



STAFF REPORT ACTION REQUIRED

82 Buttonwood Avenue - Official Plan and Zoning By-law Amendment Application - Preliminary Report

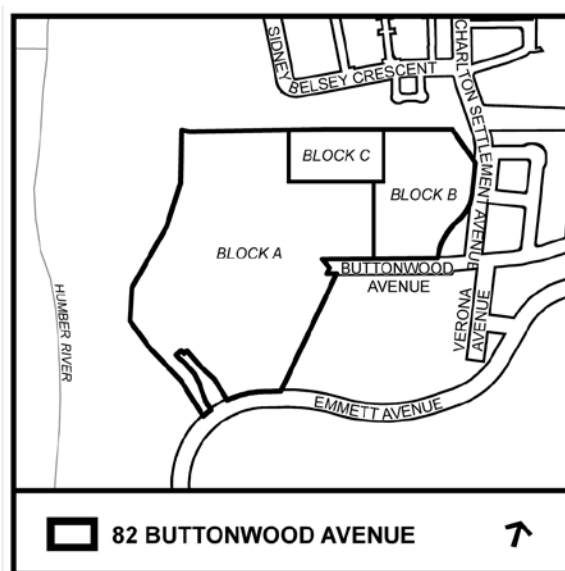
Date:	May 24, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	16 121271 WET 11 OZ

SUMMARY

The application proposes to modify the previous approval for the redevelopment of West Park Health Care Centre at 82 Buttonwood Avenue (Official Plan Amendment No. 126 and Zoning By-law No. 1001-2010) approved by City Council in August 2010. The current application focuses on the hospital lands (Block A) and seeks to permit the development of a new hospital building as an alternative to the renovation of the existing hospital buildings contemplated in the 2010 approvals. In addition, the current proposal would necessitate adjustments to the configuration of the previously approved block plan, including modifications to the delineation of Block B and Block C. The modifications to Blocks B and C are limited to their delineation and area and do not seek substantial changes to the permissions that were a part of the previous approvals.

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

A community consultation meeting scheduled by staff, in consultation with the Ward Councillor, is targeted to be held in the third quarter of 2016. A Final Report and statutory public meeting under the *Planning Act* to consider the application is



targeted for the first quarter of 2017. This target assumes the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 82 Buttonwood 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2003 West Park Health Care Centre initiated a campus planning process with a goal of modernizing and expanding the campus facilities. This campus planning process included the creation of a campus master plan and urban design guidelines as well as the associated Official Plan and Zoning By-law amendments, which were approved in August, 2010 (Official Plan Amendment No. 126 and Zoning By-law No. 1001-2010). City Council's decision can be found at the following link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.EY39.3>

These amendments included permissions for the redevelopment of hospital and non-hospital uses in a phased approach in three separate blocks (Blocks A, B and C) to accommodate hospital uses, complementary uses and additional compatible future development, respectively. The approvals permitted the expansion of the existing hospital on the western portion of the site and the addition of new mixed use, senior-focused residential developments on the east portion of the site. The full build out of the development would occur in three phases over a projected 20-year timeline.

Pre-Application Consultation

A number of pre-application consultation meetings were held with the applicant to review the proposal, provide preliminary feedback and discuss complete application submission requirements.

Matters of interest included: the Infrastructure Ontario Alternative Financing and Procurement process; opportunities to consider the proposed changes to the redevelopment of the hospital in the context of the entire site; loss of the central lawn;

securing public roads to connect Emmett Avenue with Charlton Settlement Avenue; and potential impact on the open space, natural heritage areas and trees on the lands.

ISSUE BACKGROUND

Infrastructure Ontario Alternative Financing and Procurement Process

The Province of Ontario has adopted an approach to infrastructure delivery known as Alternative Financing and Procurement for this development. In this process, the Province looks to the private sector to design, build, finance and maintain a facility over a 30 year period. Three consortia teams (Design, Build, Finance and Maintain Consortiums - DBFM Consortiums) are formed and invited to bid on the project through an extended Request For Proposals process. The Province retains a Planning and Design Compliance consultant to develop a comprehensive design-requirements document known as the Output Specifications that will be used to evaluate a base level of design compliance through the Request For Proposal process and beyond.

The City's Official Plan and Zoning By-Law Amendment and Site Plan Control processes present perceived process uncertainty to the Alternative Financing and Procurement model, introducing an element of risk related to municipal approvals. Therefore the Province, acting through the Planning and Design Compliance consultant, retains the obligation of obtaining municipal planning approvals related to Official Plan and Zoning By-Law Amendments and Site Plan Control conditions based on an Illustrative Schematic Design (an indicative design that reflects the site plan control conditions).

The Alternative Financing and Procurement delivery model employs a two stage Site Plan Control approval process:

Stage 1:

- Planning and Design Compliance consultant prepares an Illustrative Schematic Design.
- Planning and Design Compliance consultant completes the process to the stage of Notice of Site Plan Approval Conditions, based on the Illustrative Schematic Design.

Stage 2:

- Three DBFM Consortium teams bid on the project, each developing a unique design that responds to the Output Specifications and Site Plan Control Approval conditions.
- The successful DBFM Consortium has the option of meeting the Notice of Site Plan Approval Conditions or seeking limited design specific amendments through discussion with City staff.
- The successful DBFM Consortium obtains sequential Excavation, Shoring and Foundation Permits prior to receipt of final Site Plan Control approval.

Proposal

Since the approval of Official Plan Amendment No. 126 and Zoning By-law No. 1001-2010 in August 2010, West Park Health Care Centre has continued to evolve the functional programming for the hospital's redevelopment. The hospital redevelopment is a part of the Infrastructure Ontario Alternative Financing and Procurement process.

As part of the capital planning process, it was determined that the 2010 concept plans and related approvals needed to be revised to address changes to the building code and healthcare standards. Specifically, it was determined that renovating and constructing an addition to the hospital's existing Main Building (on Block A) would not meet evolving hospital standards and would not be functionally practical, thereby necessitating the construction of a new hospital building.

As a result, West Park Health Care Centre developed an alternative development plan which contemplates a modified campus master plan and would require additional amendments to the Official Plan and Zoning By-law.

The current application focuses on the hospital lands (Block A). The proposed redevelopment necessitates adjustments to the configuration of the previously approved block plan, including minor modifications to the delineation of Block B and more substantial changes to Block C. It should be noted that these modifications to Blocks B and C are limited to their delineation and area and do not substantially change the permissions that were a part of the previously approved 2010 amendments.

Block A would be located on the west side of the site and would have an approximate area of 81,239m², Block B would be located on the east side of the site and would have an approximate area of 22,069m² and Block C would have an approximate area of 9,277m² (see Attachment 2: Block Plan).

Block A - Hospital Lands:

Block A would accommodate the construction of a new hospital building, as well as the retention of the existing Long Term Care Building. A new 6-storey hospital building is proposed, that would accommodate up to 460 hospital beds with a maximum gross floor area of approximately 70,000m² at full build-out.

The first phase of construction of the new hospital building would be comprised of approximately 60,000m² including up to 320 beds, with a future phase of construction to include an expansion of up to 10,000m² including up to 140 hospital beds.

Upon completion of the construction of the new hospital building, the existing Main Building, Ruddy Building and Gauge Building would be demolished. The area of the former Main Building and Ruddy Building would become a landscaped open space and the site of the Gage Building would provide an interim surface parking lot prior to the future development of Block C. The existing Long Term Care Building would be retained as part of Block A, as originally contemplated in the 2010 approvals. This building currently contains 200 hospital beds and has a gross floor area of 14,345m².

Based on this revised approach to the redevelopment of the hospital, the boundaries of the previously approved Block Plan would need to be modified to accommodate the siting of the new building eastwardly. Specifically, Block A would need to be reconfigured to add the southern portion of the previously approved Block C to Block A. Block C would be reduced in size to include only the north portion. These changes to the block structure would also require modifications to the road network. The revised road network would continue to provide a connected loop of public roads, but the new north-south road would be located further to the east, thereby reducing the length of the new east-west public road.

A total of 681 parking spaces (432 below grade spaces and 249 surface spaces) and 7 loading spaces are proposed to serve the hospital. The applicant is proposing that a revised parking standard for the hospital use be included in the new site specific Zoning By-law which would increase the requirement from 1.3 spaces per bed to 1.85 spaces per bed. The parking requirements for Block B and C (the previous approval in By-law No. 1001-2010) would not be changed.

See Attachment 1: Site Plan, Attachment 3: Perspective -West Elevations and Attachment 4: Perspective: East Elevations.

Block B - Complementary Use Lands:

The proposed modifications to Block B for this application would be minor revisions to the western block boundary to accommodate the revised approach to the construction of the new hospital building. Specifically, halfway down the western edge of the block, the boundary is shifted to the east. This shift relocates the boundary between the blocks to the north side of the right-of-way rather than along its centerline. No material amendments to the land use permissions or regulations are proposed for Block B which is intended to be developed for complementary, non-hospital uses. Any approvals required to redevelop the Block B lands would be addressed through separate development applications.

Block C - Flex Lands:

The revised approach to the redevelopment of the hospital would require modifications to boundary of Block C to reallocate the southern portion of Block C to Block A. No amendments to the land use permissions are proposed for Block C. However, the proposed rezoning would include a reduction in the permitted gross floor area arising from the reduced block size. The remaining lands in Block C would continue to serve as "flex lands", giving West Park Health Care Centre the ability to accommodate either a future expansion to health care functions or to integrate additional complementary uses, in the longer term. The remaining block could accommodate a 6-storey building containing up to 270 hospital beds and / or residential units, as well as 31,000m² of gross floor area. These lands would be used for parking in the interim until there is demand for additional development on the subject site.

Site and Surrounding Area

West Park Health Care Centre 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; 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 11.2 hectares in size and is generally L-shaped. The site consists of tableland fronting on Buttonwood Avenue and Charlton Settlement Avenue, with steep ravine slopes associated with the Humber River Valley system along the westerly, northerly and southeasterly property lines. The northerly and southeasterly slopes, in particular, are heavily treed.

The site is occupied by West Park Health Care Centre which currently provides both regional and local programs for health care related services including a Rehabilitation and Community Living Complex, a Continuing Care Facility and a Long-Term Care Facility. 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 44,757m². A total of 477 beds currently exist on the site, including: 123 rehabilitation beds; 154 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.

Surrounding land uses include:

North: To the 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 area which slopes down from the hospital site to the park, and 3-storey street townhouses fronting on a condominium road (Rivers Edge Drive).

South: To the 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 the 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: To the east of Charlton Settlement Avenue are detached dwellings which take their vehicular 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: to the west is the Humber River Valley and natural heritage system.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

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

Official Plan

The majority of the property is designated *Institutional Areas* on Map 13 –Land Use Map in the Official Plan (see Attachment 5: Official Plan). 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. 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.

Chapter 7, Site and Area Specific Policy 344 applies to this site. Policy 344 permits the 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.

The most western portion of the site is designated *Natural Areas*. 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.

This application will be reviewed against the policies in the Official Plan including those in the "Public Realm", "Built Form", "Transportation" and "Site and Area Specific Policies" sections of the Plan. The Official Plan is available at:

http://www.toronto.ca/planning/official_plan/introduction/htm

Zoning

The lands were excluded from City of Toronto Zoning By-law No. 569-2013 as there was an active planning application for this site prior to the passage of the Zoning By-law. As such, former City of York Zoning By-law No. 1-83 continues to apply to the lands. The subject lands are zoned as follows by By-law No. 1001-2010: Block A – R2 S16(197); Block B- R2 S16(197); and Block C-R2-H S16(197). (See Attachment 6: Zoning and Attachment 7: Zoning – Height and Setbacks (Blocks B and C)).

The westerly portion of the site, (Block A) is zoned R2 S16(197) and permits hospital uses. The maximum permitted gross floor area for Block A is 71,000m² with a maximum building height of 25m. The maximum number of beds permitted in Block A is 605.

The eastern portion of the site (Block B) is zoned R2 S16(197) and permits a residential seniors' village incorporating a range of seniors' accommodation, including long-term care facilities, assisted living units and residential units, together with ancillary office, retail and personal service uses. The maximum permitted gross floor area for Block B is 53,080m² with maximum building heights ranging from 21m to 57m. The maximum number of beds and or units permitted in Block B is 645.

The central portion of the site (Block C) is zoned R2-H S16(197) and permits further expanded health care facilities or other compatible uses as circumstances warrant and needs arise for development in the longer term. The maximum gross floor area for Block C is 38,500m² with maximum building heights of 26m. Prior to removing the Holding (H) provision on Block C, the existing building, uses and surface parking are permitted. A traffic study, parking study, construction management plan and community services and facility needs assessment are required to be submitted as condition of removing the Holding (H) provisions.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan approval has been submitted (Application No. 16 121285 WET 11 SA) and is being reviewed concurrently with the Official Plan and Zoning By-law Amendment application.

Ravine Control

A portion of the property along the west, south and southeast 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 Tree Preservation.

Toronto and Regional Conservation Authority

The westerly edge of the West Park Health Care Centre 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.

Archaeological Assessment

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. In conjunction with the previous applications on this property, the applicant had submitted a Stage 1 Archaeological Assessment which indicated that there were no archaeological resources found on site.

Proposed Closure of the Western Portion of Buttonwood Avenue

The current application proposes to reconfigure the public street network which would result in a short portion of Buttonwood Avenue, to the west of the proposed North-South Street, becoming redundant, and is proposed to be purchased by West Park Health Care Centre and become part of Block A. Buttonwood Avenue currently terminates as a dead-end with no turn around condition at the West Park Health Care Centre property boundary. Where the public right-of-way currently ends, it connects directly to the West Park Health Care Centre internal private driveway system. The street network that was proposed in the 2010 approved amendments would have included this western end of Buttonwood Avenue in the continuous loop of public roads. Because the new scheme seeks to shift the proposed North-South Street further to the east, and Buttonwood Avenue would no longer provide the primary access to the hospital, the western end of Buttonwood Avenue may no longer be required as a public street. As such, the City's process to assess the potential closure of Buttonwood Avenue has been initiated and will be processed in conjunction with the Official Plan and Zoning By-law Amendment and Site Plan Approval applications.

Eglinton Crosstown Light Rail Transit

Eglinton Avenue West is identified as a future transit corridor on Map 4 – Higher Order Transit Corridors of the Official Plan. The Toronto Transit Commission completed a Transit Environmental Assessment for the implementation of a light rail transit (LRT) system within the Eglinton Avenue corridor extending from Kennedy Road in the east to Pearson

International Airport in the west. The study recommended construction of an LRT facility within an exclusive right-of-way in the centre of Eglinton Avenue West.

Metrolinx has assumed responsibility for the LRT project which has been divided into two phases. Phase One, currently under construction, extends from Kennedy Station to the Weston Road/Eglinton Avenue West intersection in Mount Dennis. Phase Two of the LRT project between Mount Dennis and Pearson International Airport is currently unfunded and the timing for implementation is unknown. The subject site is located in close proximity to the Phase Two LRT corridor with a primary access from the Emmett Avenue/Eglinton Avenue West intersection.

SmartTrack

The Eglinton Avenue West corridor has also been identified for SmartTrack. The SmartTrack concept builds upon the provincial Regional Express Rail initiative and proposes all-day two-way frequent service operating within two GO Rail corridors (Kitchener and Stouffville/Lake Shore East) and a new heavy rail corridor along Eglinton Avenue West. City Council at its meeting of February 10 and 11, 2015 adopted a Work Program for the entire SmartTrack plan which directed, among other things, "... the City Manager, in partnership with Metrolinx and the Toronto Transit Commission, to undertake a feasibility study of the SmartTrack options on the Eglinton Avenue West corridor from Mount Dennis station to the Mississauga Airport Corporate Centre ."

On March 31, 2016, City Council adopted, as amended, Executive Committee Report EX13.3 "Developing Toronto's Transit Network Plan: Phase 1". Recommendation 1(a) of this report reads as follows:

"City Council request the City Manager and Metrolinx to finalize the technical and planning analysis phase for SmartTrack and prepare background studies required for Transit Project Assessment Processes (TPAPs), by completing the following:

- a. Review the approved environmental assessment for the Eglinton West LRT extension from Mount Dennis to the Mississauga Airport Corporate Centre (MACC) and Pearson Airport to optimize design, and remove the heavy rail options on the western corridor from further consideration; ..."

City staff continue to work with Metrolinx on an optimized Eglinton LRT option and will report back to the June 28, 2016 Executive Committee meeting with an update.

Report EX13.3 and City Council's recommendations, can be found at the following link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX13.3>

Reasons for the Application

The Official Plan and Zoning By-law Amendments are required to permit the development of a new hospital building as an alternative to the renovation of the existing hospital buildings. This change results in the need to revise the zoning standards in terms of the siting and massing of the new hospital building. In addition the current proposal would necessitate adjustments to the configuration of the previously approved Block

Plan. This boundary adjustment would also require an amendment to the Holding (H) provisions in terms of the lands it would affect.

Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Justification Report;
- Updated Urban Design Guidelines;
- Urban Transportation Considerations;
- Stormwater Management Brief;
- Functional Servicing Report;
- Scoped Natural Heritage Impact Study;
- Arborist Report and Tree Preservation Plan; and
- Toronto Green Standard Checklist and Template.

A Notification of Complete Application was issued on April 8, 2016.

Issues to be Resolved

Based on a preliminary review of the proposal, the below issues/concerns have been identified:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Determine conformity with all Official Plan policies;
- Conformity with the principles of the approved Urban Design Guidelines for Redevelopment of West Park Hospital Site;
- Loss of the central lawn;
- Site layout, organization, scale and massing of the proposal;
- Site circulation, loading, garbage storage and collection;
- Assessment of traffic and transportation impacts;
- Opportunities and appropriateness of providing a public road connecting Emmet Avenue and Charlton Settlement Avenue;
- Compliance with Development Infrastructure Policy Standards (DIPS) for new public roads;
- Location and provision of parking;
- Appropriate servicing infrastructure to support the proposed development;
- Tree removal and preservation measures;
- Impact on the natural heritage system and measures to mitigate negative impacts and/or improve the natural heritage system;

- Review of Toronto Green Standard Checklist and Template for compliance with the Tier 1 performance measures; and
- Modification of previously secured public benefits pursuant to Section 37 of the *Planning Act* should the proposal be recommended for approval.

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

CONTACT

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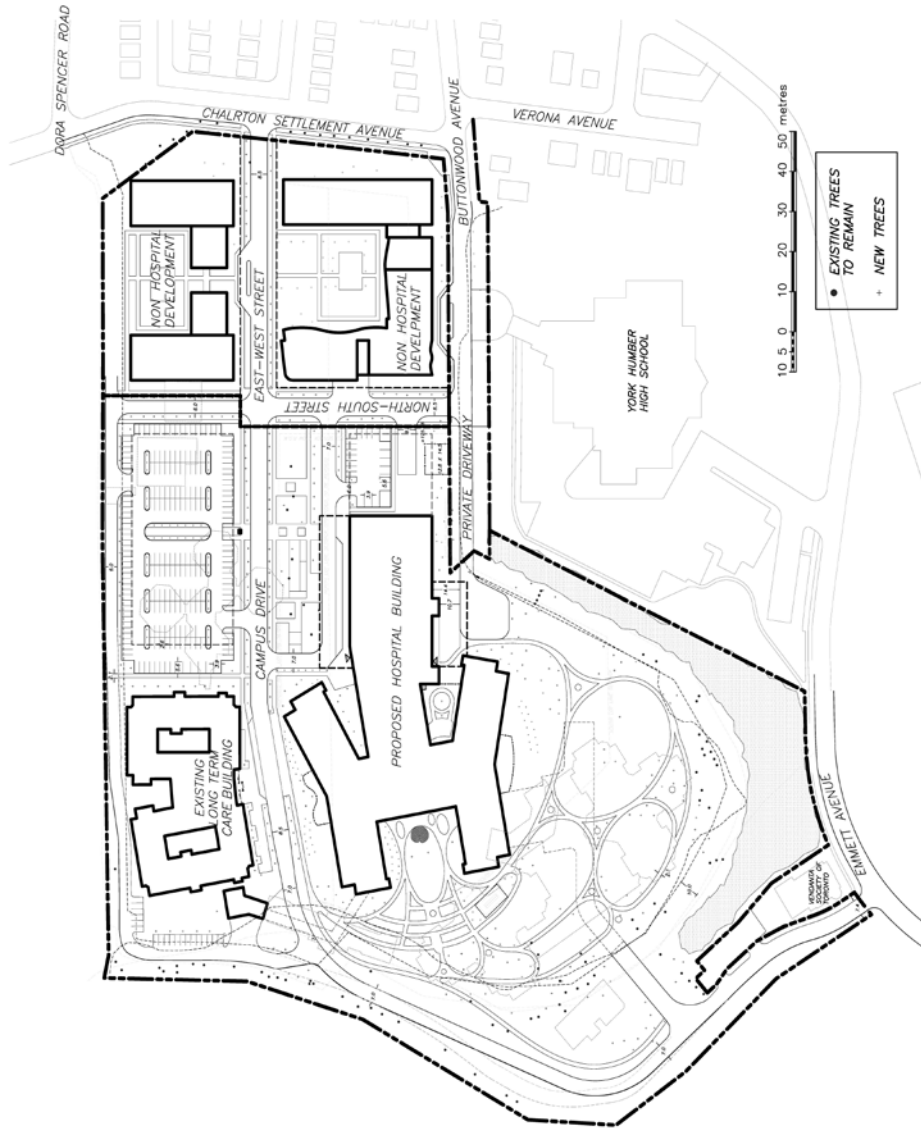
SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Block Plan
Attachment 3: Perspective-West Elevations
Attachment 4: Perspective-East Elevations
Attachment 5: Official Plan
Attachment 6: Zoning
Attachment 7: Zoning – Height and Setbacks (Blocks B and C)
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



82 Buttonwood Avenue

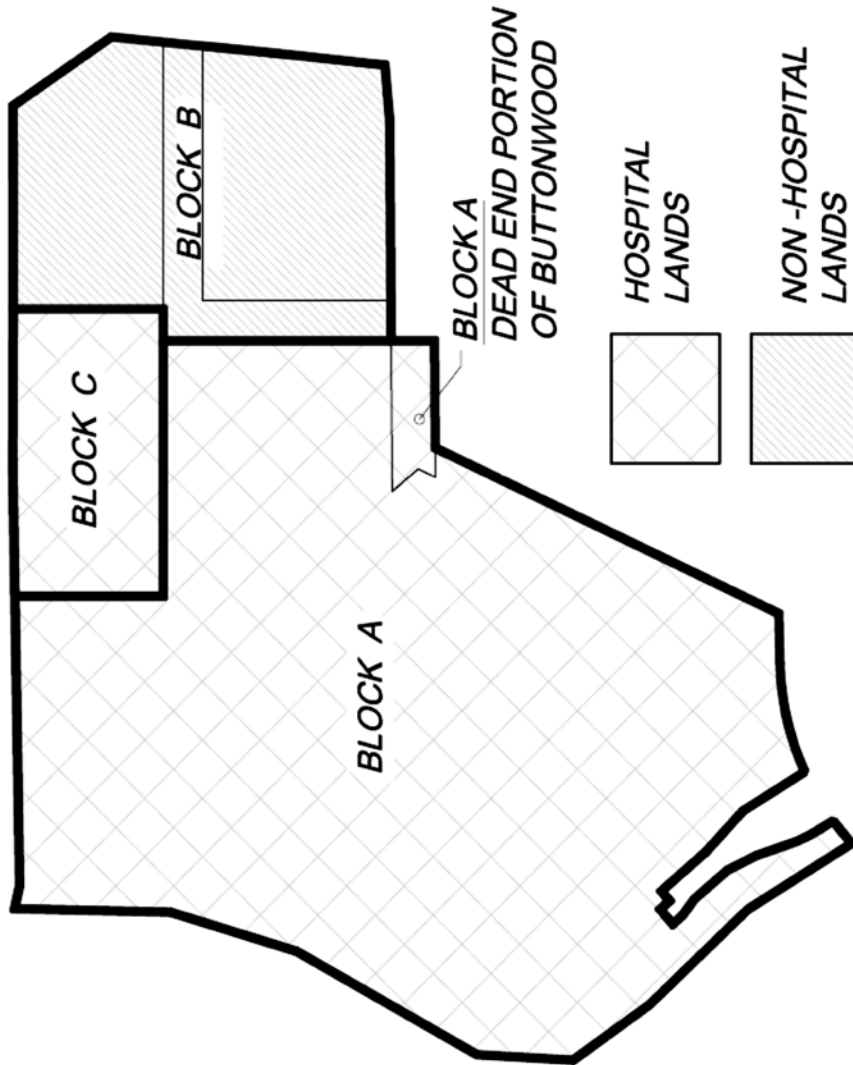
Site Plan
Applicant's Submitted Drawing

Not to Scale
05/02/2016

File # 16 121271 WET 11 0Z



Attachment 2: Block Plan



Block Plan

Applicant's Submitted Drawing

Not to Scale
05/02/2016

82 Buttonwood Avenue

File # 16 121271 WET 11 0Z

Attachment 3: Perspective–West Elevations



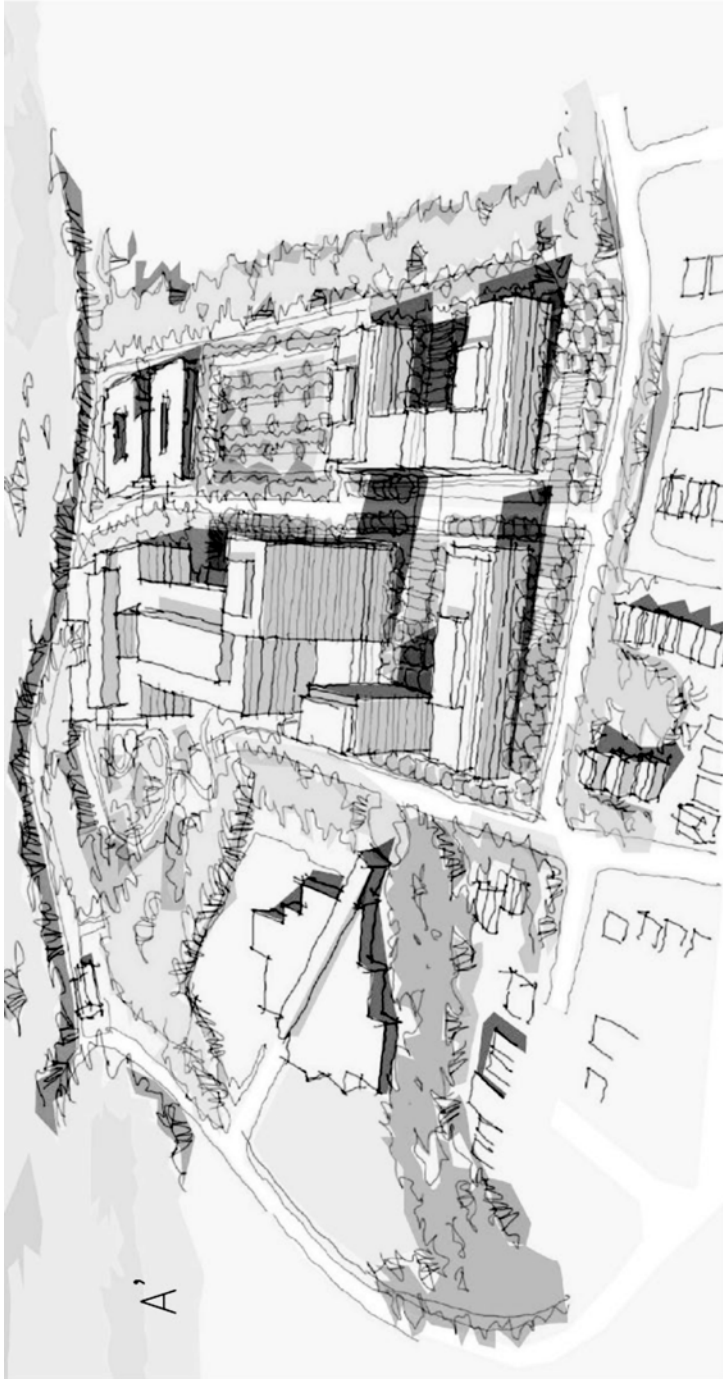
Perspective Drawings - West Elevations
Applicant's Submitted Drawing

Not to Scale
05/02/2016

82 Buttonwood Avenue

File # 16 121271 WET 11 0Z

Attachment 4: Perspective–East Elevations



Perspective Drawings - East Elevations

Applicant's Submitted Drawing

Not to Scale
05/02/2016

82 Buttonwood Avenue

File # 16 121271 WET 11 0Z

Attachment 5: Official Plan



TORONTO City Planning
Official Plan

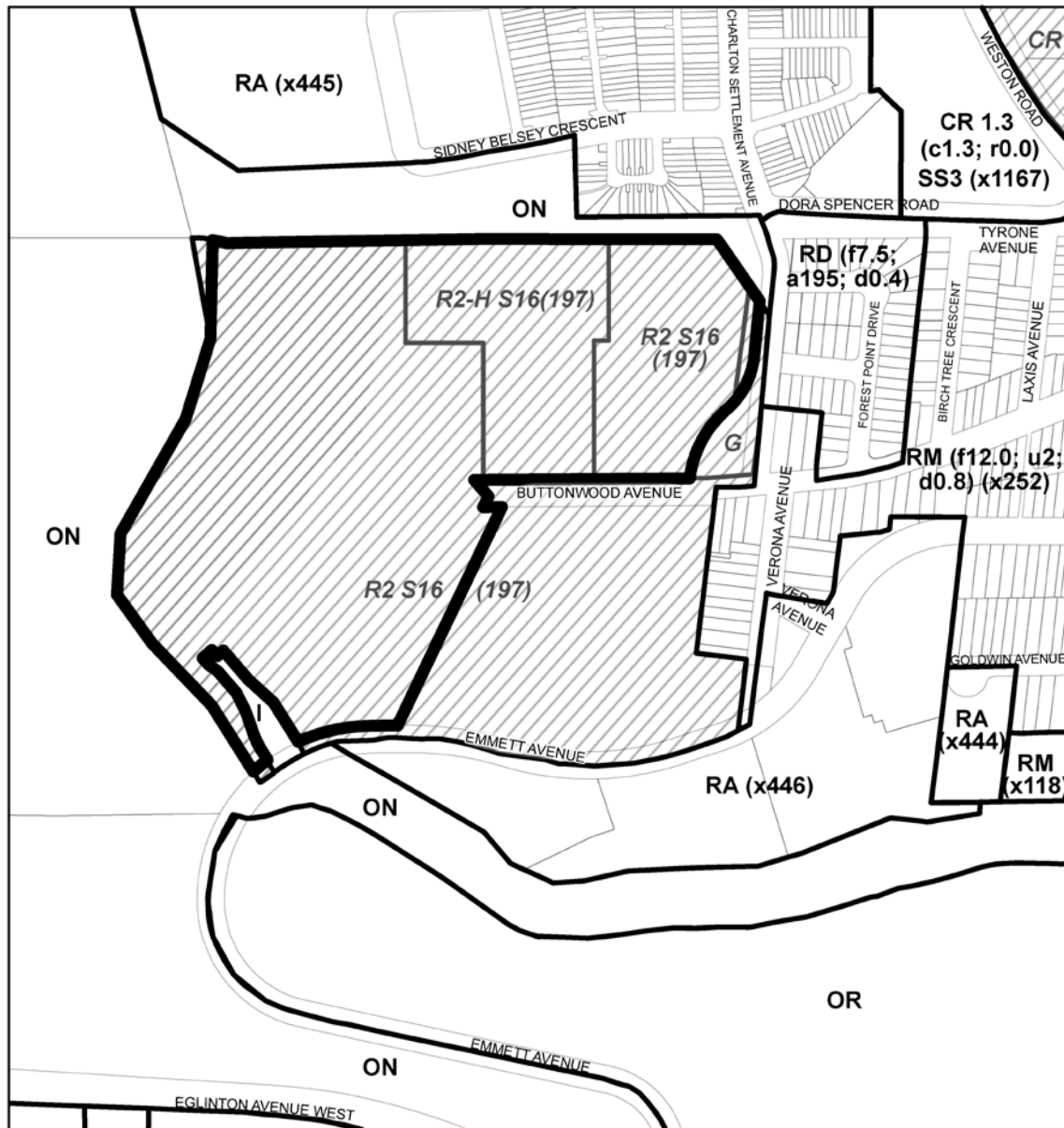
82 Buttonwood Avenue

File # 16 121271 WET 11 02



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03/18/2016

Attachment 6: Zoning



Zoning

82 Buttonwood Avenue

File # 16 121271 WET 11 02

Location of Application

RD Residential Detached	I Institutional
RM Residential Multiple	ON Open Space Natural
RA Residential Apartment	OR Open Space Recreation
CR Commercial Residential	OG Open Space Golf Course

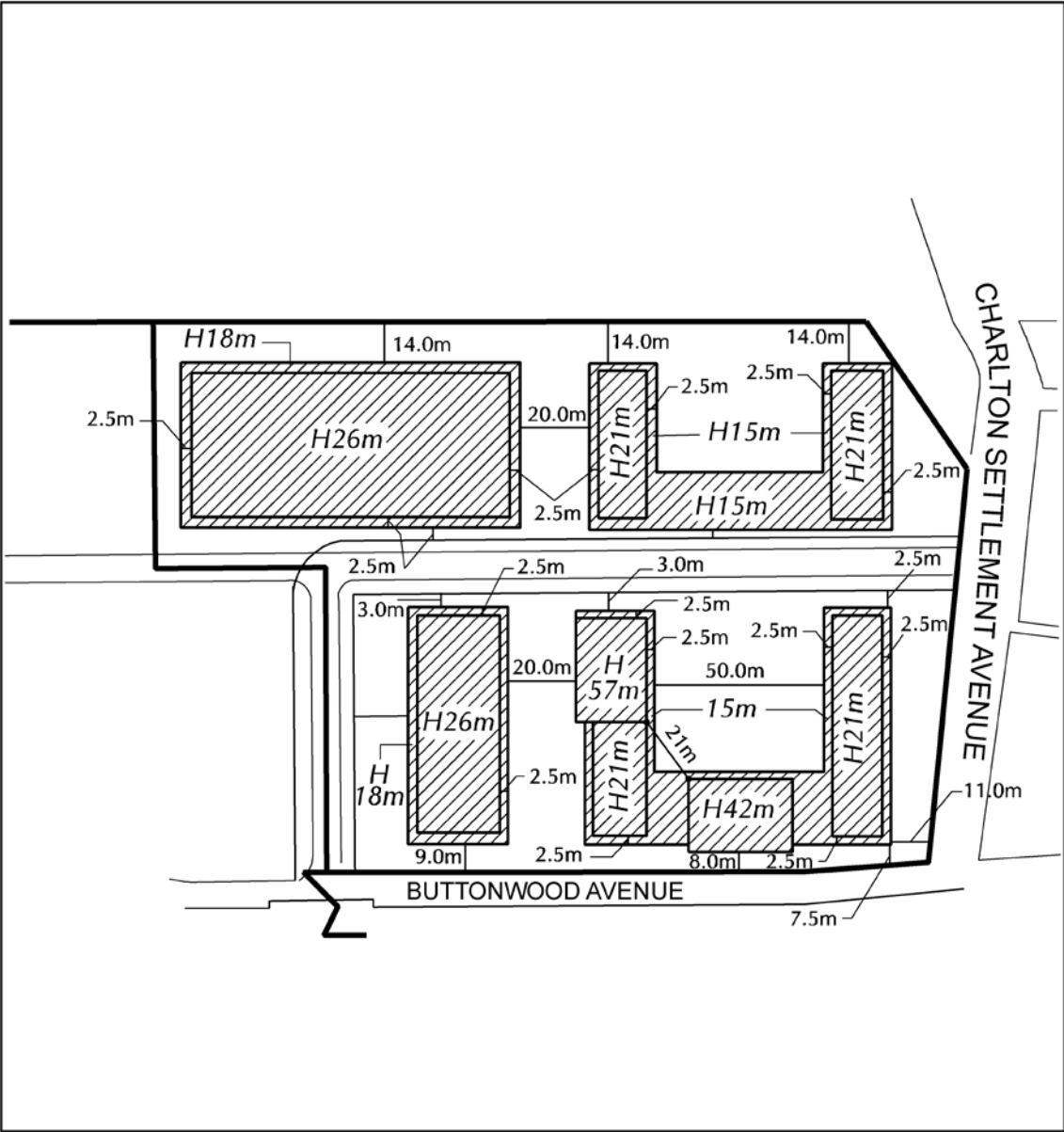
See Former City of York By-Law No. 1-83

R2 Residential Zone
CR Commercial-Residential Zone
G Green Open Space Zone



Not to Scale
Extracted: 03/18/2016

Attachment 7: Zoning – Height and Setbacks (Blocks B and C)



Zoning - Height and Setback (Block B and C)

82 Buttonwood Avenue

File # 16 121271 WET 11 02

 Building Envelope

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Not to Scale
Extracted: 04/29/2016

Attachment 8 Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 121271 WET 11 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 26, 2016

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 amendments to the City's Official Plan and By-law No. 1001-2010 to permit the redevelopment of the West Park Health Care Centre lands (Blocks A, B and C) to accommodate hospital uses, complementary uses, and additional future development, respectively.

Applicant:	Agent:	Architect:	Owner:
FASKEN MARTINEAU DUMOULIN LLP 33 Bay Street, Suite 2400			WEST PARK HOSPITAL 82 Buttonwood Avenue

PLANNING CONTROLS

Official Plan Designation:	Institutional Areas/Natural Areas	Site Specific Provision:	SASP 344
Zoning:	R2 S16(197)/ R2H S16(197)	Historical Status:	N/A
Height Limit (m):	Block A – 25, Block B-75 and Block C 26	Site Plan Control Area:	YES

PROJECT INFORMATION FOR BLOCK A

Site Area (sq. m):	81,239	Height:	Storeys:	6
Frontage (m):	Various		Metres:	28.5
Depth (m):	Irregular			
Total Ground Floor Area (sq. m):	14,563			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	681
Total Non-Residential GFA (sq. m):	70,000		Loading Docks	7
Total GFA (sq. m):	70,000			
Lot Coverage Ratio (%):	11			
Floor Space Index:	0.86			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	70,000	0
Total Units:	0			

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