

## 82 Buttonwood Avenue – Official Plan and Zoning By-law Amendment Applications – Final Report

<b>Date:</b>	July 29, 2010
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 11 – York South-Weston
<b>Reference Number:</b>	08 231505 WET 11 OZ and 10 162435 WET 11 OZ

### SUMMARY

These applications were made on or after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

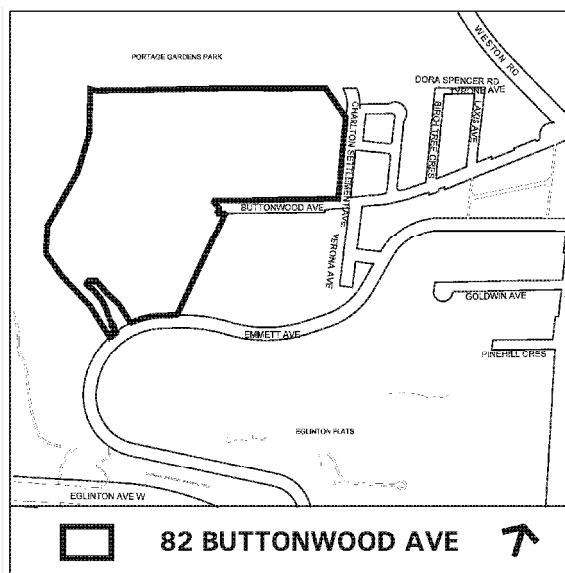
These applications propose to permit the comprehensive redevelopment of the 10.96 hectare West Park Health Care Centre site at 82 Buttonwood Avenue. The proposed development is for the expansion of the existing hospital and the addition of new mixed-use, senior-focused residential developments to the east portion of the site. The full build-out of the development will occur in three phases over a projected 20-year timeline.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

### RECOMMENDATIONS

**The City Planning Division recommends that:**

1. City Council amend the Official Plan, for the lands at 82 Buttonwood Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment 8.



2. City Council amend Zoning By-law 1-83, for the lands at 82 Buttonwood Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 9.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills for enactment, City Council require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
  - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
    - i. The provision and maintenance of an affordable housing contribution of 15% of the new residential units proposed;
    - ii. Prior to the occupancy of the addition to the hospital in Phase 2 the owner shall agree to provide the “Central Lawn” as "public-accessible, privately-managed" open space subject to the usual City conditions for such public use of private space and at all times subject to closure for hospital use satisfactory to the Chief planner;
    - iii. Prior to the issuance of any building permit for a residential unit in Phase 3, the owner make the necessary arrangement, including any required amendment to the Section 37 Agreement to secure such matters as may be required as a condition of the H removal from Phase 3, incorporating timing, and any required funds or securities to implement the conclusions of the Community Services and Facilities study for the development (Phases 1 and 3), to the satisfaction of the City;
    - iv. \$25,000 shall be applied towards the relocation and integration of the remnants of the original Coach House into the redevelopment or towards other art features on the site; and
    - v. As part of the development of Phase 3, the owner shall implement the parking assessment and construction management plan to the satisfaction of the City.

- b. The following matters are recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
  - i. Introduce, at no cost to the municipality, any traffic control signal timing adjustments, including any hardware modifications, required at the Jane Street/Weston Road and Jane Street/Eglinton Avenue West intersections to facilitate forecast traffic to the subject development, which shall be completed to the satisfaction of Transportation Services;
  - ii. as part of the Site Plan Approval Process, the owner shall provide 1:50 scale drawings for representative portions of the buildings with building materials labelled to the satisfaction of the Chief Planner and Executive Director;
  - iii. the owner shall incorporate in the construction of the building and there after maintain, exterior building and landscape materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division and with respect to such matters as the Chief Planner considers appropriate, the Owner shall; submit a letter from the architect confirming such requirements have been implemented; and.
  - iv. prior to the first Site Plan Approval, the applicant submit a campus master plan (with a detailed phasing plan) and an application for a plan of subdivision, each satisfactory to the Chief Planner and Executive Director, City Planning Division.
- 4. City Council endorse the attached Urban Design Guidelines (Attachment10) that will be used for reviewing the design of public streets, accessible open spaces and individual Site Plan Control applications.
- 5. City Council authorize Parks, Forestry and Recreation to use the portion of the parkland dedication cash-in-lieu payment above the base 5 percent towards improvements at Pelmo Park and/or Pelmo Community Centre

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

The West Park Healthcare Centre was subject to a previous application for the redevelopment of the hospital site for institutional uses. Additional institutional uses were permitted on site through By-law 3854-81 and By-law 157-84 (amendments to the former City of York Zoning By-law 1-83).

## ISSUE BACKGROUND

### Proposal

West Park Healthcare Centre is proposing to redevelop its lands at 82 Buttonwood Avenue. As part of this application, West Park put forward a Master Plan which it developed over four years between 2005 and 2009 in preparation for this planning application. The Plan provides an overall concept for the site redevelopment, including street layouts, open spaces, development blocks and building heights. Specific details for the buildings themselves will come forward in the Site Plan Approval applications for each block, as they are developed.

The applicant is proposing that site redevelopment occur in three phases to facilitate the continued use of the site and the coordination of funding. The site would be divided into development blocks by a new public road extending westerly into the site from Charlton Settlement Avenue then looping south to connect to Buttonwood Avenue. The existing private drive would be reconfigured allowing for the three smaller open spaces to be consolidated into one larger open space (the Central Lawn) and would also provide access to the hospital buildings. Services lanes are proposed between the Phase 1 and 3 lands providing access to the buildings in Phase 1 and 3.

The easterly portion of the site, Phase 1 lands, is currently occupied by a surface parking lot and open space areas and is approximately 2.18 hectares (5.3 acres) in size.

This portion would be developed for a residential seniors' village incorporating a range of seniors' accommodation, potentially including long-term care facilities, assisted living units, and residential units, together with ancillary office, retail and personal service uses.

The buildings along Charlton Settlement Avenue and the northerly site boundary would be stepped up from 4 to 6 storeys in height. Two taller buildings (13 and 18 storeys) would be located internal to west and south of the Phase I lands. The proposed gross floor area for Phase 1 is 53,080 square metres (571,367 square feet) and would have an approximate density of 2.5 times the area of the lot. The maximum number of beds and or units proposed in this phase is 645. Parking would be provided underground. (Attachment 1)

The westerly portion of the site, Phase 2 lands, is currently occupied by a number of hospital buildings and is approximately 7.3 hectares (18.0 acres) in size. This portion of the site would be retained for health care purposes. An addition is proposed to the front of the existing Main Building and will have a height of 6 storeys (25 metres). The Main Building and addition would have a gross floor area of 56,669 square metres (610,000 square feet). The existing Ruddy, Gage and maintenance buildings would be demolished. The existing Long Term Care Building will be retained. The Long Term Care Building is 2 and 3 storeys in height and has a floor area of 14,176 square metres (152,595 square feet). Phase 2 (the Long Term Care Building and expanded Main Building) would have a total floor area of 70,845 square metres (762,595 square feet) and have a density of approximately 1.0 times the area of the lot. The number of on-site hospital beds will increase from 477 to 605. (Attachment 2)

Both Phase One and Phase Two of the Master Plan are proposed to be completed by a projected 2018 horizon year

The central portion of the site, Phase 3 lands is approximately 1.7 hectares (4.2 acres) in size. These lands are proposed to accommodate either further expanded health care facilities or other compatible uses as circumstances warrant and needs arise for development in the more distant future. The campus redevelopment plan illustrates 6-storey buildings on each of the two parcels, with a maximum 555 beds and/or units, for a total floor area of 38,459 square metres (413,978 square feet) and an approximate density of 2.3 times the area of the lot in Phase 3.

The Phase 3 lands would be used as surface parking lots to serve the developments in Phase 1 and 2 in the interim until such time as the Phase 3 lands are ultimately redeveloped.

Upon full build out the campus redevelopment would have a total floor area of 162,384 square metres (1,747,944 square feet) and an approximate density of 1.5 times the area of the lot. (Attachment 3)

## **Site and Surrounding Area**

The site is located west of Jane Street and Weston Road, north of Eglinton Avenue and east of the Humber River Valley. The site has frontage on Charlton Settlement Avenue to the east, on Buttonwood Avenue to the south, which dead-ends at the site boundary and on Emmett Avenue at the site's southwest limit.

The site is 11.1 hectares (27.5 acres) in size and is generally L-shaped. The site consists of a tableland portion fronting on Buttonwood Avenue and Charlton Settlement Avenue, with steep ravine slopes associated with the Humber River Valley system along the westerly, northerly and south easterly property lines. The northerly and south easterly slopes, in particular, are heavily treed.

The site is occupied by West Park Healthcare Centre which currently provides both regional and local programs for health care related services including Rehabilitation and Community Living Complex, Continuing Care and Long-Term Care. The site currently contains four health care related buildings (the Main Building, the Ruddy Building, the Gage Building and the Long-Term Care Building) and a number of service buildings (the Central Plant, the Maintenance Building and the Maintenance Garage). The buildings range in height from one to six storeys. The floor areas of the existing buildings total 44,757 square metres (481,780 square feet). A total of 477 beds currently exist on the site, including: 123 rehabilitation beds; 154 complex continuing care beds; and 200-beds in the Long-Term Care Building.

The existing buildings are generally located around the perimeter of the site along its northerly and westerly limits. The buildings are configured around a large open space area, which is well-treed with walkways and seating.

There are also existing treed areas within the tableland portion of the site both in the northeast corner and along the Charlton Settlement Avenue and Buttonwood Avenue frontages.

The main site access is from Buttonwood Avenue, which leads to a private internal driveway circulation system. A perimeter service driveway, which is card access controlled, exists along the north, west and southwest edge of the site and leads to Emmett Avenue.

Currently, there are approximately 557 parking spaces distributed throughout the site within a number of surface parking lots. Of the existing parking supply, approximately 428 parking spaces are located in a surface parking lot dedicated to staff and 129 parking spaces are available to both staff and visitors.

The surrounding uses are as follows:

North: is the Charlton Settlement development, which extends along the entire north site boundary and beyond, from the Humber River Valley to Weston Road. Along the immediate north edge of the site, the development consists of a neighbourhood park (Portage Gardens Park), which includes a wooded slope which slopes down from the West Park site to the park, and 3-storey street townhouses fronting on a condominium road (Rivers Edge Drive).

South: is York Humber High School (100 Emmett Avenue). To the west of the high school is the Vedanta Society of Toronto (120 Emmett Avenue), a place of worship which is located at the northeast corner of Emmett Avenue and the perimeter service driveway for West Park Hospital.

Further south, on the south side of Emmett Avenue are four high-rise apartment buildings, 55 Emmett Avenue (23 storeys), 65 Emmett Avenue (23 storeys), 75 Emmett Avenue (24 storeys) and 85 Emmett Avenue (24 storeys).

East: of Charlton Settlement Avenue are detached dwellings which take their access from an internal road (Forest Point Drive) and flank onto Charlton Settlement Avenue. East of Charlton Settlement Avenue and along Verona Avenue are primarily low density residential uses comprised of single detached dwellings, with some semi-detached dwellings and low-rise apartments.

West: is the Humber River valley and natural heritage system.

## **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.

A specific policy area relevant to this review requires the setting of affordable housing targets. 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 a range and mix of housing, including affordable housing; the provision of infrastructure to support growth; and, protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The site is designated by the Toronto Official Plan as Institutional Areas (Attachment 4). Institutional Areas are made up of 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.

Our major health and educational institutions are important employers and service providers and will continue to grow to serve the needs of an increasing city and regional population.

The Official Plan encourages hospitals to create campus plans in consultation with nearby communities that will:

- a) identify heritage buildings and landscapes, accessible open spaces, natural areas and important views to be conserved and integrated;
- b) be compatible with adjacent communities;
- c) create visual and physical connections that integrate campuses with adjacent districts of the City;
- d) identify the network of pedestrian routes to be maintained, extended and improved;
- e) examine existing transportation modes and create policies and programs that emphasize the use of public transit, walking and cycling over automobile travel;
- f) minimize traffic infiltration on adjacent neighbourhood streets;
- g) provide bicycle parking for employees, students and visitors and sufficient off-street automobile parking;
- h) identify development sites to accommodate planned growth and set out building envelopes for each site; and
- i) identify lands surplus to foreseeable campus needs that can be leased for other purposes.

When hospital lands are declared to be surplus the owner is encouraged to investigate the possible use of the site for an alternative suitable public institution purposes, affordable housing or open space, before applying to redesignate the lands for other purposes. Hospitals are also encouraged to lease the surplus lands rather than sell the property wherever possible.

The Official Plan requires all development in or near the natural heritage system be evaluated to assess the development's impact on the natural heritage system and identify measures to mitigate negative impacts on and/or improve the natural heritage system.

When redeveloping large sites, such as this property, for residential uses, the Official Plan requires consideration to be given to the provision of a mix unit types and affordable units. Policy 3.2.1.9 requires that 20% of the new housing units be affordable housing and that the development contain a variety of unit types. In addition, community services strategies and implementation mechanisms are required to be provided in order to inform the range of facilities needed to support development.

Policies found in Chapter 3 of the City of Toronto Official Plan provide guidance on the creation of new city blocks and streets with an emphasis on the quality of the public realm. New streets shall be public streets, where appropriate, and used to provide connections with adjacent neighbourhoods while dividing larger sites into smaller development blocks.

These development blocks will be appropriately sized and configured in relation to the requested land use and scale of development and allow for phasing to be properly undertaken.

The Official Plan contains built form objectives which encourage new development to be located and organized to fit with the existing and planned context of the surrounding community. The development should frame and support adjacent streets and open spaces so as to improve the pedestrian environment. Generally buildings should be located parallel to the street with a consistent front yard setback. On a corner site, the development should be located along both adjacent street frontages and give prominence to the corner. The main building entrances should be located so that they are clearly visible and directly accessible from the public sidewalk and provide ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces.

## **Zoning**

The site is zoned for the most part R2 (Residential Zone) in Zoning By-law 1-83, as amended of the former City of York and is subject to General Exception, Section 16(197) (Attachment 5).

The exception set out in Section 16(197) permits the property to be used for hospital purposes and the purposes of a nursing home subject to the following conditions:

1. the maximum height of all buildings, erected after 1997, shall be 4 storeys, the maximum floor space index shall be 0.50, and the maximum net number of hospital beds shall be 750;
2. no buildings shall be erected except in accordance with one of the site plans attached as Schedule "C", "D" and "E" to By-law 157-84;



3. a public access road running from Levy Industries lands (now referred to as Charlton Settlement) south to Emmett Avenue shall be installed prior to development on the lands except in accordance with one of the site plans attached as Schedule “C”, “D” and “E” to By-law 157-84;
4. the perimeter service road shall be a minimum width of 7.3 metres to accommodate two-way traffic and shall have a maximum gradient of less than eight percent;
5. no parking shall be permitted on any internal road and all parking shall be within the parking lots shown on the site plans attached as Schedule “B”, “C”, “D” or “E” to By-law 157-84, and parking shall be in accordance with the provisions of Section 3, Subsection 3.2.1 and parking shall be provided on the site at the ratio of 0.82 parking spaces for each hospital bed; and
6. the owner shall provide at their own expense separate storm and sanitary sewer connections for the site to connect at Emmett Avenue and/or Buttonwood Avenue.

The above permissions follow from approval of a previous development application resulting in By-law 3854-81 and By-law 157-84.

A small portion of the site, at the northwest corner of Buttonwood Avenue and Charlton Settlement Avenue and extending north along the west side of Charlton Settlement Avenue, is zoned G (Green Open Space District).

### **Site Plan Control**

The proposed development is subject to site plan control. An application for Site Plan Approval has not been filed as part of this application. As the development will occur in phases, over a period of several years, applications for Site Plan Approval will be made as each phase is developed.

### **Ravine Control**

A portion of the property along the west, south and south-east property line are subject to provisions of the City of Toronto Municipal Code Chapter 658 – Ravine Protection. Any development within the City’s ravine and natural feature protection areas may require a permit from Urban Forestry, Ravine and Natural Protection.

### **Toronto and Region Conservation Authority**

The westerly edge of the West Park site falls within an area subject to Toronto and Region Conservation Authority Regulation O. Reg. 166/06, associated with the Humber River valley. A permit is required from the Conservation Authority for any development or site alteration within the regulated area.

## **Tree Preservation**

This application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant has submitted an Arborist Report/Tree Preservation Plan, which identifies the trees that will be retained and the ones that need to be removed. A tree removal application will be processed with each site plan application.

## **Archaeological Assessment**

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. The applicant has submitted a Stage 1 and 2 Archaeological Assessment Report.

## **Plan of Subdivision**

A new public road is being proposed as part of the redevelopment of the hospital site. An application for Draft Plan of Subdivision will be required for a development which includes a public road.

The plan of subdivision will secure matters such as: public roads; public parks; required public infrastructure; and phasing requirements. The applicant has indicated the application will be submitted at a later date.

## **Reasons for Application**

An amendment is required to the Official Plan to permit the residential uses for the senior's village proposed in Phase I of the proposed development and to provide less than 20 percent of the residential units as affordable housing.

An amendment is required to the site-specific zoning applying to the site in order to:

- extend the zoning to include the recently acquired parcel located at the northwest corner of Buttonwood Avenue and Charlton Settlement Avenue;
- expand the range of permitted health care institution uses;
- add permission for a broad range of institution-related seniors' residential uses;
- increase the permitted height and density; and
- establish an appropriate set of built form regulations.

The applicant is seeking approval of a generalized zoning that establishes permissions and standards which reflect the proposed development concept within the context of a campus master plan. This approach is required for a multi-phased project such as this where the ultimate institutional and related uses and precise configuration of future buildings is not known at the outset. An appropriate degree of flexibility will be required to respond to future funding and marketing circumstances, while providing for incremental development over time. Further implementation by way of plan of subdivision and site plan approval will be required as development proceeds. The proposed approach is similar to the campus plan implementation approved by the City for the Centre for Addiction and Mental Health (CAMH) site at 1001 Queen Street West.

## **Community Consultation**

A Community Consultation meeting was held on October 21, 2009 in the auditorium at the West Park Health Care Centre. Approximately 21 people attended the meeting. Issues raised were concerns with traffic generated by the development and the potential for traffic infiltrating through the residential neighbourhood, concerns with how parking would be provided during the construction of the project, concerns with current parking on Dora Spencer and Charlton Settlement, concerns with the loss of trees and green space on site, concerns with the proposed heights; the need for public transit, the type of residential units proposed, the need to improve the pedestrian connections and the desire to have the development meet the City's Toronto Green Standard.

The local Councillor held a second community meeting on March 2, 2010, to discuss issues related to traffic and trees which were raised at the October 21, 2009 meeting. The meeting was attended by 3 residents. At the meeting the applicant's consultant made presentations on the Traffic Impact Study and the proposed landscaping for the site. A comment was made about the need for public transit to serve the site and a question was asked if the proposed parking could be accommodated in parking garages instead of using several surface parking lots.

The general feelings of the community were supportive of the proposed development.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

## **COMMENTS**

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

The proposal is consistent with the Provincial Policy Statement (PPS).

The proposal represents a cost-effective development pattern promoted by the 2005 PPS, and has a density that efficiently uses land, resources and infrastructure while supporting public transit. A range of uses is proposed that can be accommodated by the existing infrastructure, including the introduction of residential uses.

The proposal conforms, and does not conflict, with the Growth Plan for the Greater Golden Horseshoe. The provision of affordable housing within a range of residential uses including residential care, retirement and assisted living homes contributes to the full range of housing and is consistent with the PPS and Growth Plan.

## **Land Use**

Within Institutional Areas, health uses (with their ancillary uses), commercial and institutional residence facilities, the full range of housing associated with a health institution and utility uses are permitted.

The applicant is seeking permission for residential uses in the form of a seniors' village, incorporating a range of seniors' accommodations within Phase I of the proposed development.

The applicant has indicated that the proposed seniors' residential units, in combination with the existing long-term care building, will extend West Park's continuum of care and will allow for on-site integration between the health care facilities and the resident population.

The applicant has indicated that the development of seniors' housing on Phase I lands will also provide revenue to support the hospital's Provincial-prescribed local share of the cost of the campus redevelopment. The proposed land uses support this goal and will revitalize an under-utilized site while supporting the existing hospital operations.

The proposed independent living units and residential dwelling units require an amendment to the Official Plan as the Plan does not provide for this type of residential use. The *Institutional Areas* designation only provides for residential uses associated with a health institution and institutional residence institutions. In this case, the applicant is proposing to sell the rights to Phase I lands through long term leases, to third parties who will develop the seniors' village.

## **Master Plan/Campus Plan**

Policies of the Official Plan encourage hospitals to create a campus plan when considering redevelopment of the hospital site. Hospitals often need flexibility to develop their lands quickly according to a strategic plan when a donor or government provides the money to build. The campus plan allows the hospital to identify sites for future expansion and lands surplus to the hospitals needs and offers a chance to build a consensus with stakeholders, including the community, on the form and scale of new development.

Between 2005 and 2009, West Park Healthcare Centre developed a Master Program identifying existing space deficiencies and future space needs and described a vision for the site that will transform the hospital site and allow West Park Healthcare Centre to grow.

The Master Plan was developed based on the following principles: expanding and enlivening existing public open spaces; encouraging streetscapes with a diverse range of uses; opening up views into the site and of the ravine landscape beyond; developing the site in a way that is ecologically responsible and sustainable; and ensuring flexibility and diversity in the planning of future buildings. These principles contribute to the overall vision of creating a cohesive campus that provides a public identity for the hospital.

The Master Plan forms the basis for the recommended Official Plan Amendment, Zoning By-law Amendment and Urban Design Guidelines for the site.

## **Urban Design Guidelines**

As the development of West Park Healthcare Centre is to occur over several years and the applicant is seeking flexible zoning permissions, Urban Design Guidelines for the site were developed. The Urban Design Guidelines were prepared by the applicant in consultation with City Planning staff (Attachment 10).

The Urban Design Guidelines establish an urban design framework for new development and provide a context for the co-ordination of the proposed incremental development and summarize a vision for the redevelopment of the site. The guidelines provides guidance on issues including: the civic role, layout and design of the new public and private streets; pedestrian amenity; building organization, including the location of the building entrances and site servicing; general building design; landscaping; the connection of open spaces; and tree preservation.

It is proposed that the Urban Design Guidelines be endorsed by the City Council and the proposed Official Plan Amendment contain provisions that all future planning applications on these lands be consistent with the approved Urban Design Guidelines.

## **Design and Material Quality**

City Planning staff have expressed a strong interest in ensuring that the development delivers high-quality urban design, architecture, landscape architecture and materials.

This report recommends that the Section 37 Agreement include provisions securing the materials as well as the exterior design of the proposed buildings. This will include a provision requiring the submission of 1:50 scale drawings of building components through the Site Plan Approval process satisfactory to the Chief Planner and Executive Director, City Planning Division.

## **Height and Massing**

Policies of the Official Plan require new buildings to be located and massed to frame the edges of streets and parks with good proportions; to provide good access to sunlight and sky view; to provide for an attractive, comfortable and safe pedestrian environment; to preserve existing mature trees wherever possible; as well as good site access and circulation. The campus plan, Urban Design Guidelines and draft zoning by-law developed for the redevelopment of the site incorporate these principles.

The proposed development has been designed so that the buildings will frame the new streets as well as the Central Lawn. The buildings proposed are generally mid-rise buildings with a building base of 4 storeys and steps up to 6 storeys. Two taller towers are proposed internal to the site and have heights of 13 and 18 storeys. The new buildings will have generous rear yard setback along the north property line (14 metres) and set back along Charlton settlement (11 to 21 metres) to protect existing landscaped areas and minimize impacts on the existing residential neighbourhoods.

## **Sun/Shadow**

The development has been arranged to minimize the shadow impacts on the surrounding community to the north and east. The new buildings will transition in height, from the lower buildings adjacent to the neighbouring residential areas to the higher buildings more central to the site. The perimeter buildings (along Charlton Settlement Avenue and along the northern lot line) are 6 storeys which result in acceptable shadow impacts. The shadow impacts from the taller buildings (18 and 13 storeys) have been minimized by locating these taller elements of the development internal to the site.

## **Transportation**

The applicant has submitted a revised Traffic Impact Study (Urban Transportation Consideration Report) for the first two phases of the development ('Senior's Village' - Phase 1 and hospital expansion - Phase 2).

The study recommends that the transportation considerations associated with the Phase 3 lands should be revisited at some point in the future when development is proposed, taking into account the planned addition of higher order transit (Eglinton Crosstown Light Rail Transit line and Jane Light Rail Transit line) to the area and its potential to significantly influence travel behaviour.

Based on the applicant's study, from a traffic generation point-of-view the proposed West Park Hospital expansion (Phase 2) and 'Seniors' Village' (Phase 1) development proposal are expected to generate only slightly more vehicle traffic than the existing 'as-of-right' zoning.

In staff's opinion, the proposed hospital and seniors (residential) uses are low traffic generators, particularly during the street peak hour periods; consequently, the impact of the additional traffic generated by this development is not anticipated to significantly impact the adjacent street network.

The traffic consultant's analyses confirms that the adjoining street network can accommodate the traffic generated by the proposed hospital expansion and proposed seniors residential uses, subject to minor signal timing adjustments at the Jane Street/Weston Road and the Jane Street/Eglinton Avenue West signalised intersections.

The consultant's proposed signal timing adjustments are currently being reviewed by Traffic Management Centre, which will assess costs for any timing adjustments deemed necessary. The applicant has been advised that any traffic control signal timing adjustments required to facilitate the subject development shall be undertaken to the satisfaction of Transportation Services and at no cost to the municipality. These improvements will be secured in the Section 37 Agreement.

Based on the foregoing, no off-site road improvements are required in conjunction with the subject rezoning application; however, since the applicant has no current plans for the Phase 3 'Flex' lands, it is recommended that an 'H' holding by-law be enacted for these Phase 3 lands as the traffic and parking impacts associated with developing these lands are not available at this time. The 'H' zoning of the Phase 3 lands is discussed in a subsequent section of this report.

### **Driveway Access from Emmett Avenue**

The main connections to the proposed development are proposed from the existing public street system, Buttonwood Avenue and Charlton Settlement Avenue. The existing service access from Emmett Avenue is planned to be maintained.

Although the proposed expansion is not expected to have a significant impact on the adjacent streets, in order to minimize the traffic impact on the surrounding communities the applicant will review the feasibility of improving connectivity within the existing internal driveway circulation system, specifically revising the south service driveway on Emmett Avenue to accommodate employee access to encourage staff and visitor accessibility from the existing Emmett Avenue driveway.

In recognition of the importance of limiting the traffic impact of the proposed redevelopment on the surrounding community, West Park will review ways to promote the use of the Emmett Avenue access as the detailed site plans are developed for each phase. Possible measures may include reconfiguring the parking lots to encourage the use of the Emmett Avenue driveway for staff and for West Park to implement a formal policy that directs staff to utilize the Emmett Avenue access instead of Buttonwood Avenue or Charlton Settlement Avenue.

In addition to the measures to divert vehicular traffic, West Park has also agreed to prepare a Travel Demand Management Plan (TDM) for each phase of the development that would encourage alternative travel choices for staff. The TDM plan would incorporate elements such as: the promotion of improved transit service to the campus in collaboration with the Toronto Transit Commission; and provision of adequate on-site bicycle facilities to encourage staff to cycle to work.

Details on the possible traffic diversion measures and Travel Demand Management Plan will be provided and reviewed at the site plan control stage of each phase of the development.

### **New Public Roads**

The Toronto Official Plan directs that all new streets should be public streets and designed to divide larger sites into smaller development blocks. This provides an address and access to new development, allowing the public to enter freely without obstruction and providing emergency vehicle access.

The proposed development introduces a new public road system within the site which extends westerly into the site from Charlton Settlement Avenue then loops south to connect to Buttonwood Avenue. The new public road creates separate development blocks to assist integrating the West Park Health Centre with the adjacent community, provides an additional access into the site; reinforces the pedestrian character of this campus; and, creates a new east-west street view corridor to the Humber Valley.

The road through the site would be built by the owner in accordance with the City's Development Infrastructure Policy and Standards (DIPS) within a minimum right of way width of 18.5 metres. All basic municipal infrastructure would also be constructed to City standards to the satisfaction of the Executive Director of Technical Services. The owner has been advised that the conveyance of lands to the City are required to be free and clear of all above and below grade encumbrances, save for those that are for the benefit of the City or explicitly approved by the City.

Plan of subdivision approval would be required for the new public road. The applicant has indicated that a draft plan of subdivision application will be filed at a later date. In order to provide for the orderly development of the lands, the proposed Official Plan Amendment will require that the development of the lands proceed by a plan of subdivision. An application for plan of subdivision and a detailed phasing plan will be secured in the Section 37 Agreement.

The existing private drive would be reconfigured allowing for the three smaller open spaces to be consolidated into one larger open space (the Central Lawn). This driveway will remain a private drive, however be designed to look and feel like a public road, with sidewalks, trees, lighting and landscaping. This driveway will frame the Central Lawn and provide access and frontage to the hospital buildings (the main building and the long term care building).

### **Future Area Public Transportation Initiatives**

The City's Transit City Initiative envisions the construction of eight Light Rail Transit (LRT) lines, providing neighbourhoods and communities throughout the City with access to higher order transit. Two of these lines, Eglinton Crosstown and Jane Street, are located in close proximity to the subject site. On April 1 2009, the Province of Ontario (Metrolinx) announced full funding for the construction of its priority projects, including the Eglinton Crosstown LRT. The Jane Street LRT is considered a future project with no funding commitments at this time. These transit routes are also recognized in the City of Toronto Official Plan (Map 4 - Higher Order Transit Priority Routes) for future transit expansion.

The City of Toronto and the TTC, on May 17, 2010, received approval from the Ministry of the Environment to proceed with the Eglinton Crosstown LRT project. The Jane Street LRT is still in the pre-Environmental Assessment stage. Metrolinx Board of Directors recently announced a revised funding/implementation strategy for transit projects in the GTA and Hamilton, including Transit City projects.



The Eglinton LRT project is now proposed to be constructed in two phases, with Phase 1 extending from Kennedy Station to Jane Street and Phase 2 from Jane Street to Toronto Lester Pearson International Airport. The first phase is planned to be in service by 2020.

The addition of two Rapid Transit Lines to the south and east of the West Park Hospital will improve travel options in the area and reduce auto trips. However, the Eglinton Crosstown EPR restricts the Eglinton Avenue/Emmett Avenue intersection to right-in/right-out movements only, subject to the City undertaking a review of the need for traffic control signals. The need to signalize this intersection will be further reviewed through the detailed design process and in discussion with interested parties and stakeholders. Staff will continue to work with the Local Councillor and TTC to ensure an acceptable resolution to this matter.

The proposed public and private road system are sufficient to accommodate full-size buses, requiring little modification on the West Park site. As a result, future full-size bus access through the site has not been precluded. Additionally, the TTC will be assessing bus service to the Sidney Belsey area, north of this site, in response to specific requests.

### **Existing Transit Routes Servicing the Site**

Regularly scheduled service is provided by the 32D Eglinton West bus route which operates between Eglinton West Station on the Yonge-University-Spadina Subway line and Emmett Avenue.

This bus route runs along Emmett Avenue between Jane Street and Eglinton Avenue West. Adjacent intersecting bus routes through the area are the: 35 Jane, 79 Scarlett, and 89 Weston.

Wheel-Trans also provides door-to-door accessible transit service for persons with physical disabilities. This bus service accesses the West Park Hospital site directly, providing service on a call basis.

Several years ago, TTC implemented a trial service to the circular driveway in front of the West Park Health Centre, but the demand for this service did not meet expectations and it was subsequently discontinued. Additionally, a pilot project was initiated in October 2008 to provide hourly Wheel Trans service to and from the Jane Subway Station. This service was terminated in May 2010 as a result of limited use/low ridership.

### **Parking**

The applicant's traffic engineering consultant's (Urban Transportation Considerations) report stipulates the recommended parking standards proposed by the applicant for each potential land use.

The applicant's transportation impact study indicates that parking demand surveys were conducted at the existing West Park Healthcare Centre site parking facilities in October 2007.

According to representatives of the hospital, this survey period is representative of a 'typical' week for both hospital visitor and staff usage. A total peak demand of 420 parking stalls was recorded, including both staff and visitor parking.

The applicant expects a 25% increase in staffing levels for the continuing care and rehabilitation facilities, and a slight reduction in staffing levels for the long-term care facilities (with no change in the number of long-term beds). On this basis, the study estimates an overall 20% increase in staffing levels. The existing parking demand was further increased by an additional five percent 'level of service' vacancy factor, projecting future total parking demand of 530 stalls for both visitors and staff.

Based on the parking survey results, Transportation Services' staff concur with the consultant's parking review and recommend a parking rate for the proposed hospital expansion of 1.30 stalls per bed, of which 0.20 stalls per bed shall be allocated exclusively for hospital visitors. For the hospital's existing long-term care uses it is recommended that parking be provided at a minimum ratio of 0.50 parking spaces per bed, of which 0.10 parking spaces per bed shall be designated exclusively for long-term care patient visitors.

The consultant proposes an overall parking ratio of 0.40 parking stalls per bed for the assisted living uses of the complementary use lands, which includes parking for visitors. Staff are recommending for assisted living uses a parking ratio of 0.40 stalls per bed, of which 0.10 stalls per bed shall be designated for visitors.

Based on discussions with the applicant's transportation consultant, staff are recommending a parking ratio of 0.60 stalls per unit for the 'independent living' uses proposed, of which 0.10 stalls per unit shall be allocated to visitors.

The applicant's consultant recommends the application of York Zoning By-law 1-83 for other uses contemplated within the complementary use Phase 1 lands, including 'medical office/clinic,' 'seniors' condominium,' 'seniors rental apartment,' and 'seniors non-profit apartment'; however, an additional parking ratio of 0.20 stalls per residential dwelling unit is recommended for the exclusive use of visitors. Staff concur with these parking recommendations for the Phase 1 site.

## **Bicycle Parking and Facilities**

Bicycle parking and facilities will be required as part of this development. Although not illustrated on the current proposal, City staff have advised the applicant that bicycle parking spaces and bicycle facilities (such as change rooms and showers) should be provided in accordance with the "Guidelines for the Design and Management of Bicycle Parking Facilities" and the proposed standards contained in the draft of the New Toronto Zoning By-law. The requirement for bicycle parking spaces and facilities is secured in the proposed site specific by-law for the site. (Attachment 9).

## **Loading**

Loading for the proposed expansion of the hospital will be handled through the existing loading facilities of the Main Building, which will have an underground connection to the proposed new hospital building (to replace the existing Ruddy and Gage Buildings). Independent loading facilities will be required for the proposed complementary-use lands in Phase 1 and Phase 3.

Staff are recommending that the loading facilities for the proposed development shall comply with the applicable provisions of Zoning By-law 1-83.

Detailed comments regarding loading facilities for the proposed development will be provided at the site plan control stage of the development review process.

## **Phasing of the Development**

The site redevelopment is to occur in phases to ensure minimum disruption to the hospital operations and enable West Park Healthcare Centre to maintain its programs and services during construction. West Park Healthcare Centre is proposing that phasing begin with the underutilized lands to the east of the property, which will allow the new buildings to be constructed without requiring any demolition of existing facilities. The timing of each phase will depend on the ability to build the required public infrastructure, the need to replace program space, opportunities for partnerships, and the interest of other uses to locate on the site.

To ensure that the phased development of the site will occur in a coordinated manner and that each phase will be adequately serviced, the applicant will be required to submit a detailed phasing plan.

The phasing of the development and the timing of the public infrastructure will be secured through the Section 37 agreement, plan of subdivision and/or site plan applications. Site Plan Approval for the first building of each phase of the development, the owner will be required to provide a detailed phasing plan for that phase of the development to the satisfaction of the Director of Community Planning, Etobicoke York District.

## **Holding Provision**

The applicant has put forward a draft by-law amendment that would permit an overall gross floor area of 161,500 square metres, with a Holding-H-designation. The lifting of the Holding –H- provision would be required in order to permit development on Phase 3.

The lifting of the “H” to allow the additional floor area would be dependent upon further traffic analysis to be undertaken at the time that the zoning amendment application for the “H” removal was proposed, by which time additional transportation infrastructure such as the Eglinton-Crosstown LRT and the Jane LRT may be in place.

Similarly with the phasing of the proposed development, the parking lots on the Phase 3 lands, that are required for the development in Phase 1 and 2, will need to be addressed and accommodated prior to development of Phase 3.

It is recommended that an 'H' holding by-law be enacted for Phase 3 lands as the parking impacts associated with developing these lands are not known at this time. As a condition of the lifting of "H" the owner will be required to provide a parking assessment and parking construction management plan for the development of Phase 3 lands to the satisfaction of the City, which demonstrates that the required parking for the entire site can be accommodated at all times. The owner will be required to implement the parking supply and management measurements set out in the plan to the satisfaction of the City.

In addition, since the proposed development seeks zoning approval to allow a number of new residential units to be constructed in the first phase of development a community services and facilities needs assessment will be required to be undertaken prior to any further development of residential units on the Phase 3 lands. This requirement is discussed in a subsequent section of this report and will be included as a condition to the removal of the "H" holding zoning for the Phase 3 lands.

### **Site Servicing**

The applicant has submitted a satisfactory Functional Servicing Report dated November 2009 by MMM Group Limited to the City. The report concludes that there is sufficient servicing capacity within the existing municipal infrastructure to accommodate the proposed development.

### **Open Space/Parkland**

The West Park Campus development will have a combination of institutional, commercial and residential uses. The site is in the highest quintile of current provision of parkland, as per Map 8B/C of the Official Plan. The site is in a parkland priority area, as per Alternative Parkland Dedication Rate By-law 1420-2007.

The application proposes a maximum of 600-700 residential units on a site of 10 hectares. At this time, it is unclear on the types and breakdown of proposed units. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be up to 2 hectares. The commercial rate of 2% applies to the commercial component of this application. Institutional uses are exempt from any parkland dedication requirements.

The owner does not propose any land for parkland use. The owner proposes to satisfy the parkland dedication requirement by cash-in-lieu payment. This is appropriate because the central open space will be considered as privately-managed, publicly-accessible lands and secured as a Section 37 contribution. As such, the Parks, Forestry and Recreation Division (PF & R) recommends that the owner be subject to a cash-in-lieu of parkland dedication payment at an alternative rate of 0.4 hectares per 300 units as specified in By-law 1420-2007. The cash-in-lieu of parkland dedication payment that would apply to this site is 20 percent of the value of the rezoned land.

Pelmo Park and Pelmo Community Centre are located in close proximity to the site. The Alternative Parkland Dedication By-law states that the portion of the dedication above the base 5 percent required of all residential developments must be used to acquire parkland that is accessible to the area in which the development is located or to improve parks in the vicinity of the development. PF&R recommends that the additional cash-in-lieu payment be devoted to improvements to Pelmo Park and Pelmo Community Centre.

The scale of the development, and the height and density increase being sought, qualifies the project for consideration under Section 37 of the Planning Act. It is recommended that the Section 37 Agreement secure the central open space as a publicly-accessible, privately-managed open space as part of this zoning amendment application. Based on the phasing, it is recommended the "public-accessible, privately-managed" open space be secured during Phase 2 of the development. The Official Plan Policy 4.8.5 states "universities, colleges and hospitals will be encouraged to create campus plans in consultation with nearby communities that will: (a) identify heritage buildings and landscapes, accessible open spaces, natural areas and important views to be conserved and integrated." Securing this open space as publicly-accessible and private-managed would be a community benefit.

### **Tree Preservation**

The existing vegetation on the site is mature and significantly adds to the character of the area. The applicant has indicated that in the development of the campus plan consideration was given to maintaining significant groups of mature and health trees. The areas proposed as open spaces are intended to maintain mature stands of trees.

West Park is proposing to apply for the removal of trees on private property on a phased basis in connection with applications for Site Plan approval. Given that the build-out on the lands is expected to take place over several years, this approach will ensure that trees are only removed when necessary, rather than in advance of development.

This approach also recognizes that the condition of trees will change over time, the result being that some trees will require a permit for removal in the future due to declining health while others may require a permit due to an increase in size.

West Park has undertaken a preliminary assessment of the impact of the introduction of the proposed buildings and street network. It is estimated that a total of 64 trees which qualify for protection under the provisions of the Private Tree By-law will be removed in order to accommodate the proposed development. However, it should be noted that based on the preliminary landscape plans for this site, an estimated 871 new trees will be planted (214 street trees and 657 private trees). The actual number of new trees (on-site and within City road allowance) will be determined in connection with Site Plan applications for each phase of development.

As well, a tree replacement plan and security to the satisfaction of the City staff and TRCA staff to compensate for the proposed loss of an existing Scots pine plantation at the northeast corner of the lands will be required through the site plan approval process for any development that will be adjacent to the existing plantation.

## **Natural Heritage**

The western and a portion of the southern edge of the site are located within the Natural Heritage System as identified on Map 9 Natural Heritage of the Official Plan. The Official Plan requires all development in or near the natural heritage system be evaluated to assess the development's impact on the natural heritage system and identify measures to mitigate negative impacts on and/or improve the natural heritage system.

The applicant has submitted a Scoped Natural Heritage Impact Study for the proposed redevelopment. The study notes that the proposed development has been designed so that it occurs outside of the natural heritage areas and buffer zones, which allow the redevelopment to avoid natural environment impacts so that any mitigation measure required are focus on indirect impacts. A natural vegetative buffer enhancement of the 10 metre setback from the stable top of bank of the main Humber River Valley and adjacent remnant valleys is recommended for new development. Existing buildings, structures, driveways and parking areas will not be impacted by this requirement as long as they are not expanded. This setback requirement will be secured in the proposed zoning by-law.

The study concludes that through the avoidance of the natural heritage features, construction monitoring, effective mitigation of the development impacts, and the landscape architecture design plan, the result will be a net ecological benefit to the natural heritage system post-development. These specific measures will be secured through the site plan approval process.

## **Affordable Housing**

For sites greater than 5 hectares where additional height or density is sought, Official Plan Policy 3.2.1.9 establishes affordable housing as a first priority community benefit to be secured through Section 37 provisions. The policy requires that 20% of the additional residential units that result from increased planning permissions be affordable housing. At this time the total number of residential units to be built is unknown. As part of the senior's village the applicant is considering a range of housing uses in addition to self-contained dwelling units including care facilities providing accommodation, and other forms of housing with common facilities and services such as meals, laundry and assistance with daily living such as retirement homes, independent living units and assisted housing. This range of uses contributes to the full range of housing encouraged by the Official Plan.

The intent of the affordable housing requirement in 3.2.1.9 is to apply only to those residential uses that consist of self-contained dwelling units, whether for ownership or rental housing, and where there is no required purchase or use of services such as dining, laundry and other types of assistance with daily living. Retirement homes, care facilities, and other forms of accommodation that depend on common facilities such as dining do not generate a requirement for affordable housing. The applicant has advised that restrictions on conveying these lands combined with their vision for a hospital-centred campus with a senior's village means that ownership tenure is not contemplated. Any residential dwelling units for seniors and those with disabilities will be provided as rental housing.

The range of housing and accommodation uses being contemplated, including those with common facilities and services, may be largely or wholly market-based. The total number of housing units or beds could be just under 1,100. The provision of some affordable housing through the application of Policy 3.2.1.9 will be important to ensure a mix of housing by affordability and that residents, especially seniors and those with disabilities, of different income levels can be served and live in this community.

The affordable housing will all be affordable rental housing, of which very little is being provided in Toronto. In most large sites, the affordable housing requirement is provided with a mix of ownership and rental.

In recognition of this, and the other contributions that will be made by the development of the hospital lands, including the extension of the existing hospital and the possible provision of community services and facilities secured by a Section 37 Agreement if residential units are developed in Phase 3, it is appropriate to require affordable housing at a level of 15% rather than 20%. The draft Official Plan Amendment provides for the 15% on condition that zoning permissions are put in place to allow for a hospital expansion, respite care and/or nursing home facility; and that a community services and facilities study and implementation mechanism are secured if residential uses are built on Phase 3 lands.

## **Community Services**

West Park Healthcare Centre provides a variety of OHIP-funded Complex Continuing Care and Rehabilitation Programs and Services, on both an inpatient and ambulatory care basis. These services are available to anyone in the City of Toronto, or surrounding areas, who meet the admission criteria for the particular program. With hospital redevelopment and expansion, the hospital will have enhanced capacity to meet the healthcare needs of the community.

West Park also makes available rooms in the hospital, such as the auditorium, to certain community groups for their use during time periods the rooms are not utilized for hospital programs, and the request is one seen as being consistent with policies, rules and requirements of the Centre. It is expected that West Park will continue to make this meeting spaces available to community groups with which the Centre has developed relationships.

At this time the number of new residential units that may be built within the development is unknown. There is a potential for more than 1000 residential units or beds in the range of accommodation being contemplated on Phases 1 and 3 that may contain the seniors' village. It is recommended that community services and facilities needs assessment be undertaken and completed to assess the potential demand for these services and facilities prior to the removal of proposed "H" holding zoning for development of residential units in Phase 3. It is proposed that the Section 37 Agreement require that prior to the issuance of any building permit for a residential unit in Phase 3, the owner make the necessary arrangement, incorporating timing, and any required funds or securities to implement the conclusions of the Community Services and Facilities study for the development (Phases 1 and 3), to the satisfaction of the City.

## **Heritage/Art Features**

West Park Healthcare Centre has indicated that as a component of its redevelopment planning, it is committed to including architectural and landscape design features which enhance the campus environment for the patients of the hospital, staff and the community.

In particular, the remnants of the original Coach House, often referred to as the “ruins”, have been identified by the Weston Historical Society as an important part of West Park’s history, and also the history of Weston. While it is too early in the Centre’s planning to confirm exactly how these ruins will be integrated into the redeveloped campus, West Park Healthcare Centre will commit to an expenditure of \$25,000, as a Section 37 benefit, to be applied to the relocation and integration of this historical feature into the redevelopment or to other art features.

## **Archaeological Assessment**

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. The applicant has submitted a Stage 1 and 2 Archaeological Assessment Report. The submitted report indicates that there were no archaeological resources found on site.

The applicant is advised that in the event that:

- i) deeply buried archaeological remains are encountered on the property during construction activities, the owner should contact Heritage Preservation Services Unit and Ministry of Culture; and
- ii) human remains are encountered during construction, the owner should contact both the Ministry of Culture, and Registrar or Deputy Registrar of Cemeteries.

## **Toronto Green Standard**

On October 27, 2009, City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

West Park Healthcare Centre has submitted the Toronto Green Development Standard Checklist. West Park Healthcare Centre has indicated they are targeting LEED Silver for the proposed development.

The applicant is required to meet Tier 1 of the TGS. The applicant has indicated at this time they will not pursue Tier 2 of the Toronto Green Standard at this stage.

The site specific zoning by-law will secure performance measures for the following Tier 1 development features: Automobile Infrastructure and Cycling Infrastructure.



Performance measures for the Tier 1 development features will be secured through the Subdivision Approval process: Construction Activity and Stormwater Retention.

Other applicable TGS performance measures will be secured through the Site Plan Approval process for each phase of the development.

## **Section 37**

As described above, staff are recommending that Council require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* to secure certain community benefits as a result of the proposed increase in height and density. The Section 37 Agreement is also recommended to secure other matters specific to the development as a legal convenience.

The community benefits recommended to be secured in the Section 37 agreement are as follows:

1. The provision and maintenance of an affordable housing contribution of 15% of the new residential units proposed;
2. Prior to the occupancy of the addition to the hospital in Phase 2 the owner shall agree to provide the “Central Lawn” as "public-accessible, privately-managed" open space, subject to the usual City conditions for such public use of private space and at all times subject to closure for hospital use satisfactory to the Chief planner;
3. Prior to the issuance of any building permit for a residential unit in Phase 3, the owner make the necessary arrangement, including any required amendment to the Section 37 Agreement to secure such matters as may be required as a condition of the H removal from Phase 3, incorporating timing, and any required funds or securities to implement the conclusions of the Community Services and Facilities study for the development (Phases 1 and 3), to the satisfaction of the City;
4. \$25,000 shall be applied towards the relocation and integration of the remnants of the original Coach House into the redevelopment or towards other art features on the site; and
6. As part of the development of Block C, the owner shall implement the parking assessment and construction management plan to the satisfaction of the City.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

1. Introduce, at no cost to the municipality, any traffic control signal timing adjustments, including any hardware modifications, required at the Jane Street/Weston Road and Jane Street/Eglinton Avenue West intersections to facilitate forecast traffic to the subject development, which shall be completed to the satisfaction of Transportation Services;
2. As part of the Site Plan Approval process, the owner shall provide 1:50 scale drawings for representative portions of the buildings with building materials labelled to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
3. The owner shall incorporate in the construction of the building, and thereafter maintain, exterior building and landscape materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division and with respect to such matters as the Chief Planner and Executive Director, City Planning Division considers appropriate, the Owner shall; submit a letter from the architect confirming such requirements have been implemented; and
4. Prior to the first Site Plan Approval, the applicant submit a campus master plan (with a detailed phasing plan) and an application for a plan of subdivision, each satisfactory to the Chief Planner and Executive Director, City Planning Division.

### **Development Charges**

As the proposed zoning by-law for the site will be permit a range of residential, retail, office, institutional and hospital uses and the development will be phased in over a number of years, it is difficult to estimate the development charges for this project. The development charge for each building is assessed and collected upon issuance of the building permit.

### **Conclusions**

The proposed redevelopment of the West Park Health Care site will facilitate renewal of health care infrastructure; provide for appropriate amount of intensification; and better integrate the facility into the surrounding neighbourhood and it is recommended that the proposed official plan and zoning by-law amendments be approved.

**CONTACT**

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**SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

**ATTACHMENTS**

Attachment 1: Site Plan Phase 1

Attachment 2: Site Plan Phase 2

Attachment 3: Site Plan Phase 3

Attachment 4(A-E): Elevations

Attachment 5: Zoning

Attachment 6: Official Plan

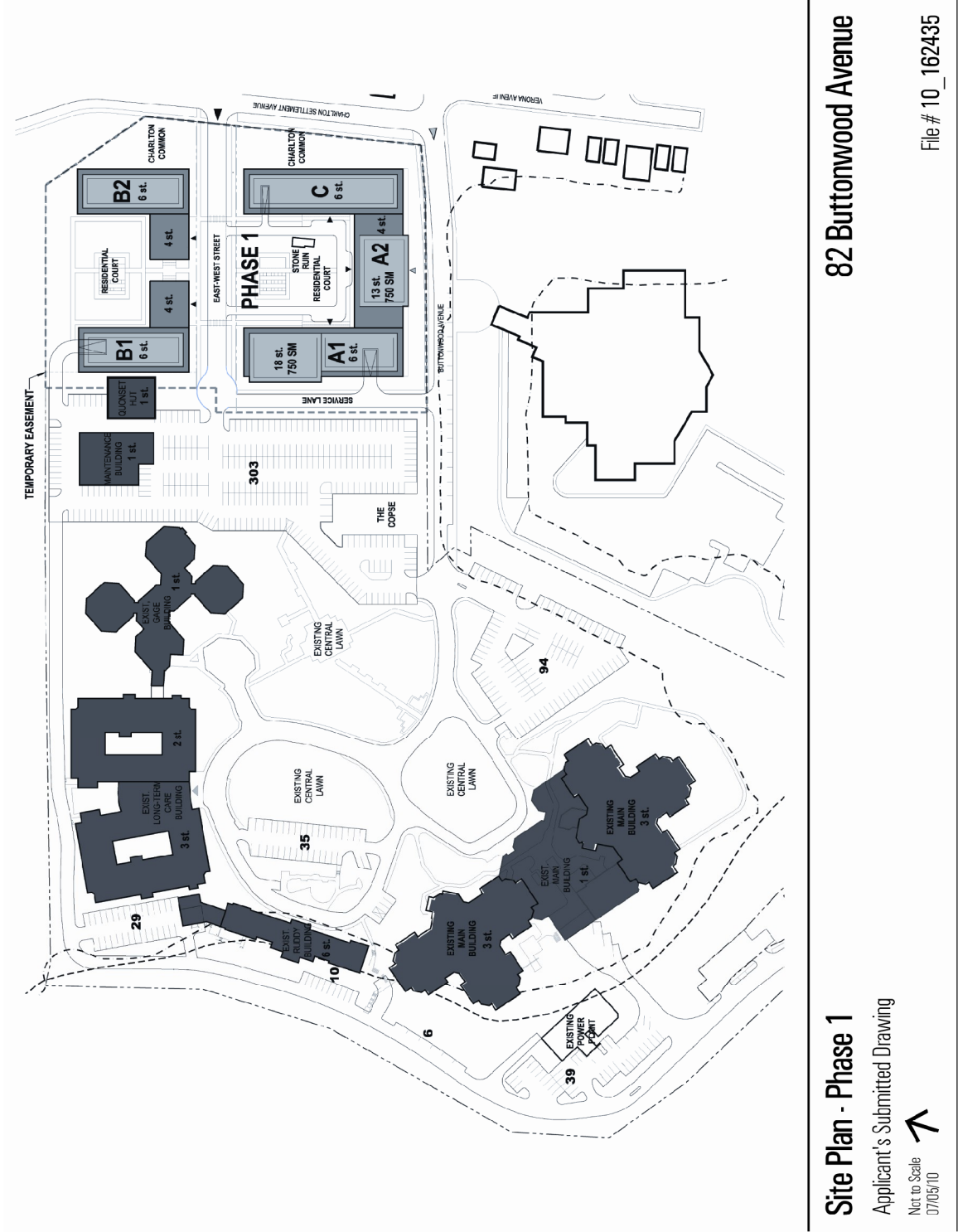
Attachment 7: Application Data Sheet

Attachment 8: Draft Official Plan Amendment

Attachment 9: Draft Zoning By-law Amendment

Attachment 10: Urban Design Guidelines

Attachment 1: Site Plan Phase 1



The site plan illustrates the proposed development at 130 The Corso, situated between East West Street and Easting Buttowood Avenue. The plan includes the following details:

- Existing Buildings and Landmarks:**
  - 130 THE CORSO:** A large existing building complex.
  - 250:** A large existing building complex.
  - 29:** An existing main building (3 st.).
  - 39:** An existing power plant (1 st.).
  - 65:** An existing main building (3 st.).
  - YORK HUMBER HIGH SCHOOL:** Located to the east of the site.
  - CHARLTON COMMON:** Located to the north of the site.
- Proposed Buildings and Landmarks:**
  - A1:** A new building (18 st., 750 SM, 6 st.).
  - A2:** A new building (13 st., 750 SM, 4 st.).
  - B1:** A new building (6 st., 4 st.).
  - B2:** A new building (6 st., 4 st.).
  - C:** A new building (6 st.).
  - NEW ADDITION TO MAIN BUILDING:** A new building (6 st., 3 st.).
  - EXISTING MAIN BUILDING:** A new building (3 st., 1 st.).
  - EXISTING MAIN BUILDING:** A new building (3 st., 3 st.).
- Streets and Access:**
  - EAST WEST STREET:** Running north-south along the western boundary.
  - EASTING BUTTOWOOD AVENUE:** Running east-west along the northern boundary.
  - SERVICE LANE:** A narrow lane running east-west between the existing and proposed buildings.
  - PRIVATE DRIVEWAY:** A driveway running north-south along the eastern boundary.
  - PROMONTORY:** A small area located between the existing and proposed buildings.
- Other Features:**
  - RESIDENTIAL COURT:** A small area located between the existing and proposed buildings.
  - STONE RUN RESIDENTIAL COURT:** A small area located between the existing and proposed buildings.
  - STREET LIGHTS:** Indicated by small circles along the streets.

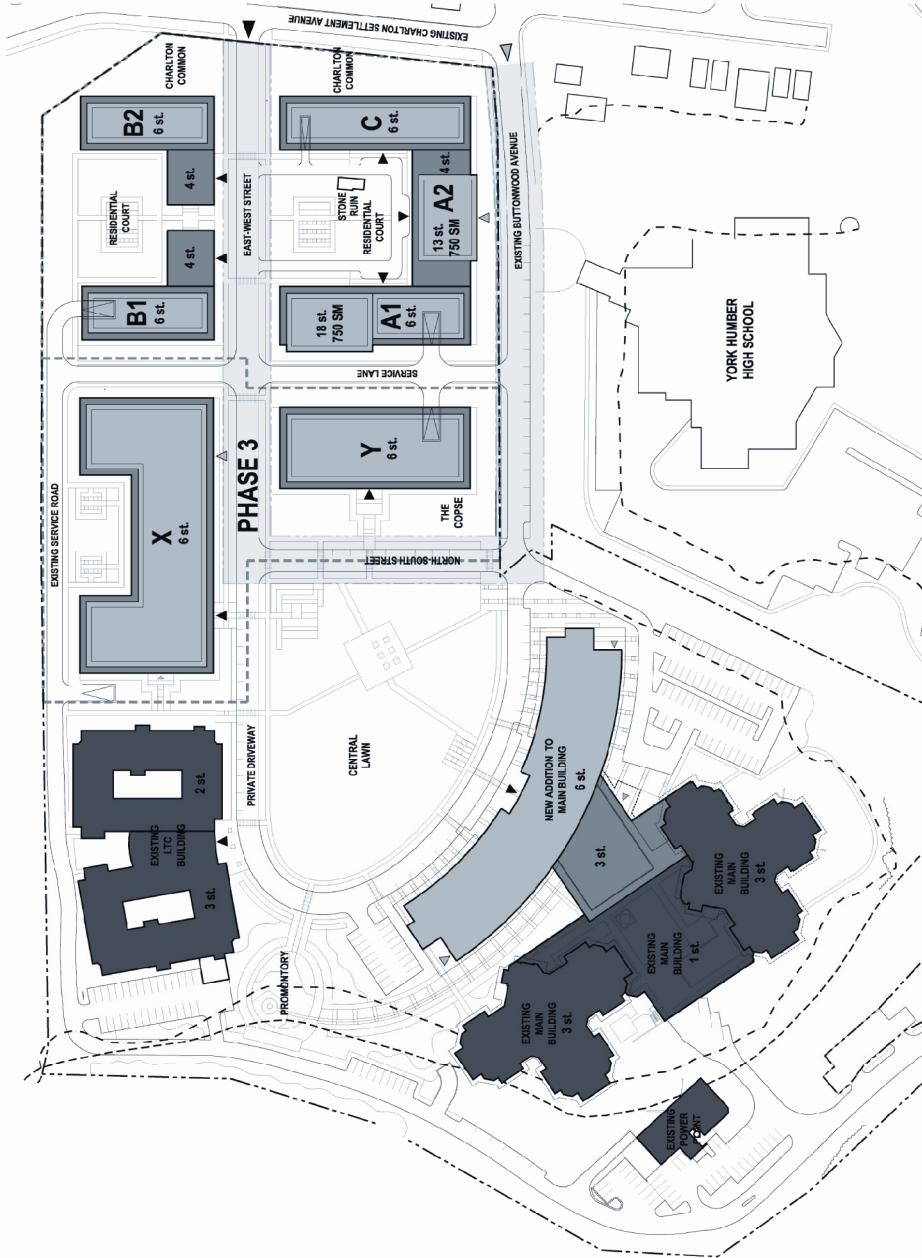
**82 Buttonwood Avenue**

Applicant's Submitted Drawing

Not to Scale  
07/05/10

File # 10 162435

# Attachment 3: Site Plan – Phase 3



## Site Plan - Phase 3

82 Buttonwood Avenue

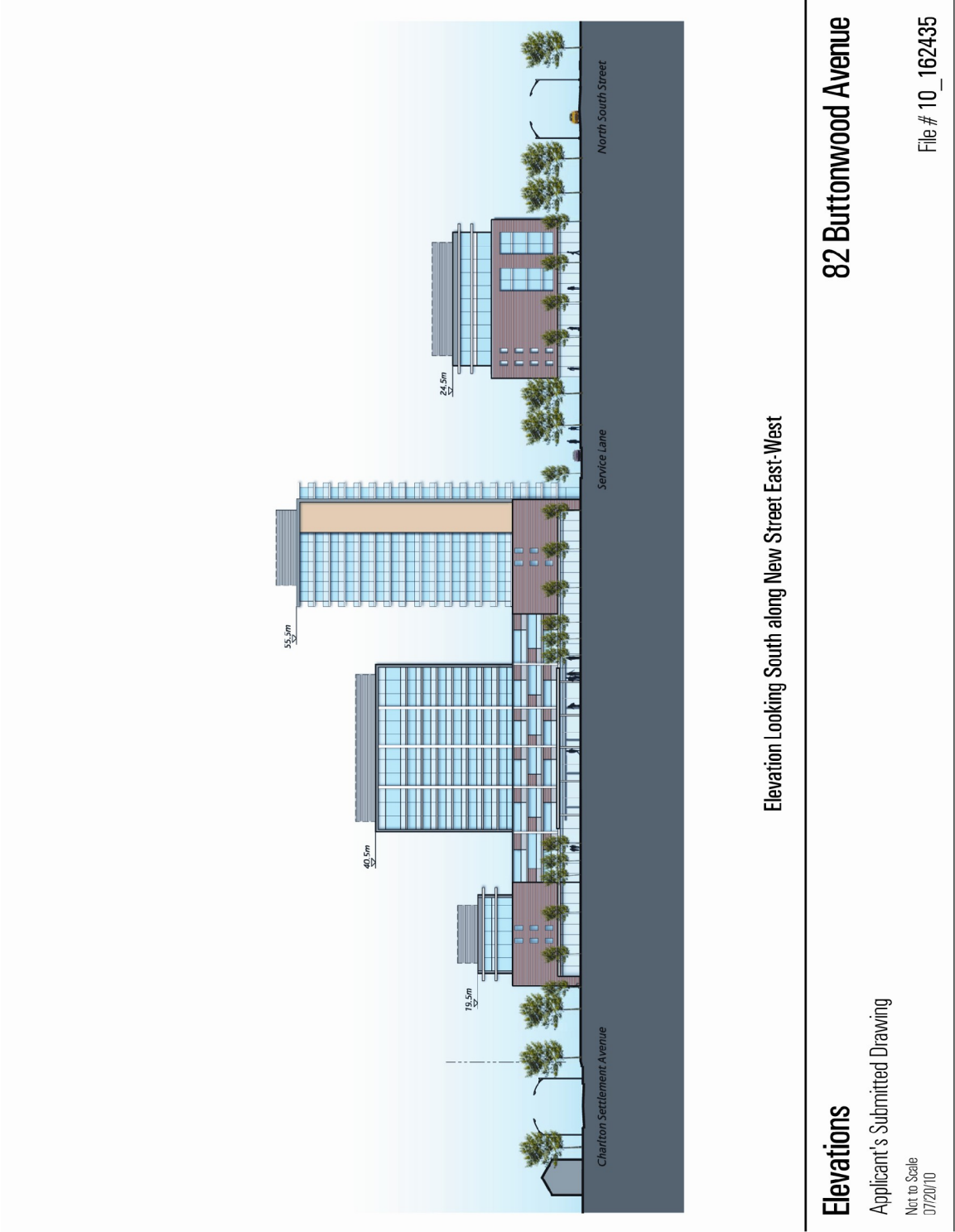
Applicant's Submitted Drawing

Not to Scale  
07/05/10



File # 10\_162435

Attachment 4A: Elevations

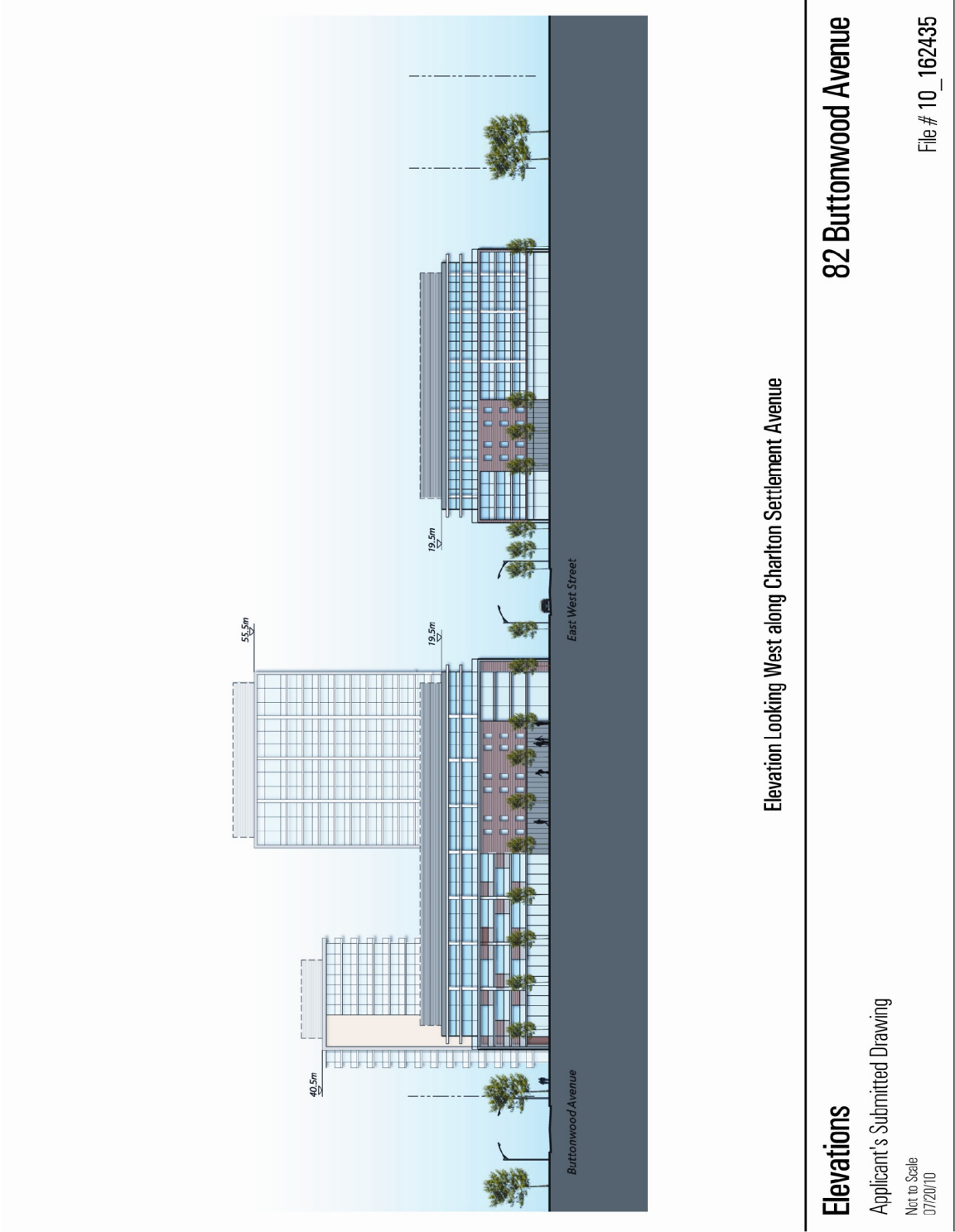


Attachment 4B: Elevations

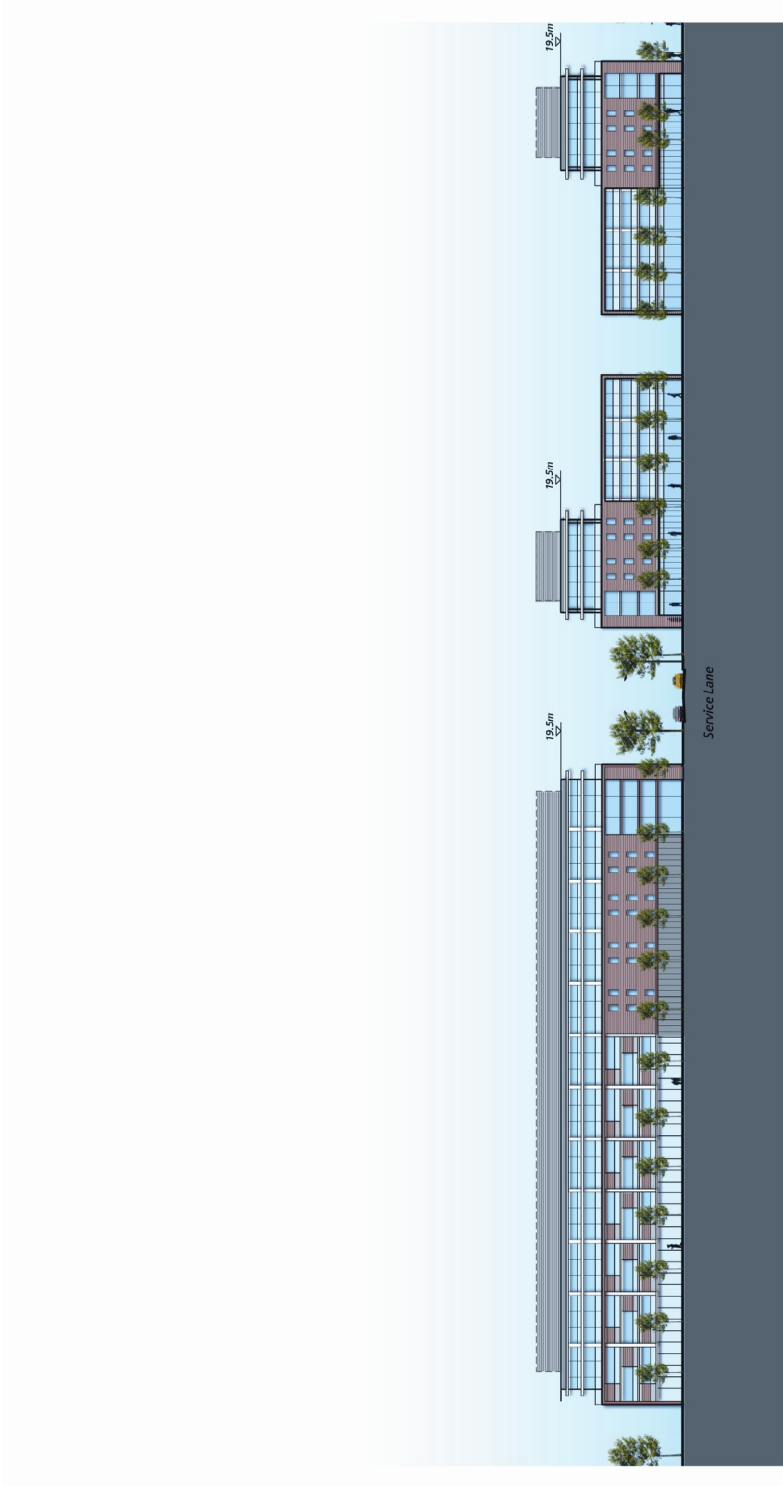





Attachment 4C: Elevations



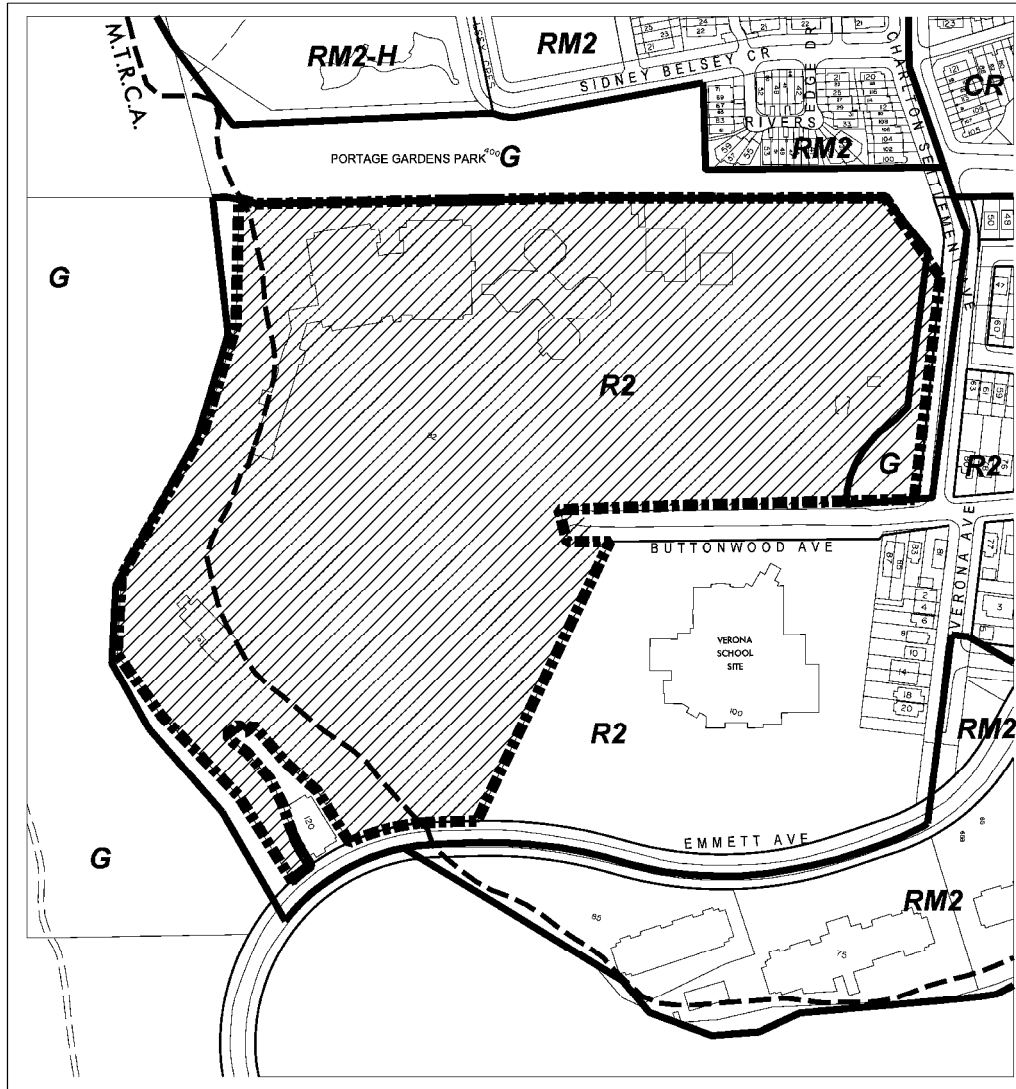
Attachment 4D: Elevations

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<p data-bbox="1218 1602 1261 1743"><b>Elevations</b></p> <p data-bbox="1276 1474 1310 1743">Applicant's Submitted Drawing</p> <p data-bbox="1318 1665 1364 1743">Not to Scale 07/20/10</p>	<p data-bbox="1218 298 1261 615"><b>82 Buttonwood Avenue</b></p>	<p data-bbox="1331 298 1364 466">File # 10_162435</p>

Attachment 4E: Elevations

	<p data-bbox="1149 827 1182 1255">Elevation Looking South along Private Driveway</p> <hr data-bbox="1205 281 1208 1759"/> <table border="0" data-bbox="1221 302 1369 1734"><tr><td data-cbox="752 704 843 826"><p data-bbox="1221 1604 1263 1734"><b>Elevations</b></p><p data-bbox="1279 1478 1312 1734">Applicant's Submitted Drawing</p><p data-bbox="1321 1667 1369 1734">Not to Scale 07/20/10</p></td><td data-cbox="752 144 843 704"><p data-bbox="1221 302 1263 617"><b>82 Buttonwood Avenue</b></p><p data-bbox="1338 302 1369 470">File # 10_162435</p></td></tr></table>	<p data-bbox="1221 1604 1263 1734"><b>Elevations</b></p> <p data-bbox="1279 1478 1312 1734">Applicant's Submitted Drawing</p> <p data-bbox="1321 1667 1369 1734">Not to Scale 07/20/10</p>	<p data-bbox="1221 302 1263 617"><b>82 Buttonwood Avenue</b></p> <p data-bbox="1338 302 1369 470">File # 10_162435</p>
<p data-bbox="1221 1604 1263 1734"><b>Elevations</b></p> <p data-bbox="1279 1478 1312 1734">Applicant's Submitted Drawing</p> <p data-bbox="1321 1667 1369 1734">Not to Scale 07/20/10</p>	<p data-bbox="1221 302 1263 617"><b>82 Buttonwood Avenue</b></p> <p data-bbox="1338 302 1369 470">File # 10_162435</p>		

## Attachment 5: Zoning



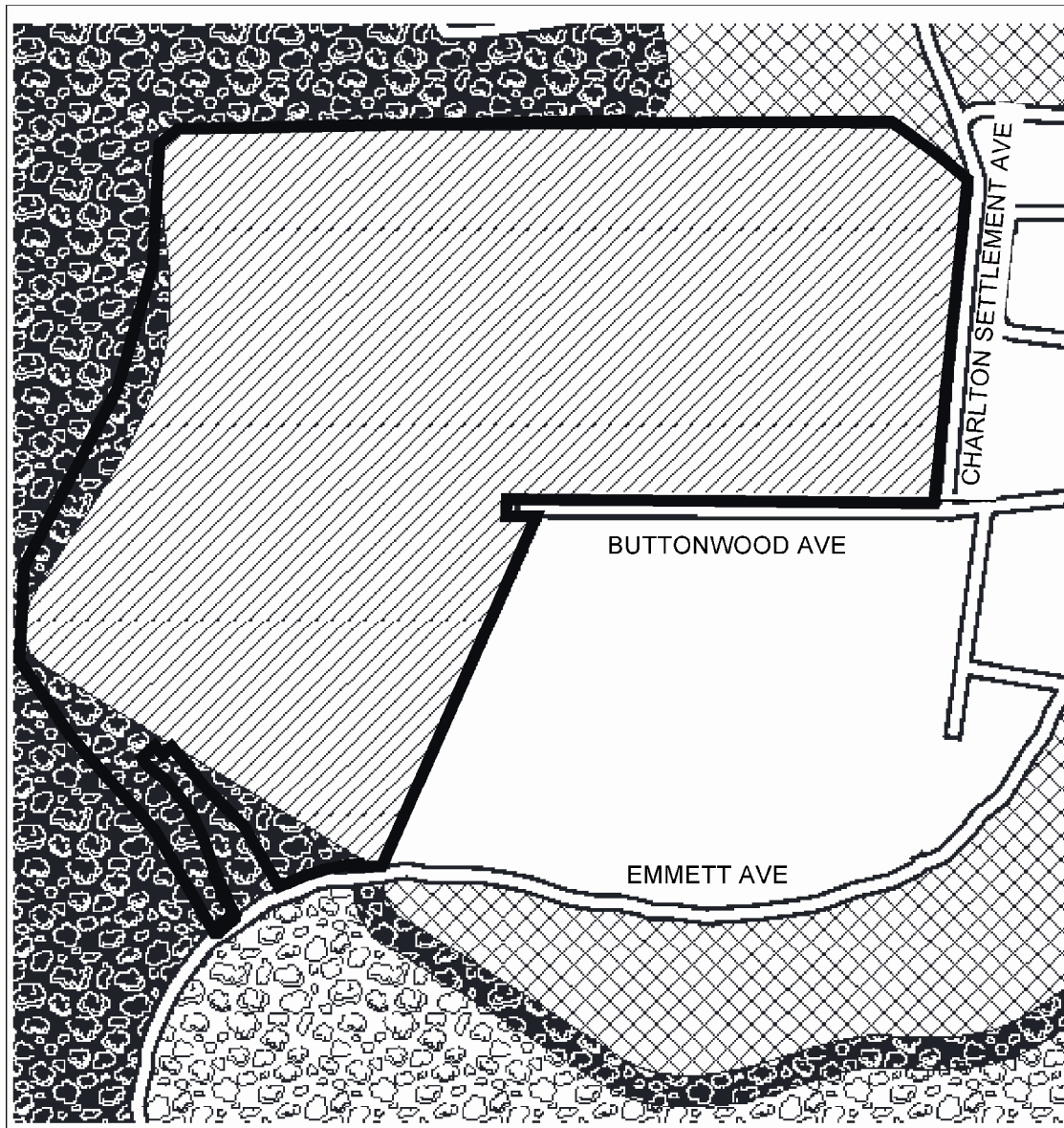
**Toronto** City Planning  
**Zoning**

**82 Buttonwood Ave**  
File # 10\_162435

Former York Zoning By-law 1-83  
R2 Residential Zone  
RM2 Residential Multiple Zone  
G Green Open Space

Not to Scale  
Zoning By-law 7625 as amended  
Extracted 07/21/2010/JM








## Attachment 6: Official Plan



**Toronto** City Planning  
Official Plan

**82 Buttonwood Ave**

File # 10\_162435

Parks & Open Space Areas		
 Site Location	 Natural Areas	 Institutional Areas
 Neighbourhoods	 Parks	
 Apartment Neighbourhoods	 Other Open Space Areas	

↑  
Not to Scale  
07/21/2010

## Attachment 7: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 162425 WET 11 OZ 08 231505 WET 11 OZ
Details	Rezoning, Standard	Application Date:	April 22, 2010 December 22, 2008

Municipal Address: 82 BUTTONWOOD AVENUE

Location Description: CON 5 WY W PT LT 2, PL 652 PT LT 7+ LTS 8-9, RP 64R16816 PT 1 & 2 \* EXEMPT PER SEC.3(1)6 OF THE ASSM'T ACT \* \*\*GRID W1105

Project Description: Proposed phased campus expansion and redevelopment to "West Park Healthcare Centre"

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
FASKEN MARTINEAU DUMOULIN			WEST PARK HOSPITAL

#### PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	Section 16(197)
Zoning:	R2 and G	Historical Status:	N/A
Height Limit (m):		Site Plan Control Area:	YES

#### PROJECT INFORMATION

Site Area (sq. m):	109600	Height:	Storeys:	16
Frontage (m):	0		Metres:	54
Depth (m):	0			
Total Ground Floor Area (sq. m):	58035			<b>Total</b>
Total Residential GFA (sq. m):	51076		Parking Spaces:	756
Total Non-Residential GFA (sq. m):	111308		Loading Docks	0
Total GFA (sq. m):	162384			
Lot Coverage Ratio (%):	52.9			
Floor Space Index:	1.47			

#### DWELLING UNITS

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

Tenure Type:	Rental, Condo, Other		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	51076	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):	111308	0
Total Units:	1095			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Gregory Byrne, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 394-8238</b>

## **Attachment 8: Draft Official Plan Amendment**

Authority: Etobicoke York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

### **CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

#### **To adopt Amendment No. 126 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2009 as 82 Buttonwood Avenue**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. The attached Amendment No. 126 to the Official Plan is hereby adopted pursuant to the *Planning Act*, , R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 126 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2009 AS**  
**82 Buttonwood Avenue**

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The Official Plan of the City of Toronto is amended as follows:

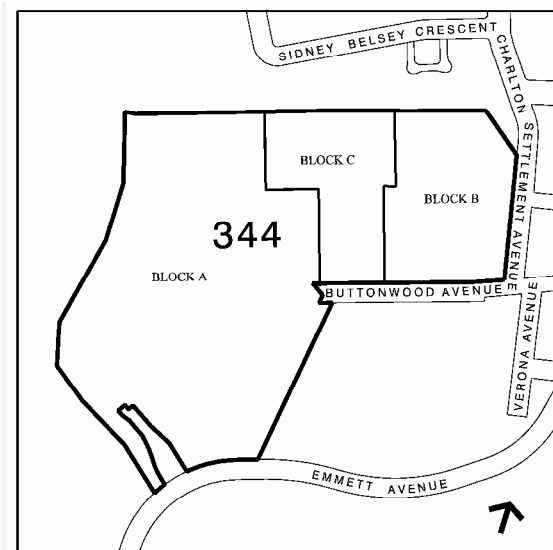
1. Chapter 7, Site and Area Specific Policies, is amended by adding the following Site and Area Specific Policy No. 344 for the lands known municipally in 2009 as 82 Buttonwood Avenue:

**“344. 82 Buttonwood Avenue**

- a) Development of the lands will include expansion of the hospital on Block A and development of complementary uses on Block B and Block C that include a residential seniors’ village incorporating a range of seniors’ accommodation and may include long-term care facilities, assisted living units, and/or rental and condominium seniors’ residential units with ancillary office, retail and personal service uses.
- b) Development will proceed generally in accordance with the design guidelines entitled “West Park Healthcare Centre Urban Design Guidelines”, and dated June 28, 2010, and prepared by Montgomery Sisam Architects, as adopted by Council at its meeting of August 25 and 26, 2010.
- c) The lands will be developed in phases with a network of public and private streets, sidewalks and private open spaces, which will serve to integrate the lands with the surrounding urban fabric.
- d) Development of the lands will proceed by plan of subdivision in a phased manner and subject to the criteria in Section (e)(ii).
- e) Despite Policy 3.2.1.9 of the Official Plan, the provision of 20 per cent of the residential dwelling units as affordable housing units is not required provided that:
  - i. 15 per cent of the residential dwelling units constructed after August 26, 2010 are provided and maintained as affordable rental housing units;



- ii. a community services and facilities strategy and implementation mechanism for development in Blocks B and C are provided if any residential uses are proposed for Block C; and
- iii. a hospital expansion, respite care and/or nursing home facility is provided in one of the phases of the redevelopment plan for the lands.”



2. Map 25, Site and Area Specific Policies, is amended by adding the lands known municipally in 2009 as 82 Buttonwood Avenue shown on the map above as Site and Area Specific Policy No. 344.

## **Attachment 9: Draft Zoning By-law Amendment**

Authority: Etobicoke York Community Council Item ~ [or Report No. ~, Clause No. ~] as  
adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

### **CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend the former City of York Zoning By-law No. 1-83, as amended,  
With respect to the lands municipally known as,  
82 Buttonwood Ave**

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

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

WHEREAS Section 5.1.1 of the City of Toronto Official Plan contains provisions relating to the authorization of increases in density and height of development; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of a municipality may, in a By-law passed under Section 34 of the *Planning Act*, authorize increases in the height and density of development otherwise permitted by the By-law that will be permitted in return for the provision of such facilities, services and matters as set out in the By-law; and

WHEREAS subsection 37(3) of the *Planning Act*, provides that, where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the Municipality may require the owner to enter into one or more agreements with the Municipality dealing with the facilities, services and matters; and

WHEREAS the owners of the lands referred to herein have elected to provide the facilities, services and matters as hereinafter set forth; and

WHEREAS the increase in density and height of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands in Section 8 of the former City of York Zoning By-law No. 1-83, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by one or more agreements between the owners of such lands and the City of Toronto

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

1. That Section 6 of Zoning By-law No. 1-83, as amended, be further amended by adding a new Subsection (82) as follows:

## LANDS – WEST PARK HEALTHCARE CENTRE – BUTTONWOOD AVENUE

### (82) MAP 22

By changing the area shown on District Map 22, more particularly shown on Schedule “A” attached hereto, from a Green Open Space District (G) and an R2-Residential Zone (R2) to the following designations R2 S16(197) and R2-H S16(197) each as shown on Schedule A.

2. That Section 16 of Zoning By-law 1-83, as amended, be further amended by deleting subsection (197) and replacing it with the following:

### (197) LANDS – WEST PARK HEALTHCARE CENTRE – BUTTONWOOD AVENUE

Notwithstanding any provisions of this By-law, the lands municipally known as 82 Buttonwood Avenue (the West Park Healthcare Centre), in the former City of York, as shown as R2 S16(197) and R2-H S16(197) on Schedule ‘A’ as attached, may be used for following purposes:

- a) on Block A:
  - I. a hospital;
  - II. a respite care facility;
  - III. uses incidental and accessory to a hospital or respite care facility; and
  - IV. a nursing home.
- b) on Blocks B and C:
  - I. a hospital;
  - II. a respite care facility;
  - III. uses incidental and accessory to a hospital or respite care facility;
  - IV. a nursing home;
  - V. a retirement home;
  - VI. a residential care home;
  - VII. independent living units;
  - VIII. an apartment building;
  - IX. medical offices;
  - X. ancillary retail stores; and,
  - XI. ancillary personal service establishments,

provided that the following regulations are complied with:

#### A. General Regulations Applying to Blocks A, B and C:

- a) the use of lands below the long term stable top-of-slope, plus a 10 metre buffer of the main Humber River Valley and adjacent remnant valleys shall be limited to open space and conservation uses. Buildings, structures driveways and parking

areas existing at the time of passage of the by-law to introduce this provision may continue to exist but may not be expanded;

- b) all new buildings to be erected on site after the passage of the by-law to introduce this provision shall be located within the building envelopes as shown on Schedule 'A' or as provided in Section B(a). All new driveways and parking areas shall be set back a minimum of 10 metres from the long term stable top-of-slope of the main Humber River Valley and adjacent remnant valleys;
- c) parking shall be provided in accordance with the provisions of By-law 1-83, with the exception of the following:
  - i) a minimum of 1.3 parking spaces per bed for the uses identified as I to III in Sections a) and b) above, of which a minimum of 0.2 spaces per bed shall be for visitors;
  - ii) a minimum of 0.5 parking spaces per bed for the uses identified as IV to VI in Sections a) and b) above, of which a minimum of 0.1 spaces per bed shall be for visitors;
  - iii) a minimum of 0.6 parking spaces per unit for the use identified as VII in Section b) above, of which a minimum of 0.1 spaces per bed shall be for visitors;
  - iv) for the use identified in VIII in Section b) above, parking shall be provided in accordance with the provisions of Section 3.2.1 of By-law 1-83, except that visitor parking shall be provided at a minimum rate of 0.2 spaces per unit;
  - v) a maximum of 50% of the visitors' spaces required for the uses identified as IV to VIII in Sections a) and b) above may be provided in a shared parking arrangement with parking serving the uses identified as I to III and IX to XI in Sections a) and b) above; and
  - vi) a minimum of 1.0 parking space for every 47 square metres of gross floor area for the uses identified as IX to XI in Section b) above;
- d) the required parking spaces may be located anywhere within Blocks A, B or C;
- e) bicycle parking shall be provided in accordance with the following:
  - i) a minimum of 0.06 long-term bicycle parking spaces for each 100 square metres of interior floor area and a minimum of 3 plus 0.06 short-term bicycle parking spaces for each 100 square metres of interior floor area for the uses identified as I to IV in Sections a) and b) above;
  - ii) a minimum of 0.7 long-term bicycle parking spaces and a minimum of 0.08 short-term bicycle parking spaces per bed/unit for the uses identified as V to VIII in Section b) above;
  - iii) a minimum of 0.1 long-term bicycle parking spaces for each 100 square metres of interior floor area and a minimum of 3 plus 0.1 short-term bicycle parking spaces for each 100 square metres of interior floor area for the use identified as IX in Section b) above; and

- iv) a minimum of 0.13 long-term bicycle parking spaces for each 100 square metres of interior floor area and a minimum of 3 plus 0.25 short-term bicycle parking spaces for each 100 square metres of interior floor area for the uses identified as X and XI in Section b) above;
- f) if the calculation of minimum bicycle parking spaces in accordance with paragraph (e) results in a fraction of a space being required, the number of spaces must be rounded up to the next whole number;
- g) a bicycle parking space shall have the following dimensions:
  - 1. if located in a horizontal position (on the ground):
    - i) minimum length of 1.9 metres;
    - ii) minimum width of 0.6 metres; and
    - iii) minimum vertical clearance from the ground of 1.2 metres; and
  - 2. if located in a vertical position (on the wall):
    - i) minimum length or vertical clearance of 1.9 metres;
    - ii) minimum width of 0.6 metres; and
    - iii) minimum horizontal clearance from the ground of 1.2 metres;
- h) a minimum of 50% of the long-term bicycle parking spaces shall not be in a vertical position;
- i) an area to be used to provide bicycle parking spaces shall have a minimum vertical clearance of 1.9 metres;
- j) long-term bicycle parking spaces shall be located in a secure, weather protected and enclosed bicycle area;
- k) if the requirement for short-term bicycle parking is more than 10 spaces, at least 50% of the required short-term bicycle parking spaces are to be located in a weather protected bicycle parking area at grade;
- l) for the uses identified as I to IV and IX to XI in Sections a) and b) above, bicycle parking spaces shall be located a maximum of 30 metres from the pedestrian entrance to the principal building;
- m) for the uses identified as I to IV and IX to XI in Sections a) and b) above, long-term bicycle parking spaces shall be located outside at grade, on the ground floor of the building, or on the first floor of the building below grade that is used for vehicular parking spaces;
- n) for the uses identified as V to VIII in Section b) above, long-term bicycle parking spaces shall be located on the ground floor of the building, or on the first floor of the building below grade that is used for vehicular parking spaces;
- o) shower and change facilities for employees are to be provided for each gender at the following rate for the uses identified as I to III in Sections a) and b) above:

- i) none if less than 5 required bicycle parking spaces;
  - ii) 1 for 5 to 60 required bicycle parking spaces;
  - iii) 2 for 61 to 120 required bicycle parking spaces;
  - iv) 3 for 121 to 180 required bicycle parking spaces; and
  - v) 4 for more than 180 required bicycle parking spaces;
- p) a bicycle parking space shall be located within the same building as the use for which it is required;
- q) loading spaces shall be provided in accordance with Section 3.2.2 of By-law 1-83 with the exception of the following:
  - i) a minimum of 2 loading spaces at 17.0m (length) x 3.0m (width) x 4.0m (height); 1 loading space at 10.0m (length) x 3.0m (width) x 4.0m (height); and 4 loading spaces at 6.0m (length) x 3.0m (width) x 4.0m (height) shall be provided in Block A, for the uses identified as I to III in Section a) above;
- p) for the use identified as VIII in Section b) above, a minimum of 4.0 square metres of amenity space shall be provided for each dwelling unit in accordance with following:
  - i) a minimum of 2.0 square metres for each dwelling unit must be indoor amenity space;
  - ii) a maximum of 25% of the outdoor component may be in the form of a green roof; and
  - iii) a minimum of 40.0 square metres must be outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space;

**B. Regulations Applying to Block A only:**

- a) any proposed building or additions to existing buildings to be constructed after August 26, 2010 shall be set back a minimum of:
  - i) 115 metres from the north lot line;
  - ii) 45 metres from the west lot line;
  - iii) 100 metres from the south lot line; and
  - iv) 20 metres from the east lot line;
- b) the maximum height of all buildings shall be 25 metres, excluding mechanical penthouse, parapets, terrace guards and dividers, planters, railings, decorative screens, window washing equipment, structures for noise attenuation, outside or open air recreation, safety or wind protection purposes in addition to the height exemptions listed in Section 3.7.1 of By-law 1-83;
- c) the maximum gross floor area of all buildings shall be 71,000 square metres;
- d) the maximum number of beds associated with the uses identified as I to III in Section a) above shall be 405; and

- e) the maximum number of beds associated with the use identified as IV in Section a) above shall be 200;

C. Regulations Applying to Blocks B and C:

- a) all buildings shall be located within the building envelopes as shown on Schedule 'B', with the exception of balconies, awnings, lighting fixtures, ornamental elements, trellises, window sills, balustrades, stairs, stair enclosures, wheelchair ramps, underground garage ramps, landscape features and ornamental elements;
- b) the maximum height of all buildings shall be as shown on Schedule 'B', excluding mechanical penthouse, parapets, terrace guards and dividers, planters, railings, decorative screens, window washing equipment, structures for noise attenuation, outside or open air recreation, safety or wind protection purposes in addition to the height exemptions listed in Section 3.7.1 of By-law 1-83; and
- c) for any portion of a building located having a height greater than 26 metres, the maximum gross construction area per floor shall be 750 square metres;

D. Regulations Applying to Block B only:

- a) the maximum gross floor area of all buildings shall be 53,500 square metres, of which the maximum gross floor area for all ancillary office, retail store and personal service establishment uses located within buildings used for one or more of the uses identified as IV to VIII in Section b) above shall be 1,500 square metres;
- b) the maximum number of beds and/or residential units associated with the uses identified as IV to VIII in Section b) above shall be 645;

E. Regulations Applying to Block C only:

- a) prior to the lifting of the Holding (H) Provision, the following conditions shall be fulfilled:
  - i) a traffic study will be undertaken which demonstrates, to the satisfaction of the General Manager of Transportation Services, that sufficient transportation infrastructure is available to accommodate the additional gross floor area proposed;
  - ii) a parking assessment and construction management plan will be undertaken to the satisfaction of the City; and
  - iii) a community services and facilities needs assessment study shall be completed to the satisfaction of the Chief Planner and Executive Director City Planning Division, if an indication is provided to the City that residential uses will be developed on the Block.
- b) prior to the lifting of the Holding (H) provision existing buildings, uses and surface parking shall be permitted;

- c) following the lifting of the Holding (H) provision, the uses listed in Section b) above shall be permitted on Block C;
- d) following the lifting of the Holding (H) provision, within Block C the maximum gross floor area of all buildings shall be 38,500 square metres; and
- e) following the lifting of the Holding (H) provision, within Block C the maximum number of beds and/or residential units associated with the uses identified as IV to VIII in Section b) above shall be 450.

F. For the purpose of subsection (197) the following definitions shall apply:

“Established Grade” shall mean a geodetic elevation of 124.3 metres above sea level for Block A and a geodetic elevation of 125.5 metres above sea level for Blocks B and C.

“Height” shall mean the vertical distance between the Established Grade and the highest point of the roof in the case of a flat roof, or the average height halfway up in the case of pitched roofs.

“Apartment Building” shall mean a building that has at least five dwelling units, with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance directly from outside or through a common inside area, and shall not include a common dining area.

“Hospital” shall mean premises used as a private or public hospital under Province of Ontario legislation for the care or treatment of: persons afflicted with or suffering from sickness, disease or injury; convalescent or chronically ill persons; persons suffering from substance addictions; and/or persons suffering from emotional, psychological or mental disorders.

“Independent Living Units” shall mean premises used for independent living accommodation for senior citizens and for persons with disabilities, which shall be associated with common dining and lounge areas within the premise.

“Nursing Home” shall mean premises used to provide living accommodation and regular nursing care for persons of any age and which contains personal and medical care facilities, common lounges and dining areas.

“Residential Care Home” shall mean supervised living accommodation: licensed or funded under Province of Ontario or Government of Canada legislation; for persons requiring semi-independent or group living arrangements by reason of their emotional, mental, social or physical condition or legal status; for more than ten persons, exclusive of staff; and it may include associated support services.

“Respite Care Facility” shall mean premises used for the provision of short-term non-emergency services for the supervised care of people of any age, in order to provide relief to their caregivers. A respite care facility may include the provision of services, such as: preventive medicine; counselling; social, recreational or educational programs and/or day or overnight care.



“Retirement Home” shall mean premises used for semi-independent living accommodation for senior citizens primarily in bed-sitting rooms, with common dining and lounge areas.

“Long-Term Bicycle Parking” shall mean bicycle parking spaces for use by the occupants or tenants of a building.

“Short-Term Bicycle Parking” shall be bicycle parking spaces for use by visitors to a building.

- G. All other provisions of this By-law shall continue to apply except in the case where provisions of this Subsection are in conflict in which case the provisions of this Subsection shall prevail.
- H. The provisions of this Subsection shall apply collectively to the lands shown on Schedule ‘B’, notwithstanding any future long-term lease, partition or division of the lands.

## SECTION 37

- I. Pursuant to Section 37 of the *Planning Act*, the heights and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including the provision by the owner of the Lands of the facilities, services and matters set out in Section K hereof, to the City at the owner’s sole expense and in accordance with and subject to the agreement referred to in Section J of this By-law.
- J. Upon execution and registration of an agreement or agreements with the owner of the Lands pursuant to Section 37 of the *Planning Act* securing the provision of the facilities, services or matters set out Section K hereof, the Lands are subject to the provisions of this By-law, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the owner may not erect or use such building until the owner has satisfied the said requirements.
- K. The facilities, services and matters set out herein are the matters required to be provided by the owner of the Lands at its expense to the City in accordance with an agreement or agreements, pursuant to Section 37(3) of the *Planning Act*, in a form satisfactory to the City with conditions providing for indexing escalation of both the financial contributions and letters of credit, indemnity, insurance, GST, termination and unwinding, and registration and priority of agreement:
  - a) The owner agrees not to occupy the addition to the existing main hospital building on Block A, until the owner had made necessary arrangements to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the General Manager, Parks Forestry and Recreation and the City Solicitor to provide the use of the “Central Lawn” area on Block A as Publicly accessible, privately managed open space for as long as the West Park Healthcare Centre continues in operation on the lands.

- b. The Owner shall provide and maintain 15% of the residential dwelling units constructed after the passage of the by-law to introduce this provision as affordable rental housing units as set out in Appendix 1 hereof.
  - c. Prior to the issuance of any building permit on Block A, the owner shall demonstrate to the satisfaction of the Chief Planner and Executive Director, City Planning Division the owner has expended the amount of \$25,000 toward the relocation and or/integration of the remnants of the original Coach House into the existing development or any development that is under construction at the time, or alternatively, the owner provide to the satisfaction of the Chief Planner and Executive Director, City Planning Division a letter of credit in the amount of \$25,000 (less any amount already expended) and a plan for the expenditure of \$25,000 toward the relocation and/or integration of the Coach House into the development or toward other art features on the Lands.
  - d. Prior to the issuance of any building permit for a premises containing a residential unit on Block C, the owner shall make necessary arrangements including any required amendment to the Section 37 Agreement to secure such matters as may be required as a condition of the H removal from Block C, incorporating timing, and any required funds or securities to implement the conclusions of the Community Services and Facilities study for the development (Phases 1 and 3), to the satisfaction of the City, having regard to the nature of the Phase 3 development.
  - e. As part of the Site Plan Approval Process, the owner shall provide 1:50 scale drawings for representative portions of the buildings with building materials labelled to the satisfaction of the Chief Planner and Executive Director.
  - f. The owner shall incorporate in the construction of the building, and thereafter maintain, exterior building and landscape materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division; in accordance with approved site plan drawings.
  - g. As part of the development of Block C, the owner shall implement the parking assessment and construction management plan to the satisfaction of the City.
- 6.** Within the lands shown on Schedule B attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
  - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

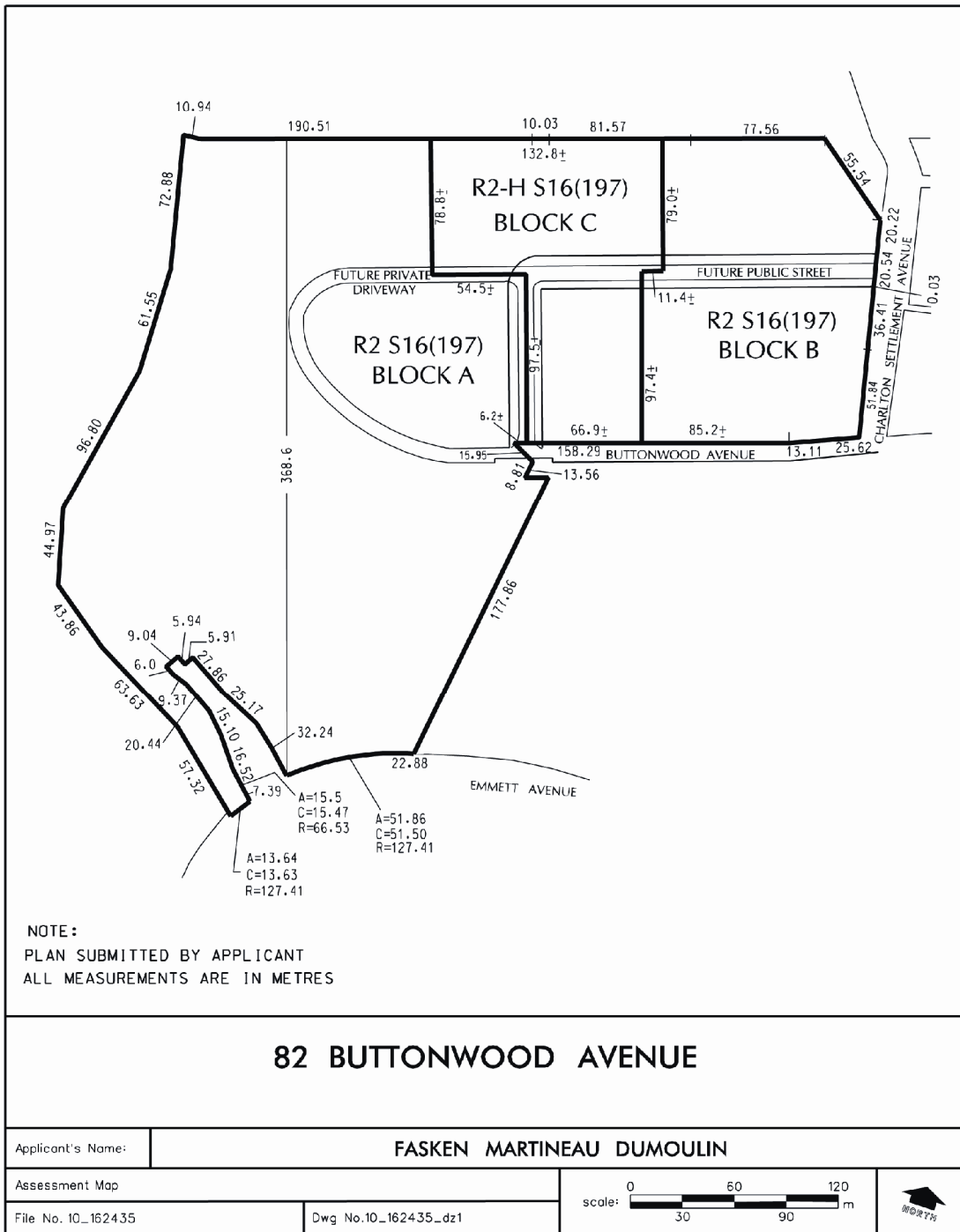
3. Subject to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, this By-law shall come into force and effect on the date of its passing

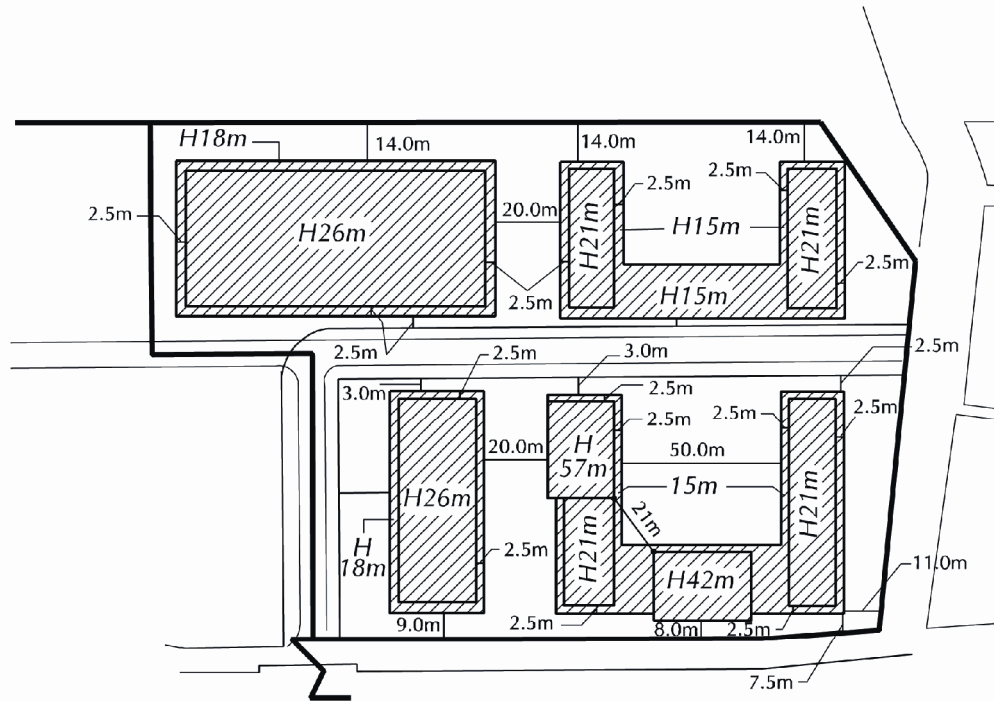
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)





 BUILDING ENVELOPE

## 82 BUTTONWOOD AVENUE

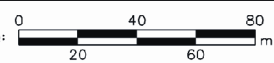
Applicant's Name:

FASKEN MARTINEAU DUMOULIN

Assessment Map

File No. 10\_162435

Dwg No. 10\_162435\_dz2

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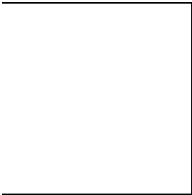


## **Appendix 1 to By-law and to Subsection 16(197)**

### **Affordable Rental Housing**

The owner shall provide and maintain as affordable rental housing at least 15% of all residential rental dwelling units as follows:

1. The affordable rental housing is to be developed prior to or concurrently with the development of the other residential dwelling units. Residential dwelling units are those that do not have as a condition of occupancy or rental the required purchase of services such as housekeeping, meals or assistance with daily living.
2. The unit mix by bedroom type for the affordable rental units shall consist of the same unit mix, in proportion, as that of the other residential dwelling units.
3. For a period of at least 20 years the affordable rental units shall be maintained as rental dwelling units, and during this 20 year period, no application shall be made to convert the units to non-rental purposes or to demolish the units without providing for their replacement.
4. At such time as the 20 year period has expired, the affordable rental units shall be maintained as rental dwelling units unless and until such time as the Owner has applied for and obtained final approval of any planning permissions necessary to delete the requirement that the Owner provide and maintain such units as rental dwelling units and any other applicable by-laws or legislation which are in force and effect at that time which might otherwise prevent the demolition or conversion of such rental dwelling units.
5. The owner shall provide and maintain affordable rents charged to the tenants who rent each affordable rental unit for a period of at least 10 years from the date of initial occupancy of each unit, as follows:
  - a. the maximum rent at initial occupancy of each of the affordable rental units shall be no more than the average market rent in the City of Toronto for the same unit type as reported by Canada Mortgage and Housing Corporation in the most recent year-end annual Rental Market Report
  - b. affordable rents includes charges for heat, water and hydro, but not parking and cable television or the cost of any other optional purchase of services such as meals, housekeeping or assistance with daily living that may be made available to tenants of the rental housing units
  - c. upon turnover during the initial 10 year period, the rent charged to any new tenant for an affordable rental unit shall be no more than the greater of the most recently charged rent or the average market rent in the City of Toronto for the same unit type as reported by Canada Mortgage and Housing Corporation in the most recent year-end annual Rental Market Report

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- d. over the course of the initial 10 year period, annual rent increases shall not exceed the annual provincial rent increase guideline and, if applicable, permitted above guideline increases, until the tenancy ends or the 10<sup>th</sup> anniversary of the tenancy, whichever occurs first, with provisions for phasing in rent increases after the 10<sup>th</sup> anniversary of their tenancy.
  - e. after the end of the initial ten year period, upon vacancy, the rent for an affordable rental unit shall be established without any restrictions from the terms of the Section 37 Agreement
  - f. the maximum monthly charge for parking for a tenant in an affordable rental unit shall be subject to restrictions set out in the Section 37 Agreement