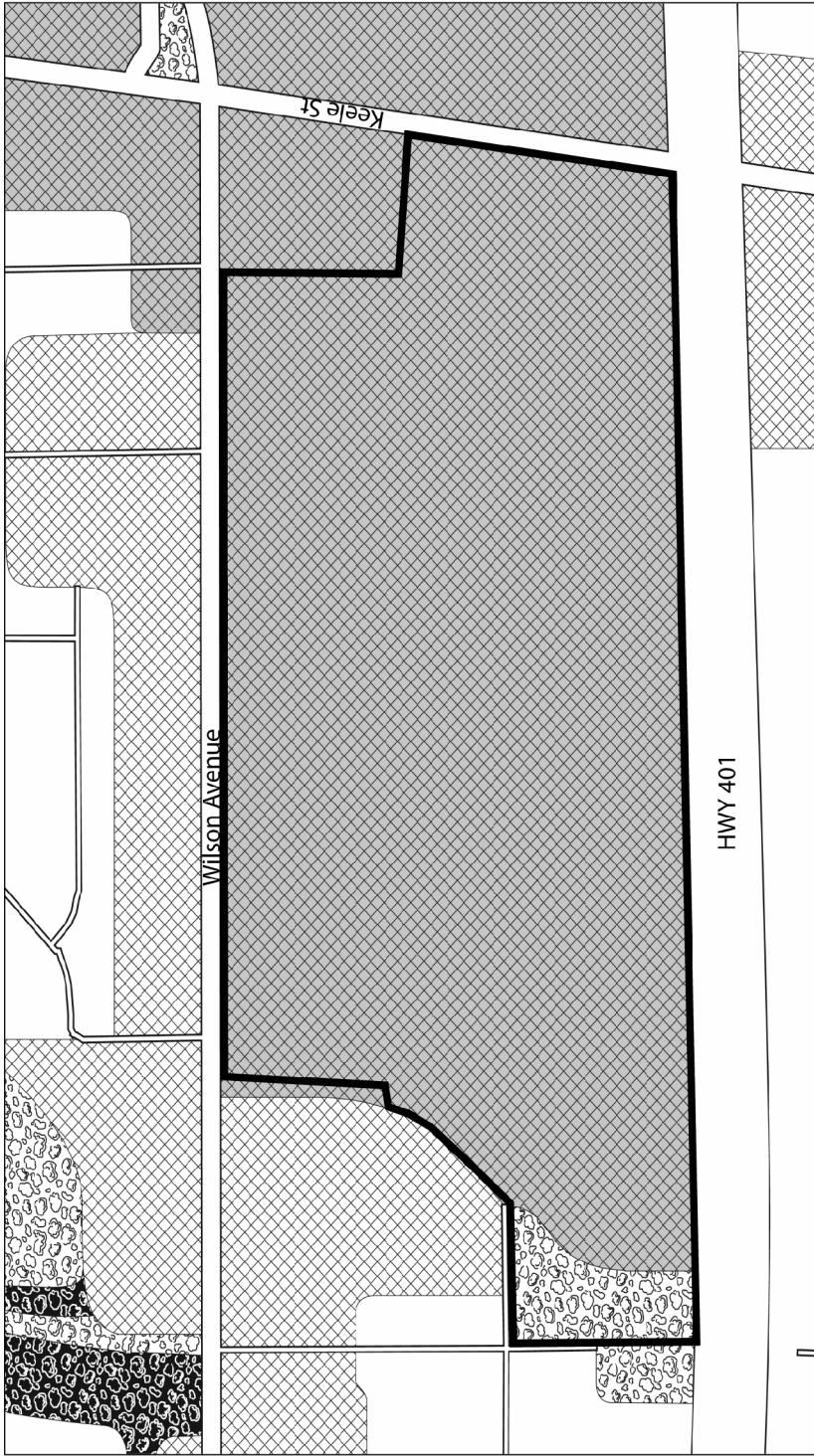
Not to Scale  
 Zoning Bylaw 7625  
 Extracted 02/10/2009

- R4 One-Family Detached Dwelling Fourth Density Zone
- R5 One-Family Detached Dwelling Fifth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C2 Local Shopping Centre Zone
- O3 Semi-Public Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category










# Attachment 3: Official Plan



1201 Wilson Avenue

**TORONTO** City Planning  
Official Plan

File # 09\_106294

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Natural Areas
-  Parks



Not to Scale  
02/10/2009

## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 106294 NNY 09 OZ
Details	Rezoning, Standard	Application Date:	February 2, 2009

Municipal Address: 1201 WILSON AVE  
 Location Description: CON WY PT LOT 10 PLAN 3871 LOT 2 TO LOT 9 PLAN 4291 LOT 6 TO LOT 26  
 \*\*GRID N0905  
 Project Description: Redevelop with mixed uses including the Humber River Regional Hospital (HRRH),  
 Forensics Service and Coroners Complex (FSCC) and provincial office buildings

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
NICK PILEGGI			ONTARIO REALTY CORPORATION

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	O3	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

#### PROJECT INFORMATION

Site Area (sq. m):	298700	Height:	Storeys:	12
Frontage (m):	639		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	230836.4		Loading Docks	0
Total GFA (sq. m):	230836.4			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0.77			

#### DWELLING UNITS

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

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	70114
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	160722.4
Total Units:	0		

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