STAFF REPORT
ACTION REQUIRED

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

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<tr>
<th>Date:</th>
<th>December 14, 2015</th>
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<td>To:</td>
<td>North York Community Council</td>
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<tr>
<td>From:</td>
<td>Director, Community Planning, North York District</td>
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<td>Wards:</td>
<td>Ward 25 – Don Valley West</td>
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<tr>
<td>Reference Number:</td>
<td>15 230558 NNY 25 OZ</td>
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**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 sites 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 3: Floor Plan

M-Wing Floor Plan
Applicant’s Submitted Drawing

2075 Bayview Avenue

File # 15 230558 NNY 25 OZ

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Attachment 4: Zoning By-law Map
Attachment 5: Application Data Sheet

Application Type: Rezoning
Application Number: 15230558 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: HDR ARCHITECTS
Agent: THE GOVERNING COUNCIL OF THE UNIVERSITY OF TORONTO
Architect: OWNER:

PLANNING CONTROLS
Official Plan Designation: INSTITUTIONAL AREAS
Zoning: HOS(1)(H) and R3(1)
Height Limit (m): Site Specific Provision: Y
Historical Status: Y
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 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
Tenure Type: FLOOR AREA BREAKDOWN (upon project completion)
Rooms: 0 Residential GFA (sq. m): Above Grade Below Grade
Bachelor: 0 Retail GFA (sq. m): 0 0
1 Bedroom: 0 Office GFA (sq. m): 0 0
2 Bedroom: 0 Industrial GFA (sq. m): 0 0
3 + Bedroom: 0 Institutional/Other GFA (sq. m): 259,613 0

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

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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