

**2075 Bayview Avenue – Zoning By-law Amendment:
Removal of the Holding (H) Symbol – Final Report**

Date:	December 14, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	15 230558 NNY 25 OZ

SUMMARY

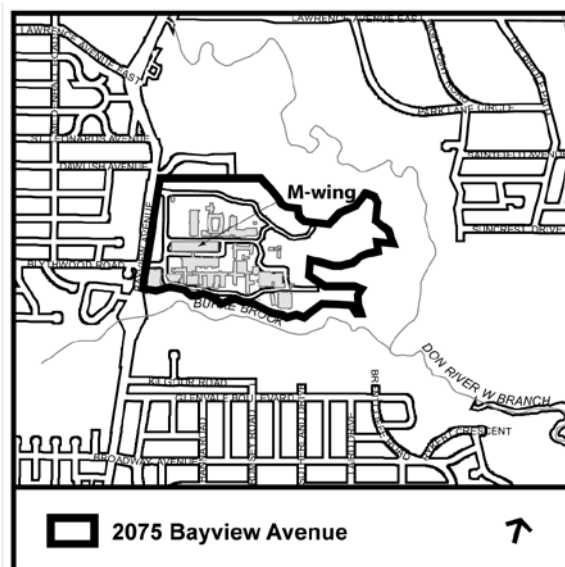
This application proposes to amend the zoning by-law to partially remove the hold on the HOS(1) zone to allow for the construction of a one-storey, 18.58 square metre addition to the M-wing ground floor entrance of Sunnybrook Health Sciences Centre.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of North York Zoning By-law No. 7625 substantially in accordance with the Draft Zoning By-law Amendment (Attachment No. 6).
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendment as may be required.



Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 1993, the former City of North York Council approved Official Plan and Zoning By-law Amendments, through which a holding provision was applied to the Sunnybrook Health Sciences Centre campus. A gross floor area of 230,325 square metres was established, and future expansions up to 294,579 square metres (0.75 FSI) were permitted, subject to the completion of a transportation impact study, and confirmation of sewage capacity.

City Council approved a lifting of this hold in June 2001 (01 035439 NNY 25 OZ) to accommodate expansions to M and G Wings, and again in April 2006 (05 130946 NNY 25 OZ) to accommodate an expansion of the Emergency Department. In June 2009 (09 104798 NNY 25 OZ), City Council approved a lifting of the hold to allow for an addition to the Wellspring Westerkirk House. In November 2011 (11 277982 NNY 25 OZ), City Council approved the most recent lifting of the hold to allow for an addition to J Wing, bringing the gross floor area to 259,593 square metres (0.66 FSI).

In September 2011, an application (11 284309 NNY 25 OZ) was submitted to lift the hold to allow for the construction of a two-storey Nephrology Building and one-storey Shabbat Building, however this application was closed in 2015 due to inactivity.

ISSUE BACKGROUND

Proposal

This application proposes the construction of a one-storey addition to the Ground Level of M Wing of the Sunnybrook Health Sciences Centre. The M Wing houses the main entrance to the hospital, and is located on Hospital Road. The main entrance sits atop a one-storey parking deck, the lower portion of which has a separate entrance. This separate entrance provides access to the Ground Level, and is the location of the proposed addition. The addition would enlarge the existing vestibule an additional 18.6 square metres over what is currently a concrete pad.

Site and Surrounding Area

Sunnybrook Health Sciences Centre is located on the east side of Bayview Avenue, north of the Sunnybrook Park and Burke Brook Ravine. M Wing is located in the southwest quadrant of the site. The site has an area of 39 hectares, and a frontage of 462 metres along Bayview Avenue. It currently accommodates 20 buildings, several of which are interconnected, and three parking structures.

Land uses surrounding the site are as follows:

North: Detached Dwellings
South: Sunnybrook Park, and Burke Brook Ravine
East: Sunnybrook Park
West: Detached Dwellings, Townhouses, and Stratford Park

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (PPS, 2014), and conforms to the Growth Plan for the Greater Golden Horseshoe. Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas. The proposed development would make efficient use of land and resources, infrastructure and public service facilities.

Official Plan

The Toronto Official Plan designates the subject property *Institutional Areas*. *Institutional Areas* allow for a range of major educational, health, and governmental uses, along with their ancillary uses. The lands directly abutting the subject property to the south and east are designated Natural Areas.

The site is also subject to Site Specific Policy No. 63, which limits the density of the site to 0.75 times the area of the lot. Further, a holding provision requires that any increase in gross floor area, up to a maximum floor space index of 0.75, may only be approved once satisfactory arrangements are in place with respect to servicing and transportation requirements.

The site specific policy also speaks to appropriate buffering of new development from the existing *Neighbourhoods* to the north, limiting building height and encouraging robust landscaping of lands adjacent to the valley slope, providing a combination of buildings and open spaces along the Bayview Avenue frontage, the retention of Maclean House and Vaughan Estate, and encouraging development to occur primarily in the east and central areas of the subject property.

Zoning

The subject site is predominantly zoned HOS(1)(H) – Hospital Zone. Permitted uses in this zone include hospitals, nursing homes, medical offices, clinics, day nurseries, and banquet facilities. Retail stores and personal service shops are also permitted in a limited capacity. The holding symbol (H) limits the gross floor area of site to 259,593 square metres. This hold may only be lifted once satisfactory arrangements are in place with respect to servicing and transportation requirements.

A 0.6 hectare parcel of land located along the Bayview Avenue frontage is zoned R3(1). This zone permits a detached dwelling up to a maximum gross floor area of 1,200 square metres. This piece of land has not been developed.

Site Plan Control

Site Plan Control is not applicable to this proposal.

Reasons for Application

Site Specific Policy No. 63 requires that satisfactory arrangements, with respect to servicing and transportation needs, be made in advance of any approval to increase the permitted gross floor area on the site. This requirement is implemented through the placing of a hold on the HOS(1) Zone. As such, in order to proceed with the construction of the proposed addition, the applicant must demonstrate that the sanitary and transportation requirements of the site will be met.

Agency Circulation

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

COMMENTS

Site Specific Policy No. 63 requires that satisfactory arrangements, with respect to servicing and transportation needs, be made in advance of any approval to increase the permitted gross floor area on the site. This application was circulated to Engineering and Construction Services for assessment. Staff have advised that they are satisfied with the existing transportation network and sanitary services, and do not anticipate that the construction of the 18.6 square metre addition will have a negative impact on these operational needs of the campus.

CONTACT

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SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevation

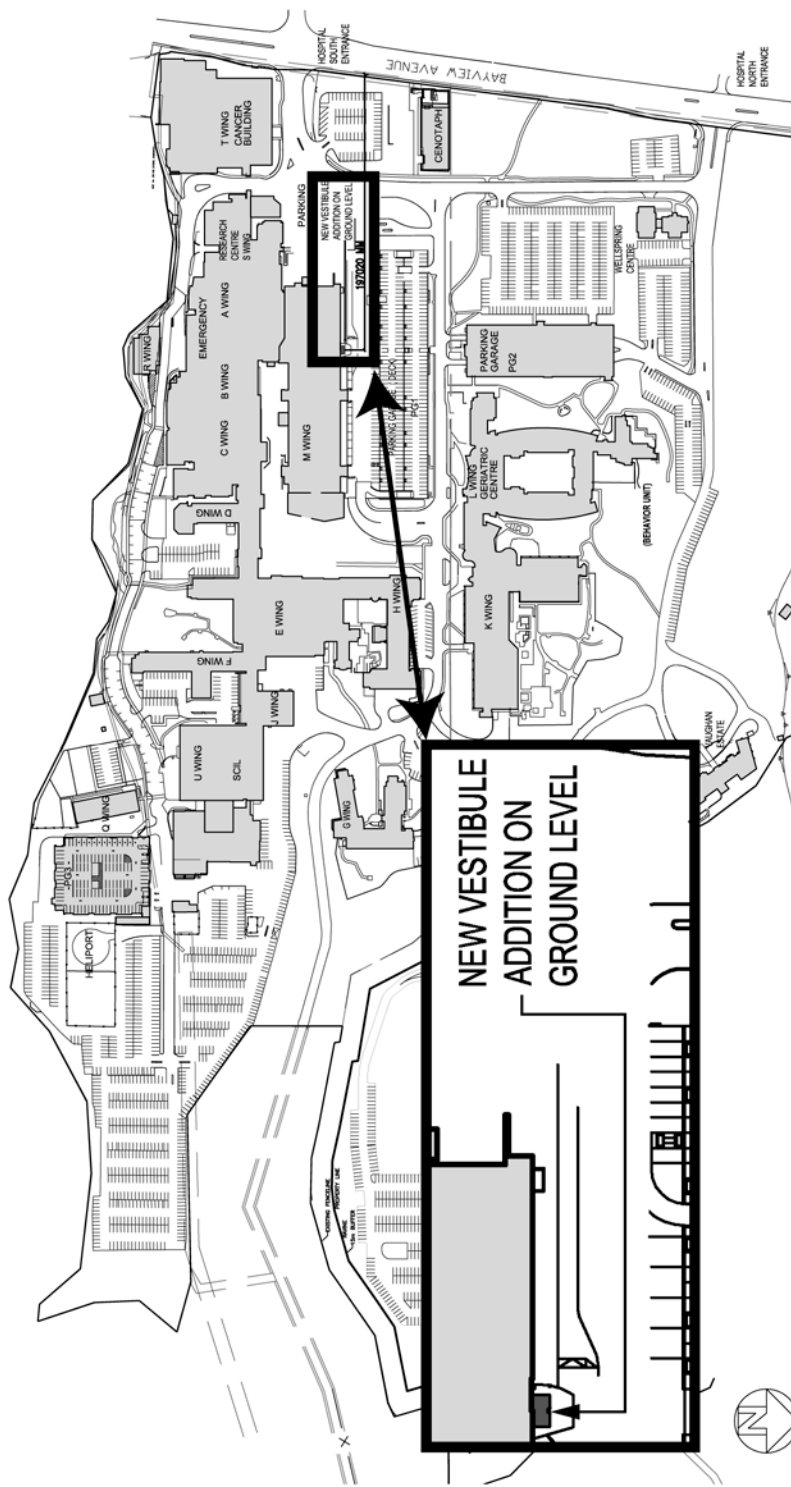
Attachment 3: Floor Plan

Attachment 4: Zoning By-law Map

Attachment 5: Application Data Sheet

Attachment 6: Draft Zoning By-law Amendment

Attachment 1: Site Plan

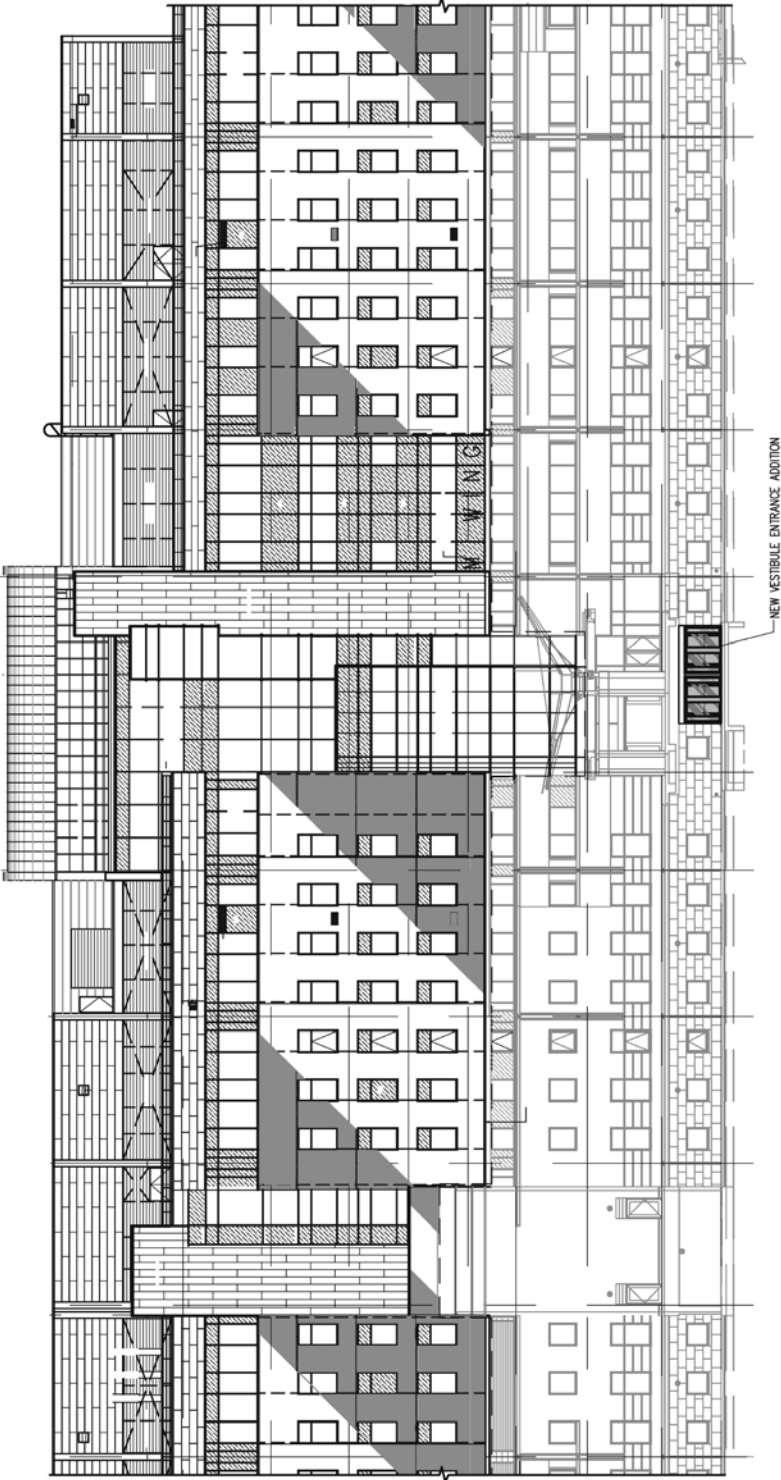


2075 Bayview Avenue

Site Plan
Applicant's Submitted Drawing
Not to Scale
11/27/2015

File # 15 230558 NNY 25 0Z

Attachment 2: Elevation



2075 Bayview Avenue

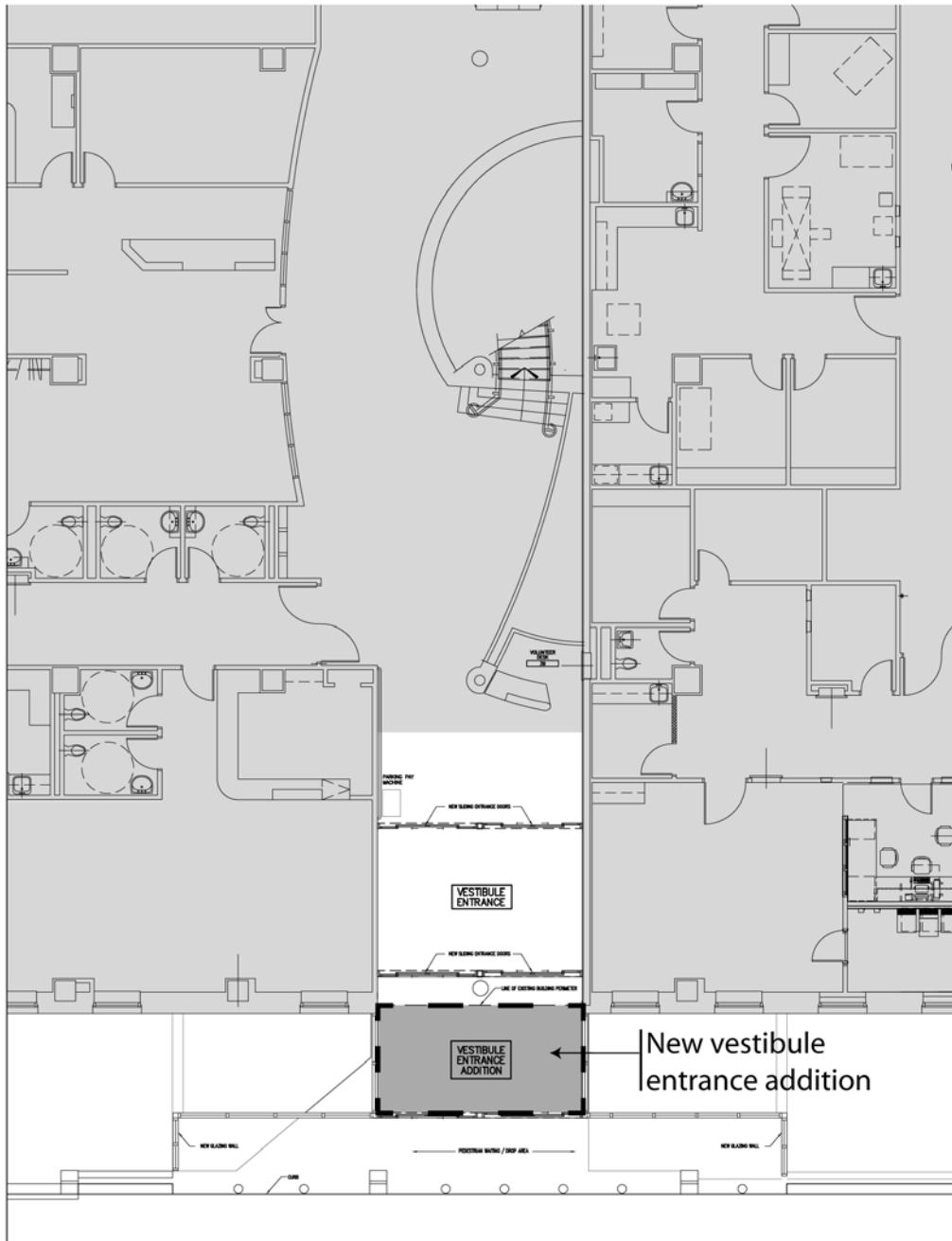
File # 15 230558 NNY 25 0Z

Elevation North (M-Wing)

Applicant's Submitted Drawing

Not to Scale
11/27/2015

Attachment 3: Floor Plan



M-Wing Floor Plan

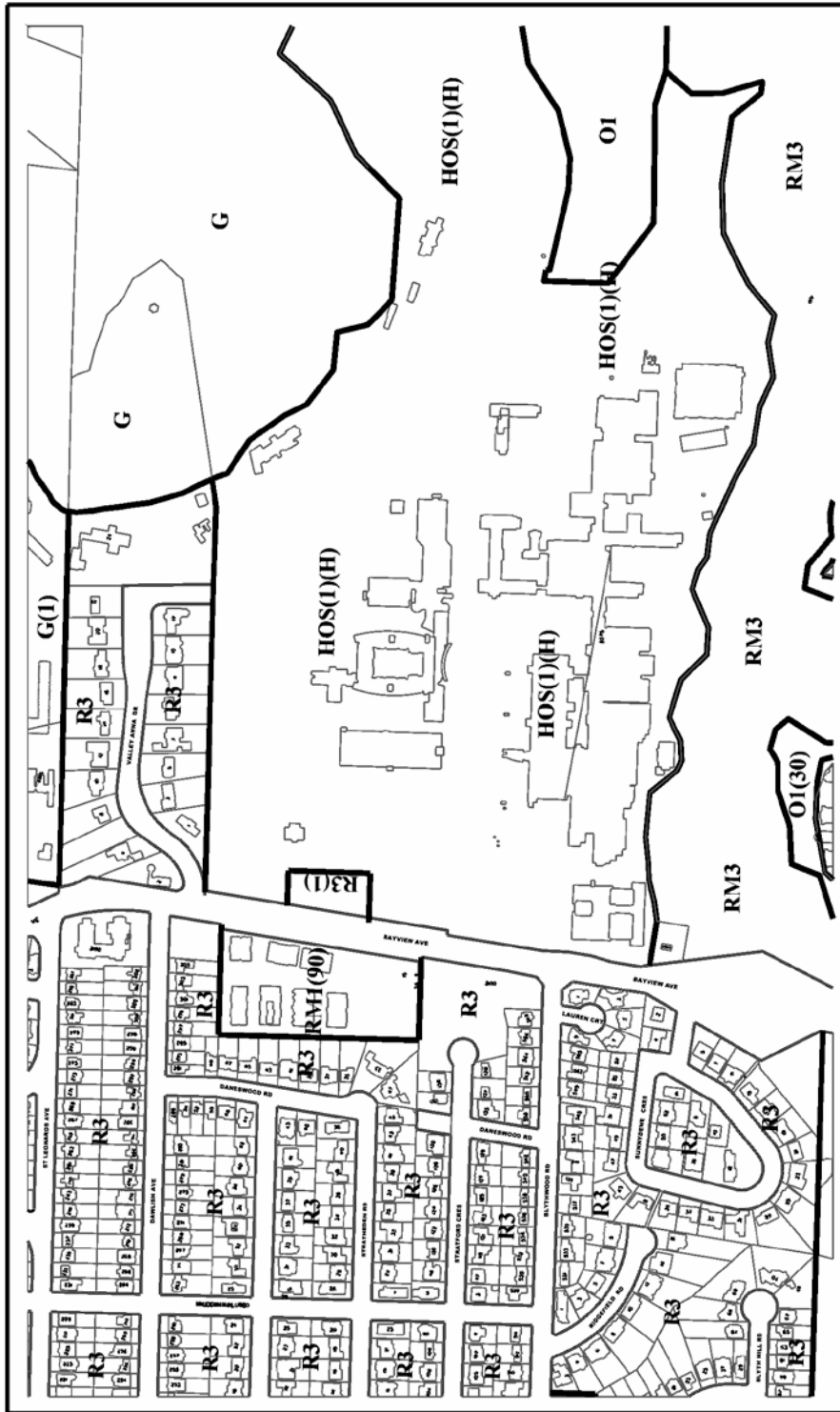
Applicant's Submitted Drawing

Not to Scale
11/27/2015

2075 Bayview Avenue

File # 15 230558 NNY 25 02

Attachment 4: Zoning By-law Map



Toronto City Planning
Zoning
 2075 Bayview Avenue
 File # 15 230558 NNY 25 0Z

↑
 Not to Scale
 Zoning Bylaw 7625
 Extracted 11/27/2015

R3 One-Family Detached Dwelling Third Density Zone
 RM3 Multiple-Family Dwellings Third Density Zone
 HOS Hospital Zone
 OI Open Space Zone
 G Greenbelt Zone
 NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	15 230558 NNY 25 OZ
Details	Rezoning, Lifting the Hold	Application Date:	September 30, 2015

Municipal Address: 2075 BAYVIEW AVENUE
 Location Description: CON 2 EY PT LOT 3 PT LOT 4 RP 64R4955 PTS 4-14 16 20 31 32 37-59 AND RP 66R22448 PARTS 1 AND 2 **GRID N2509

Project Description: The applicant is requesting partially lift the holding on the zone to allow for the construction of a one-storey vestibule addition (18.6 square metres).

Applicant:	Agent:	Architect:	Owner:
HDR ARCHITECTS			THE GOVERNING COUNCIL OF THE UNIVERSITY OF TORONTO

PLANNING CONTROLS

Official Plan Designation:	INSTITUTIONAL AREAS	Site Specific Provision:	Y
Zoning:	HOS(1)(H) and R3(1)	Historical Status:	Y
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	392,772	Height:	Storeys:	0
Frontage (m):	462		Metres:	0
Depth (m):	1,008			
Total Ground Floor Area (sq. m):	0		Total	
Total Residential GFA (sq. m):	0		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	259,613		Loading Docks	0
Total GFA (sq. m):	259,613			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0.66			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	259,613

CONTACT:	PLANNER NAME:	Michelle Corcoran, Planner
	TELEPHONE:	(416) 395-7130

Attachment 6: Draft Zoning By-law Amendment

Authority: North York Community Council Item ~ as adopted by City of
Toronto Council on ~, 2016
Enacted by Council: ~, 2016

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~ -2016

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

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. Section 64.44(1)(b) of By-law No. 7625 is amended by deleting the number 259, 593 square metres and replacing it with 259,613 square metres.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk