

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

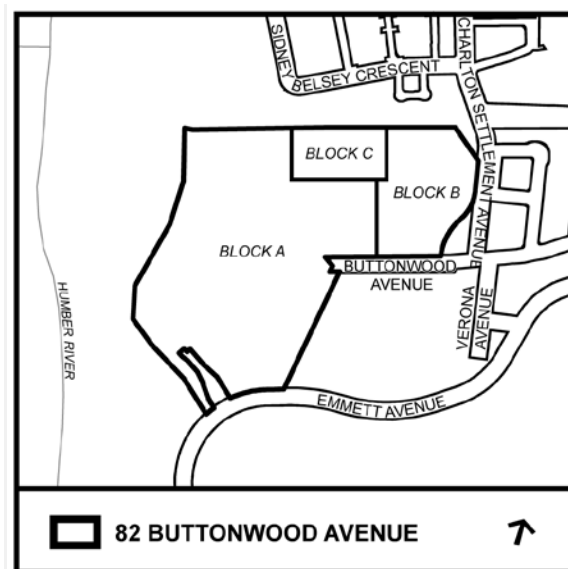
Date:	February 2, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	16 121271 WET 11 OZ

SUMMARY

The application proposes to amend the Official Plan and the former City of York Zoning By-law No. 1-83 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) which was 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. The proposed new hospital building would be 6-storeys (29 metres) in height and would accommodate up to 460 hospital beds with a maximum gross floor area of approximately 70,000 m² at full build-out.

A total of 685 parking spaces (454 below grade spaces and 231 surface spaces) and 7 loading spaces are proposed to serve the hospital. 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 reviews and recommends approval of the application 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 to this report
2. City Council amend Zoning By-law No. 1-83, as amended by Zoning By-law No. 1001-2010, for the lands at 82 Buttonwood Avenue substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 9 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Official Plan and/or Zoning By-law Amendments as may be required.
4. In the event that City Council allows the proposal in whole or in part, before introducing the necessary Bills to City Council for enactment, the owner shall submit a revised Draft Plan of Subdivision application and a revised site plan replacing the proposed private street within Block A with a new public street resulting in a public connection between Charlton Settlement Avenue and Emmett Avenue, to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager of Transportation Services.
5. 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* amending the existing Section 37 Agreement, dated August 26, 2010, entered into with the City and registered on title in order to amend the provisions to reflect the revised proposal as set out in this report, including the proposed Block Plan and Phasing, and further to:
 - a. Amend the community benefits required to be secured in the Section 37 Agreement as follows:
 - i) Replace the previous requirement for the "Central Lawn" within Block A to be provided as publicly accessible, privately-managed open space with the requirement for the provision of a minimum area of 1.0 hectare within Block A to be used as publically accessible, privately-managed open space. The timing for the provision and location of this open space, with the details and location to be determined in the context of site plan approval, which shall be constructed and a public access easement conveyed to the City for the term of operation of the hospital, free and clear of encumbrances and at nominal cost, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor in consultation with the General Manager, Parks Forestry and Recreation prior to occupancy of the newly constructed hospital and in accordance with terms to be set out in the Section 37 Agreement.

- b. Secure the following additional matters in the Section 37 Agreement as a legal convenience to support development:
 - i) Prior to the first of the issuance of the stage two Notice of Approval Conditions for Block A or the issuance of the Notice of Approval Conditions for Blocks B or C, the owner shall, at its own expense, undertake required hydrant testing and if required shall upgrade or make the necessary arrangements to upgrade the municipal water main system to the satisfaction of the Executive Director of Engineering and Construction Services;
 - ii) Prior to the issuance of the stage two Notice of Approval Conditions for Block A, the owner shall prepare and submit a parking plan and strategy including arrangements for the location and number of any temporary off-site parking during construction to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager of Transportation Services and shall implement the same during the course of construction;
 - iii) That the owner agree not to occupy the newly constructed main hospital building on Block A, until the owner provides a phasing plan for the transfer of hospital operations to the new facility and has demonstrated that appropriate arrangements for the demolition of the existing Main Building, Ruddy Building and Gauge Building have been made, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Chief Building Official and the City Solicitor;
 - iv) Prior to the development of Blocks A, B or C the Draft Plan of Subdivision shall be registered or the West Park Health Care Centre has made the necessary arrangements to provide the appropriate municipal infrastructure supporting the proposed development to the satisfaction of the Executive Director of Engineering and Construction Services; and
 - vi) The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of item PG32.3 of the Planning and Growth Committee.
6. City Council authorize the City Solicitor and the Chief Planner and Executive Director, City Planning to amend the existing Section 37 Agreement, dated August 26, 2010 as may be necessary to reflect the revised proposal as outlined in this report.
7. City Council authorize and direct appropriate City Officials to take necessary action to give effect to the foregoing, including execution of an Amending Section 37 Agreement.

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 the 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 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 was anticipated to occur in three phases over a projected 20-year timeline.

A Preliminary Report outlining the subject application was considered by Etobicoke York Community Council at its meeting held on June 14, 2016. The Preliminary Report can be viewed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY15.10>

ISSUE BACKGROUND

Infrastructure Ontario Alternative Financing and Procurement Model

Since the 2010 approvals for the redevelopment of West Park Health Care Centre, the Province of Ontario has adopted an approach to infrastructure delivery known as Alternative Financing and Procurement. In this model, 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 Consortia - DBFM Consortia) 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 is 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). These Planning and Design Compliance approvals are being sought through the current Official Plan and Zoning By-law Amendment application.

The Alternative Financing and Procurement model employs a two stage Site Plan 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 the Notice of 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, which can lead to the City issuing Amending Notice of Site Plan Approval Conditions.
- 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. In addition, the redevelopment of the hospital is now being considered through the Infrastructure Ontario Alternative Financing and Procurement model.

As part of the capital planning process, it was determined that the 2010 concept plans and related approvals (Official Plan Amendment No. 126 and Zoning By-law No. 1001-2010) 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 requires amendments to the Official Plan and Zoning By-law. Also, given this redevelopment is being considered as part of the Alternative Financing and Procurement model, the redevelopment plans are based on an illustrative schematic design.

The current application focuses on the hospital lands (Block A). The proposed redevelopment also necessitates adjustments to the configuration of the previously approved block plan and road configuration, including minor modifications to the delineation of Block B and more substantial changes to Block C.

It should be noted 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 79,965 m², Block B would be located on the east side of the site and would have an approximate area of 22,069 m² (including the area of the future public road) and Block C would have an approximate area of 9,277 m² (see Attachment 1: Context 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 (29 metres) hospital building is proposed that would accommodate up to 460 hospital beds with a maximum gross floor area of approximately 70,000 m² at full build-out.

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

Upon completion of the construction and occupancy 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 on Block A, as originally contemplated in the 2010 approvals. This building currently contains 200 hospital beds and has a gross floor area of 14,345 m². On Block A, after full build out, the total gross floor area of all buildings would be 84,345 m² and contain a maximum of 660 hospital beds.

Based on this revised approach to the redevelopment of the hospital, the boundaries of the previously approved Block Plan are proposed to be modified to accommodate the siting of the new building eastwardly. Specifically, Block A is proposed 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 this public road.

For the first phase of development on Block A, a total of 685 parking spaces (454 below grade spaces and 231 surface spaces) and 7 loading spaces are proposed to serve the hospital. Additional parking would be provided for Phase 2 of the development of Block A and would be in accordance with the approved parking requirements. 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.

See Attachment 1: Context Plan, Attachment 2: Site Plan, Attachment 3: Perspective Drawings-East Elevations and Attachment 4: Perspective Drawings-West Elevations.

Block B - Complementary Use Lands:

The proposed modifications to Block B 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 would be shifted to the east. This shift would relocate the boundary between the blocks to the north side of the right-of-way rather than along its centerline. No amendments to the land use permissions or parking and loading requirements and only minor amendments to setbacks regulations are proposed for Block B which is intended to be developed for complementary, non-hospital uses. The specific number of parking and loading spaces to be provided would be determined at the time a specific development proposal is made and would be in accordance with the requirements of the Zoning By-law.

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 31,000 m² of gross floor area. The parking and loading requirements for Block C (the previous approval in By-law No. 1001-2010) would not be changed. The specific number of parking and loading spaces to be provided would be determined at the time a specific development proposal is made and would be in accordance with the requirements of the Zoning By-law. 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 11.13 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 44,757 m². 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 connects with 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 reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated by the Toronto Official Plan as *Institutional Areas* (Attachment 5). *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. The City's 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 offstreet 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 surplus, the owner is encouraged to investigate the possible use of the site for 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 to inform the range of facilities needed to support development.

The Built Form policies, contained in Section 3.1.2 of the Official Plan emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

The Built Form policies (Policy 3.1.2) identify the importance of urban design as a fundamental element of City building. They require that new development:

- be located and organized to fit with its existing and/or planned context;
- frame and support adjacent streets, parks and open spaces;
- locate and organize vehicular and service areas in such a way to minimize their impact and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context and to limit its impact by, among other things, creating appropriate transitions in scale as well as adequately limiting the resulting shadowing and wind conditions on neighbouring streets, properties and open spaces;
- be massed to define the edges of streets, parks and open spaces;
- provide amenity for adjacent streets and open spaces for pedestrians; and
- provide indoor and outdoor amenity space for residents.

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).

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 71,000 m² with a maximum building height of 25 metres. The maximum number of beds permitted on 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 53,080 m² with maximum building heights ranging from 21 metres to 57 metres. The maximum number of beds and or units permitted on 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 38,500 m² with maximum building heights of 26 metres. 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 and accepted as a condition of removing the Holding (H) provision.

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. Site Plan Control applications have not been submitted for Blocks B and C. West Park Health Care Centre has indicated a Site Plan Control application for part of Block B will be submitted shortly.

Draft Plan of Subdivision

An application for Draft Plan of Subdivision has been submitted (Application No. 16 190083 WET 11 SB) and is being reviewed. The Draft Plan of Subdivision application would delineate the separate development blocks and would secure matters such as: public roads; public parks; required public infrastructure; and phasing requirements. The Draft Plan of Subdivision Application will be the subject of a separate report at a future Etobicoke York Community Council meeting.

Ravine Control

Portions of the property along the west, south and southeast property lines are subject to the provisions of the City of Toronto Municipal Code Chapter 658 – Ravine Protection. Any development or removal of trees 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 Stage 1 and 2 Archaeological Assessments which indicated 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. The proposal is for this portion of Buttonwood Avenue to be purchased by West Park Health Care Centre and have it 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. At the request of West Park Health Care Centre, Transportation Services staff have initiated the City's process to assess the potential closure of Buttonwood Avenue and this currently being reviewed. This process will be the subject of a separate report from Transportation Services and will be considered at a future Etobicoke York Community Council meeting.

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 its primary vehicular access from the Emmett Avenue/Eglinton Avenue West intersection.

In July 2016, City Council approved an Eglinton West LRT with between 8 and 12 stops between Mount Dennis and Renforth Gateway, and up to five potential grade separations at Martin Grove Road, Kipling Avenue, Islington Avenue, Royal York Road and Eglinton Flats (EX16.1). City Council also directed City Planning and the TTC to work in partnership with Metrolinx, the City of Mississauga and the Greater Toronto Airport Authority to further develop the options for extending the LRT to Pearson International Airport.

The initial business case analysis for the Eglinton West LRT concludes that an LRT with between 8 to 12 stops is preferred. The City and TTC are working closely with Metrolinx on the comprehensive planning work related to the LRT. Different configurations of stops and targeted grade separations will be analysed using detailed traffic modelling to better understand the relationship between the LRT and other traffic. The report can be viewed at:

<http://www.toronto.ca/legdocs/mmis/2016/ex/bgrd/backgroundfile-94621.pdf>

Reasons for the Application

The Official Plan and Zoning By-law Amendments are required to amend the existing permission for the hospital site 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 density, siting and massing of the new hospital building. In addition, the current proposal necessitates 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. The current proposal also necessitates amendment to the existing Section 37 Agreement, dated August 26, 2010, entered into between the owner and the City relating to the 2010 approvals.

Community Consultation

A Community Consultation meeting was held on July 5, 2016 in the auditorium at the West Park Health Care Centre. Approximately 20 people attended the meeting. Issues raised included: the proposed density of the development; concerns with traffic generated by the development and the potential for traffic infiltrating through the residential neighbourhoods; concerns with patient safety and need for traffic calming and pedestrian crossing on the proposed road; concerns with supply of parking spaces and how parking would be provided during the construction of the project; concerns with the loss of trees and green space on site; and the need for public transit.

Notwithstanding these concerns, the community was supportive of the proposed new hospital building.

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 and Notice of Approval Conditions related to the Site Plan application.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (PPS), 2014. The proposal represents a cost-effective development pattern promoted by the 2014 PPS, and has a density that efficiently uses land, resources and infrastructure while supporting public transit. The proposed amendments continue to provide for a range of uses that can be accommodated by the existing infrastructure.

The proposal conforms, and does not conflict, with the Growth Plan for the Greater Golden Horseshoe. The proposed amendments continue to provide for the provision of affordable housing within a range of residential uses including residential care, retirement and assisted living homes.

Master Plan/Campus Plan

Policies of the Official Plan encourage hospitals to create a campus plan when considering redevelopment of hospital sites. 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 an opportunity to build a consensus with stakeholders, including the community, on the form and scale of new development. Between 2005 and 2009, West Park

Health Care Centre developed a Master Plan, identified existing space deficiencies and future space needs and described a vision for the site that would transform the hospital site and allow West Park Health Care Centre to grow.

The Master Plan formed the basis for the 2010 approvals, which identified the lands required for the hospital's use, future expansion and lands surplus to their needs, and continues to apply to the current Official Plan and Zoning By-law Amendment application.

Land Use

The current application is not proposing any revisions to the uses currently permitted by the 2010 approvals. The current application focuses on the hospital lands 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.

The proposed hospital use is permitted by both the Official Plan and Zoning By-law.

Density, Height and Massing

As noted, the current application focuses on the hospital (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 and addresses modifications to the height, built form and massing for Block A (the hospital lands).

The density for the entire hospital lands which were considered as part of the approved amendments in 2010 permits a maximum total gross floor area of 163,000 m² (Block A -71,000 m², Block B- 53,000 m² and Block C-38,000 m²). The current proposal seeks to increase the total gross floor area for the entire site to 169,000 m², which would represent an addition of 6,000 m² of gross floor area to the site. The additional floor area proposed through this application would be added to Block A and would facilitate the construction of a new hospital building. There are no changes proposed related to the permitted gross floor area for Block B. The gross floor area permitted on Block C is proposed to be reduced to correspond with the reduction in the area of the block associated with reallocation of the southern portion of Block C to Block A.

As the approach to the redevelopment of the hospital requires a new hospital building while maintaining the current facilities during the construction, the new hospital building is being proposed further to the east than in the 2010 approvals. The proposed hospital would still provide generous setbacks from the property lines and adjacent buildings and has been designed to frame the new public/private streets and open spaces.

The proposed hospital building would be six storeys or 29 metres in height. The height permitted in the 2010 approvals would permit a 25 metre high building. Given the location of the proposed building in the context of the site, staff are of the opinion the additional 4 metres in height is acceptable. In addition, the proposed revisions sought to the massing and location of the hospital building would result in acceptable shadow impacts. The proposed 6 storey hospital has been sited and massed to minimize the shadow impacts on the surrounding communities to the north and east.

Staff are of the opinion the proposed height, built form and massing of the new hospital building are appropriate and compatible with the surroundings.

Urban Design Guidelines

As part of the 2010 approvals, Urban Design Guidelines were developed for the redevelopment of the West Park Health Care Centre. These Guidelines were endorsed by City Council and incorporated into Official Plan Amendment No. 126.

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 provide a design vision for the redevelopment of the site. The guidelines provide 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.

As the concept of the redevelopment of the hospital has changed from renovating and adding to the existing hospital building to the development of a new hospital building, revised Urban Design Guidelines were developed. The revised Guidelines take into consideration the revised redevelopment approach while maintaining the principles of the original Urban Design Guidelines.

The proposed Official Plan Amendment contains provisions that all future planning applications on these lands be consistent with the approved Revised Urban Design Guidelines. The Revised Urban Design Guidelines can be viewed at:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=3908274&isCofASearch=false>

Design and Material Quality

The Section 37 Agreement resulting from the 2010 approvals includes a provision to secure the materials as well as the exterior design of the proposed buildings. The Section 37 Agreement also includes 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. This is intended to ensure that the development delivers high quality urban design, architecture and materials. There are no changes proposed to this requirement.

Traffic

The applicant submitted a traffic impact study (Urban Transportation Consideration Report dated February 26, 2016 and Addendum dated December 14, 2016 prepared by BA Group) for the proposed development.

The study concluded that the anticipated impacts of the proposed development on the area road network are expected to be minor and would be similar to an 'As-of-Right' development. No road improvements were recommended to accommodate projected site traffic levels, other than

minor signal timing adjustments (shifting of green times) at some of the study area signalized intersections.

Transportation Services staff concur with the overall study conclusion that the anticipated impacts of the proposed development on the area road network are expected to be similar to an 'As-of-Right' development. On this basis, staff are of the opinion that the traffic impacts of the development are deemed to be acceptable.

Public Street Network

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.

In the original approval, a new public road system was proposed within the site which would extend westerly into the site from Charlton Settlement Avenue then loop south to connect to Buttonwood Avenue. The proposed public road would: create separate development blocks; assist integrating the West Park Health Care Centre with the adjacent community; provide additional access into the site; reinforce the pedestrian character of this campus; and create a new east-west street view corridor to the Humber Valley.

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. It is proposed this portion 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 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.

West Park Health Care Centre has initiated the City's process to assess the potential closure of Buttonwood Avenue and this is currently being reviewed. Once this process has been completed, this portion of Buttonwood Avenue would form part of the West Park Health Care Centre lands and would be addressed in the context of Site Plan approval for Block A. If the process is not finalized, this portion of Buttonwood Avenue would remain as a public highway and West Park Health Care Centre would be required to revise the redevelopment concept so that Buttonwood Avenue terminates at a turning circle designed according to the City's Development Infrastructure Policy and Standards.

If this portion of Buttonwood Avenue is not closed, West Park Health Care Centre will be required to submit a revised Draft Plan of Subdivision application and Site Plan Approval

application for Block A illustrating Buttonwood Avenue terminating at a turning circle designed according to the City's Development Infrastructure Policy and Standards.

Internal Road Connection

Currently, the main connections to the existing hospital are from the existing public street system, Buttonwood Avenue and Charlton Settlement Avenue. There is an existing service access from Emmett Avenue which was previously contemplated to be maintained as a service driveway for the hospital. As part of the current proposal, West Park Health Care Centre is proposing a private road to connect Emmett Avenue to the proposed public road at the northeast end of the site. The private road would run along the western property line adjacent to the Humber River Valley and then head east between the existing Long Term Care Facility and the proposed new hospital building to connect to the proposed public road (see Attachment 1: Site Plan). This road connection was not pursued in the original approval given the site limitations as the existing hospital building was being retained. The owner has indicated it is their intention that the private road be designed to the standards of a public road, with sidewalks, trees, lighting and landscaping. The owner also indicated they would be willing to provide public easements over the private road.

TTC staff have advised that in order for them to service the site (in the future and provided there is a demand) the proposed road must be built to City standards in terms of pavement structure to accommodate heavy vehicles and the minimum lane width of 3.3 m for full-size buses. Additional width may be required on curves and at intersections, pending site specific design characteristics. TTC staff have also advised they could still provide service to the site on a private road provided the same standards are met.

Planning staff are of the opinion that a public road is appropriate in this instance: to create an greater public street frontage for Block C and a more defined address for the new hospital building and the existing Long Term Care Facility; to assist integrating the West Park Health Care Centre with the adjacent community; provide an additional public access into the site directly from Emmett Avenue; to reinforce the pedestrian character of this campus; provide public access to the proposed publicly-accessible open spaces; and to improve the view corridor to the Humber Valley. As well, a public road is required to satisfy Official Plan policies (3.1.1.16, 3.1.1.17 and 3.1.1.18) that indicate new streets should be public streets. Planning staff are recommending that the Draft Plan of Subdivision and Site Plan Control applications for the development be amended to provide for a public road prior to introducing the necessary Bills to City Council for enactment.

The owner has also submitted a Draft Plan of Subdivision application to, among other matters, create the public road network at the eastern portion of the site. This application is being reviewed and will be the subject of a separate report at a later Etobicoke York Community Council meeting. To ensure the appropriate municipal infrastructure is in place prior to development occurring, staff are recommending that the Section 37 Agreement be amended to include a requirement that prior to the approval of development of Blocks A, B or C the Draft Plan of Subdivision is to be registered or that West Park Health Care Centre has made the necessary arrangements to provide the appropriate municipal infrastructure to the satisfaction of the Executive Director of Engineering and Construction Services.

Travel Demand Management Plan

In order to reduce the potential traffic impacts of the proposed redevelopment on the surrounding community West Park Health Care Centre, as part of the 2010 approvals agreed to prepare a Travel Demand Management Plan for each Block of the development that would encourage alternative travel choices for staff. The Travel Demand Management 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 reviewed and secured through the review of the Site Plan Control applications for each Block in the development.

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.

Information for Existing Transit Routes Servicing the Site (and future transit changes after Eglinton Crosstown is operational) may be found at:

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2016/February 25/Reports/Changes to TTC Bus Routes in Eglinton Corridor for Line 5 Ra.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2016/February%2025/Reports/Changes%20to%20TTC%20Bus%20Routes%20in%20Eglinton%20Corridor%20for%20Line%205%20Ra.pdf)

Parking

The parking requirements for the site are governed by former City of York Zoning By-law No. 1-83 (as amended by Site Specific By-law No. 1001-2010). In order to establish updated parking standards for the current proposal, Transportation Services staff require the following:

<u>Land Use</u>	<u>Minimum Parking Rate</u>	<u>Minimum No. of Required Parking Spaces</u>
Hospital Uses (316 Beds)	1.85 spaces/bed, including a minimum of 0.2 spaces/bed for visitors	585 spaces, which includes a minimum of 63 visitor spaces
Long Term Care (200 Beds)	0.5 spaces/bed, including a minimum of 0.1 spaces/bed for visitors	100 spaces, which includes a minimum of 20 visitor spaces
Total		685 spaces, which includes a minimum of 83 visitor spaces

Transportation Services staff have advised that accessible parking spaces must be provided in accordance with the supply and dimensional requirements of Zoning By-law No. 569-2013. All

parking spaces and drive aisles must comply with the dimensional requirements of Zoning By-law No. 569-2013. The revised parking standards are included in the Draft Zoning By-law Amendment in Attachment 9.

The layout of the proposed parking supply, along with the intended circulation system for the proposed development, will be addressed through the Site Plan Control review process.

As noted the development of the hospital will be phased, with the existing hospital continuing to operate as the new hospital building is constructed which will result in the loss of some of the existing parking facilities. As such, there may be a need to provide off-site parking during the construction period. At this point, it has not been determined the number of off-site parking spaces that may be required or the possible location. The number of required off-site spaces could vary depending on the phase of construction and also the timing of the non-hospital (Block B) development, as well as the final plan for the hospital (which will be determined when the preferred proponent is selected and the Stage 2 Site Plan is prepared). Current construction phasing scenarios for the hospital indicate that up to 265 parking spaces off-site parking spaces may be required during construction.

To allow for the provision of off-site parking associated with the existing hospital buildings, the Draft Zoning By-law Amendment would permit the existing buildings to remain and that up to 265 spaces of the required parking could be provided off site.

As the number and possible location of the off-site parking has yet to be determined, it is recommended that the amended Section 37 Agreement be used to secure a requirement that prior the issuance of a Notice of Approval Conditions for Block A, the owner must prepare and submit a parking plan and strategy including arrangements for the location and number of any temporary off-site parking during construction to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager of Transportation Services and will implement these during the course of construction. The strategy should address matters such as how visitors will be advised of the temporary parking locations and how the visitors would be shuttled to the hospital from the parking lot.

Loading

A total of 7 loadings spaces are required for the proposal in accordance with Site Specific By-law No. 1001-2010, consisting of: 2 loading spaces which have dimensions of 17.0m (length) by 3.0m (width) by 4.0m (height); 1 loading space which has dimensions of 10.0m (length) by 3.0m (width) by 4.0m (height); and 4 loading spaces which have dimensions of 6.0m (length) by 3.0m (width) by 4.0m (height).

Based on loading demand surveys of the existing hospital that were undertaken by BA Group from Monday October 26 to Friday October 30, 2015, Transportation Services staff are comfortable with the continued application of the loading space provisions of the former City of York Zoning By-law No. 1-83 (as amended by Site Specific By-law No. 1001-2010).

Details regarding the location and design of the loading facilities for the proposed development will be addressed through the Site Plan Control review process.

Site Servicing

The applicant has submitted a satisfactory Functional Servicing Report and a Stormwater Management Brief prepared by EXP. Services Inc. The reports conclude there is sufficient servicing capacity within the existing municipal infrastructure to accommodate the proposed development. However, Engineering and Construction Services staff have requested the applicant to update the hydrant tests as they are greater than one year old. As this testing cannot be undertaken during the winter, it is recommended that the Section 37 Agreement also secure that prior to the first of the issuance of the stage two Notice of Approval Conditions for Block A or the issuance of the Notice of Approval Conditions B or C, the owner shall, at its own expense, undertake required hydrant testing and if required shall upgrade or make the necessary arrangement to upgrade the municipal water main system to the satisfaction of the Executive Director of Engineering and Construction Services.

Bicycle Parking and Facilities

Bicycle parking spaces and bicycle facilities (such as change rooms and showers) are required to be provided in accordance with the standards contained in former City of York Zoning By-law No. 1-83 (as amended by Site Specific By-law No. 1001-2010). West Park Health Care Centre are not proposing any changes to the bicycle parking and facilities requirements in the 2010 approvals through this application. The location of the bicycle parking spaces and bicycle facilities will be addressed through the Site Plan Control review process.

Open Space/Parkland

The West Park Health Care Centre development will have a combination of institutional, commercial and residential uses.

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. The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 3.00 + hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The residential and commercial component of this application is subject to the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code. 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. West Park Health Care Centre is proposing to allocate one hectare of open space as privately-managed, publicly-accessible lands and this will be secured as a Section 37 contribution. As such, Parks, Forestry and Recreation staff recommends that the owner be subject to a cash-in-lieu of parkland dedication payment. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit for each Block.

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 healthy trees. The areas proposed as open spaces are intended to maintain mature stands of trees.

West Park Health Care Centre 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 of 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 Health Care Centre has undertaken a preliminary assessment of the impact of the introduction of the proposed buildings and street network.

The Tree Preservation Plan and Arborist Report indicate there a total of 18 trees located on the City road allowance adjacent to the subject site, of which 3 trees will require removal and the remaining 15 trees are to be preserved as part of the development. The plan and report also indicate there is a total of 288 protected private trees located within the Campus boundary that are outside of the ravine protection limits, with 31 trees to be preserved and a total of 257 trees requiring removal.

The Concept Landscape Plan demonstrates locations for approximately 500 new trees to be planted, including approximately 250 trees that will form part of a “Woodland Restoration Zone” on the private lands along the north edge of the ravine protection limit. At this time there is no tree species list provided for the proposed restoration, however these proposed trees are noted to be endemic to the Humber River Valley Bioregion and representative of the upland forest of the valley, representing a cross section of specimens ranging from small to large tree species.

Urban Forestry staff have advised that only large growing native shade trees with a minimum of 60 mm caliper are acceptable as replacement tree for up to two thirds of the replacement trees in order to meet the Toronto Green Standard guidelines. The remaining one third of replacement trees are permitted to be smaller caliper trees that form part of the “Woodland Restoration Zone”. Planting beds for new trees must provide a 1.0 m soil depth and a minimum of 15 m³ per tree for trees with shared soil volume or a minimum of 30 m³ of quality soil for each individual tree. The actual number of new trees and tree species (on-site and within City road allowance) will be determined in through the Site Plan Control review process.

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 that 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 prepared by Dillion Consulting 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 measures required are focused 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 as well as the installation of a permanent fence around the urban slope feature are recommended to prevent further impacts on this feature due to proliferation of invasive species and human disturbance. This setback requirement noted in the Scoped Natural Heritage Impact Study will be secured through the Draft Zoning By-law Amendment. 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 plan that meets the Official Plan policies and the policies of the TRCA. These specific measures will be secured through the Site Plan Control review process.

Phasing of the Development

The redevelopment of the hospital is to occur in phases to ensure minimum disruption to the hospital operations and enable West Park Health Care Centre to maintain its programs and services during construction. West Park Health Care Centre is proposing that the new hospital building be constructed without requiring any demolition of existing facilities.

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 to the satisfaction of the Chief Planner and Executive Director, City Planning. The phasing of the development and the timing of the public infrastructure was previously secured in the Section 37 Agreement for the 2010 approval. The applicant is not requesting modification for the requirement for the provision of a phasing plan, however is seeking modification to the phasing noted in the Agreement to address the current plans to construct a new hospital building as an alternative to the renovation of the existing hospital buildings.

Staff are recommending that the Section 37 Agreement be amended with respect to references to Phasing and Blocks as may be necessary. The phasing will also be secured in the Draft Plan of Subdivision and/or through the Site Plan Control review process. Staff are also recommending that the Section 37 Agreement include a requirement that the owner agree not to occupy the newly constructed main hospital building on Block A, until the owner provides a phasing plan for the transfer of hospital operations to the new facility and has demonstrated that appropriate arrangements for the demolition of the existing Main Building, Ruddy Building and Gauge Building have been made, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Chief Building Official and the City Solicitor.

Holding Provision

As part of the 2010 approval, the zoning for the central portion of the site, identified as Block C or Phase 3 lands is subject to a Holding Provision. For this portion of the site, the zoning would permit further expanded health care facilities or other compatible uses as circumstances warrant and needs arise for development in the longer term. 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 and accepted as condition of removing the Holding (H) provision.

As the revised approach to the redevelopment of the hospital would require modifications to the boundary of Block C to reallocate the southern portion of Block C to Block A, staff recommend that the area where the Holding (H) provision applies be modified accordingly so that it would only apply to revised Block C in the Draft Zoning By-law Amendment attached to this report.

Affordable Housing

The Section 37 Agreement registered on this property requires, that if residential units are developed on Block B, a minimum of 15 per cent of those residential units be provided as affordable units. No changes are proposed to this requirement through this application.

Heritage/Art Features

As part of the 2010 application for the redevelopment of West Park Health Care Centre, the remnants of the original Coach House were identified by the Weston Historical Society as an important part of West Park Health Care Centre's history, and also the history of Weston. West Park Health Care Centre committed 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. No changes are proposed regarding this requirement. Details on the integration of the heritage and art features will be addressed through the Site Plan Control review process for the new hospital building.

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 and 2 Archaeological Assessment which indicated that there were no archaeological resources found on site.

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 Health Care Centre has submitted the Toronto Green Development Standard Checklist.

The applicant is required to meet Tier 1 of the TGS. The applicant has indicated they will not pursue Tier 2 of the Toronto Green Standard at this time. The 2010 zoning approval secured performance measures for the following Tier 1 development features: Automobile Infrastructure and Cycling Infrastructure. No changes to these standards are proposed through the current Zoning By-law Amendment application.

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

applicable TGS performance measures will be secured through the Site Plan Control review 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* amending the existing Section 37 Agreement dated August 26, 2010 entered into with the City and registered on title to :

1. Amend the community benefits required to be secured in the Section 37 Agreement as follows:
 - i) Replace the previous requirement for the "Central Lawn" within Block A to be provided as publicly accessible, privately-managed open space with the requirement for the provision of a minimum area of 1.0 hectare within Block A to be used as publically accessible, privately-managed open space. The timing for the provision and location of this open space, with the details and location to be determined in the context of site plan approval, which shall be constructed and a public access easement conveyed to the City for the term of operation of the hospital, free and clear of encumbrances and at nominal cost, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor in consultation with the General Manager, Parks Forestry and Recreation prior to occupancy of the newly constructed hospital and in accordance with terms to be set out in the Section 37 Agreement.
2. Secure the following additional matters in the Section 37 Agreement as a legal convenience to support development:
 - i) Prior to the first of the issuance of the stage two Notice of Approval Conditions for Block A or the issuance of the Notice of Approval Conditions for Blocks B or C, the owner shall, at its own expense, undertake required hydrant testing and if required shall upgrade or make the necessary arrangements to upgrade the municipal water main system to the satisfaction of the Executive Director of Engineering and Construction Services;
 - ii) Prior to the issuance of the stage two Notice of Approval Conditions for Block A, the owner shall prepare and submit a parking plan and strategy including arrangements for the location and number of any temporary off-site parking during construction to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager of Transportation Services and shall implement the same during the course of construction;
 - iii) That the owner agree not to occupy the newly constructed main hospital building on Block A, until the owner provides a phasing plan for the transfer of hospital operations to the new facility and has demonstrated that appropriate arrangements for the demolition of the existing Main

Building, Ruddy Building and Gauge Building have been made, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Chief Building Official and the City Solicitor;

- iv) Prior to the development of Blocks A, B or C the Draft Plan of Subdivision shall be registered or the West Park Health Care Centre has made the necessary arrangements to provide the appropriate municipal infrastructure supporting the proposed development to the satisfaction of the Executive Director of Engineering and Construction Services; and
- vi) The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of item PG32.3 of the Planning and Growth Committee.

Conclusion

The proposed redevelopment of the West Park Health Care Centre site will facilitate renewal of health care infrastructure; provide for an 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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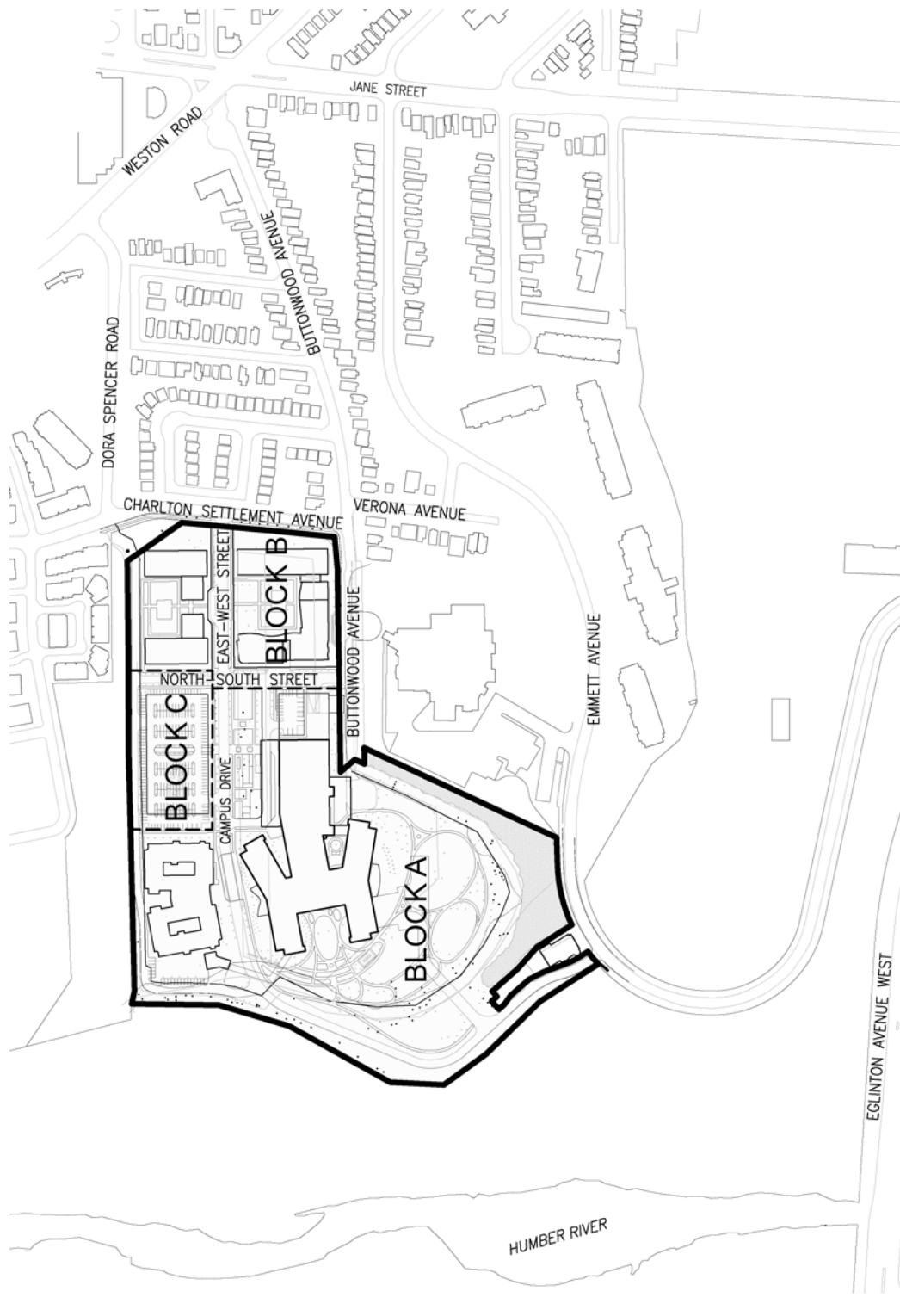
SIGNATURE

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

ATTACHMENTS

Attachment 1: Context Plan
Attachment 2: Site Plan
Attachment 3: Perspective Drawings-East Elevations
Attachment 4: Perspective Drawings- West Elevations
Attachment 5: Official Plan
Attachment 6: Zoning
Attachment 7: Application Data Sheet
Attachment 8: Draft Official Plan Amendment
Attachment 9: Draft Zoning By-law Amendment

Attachment 1: Context Plan



82 Buttonwood Avenue

File # 16 121271 WET 11 0Z

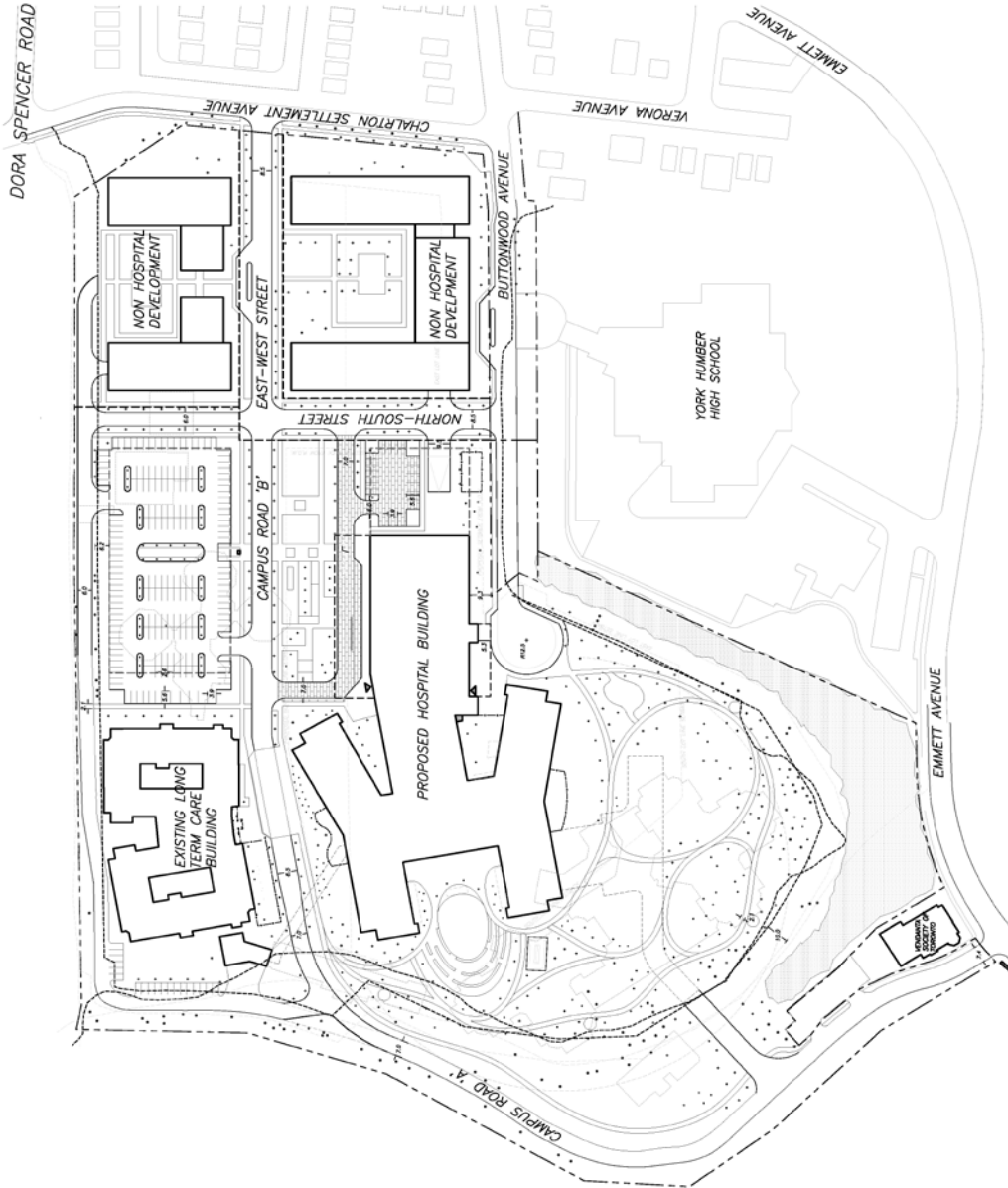
Context Plan - Block Plan

Applicant's Submitted Drawing

Not to Scale
12/20/2016



Attachment 2: Site Plan



82 Buttonwood Avenue

File # 16 121271 WET 11 0Z

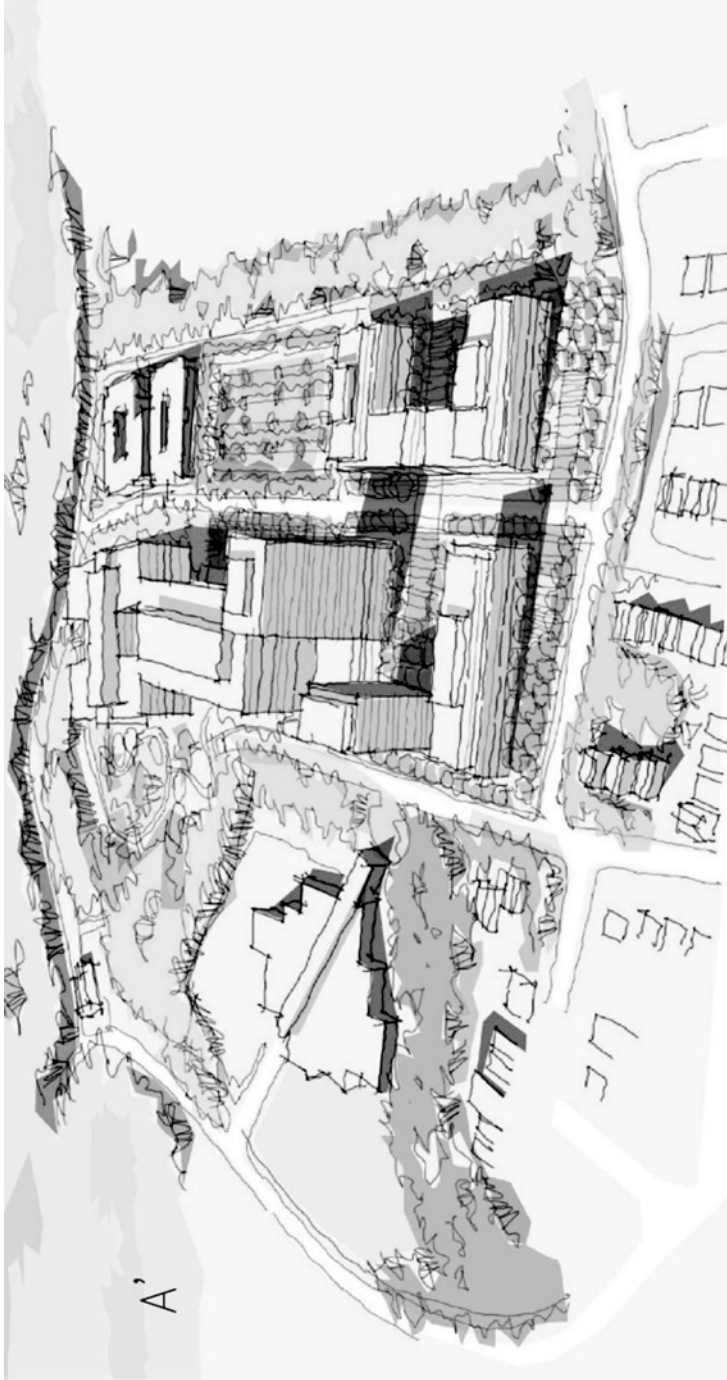
Site Plan

Applicant's Submitted Drawing

Not to Scale
12/22/2016



Attachment 3: Perspective Drawings-East Elevations



82 Buttonwood Avenue

Perspective Drawings - East Elevations

Applicant's Submitted Drawing

Not to Scale
05/02/2016



File # 16 121271 WET 11 0Z

Attachment 4: Perspective Drawings-West Elevations



82 Buttonwood Avenue

File # 16 121271 WET 11 0Z

Perspective Drawings - West Elevations

Applicant's Submitted Drawing

Not to Scale
05/02/2016



Attachment 5: Official Plan



TORONTO City Planning
Official Plan

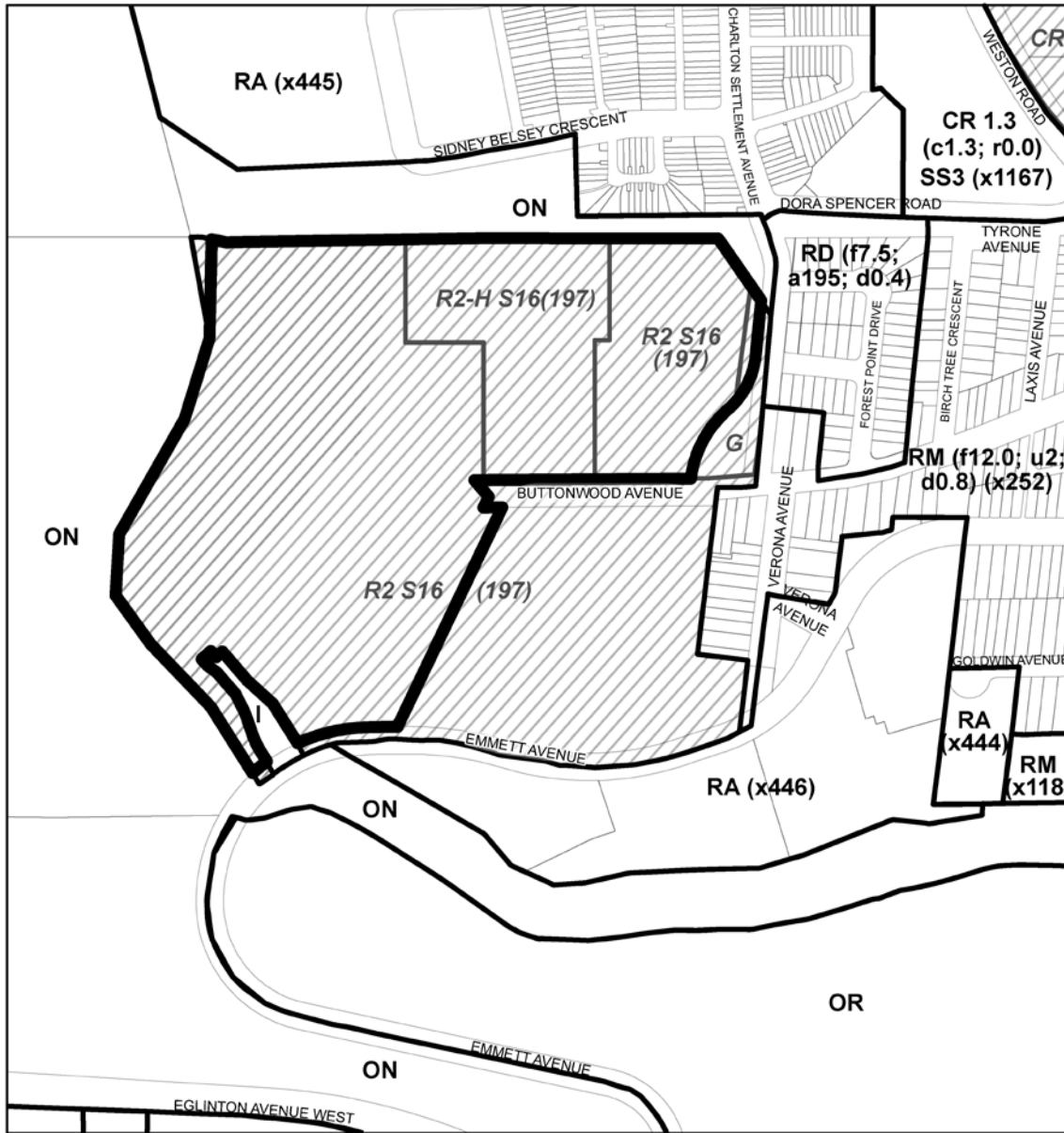
82 Buttonwood Avenue

File # 16 121271 WET 11 02



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Not to Scale
03/18/2016

Attachment 6: Zoning



Zoning

82 Buttonwood Avenue

File # 16 121271 WET 11 02

Location of Application

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

- | | |
|---------------------------|---------------------------|
| 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 |

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



Not to Scale
Extracted: 03/18/2016

Attachment 7: 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-57 and Block C 26	Site Plan Control Area:	YES

PROJECT INFORMATION FOR BLOCK A

Site Area (sq. m):	79,965	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:	685	
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

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):	70,000	0

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

Attachment 8: Draft Official Plan Amendment

CITY OF TORONTO

BY-LAW No. XXX-2017

To adopt amendment No. 370 to the Official Plan for the City of Toronto with respect to lands municipally known in the year 2016 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; 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. The attached Amendment No. XXX 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 X day of X, A.D. 2017.

JOHN H. TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT No. 370 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS
82 BUTTOWOOD AVENUE**

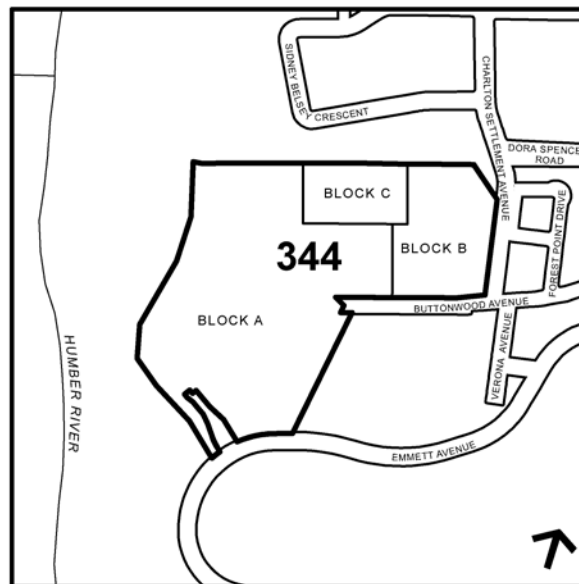
The Official Plan of the City of Toronto, is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is revised to amend Site and Area Specific Policy No. 344 and Map 25 as follows:

- (a) Section 344(b) is deleted and replaced with the following:

Development will proceed generally in accordance with the Updated Urban Design Guidelines entitled “West Park Healthcare Centre Urban Design Guidelines” prepared by HOK Architects Inc., dated September 12, 2016.

- (b) Map 25, Site and Area Specific Policies, is revised to amend the block boundaries within lands municipally known in 2016 as 82 Buttonwood Avenue shown on the map below for Site and Area Specific Policy No. 344.



Attachment 9: Draft Zoning By-law Amendment

City of Toronto By-law No.xxxx 2017

To amend the former City of York Zoning By-law No. 1-83, as amended by By-law 1001-2010 of the City of Toronto, with respect to the lands municipally known in the year 2016 as 82 Buttonwood Avenue.

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*; and

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

1. Except as otherwise provided herein, the provisions of the former City of York By-law No. 1-83, as amended, and City of Toronto By-law By-law 1001-2010, shall continue to apply to the lot.
2. By-law No. 1001-2010 be amended, by deleting Schedule “A” and replacing it with revised Schedule “A” attached to and forming part of this By-law thereby changing the area shown on District Map 22 of former City of York By-law No. 1-83, as amended, to incorporate a modified block pattern and to rezone a portion of the lands from R2-H S16(197) to R2-H S16(197) and R2 S16(197).
3. By-law No. 1001-2010 is amended by deleting Schedule ‘B’ and replacing it with revised Schedule "B" attached to and forming part of this By-law.
4. Section 2 of By-law No. 1001-2010 is amended by further amending Section 16, subsection (197) Section (A)(c)(i) of the former City of York By-law No. 1-83, as amended by deleting the words "a minimum of 1.3 parking spaces per bed..." and replacing them with the words "a minimum of 1.85 parking spaces per bed".
5. Section 2 of By-law No. 1001-2010 is amended by further amending Section 16, subsection (197) of the former City of York By-law No. 1-83, as amended by inserting the following new Sections (A)(c)(vii), (A)(c)(viii), (A)(c)(ix), (A)(c)(x), (A)(c)(xi) and (A)(c)(xii) immediately following Section (A)(c)(vi) as follows:
 - "vii) Clearly identified off-street accessible parking spaces must be provided on the same lot as every building or structure erected or enlarged, if the

total parking spaces requirement is 5 or more, in compliance with the following:

- a. if the number of required parking spaces is 5 to 24, a minimum of 1 parking space must comply with the minimum dimensions for an accessible parking space;
- b. if the number of required parking spaces is 25 to 100, a minimum of 1 parking space for each 25 parking spaces or part thereof must comply with the minimum dimensions for an accessible parking space; and
- c. if the number of required parking spaces is more than 100, a minimum of 4 parking spaces plus 1 parking space for every 50 parking spaces or part thereof in excess of 100 parking spaces, must comply with the minimum dimension for an accessible parking space.

viii) Accessible parking spaces must be the parking space located:

- a. closest to a principal entrance to a building; and
- b. at the same level as the pedestrian entrance to the building.

ix) An accessible parking space must have the following minimum dimensions:

- a. Length of 5.6 metres;
- b. Width of 3.9 metres;
- c. Vertical clearance of 2.1 metres;

x) a parking space shall have the following minimum dimensions:

- a. the minimum dimensions of a parking space, accessed from a one-way drive aisle having a width of 6.0 metres or more measured at the entrance to the parking space, shall be:
 1. length- 5.6 metres;
 2. width- 2.6 metres;
 3. vertical clearance- 2.0 metres; and
 4. the minimum width of 2.6 metres must be increased by 0.3 metres for each side of the parking space that is obstructed in accordance with (d) below.
- b. the minimum dimensions of a parking space accessed by a drive aisle having a width of less than 6.0 metres, whether it is a one-way or two way drive aisle, shall be:
 1. length- 5.6 metres;
 2. width- 2.9 metres;
 3. vertical clearance- 2.0 metres; and

4. the minimum width of 2.9 metres must be increased by 0.3 metres for each side of the parking space that is obstructed in accordance with (d) below.
- c. The minimum dimension of a parking space that is adjacent and parallel to a drive aisle from which vehicle access is provided shall be:
 1. length- 6.7 metres;
 2. width- 2.6 metres;
 3. vertical clearance- 2.0 metres; and
 4. the minimum width of 2.6 metres must be increased by 0.3 metres for each side of the parking space that is obstructed in accordance with (d) below.
 - d. The side of a parking space is obstructed if any part of a fixed object such as a wall, column, bollard, fence or pipe is situated:
 1. within 0.3 metres of the side of the parking space, measured at right angles; and
 2. more than 1.0 metres from the front or rear of the parking space.
 - e. If the calculation of the number of parking spaces results in a fraction, the number is rounded down to the nearest whole number, but there is not to be less than one parking space.
- xi) a maximum number of 265 parking spaces required for the existing buildings and uses on the site as of January 1, 2017, may be provided off-site, with the exception of the Existing Long Term Care Building as shown on Schedule C."
6. Section 2 of By-law No. 1001-2010 is amended by further amending Section 16, subsection (197) Section (A) of the former City of York By-law No. 1-83, as amended by renumbering the second reference to Section "p)" is renumbered Section "r)".
 7. Section 2 of By-law No. 1001-2010 is amended by further amending Section 16, subsection (197) Section (A) of the former City of York By-law No. 1-83, as amended by inserting the following new Section (A)(s) as follows:
 - "s the areas within a building used for the following uses shall be excluded for the purposes of calculating gross floor area:
 - i parking, loading, bicycle parking below-ground;
 - ii. loading areas and bicycle parking areas that are at, below or above-ground;
 - iii. storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms;

- iv shower and change facilities required by this By-law for required bicycle parking spaces;
- v. elevator shafts;
- vi. garbage shafts;
- vii. mechanical penthouses; and
- viii. exit stairwells in the building.

8. Section 2 of By-law No. 1001-2010 is amended by further amending Section 16, subsection (197) Section (B) of the former City of York By-law No. 1-83, as amended by Section 16 of By-law No. 1001-2010 is amended by deleting Section (B), "Regulations Applying to Block A only" and replacing it with revised Section (B) as follows:

"B Regulations Applying to Block A only:

- a) any proposed building or additions to existing buildings to be constructed after January 1, 2017 shall be located within the building zone as shown on Schedule 'C', 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 29 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 former City of York By-law No. 1-83, as amended:
- c) the maximum gross floor area of all buildings shall be 84,500 square metres;
- d) the maximum number of beds associated with the uses identified as I to III in Section a) above shall be 460;
- e) the maximum number of beds associated with the use identified as IV in Section a) above shall be 200; and
- f) notwithstanding the provisions of this by-law the existing hospital facilities, existing on the lot on January 1, 2017 shall be permitted to continue as the new hospital building is being constructed.

9. Section 2 of By-law No. 1001-2010 is amended by further amending Section 16, subsection (197) Section (E)(d) of the former City of York By-law No. 1-83, as amended by deleting the words “maximum gross floor area of all buildings shall be 38,500 square metres” and replacing them with the words “ a maximum gross floor area of all buildings shall be 31,000 square metres”.
10. Section 2 of By-law No. 1001-2010 is amended by further amending Section 16, subsection (197) Section (E)(e) of the former City of York By-law No. 1-83, as amended by deleting the words “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.” and replacing them with the words “the maximum number of beds and/or residential units associated with the uses identified as IV to VIII in Section b) above shall be 270.”
11. Section 2 of By-law No. 1001-2010 is amended by further amending Section 16, subsection (197) Section (F) of the former City of York By-law No. 1-83, as amended by inserting the following definitions immediately following the definition of "Short-Term Bicycle Parking":

""Parking Space" shall mean an area used for the parking or storing a vehicle.

"Vehicle" shall mean a wheeled or tracked device, either self-propelled or capable of being pulled by a self-propelled device, for moving persons or objects, or used for construction or agriculture.

"Drive Aisle" shall mean a vehicle passageway located within an area used for parking or storage of 3 or more vehicles. "

12. Section 2 of By-law No. 1001-2010 is amended by further amending Section 16, subsection (197) Section (K)(a) of the former City of York By-law No. 1-83, as amended by deleting Section (K) (a) and replacing it with revised Section (K)(a) as follows:

"(K)(a) Prior to occupancy of the newly constructed main hospital building on Block A, the owner shall provide, at its own expense, publicly accessible, privately managed open space within Block A, the details and location of which shall be determined in the context of site plan approval, and shall have conveyed a public access easement to the City, free and clear of encumbrances and for nominal consideration, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor, in consultation with the General Manager, Parks Forestry and Recreation for as long as the West Park Healthcare Centre continues in operation on the lands and including provisions for insurance and indemnity."

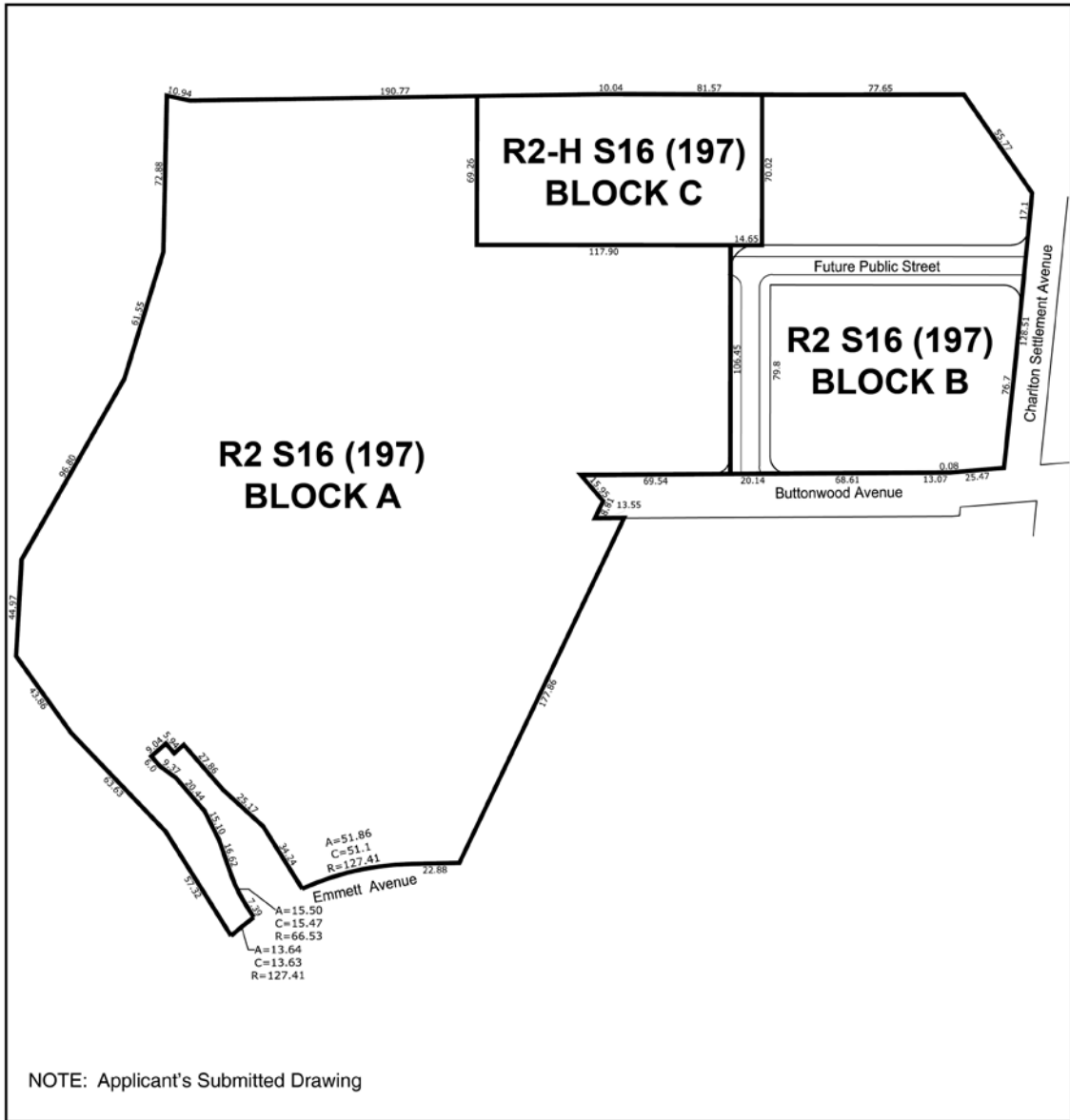
13. Section 2 of By-law No. 1001-2010 is amended by further amending Section 16, subsection (197) of the former City of York By-law No. 1-83, as amended by adding a new Section (K)(h) after Section (K)(g) as follows:

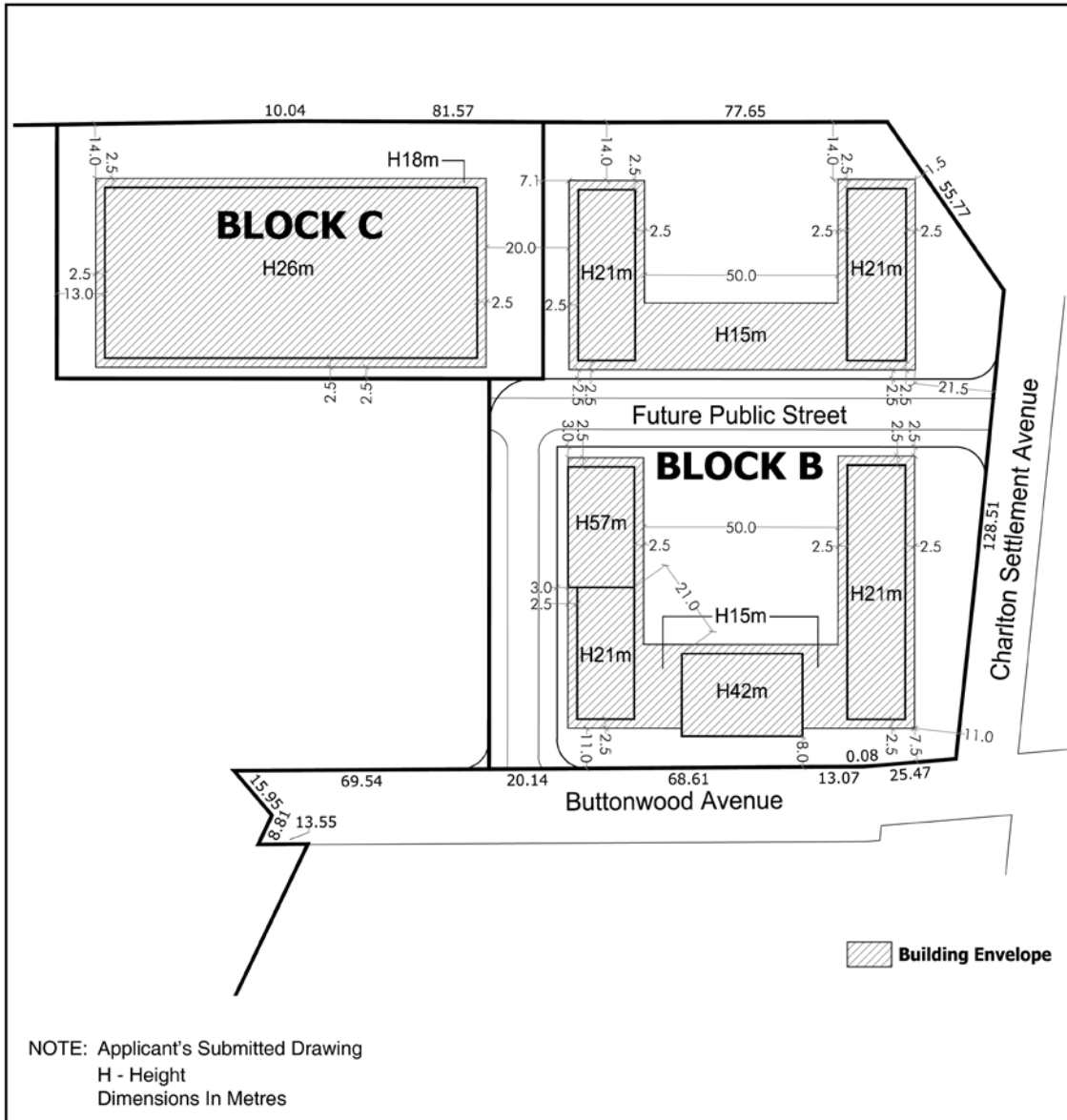
"(g) prior to occupancy of the newly constructed main hospital building on Block A, the owner shall provide a phasing plan for the transfer of hospital operations to the new facility and shall have obtained demolition permits for the demolition of the existing Main Building, Ruddy Building and Gauge Building or shall have demonstrated that appropriate arrangements for such demolition have been made, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Chief Building Official and the City Solicitor."

ENACTED AND PASSED this ____ day of _____, A.D. 2016.

JOHN TORY,
Mayor
(Corporate Seal)

ULLI S. WATKISS
City Clerk





TORONTO City Planning
Schedule B

82 Buttonwood Avenue

File # 16 121271 WET 11 0Z

↑
 Not to Scale
 02/02/2017

