



Tracking Status

- [City Council](#) adopted this item on July 12, 2011 without amendments and without debate.
- This item was considered by [Toronto and East York Community Council](#) on June 22, 2011 and was adopted with amendments. It will be considered by City Council on July 12, 2011.
- See also By-law [961-2011](#)

City Council consideration on July 12, 2011

TE8.8	ACTION	Adopted on Consent		Ward:31
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Final Report - 825 Coxwell Avenue - Zoning Amendment Application

City Council Decision

City Council on July 12, 13 and 14, 2011, adopted the following:

1. City Council amend Zoning By-law 6752, for the lands at 825 Coxwell Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report dated June 3, 2011, from the Director, Community Planning, Toronto and East York District, with the following amendment to Attachment No. 8, Section 3, under the heading "7.5.4.43.4. Holding Provisions", part 2) (ii), to read:

"(ii) the submission of a Traffic Operations Assessment and a Parking Demand Study, satisfactory to the Executive Director of Technical Services, or a successor, for the respective phase of the development;"
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council endorse the Toronto East General Hospital Site Master Plan as shown on Attachment 1 to the report dated June 3, 2011, from the Director, Community Planning, Toronto and East York District.
4. Prior to the introduction of the Bills in Council, City Council require the owner to submit a Salvage and Conservation Plan for the review and approval by the Chief Planner and Executive Director of City Planning.
5. Prior to the issuance of Notice of Approval Conditions for Phase 1, City Council require the owner to submit a Heritage Interpretation and Conservation Plan, satisfactory to the Chief Planner and Executive Director of City Planning that includes how the heritage elements applicable to Phase 1 pursuant to the Salvage and Preservation Plan are being integrated, conserved and interpreted, in Phase 1 of the development proposal.
6. Prior to the issuance of Notice of Approval Conditions for Phase 1 of the development,

City Council require the owner to submit a Construction Management Plan satisfactory to the Chief Planner and Executive Director of City Planning.

7. Prior to the issuance of the first above or below grade building permit, City Council require the owner to establish a Construction Liaison Committee which includes members of the local community, local Councillors and staff of the MLS Investigation Unit.
8. Prior to submitting the Construction Management Plan for Phase 1, City Council require the owner to consult with the Construction Liaison Committee.
9. Upon completion of Phase 1 of the development, City Council require the owner to undertake a pedestrian traffic count to determine whether the relocation of the main front entrance to the hospital has alleviated the existing jay-walking problem on Coxwell Avenue, between the hospital and the medical centre across the street, and submit the findings of the study to the City with the purpose of determining any appropriate remedies.
10. Prior to submission of the site plan application for Phase 2 of the development, City Council require the owner to review alternative locations for oxygen.
11. Upon the completion of Phase 1 of the development, and relocation of the existing taxi stand on Coxwell Avenue to the hospital driveway, City Council request the TTC to review and recommend any changes to the locations of the current bus stops near the hospital to facilitate safer and more accessible passenger pick-up and drop-off.

Statutory - Planning Act, RSO 1990

Background Information (Community Council)

(June 3, 2011) Report from the Director, Community Planning, Toronto and East York District - Final Report - 825 Coxwell Avenue - Zoning Amendment Application
<http://www.toronto.ca/legdocs/mmis/2011/te/bgrd/backgroundfile-38681.pdf>

Communications (Community Council)

(February 4, 2011) Letter from John Pasalis, Vice-President, Parkview Hills Community Association, addressed to Councillor Janet Davis (TE.Supp.TE8.8.1)
 (June 21, 2011) E-mail from Claire Draycott (TE.Supp.TE8.8.2)
 (June 22, 2011) E-mail from Caroline and Patrick Fernandez (TE.Supp.TE8.8.3)
 (January 4, 2011) Letter from Natasha Granatstein, Danforth East Community Association (TE.Supp.TE8.8.4)

☐ Toronto and East York Community Council consideration on June 22, 2011

TE8.8	ACTION	Amended		Ward:31
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Final Report - 825 Coxwell Avenue - Zoning Amendment Application

Statutory - Planning Act, RSO 1990

Community Council Recommendations

The Toronto and East York Community Council recommends that:

1. City Council amend Zoning By-law 6752, for the lands at 825 Coxwell Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report dated June 3, 2011, from the Director, Community Planning, Toronto and East York District, with the following amendment to Attachment No. 8, Section 3, under the heading "7.5.4.43.4. Holding Provisions", part 2) (ii), to read:

"(ii) the submission of a Traffic Operations Assessment and a Parking Demand Study, satisfactory to the Executive Director of Technical Services, or a successor, for the respective phase of the development;"
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council endorse the Toronto East General Hospital Site Master Plan as shown on Attachment 1 to the report dated June 3, 2011, from the Director, Community Planning, Toronto and East York District.
4. Prior to the introduction of the Bills in Council, City Council require the owner to submit a Salvage and Conservation Plan for the review and approval by the Chief Planner and Executive Director of City Planning.
5. Prior to the issuance of Notice of Approval Conditions for Phase 1, City Council require the owner to submit a Heritage Interpretation and Conservation Plan, satisfactory to the Chief Planner and Executive Director of City Planning that includes how the heritage elements applicable to Phase 1 pursuant to the Salvage and Preservation Plan are being integrated, conserved and interpreted, in Phase 1 of the development proposal.
6. Prior to the issuance of Notice of Approval Conditions for Phase 1 of the development, City Council require the owner to submit a Construction Management Plan satisfactory to the Chief Planner and Executive Director of City Planning.
7. Prior to the issuance of the first above or below grade building permit, City Council require the owner to establish a Construction Liaison Committee which includes members of the local community, local Councillors and staff of the MLS Investigation Unit.
8. Prior to submitting the Construction Management Plan for Phase 1, City Council require the owner to consult with the Construction Liaison Committee.
9. Upon completion of Phase 1 of the development, City Council require the owner to undertake a pedestrian traffic count to determine whether the relocation of the main front entrance to the hospital has alleviated the existing jay-walking problem on Coxwell Avenue, between the hospital and the medical centre across the street, and submit the findings of the study to the City with the purpose of determining any appropriate remedies.

10. Prior to submission of the site plan application for Phase 2 of the development, City Council require the owner to review alternative locations for oxygen.
11. Upon the completion of Phase 1 of the development, and relocation of the existing taxi stand on Coxwell Avenue to the hospital driveway, City Council request the TTC to review and recommend any changes to the locations of the current bus stops near the hospital to facilitate safer and more accessible passenger pick-up and drop-off.

Decision Advice and Other Information

The Toronto and East York Community Council held a statutory public meeting on June 22, 2011, and notice was given in accordance with the Planning Act.

Origin

(June 3, 2011) Report from the Director, Community Planning, Toronto and East York District

Summary

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

This application proposes the phased redevelopment of the Toronto East General Hospital site located at 825 Coxwell Avenue.

The proposed hospital redevelopment to be guided by a Comprehensive Master Plan represents good planning and will result in a significant improvement in the provision of health care for the East York and surrounding community, as well as Toronto as a whole. Zoning amendments proposed to implement the master plan include building envelopes, development standards and holding provisions.

This report reviews and recommends approval of the application to amend the Zoning By-law.

Background Information

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Communications

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Speakers

Lynn Koza
Michael Connolly
Stephen Wickens, Board Member, Danforth East Community Association
Frank Lewinberg, Urban Strategies Inc.

Motions

1 - Motion to Amend Item moved by Councillor Janet Davis (Carried)

That:

- A. Recommendation 1 in the report dated June 3, 2011, from the Director, Community Planning, Toronto and East York District be amended to read as follows:

1. City Council amend Zoning By-law 6752, for the lands at 825 Coxwell Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report dated June 3, 2011, from the Director, Community Planning, Toronto and East York District, with the following amendment to Attachment No. 8, Section 3, under the heading "7.5.4.43.4. Holding Provisions", part 2) (ii), to read:

"(ii) the submission of a Traffic Operations Assessment and a Parking Demand Study, satisfactory to the Executive Director of Technical Services, or a successor, for the respective phase of the development;"

- B. The following new recommendations be added:

- "7. Prior to the issuance of the first above or below grade building permit, City Council require the owner to establish a Construction Liaison Committee which includes members of the local community, local Councillors and staff of the MLS Investigation Unit.
8. Prior to submitting the Construction Management Plan for Phase 1, City Council require the owner to consult with the Construction Liaison Committee.
9. Upon completion of Phase 1 of the development, City Council require the owner to undertake a pedestrian traffic count to determine whether the relocation of the main front entrance to the hospital has alleviated the existing jay-walking problem on Coxwell Avenue, between the hospital and the medical centre across the street, and submit the findings of the study to the City with the purpose of determining any appropriate remedies.
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2 - Motion to Adopt Item as Amended moved by Councillor Janet Davis (Carried)

Source: Toronto City Clerk at www.toronto.ca/council

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