

825 Coxwell Ave - OPA & Rezoning - Preliminary Report

Date:	July 13, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 31 – Beaches-East York
Reference Number:	10-194423 STE 31 OZ

SUMMARY

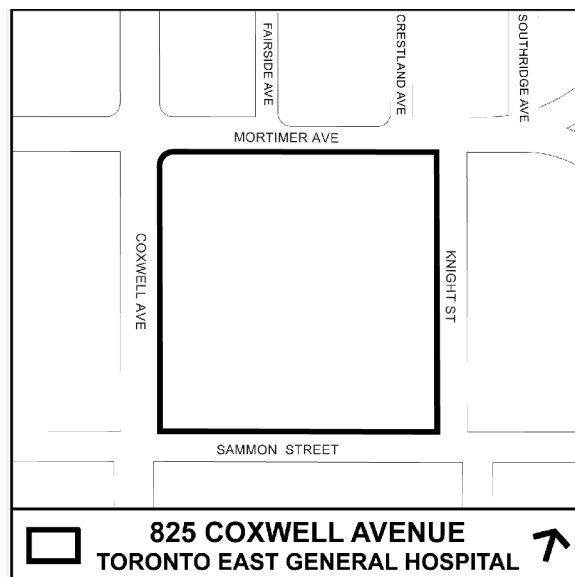
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to establish building envelopes to permit the phased redevelopment of the Toronto East General Hospital located at 825 Coxwell Avenue.

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

A community consultation meeting is targeted in the winter of 2010 - 2011, with the statutory meeting targeted for late spring 2011. The target date assumes that the applicant will provide all of the required information in a timely manner.

The application has been circulated to City departments and external agencies, where appropriate, for comment.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 825 Coxwell Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposal is for the phase redevelopment of a large proportion of the existing hospital. The Master Plan submitted with the application outlines the timing and phasing of the redevelopment:

“Timing and Phasing

The Toronto East General Hospital Master Plan is a vision for the long-term, phased redevelopment of the majority of the site. The first Phase is expected to move forward as soon as funding comes available, anticipated in the short term. The second Phase of development is not anticipated for at least 15-20 years. Additional Phases of development beyond the next 15-20 years are included in the master plan to accommodate the future needs of the Hospital. For all Phases of development, Toronto East General Hospital must maintain full operations. The demolition process is divided into sub-phases to ensure that replacement beds and services are constructed before existing spaces are removed.

Phase 1

The first Phase of the Toronto East General Hospital redevelopment will replace some of the oldest and most dysfunctional clinical spaces, with a new fit-for-purpose in-patient

wing and podium. It will consist of 35,556 square metres of new Gross Floor Area and the demolition of the A, B, C, E, & F wings (see Attachment 1 which outlines each wing). The majority of the new Coxwell open space is also constructed in Phase 1, with the exception of the area occupied by the existing D-wing. The D-wing will provide space for some of the Hospital's administration services until Phase 2 is constructed. Phase 1 also includes a new Hospital drop-off and a below-grade parking garage. The below-grade garage will allow enough spaces to meet the on-site parking demand as well as alleviate parking demand on neighbourhood streets, while transportation demand management measures are getting underway. The oxygen tanks located on Sammon Avenue are relocated to Mortimer Avenue to make room for the new inpatient wing.

Phase 2

The second Phase of development completes the Sammon Avenue frontage with the removal of K-wing. The majority of the Coxwell Avenue frontage is also completed at this time with a new in-patient wing and podium extending from the existing J-wing. Phase two also expands the below-grade parking garage under the area vacated by the D-wing and introduces a second garage entrance from Mortimer Avenue.

Phase 3

Phase 3 results in the full build out of the site and the redevelopment of the Knight Street frontage. The existing parking garage and surface parking lot are replaced by new clinical spaces and below-grade parking.”

Site and Surrounding Area

The property bounded by Coxwell Avenue, Mortimer Avenue, Knight Street and Sammon Avenue is occupied by the Toronto East General Hospital, with the building being constructed in phases between 1927 and 2001.

The property is abutted by low density residential on the Mortimer Avenue, Knight Street and Sammon Avenue frontages. Immediately across the street from the Hospital on Coxwell Avenue is RH McGregor Elementary School and the former East York Board of Education offices, which are currently being used for medical office purposes.

Provincial Policy Statement and Provincial Plans

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

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems

and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto. City Council's planning decisions are required to conform, or not conflict, with the Greenbelt Plan.

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

Official Plan

The Official Plan designates the site 'Institutional' which permits a hospital. There is no applicable Secondary plan.

Policy 4.8.5.1 of the Official plan 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;
- 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.”

Zoning

The property is zoned R2A in the former borough of East York Zoning By-law 6752. The R2A zoning allows for a range of residential and institutional uses, as well as uses such as community centres, libraries, schools and places of worship.

In addition to the general provisions, By-law 6752 contains exceptions related to the subject property which permit the existing hospital as built, as well as unbuilt planned additions to the hospital. The most significant of the unbuilt permissions is for a 10 storey (plus mechanical penthouse) addition along the Sammon street frontage.

Site Plan Control

A Site Plan Control application has not been submitted to date.

Tree Preservation

The property includes 54 trees, 33 of which are located on City property. Many of the City owned trees and private trees are proposed for removal at various times during the staging of development.

Reasons for the Application

The proposed master plan redevelopment differs with respect to building location, density and height from the various approvals previously given during the evolution of the hospital. Site specific Official Plan and Zoning By-law permissions will be required to accommodate the phased redevelopment.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Site Master Plan
- Sun/Shadow Study
- Environmental Site Assessment
- Environmental summary letter
- Geotechnical Investigation
- Toronto Green Standard Checklist
- Heritage Impact Study
- Stormwater Management Report
- Arborist Report
- Urban Transportations Considerations.

A Notification of Complete Application was issued on July 9, 2010.

Issues to be Resolved

Reconstruction of the Toronto East General Hospital will represent a significant physical change to this city block. Like other hospitals currently going through redevelopment, Toronto East General Hospital faces the challenge of reconstructing its capital facilities while maintaining the same level of service.

The proposal seeks Official Plan and zoning by-law permissions to accommodate full build out of the entire block, while recognizing that Site Plan Approval will be required in the future for each individual phase of the development.

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

- a. The appropriateness of the proposed density and massing resulting from the redevelopment of the entire site and the potential impacts resulting from the massing on the surrounding neighbourhood.
- b. The physical relationship of the new development to the public realm surrounding the site and opportunities to improve the public realm, including publicly accessible open spaces.
- c. Shadow impacts of the proposed development.
- d. The heritage impact of the proposed demolition of portions of the existing building.
- e. The traffic impact of the proposed redevelopment and the adequacy of the proposed parking supply.
- f. The appropriateness of the access, servicing and loading layouts proposed.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Phase 1 Site Plan

Attachment 2: Site Plan at final Build Out

Attachment 3: West Elevation

Attachment 4: North Elevation

Attachment 5: East Elevation

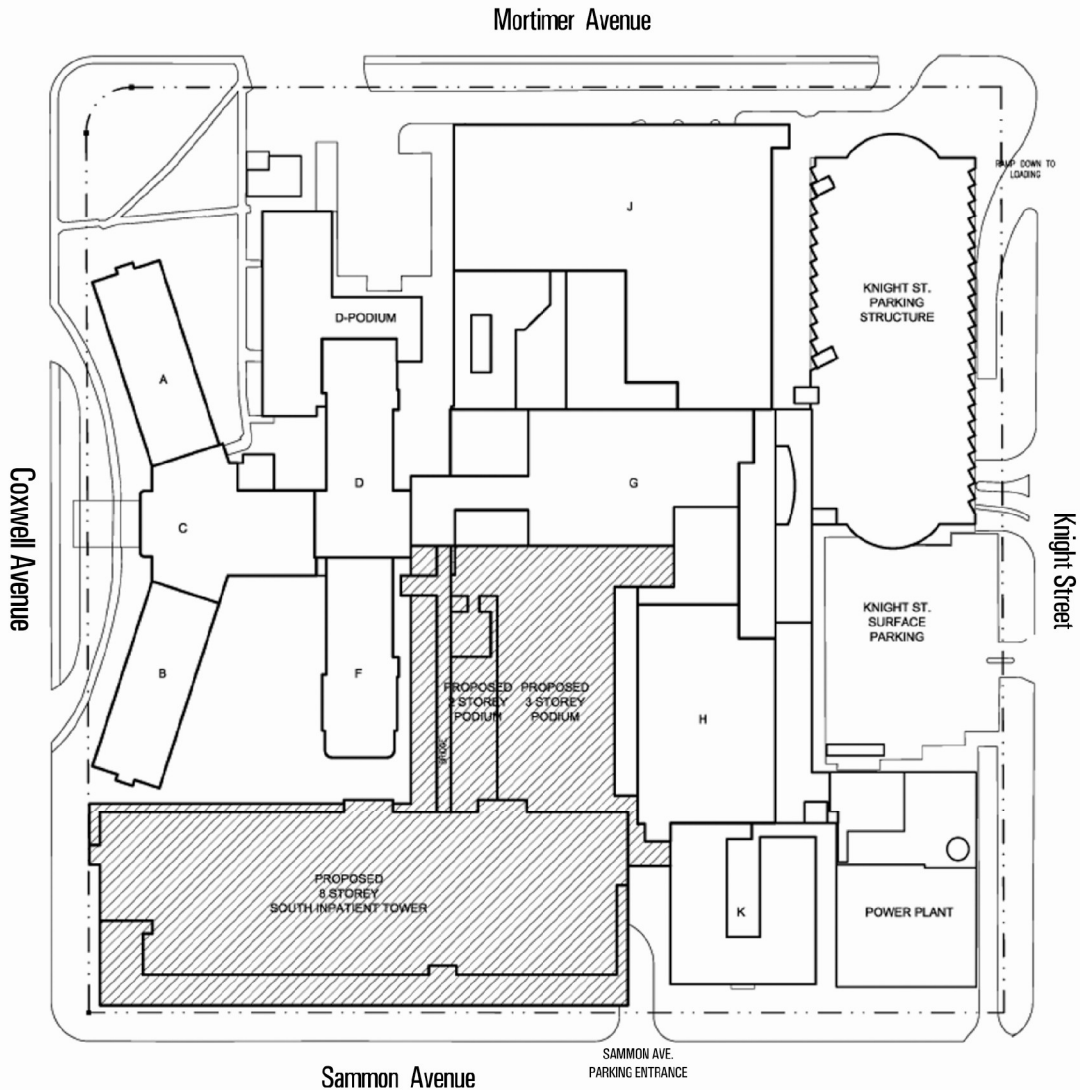
Attachment 6: South Elevation

Attachment 7: Zoning

Attachment 8: Official Plan

Attachment 9: Application Data Sheet

Attachment 1: Phase 1 Site Plan



PHASE 1

Site Plan

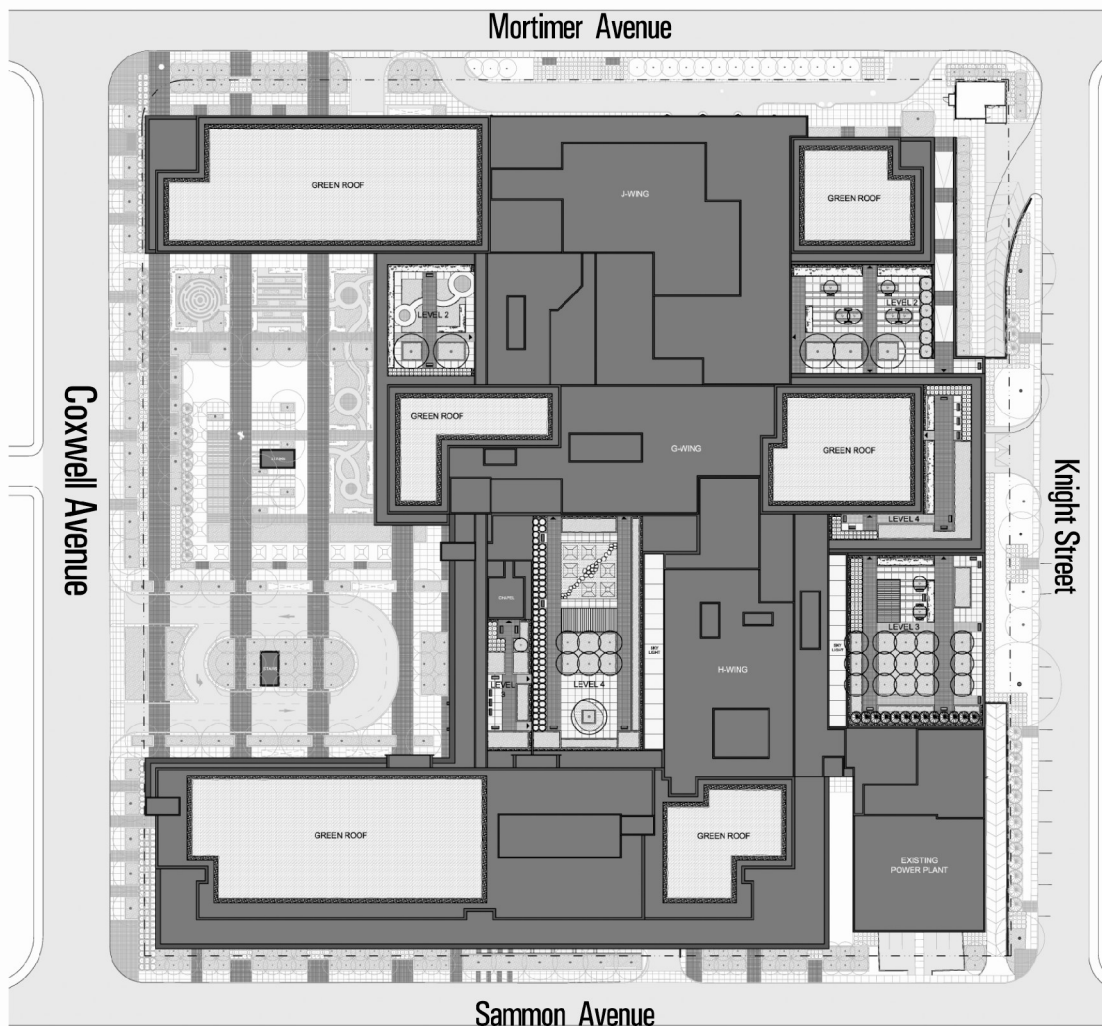
Applicant's Submitted Drawing

Not to Scale
07/07/10

825 Coxwell Avenue
Toronto East General Hospital

File # 10_194423

Attachment 2: Site Plan at Final Build Out



Final Build Out of Master Plan

Applicant's Submitted Drawing

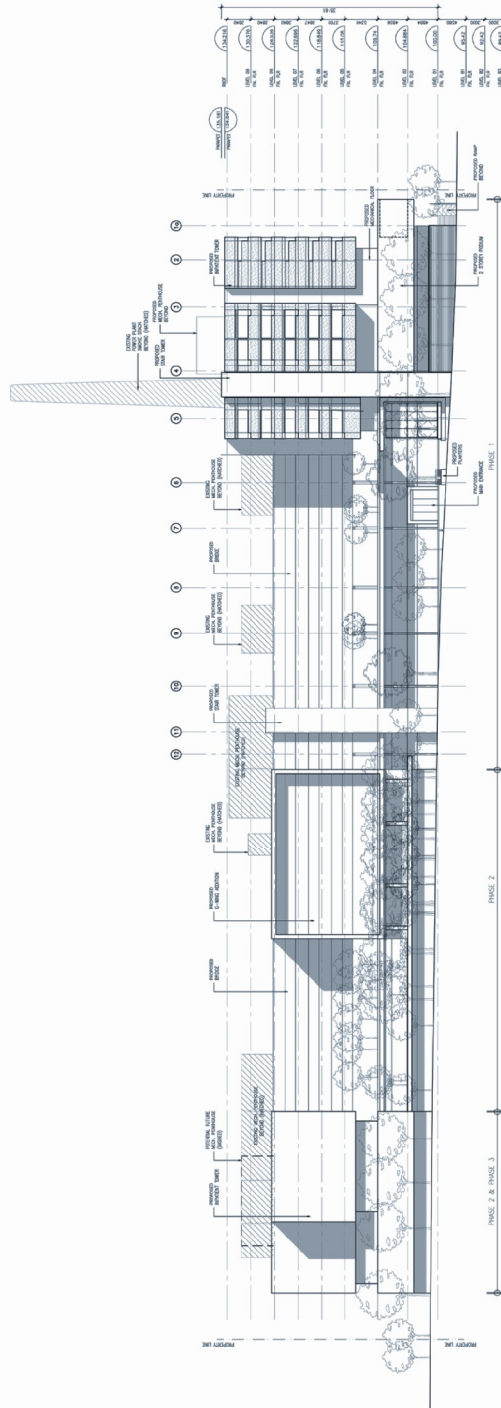
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**825 Coxwell Avenue
Toronto East General Hospital**

File # 10_194423

Attachment 3: West Elevation

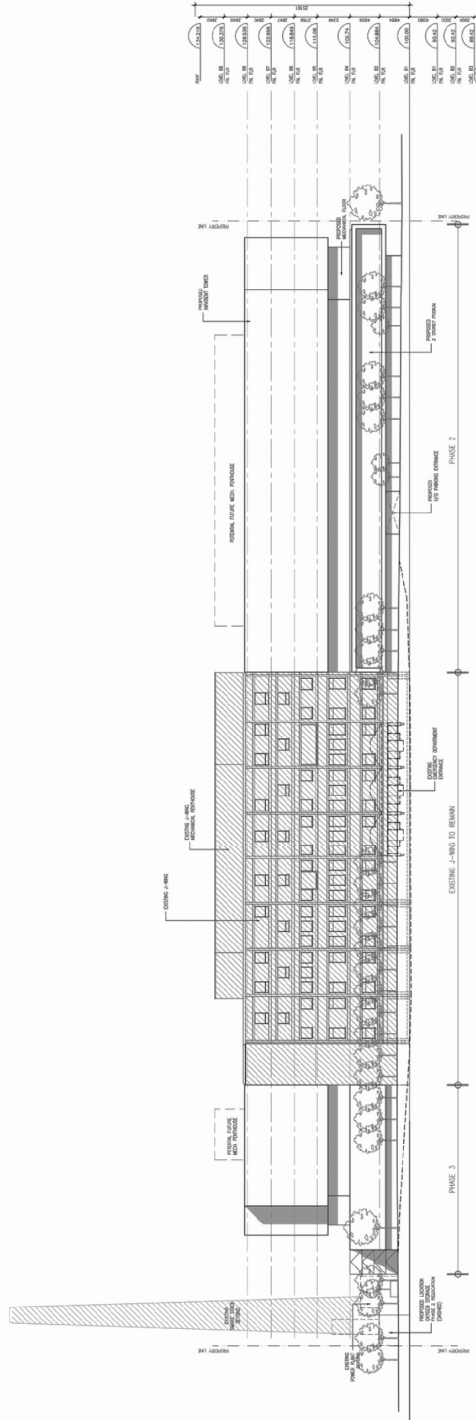


WEST Elevation

Elevations
Applicant's Submitted Drawing
 Not to Scale
 07/08/10

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Attachment 4: North Elevation

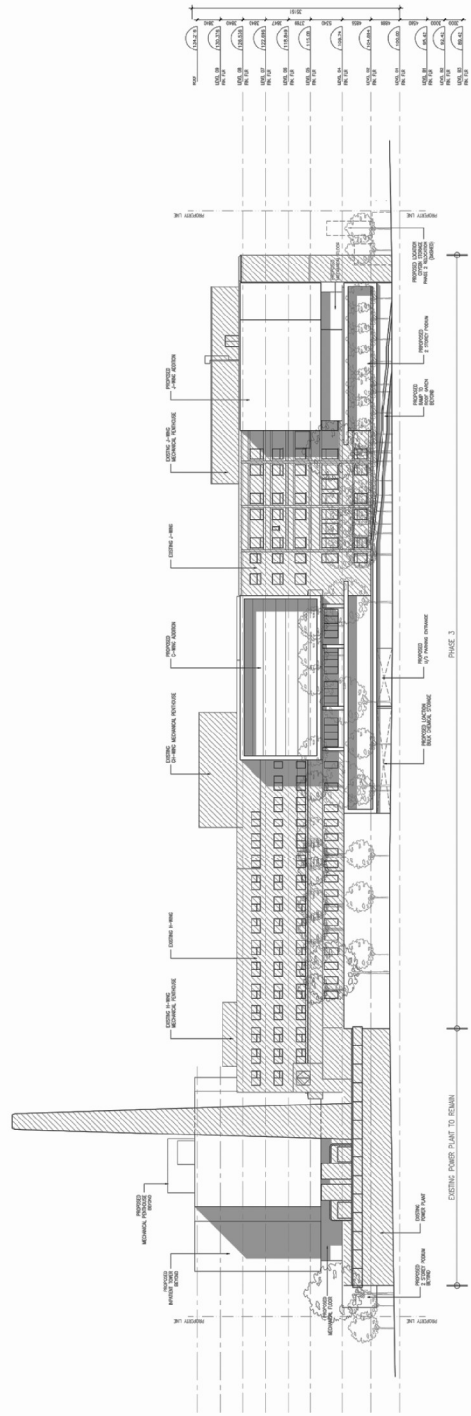


NORTH Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 07/08/10

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Attachment 5: East Elevation

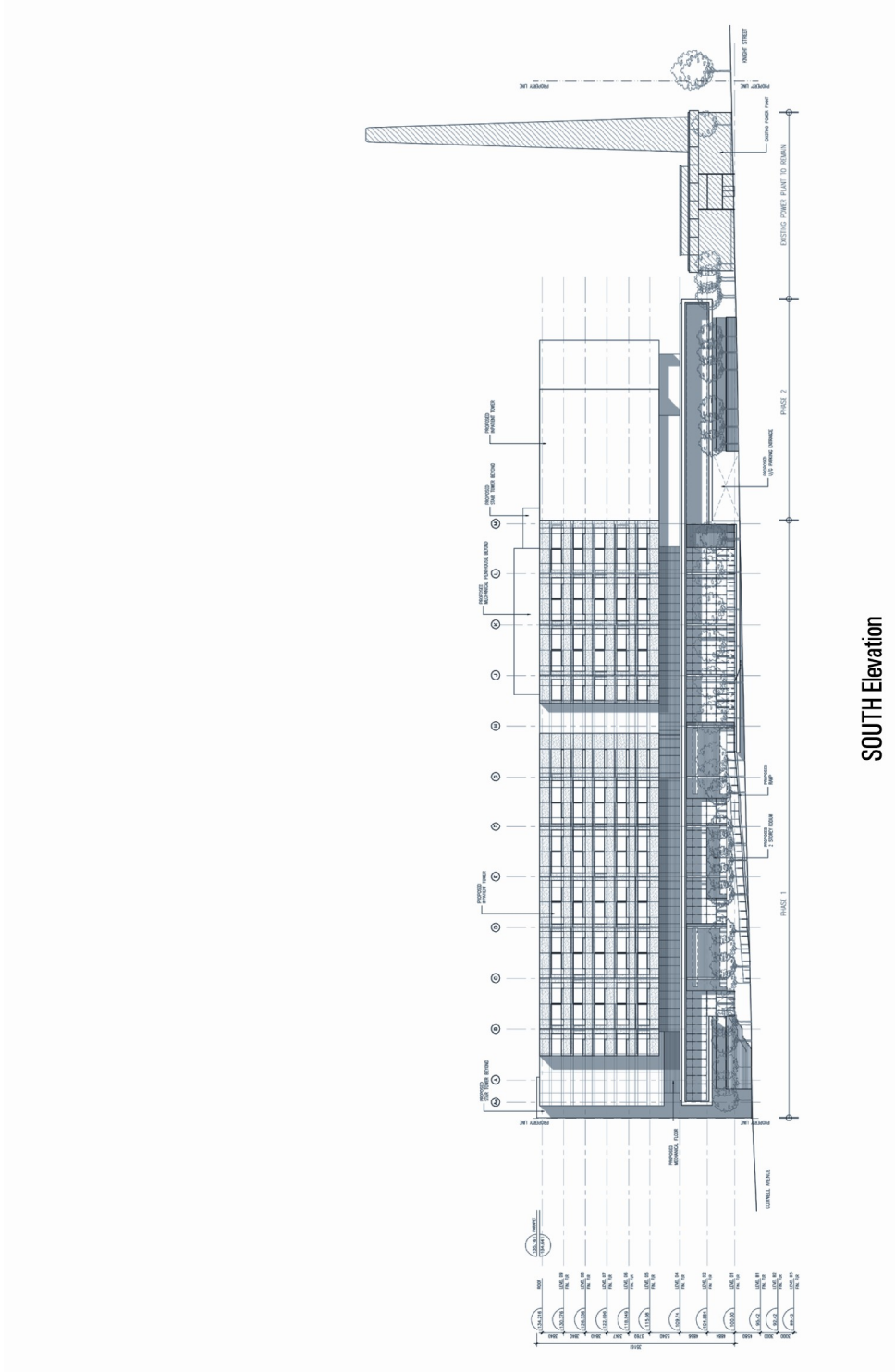


EAST Elevation

Elevations
 Applicant's Submitted Drawing
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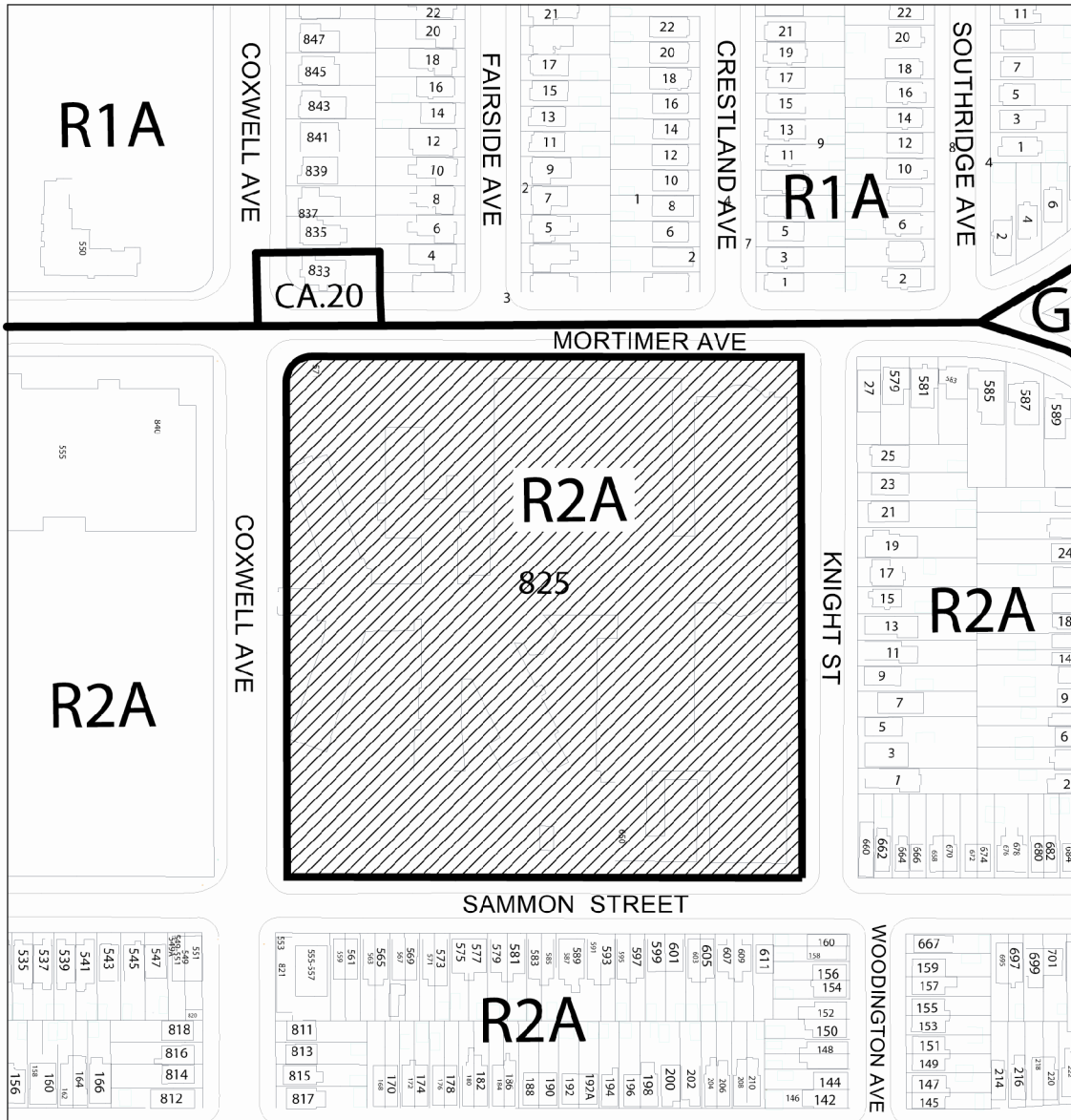
Attachment 6: South Elevation



Elevations
 Applicant's Submitted Drawing
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Attachment 7: Zoning



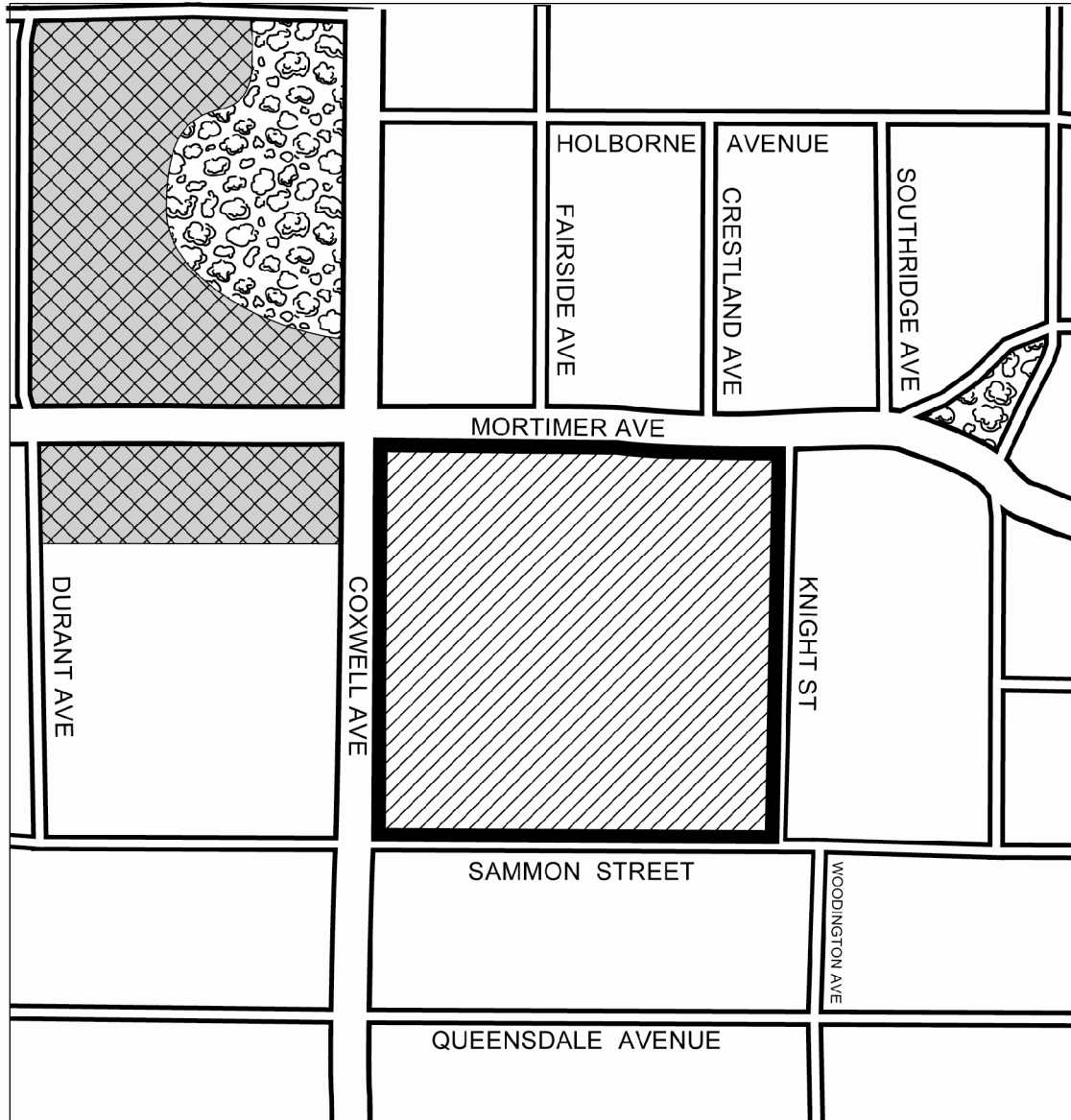
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- Site Location
- R1A Low Density Residential CA Commercial Site Specific
- R2A Medium Density Residential
- G Conservation

Not to Scale
 Zoning By-law 6752 as amended
 07/07/10 - MH

Attachment 8: Official Plan



TORONTO City Planning
Official Plan

825 Coxwell Avenue
Toronto East General Hospital

File # 10_194423



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 Not to Scale
 07/07/10

Attachment 9: Application Data Sheet

Application Type	Official Plan Amendment	Application	10 194423 STE 31
	& Rezoning	Number:	OZ
Details	OPA & Rezoning, Standard	Application Date:	June 11, 2010
Municipal Address:	825 COXWELL AVE		
Location Description:	PL 2250 BLK C **GRID S3107		
Project Description:	Master plan for the redevelopment of Toronto East General Hospital		

Applicant:	Agent:	Architect:	Owner:
Borden Ladner Gervais LLP			Board of Governors

PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	Yes
Zoning:	R2A	Historical Status:	NA
Height Limit (m):	8.5	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	34514	Height: Storeys:	8
Frontage (m):	177.79	Metres:	35.2
Depth (m):	187.02		
Total Ground Floor Area (sq. m):	19715.81		Total
Total Residential GFA (sq. m):	0	Parking Spaces:	946
Total Non-Residential GFA (sq. m):	123491	Loading Docks	9
Total GFA (sq. m):	123491		
Lot Coverage Ratio (%):	57.1		
Floor Space Index:	3.58		

DWELLING UNITS

Tenure Type:

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

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	123491	0

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