

2075 Bayview Avenue, Sunnybrook Hospital – Partial removal of the Holding (H) Symbol – Final Report

Date:	October 14, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	11 277982 NNY 25 OZ

SUMMARY

This application proposes a 113 m² one-storey addition to the west side of the existing J Wing located on the southeast portion of the Sunnybrook Hospital at 2075 Bayview Avenue. The addition requires a partial removal of the holding symbol (H) to permit an increase in density bringing the total gross floor area of the hospital campus to 259,593 m² or a 0.66 Floor Space Index.

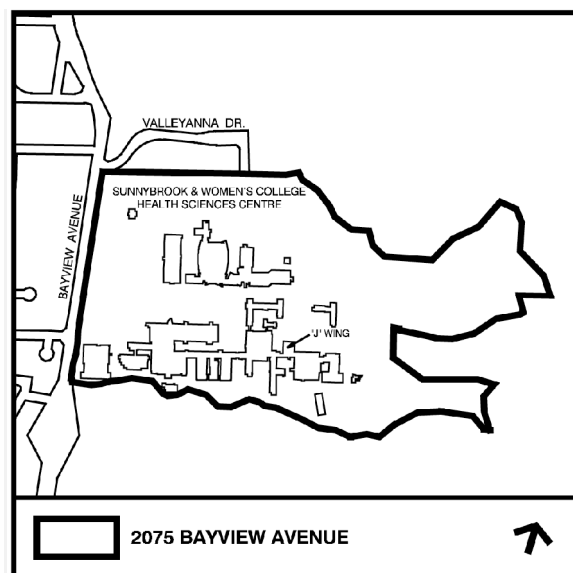
This report reviews and recommends approval of the application as the proposed addition is appropriate and satisfies the criteria to permit a partial lifting of the hold on the subject property.

This report recommends that the Bills proceeds to Council once the applicant has obtained Notice of Conditions of Site Plan Approval.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of North York Zoning By-law No. 7625 substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 6.



2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendment as may be required.
3. The applicant be required to obtain Notice of Approval Conditions of Site Plan Approval before the necessary Bills are introduced to City Council for enactment.

Financial Impact

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

DECISION HISTORY

In 1993, the former City of North York Council approved an Official Plan Amendment and Zoning By-law with a holding provision for the Sunnybrook Hospital. A gross floor area of 230,325 m² was established and future expansions up to 294,579 m² (0.75 FSI) were permitted subject to a transportation impact study and confirmation of sewage capacity.

City Council approved a partial lifting of the hold in June 2001 to accommodate the expansions to the hospital's M Wing and in April 2006 to facilitate an expansion of the Emergency Department. In June 2009, City Council approved an addition to the Wellspring Centre bringing the current permitted gross floor area on the hospital campus to 259,480 m² or 0.66 FSI.

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

ISSUE BACKGROUND

Proposal

The application is for a 113 m² single storey addition to the west side of the J Wing of Sunnybrook Hospital to accommodate a cyclotron centre, which is a facility that produces radioactive pharmaceuticals that will assist in the diagnosis and treatment of cancer. The cyclotron centre, which is powered by nuclear energy will be housed in a concrete vault used to shield the surrounding rooms from radiation produced during the cyclotron operation. In addition to municipal approval for zoning, approval by the Canadian Nuclear Safety Commission is required for a license to construct and operate the facility. Health Canada's approval and certification will also be required to allow the manufacture and distribution of radioactive pharmaceuticals. Additional parking spaces and loading spaces are not required. Existing access to the loading spaces located on the east side of the J Wing will be maintained. The location of the cyclotron is shown on Attachment No. 2. Refer to the Application Data Sheet on Attachment No. 5 for additional statistical information.

Site and Surrounding Area

The hospital is located on the east side of Bayview Avenue and north of Eglinton Avenue. Current development on the site is comprised of 20-inter-connected buildings and three parking structures. The site has a frontage on Bayview Avenue of 462 metres and an area of 39 hectares.

Abutting Uses include:

North: Low density residential neighbourhood

South: Burke Brook Ravine

East: Sunnybrook Park

West: Low Density residential neighbourhood across Bayview Avenue.

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The lands are designated *Institutional Areas* which permits major educational, health and governmental uses with their ancillary uses. Portions of the property adjacent to the valleylands are within the City's Natural Heritage System. The Site Specific Policy No. 63 carries forward the holding provisions and policies from the previous site specific Official Plan Amendment adopted by the former City of North York. A Holding provision may be removed in whole or in part when satisfactory transportation and servicing requirements are met.

Zoning

Sunnybrook Hospital is zoned HOS(1)(H) and R3(1) under Zoning By-law No. 7625. The HOS(1) permits hospitals, nursing homes, research laboratories, retail stores and a banquet hall. A total gross floor area of 259,480 m² is permitted by the Zoning By-law as amended. The R3(1) applies to a 0.6 hectare (1.49 ac) parcel fronting onto Bayview Avenue and permits single detached dwellings and limits the gross floor area to 1,200 m².

Site Plan Control

An application for site plan approval has been submitted.

Reasons for Application

The Zoning By-law as amended permits a maximum gross floor area of 259,480 m² and the proposed expansion results in an increase in gross floor area to 259,593m² or 0.66 FSI. The holding provision in the Official Plan and Zoning By-law requires that transportation and sanitary sewer capacity be confirmed to permit any increase in gross floor area up to a maximum of 294,579 m² or 0.75 FSI.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application to remove the holding designation.

COMMENTS

The Holding provisions in the Official Plan require that transportation and sanitary sewer capacity be confirmed for any expansions on the hospital campus up to 0.75 FSI. Technical Services staff advise there are no concerns with transportation or sanitary sewer capacity with respect to the proposed 113 m² addition. The proposed expansion is appropriately sited and designed. The applicant has agreed to upgrade the proposed building material to red brick to blend with the building materials used throughout the Sunnybrook Hospital campus. This will be secured through the current Site Plan application.

The applicant will be obtaining required approvals from the Canadian Nuclear Safety Commission and Health Canada for the proposed cyclotron.

CONCLUSIONS

The application to permit the development of a 113 m² addition to the existing J Wing on the Sunnybrook Hospital campus is recommended for approval as it satisfies the criteria to permit a partial lifting of the holding symbol (H). It is recommended that the Bills be enacted by City Council once the applicant has obtained Notice of Conditions of Site Plan Approval.

CONTACT

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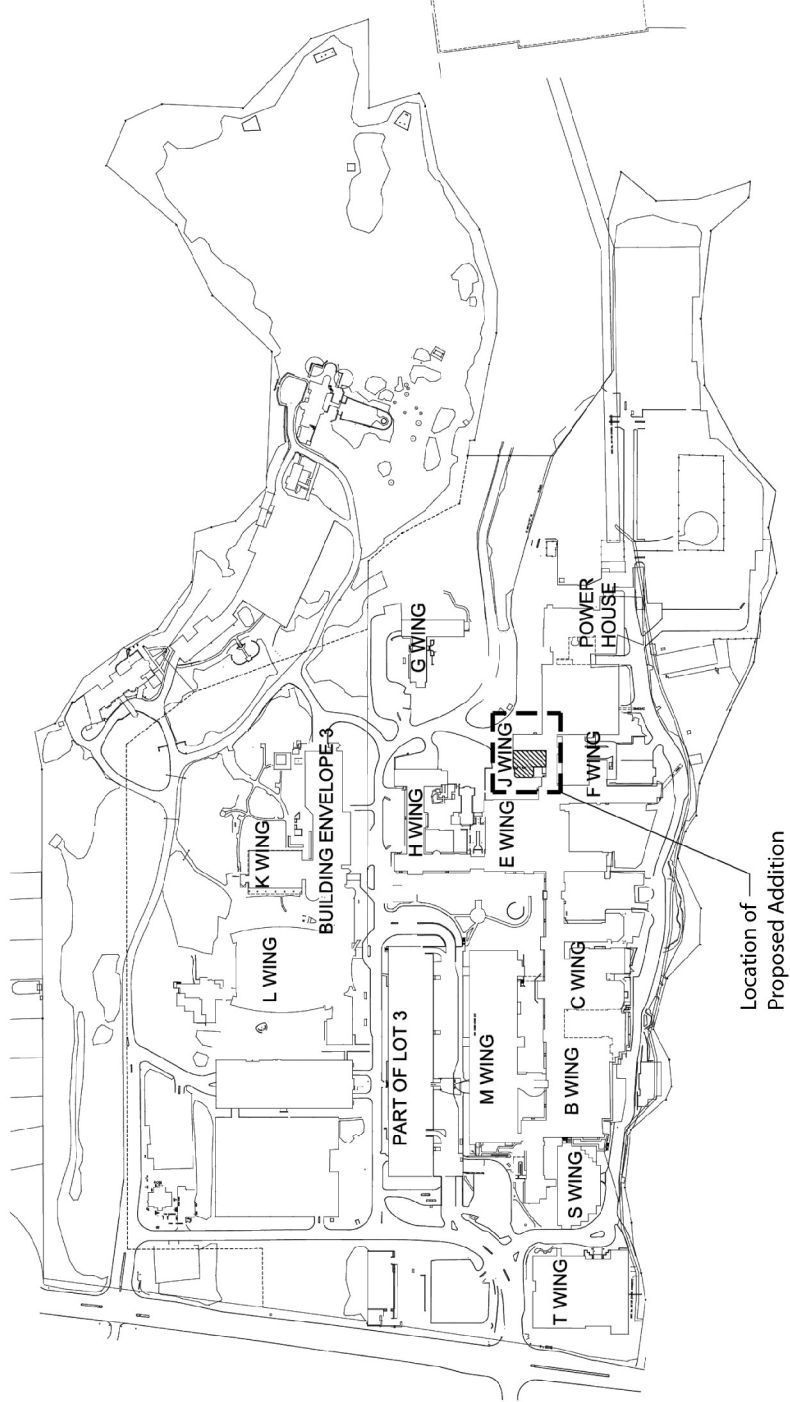
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Context Plan
Attachment 2: Site Plan
Attachment 3: Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet
Attachment 6: Draft Zoning By-law Amendment

Attachment 1: Context Plan



2075 Bayview Avenue

File # 11 248664 NNY 25 SA

Context Plan

Applicant's Submitted Drawing

Not to Scale
10/06/2011



Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	11 277982 NNY 25 OZ
Details	Rezoning, Lifting the Hold	Application Date:	September 20, 2011

Municipal Address: 2075 BAYVIEW AVE
 Location Description: CON 2 EY PT LOT 3 PT LOT 4 RP 64R4955 PTS 4-14 16 20 31 32 37-59 AND RP 66R22448 PARTS 1 AND 2 **GRID N2509
 Project Description: Expansion of 'J' Wing addition. Lift the 'H'

Applicant:	Agent:	Architect:	Owner:
HANSON & JUNG ARCHITECTS INC.			THE GOVERNING COUNCIL OF THE UNIVERSITY OF TORONTO

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	392772	Height:	Storeys:	1
Frontage (m):	461.7		Metres:	8.9
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	4,539
Total Non-Residential GFA (sq. m):	113			
Total GFA (sq. m):	259,593			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0.66			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	259,593
Total Units:	0		

CONTACT: PLANNER NAME: Jenny Choi, Planner
TELEPHONE: (416) 395-7176

Attachment 6: Draft Zoning By-law Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto
Council on ~, 2011
Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2011

**To amend ~ Zoning By-law No. ~, as amended,
with respect to the lands municipally known as
2075 Bayview Avenue**

WHEREAS authority is given to Council by Section 34 and Section 36 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*;

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

1. Section 64.44(1)(b) of By-law No. 7625 is amended by deleting the number 259,480 square metres and replacing it with 259,593 square metres.

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

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk