

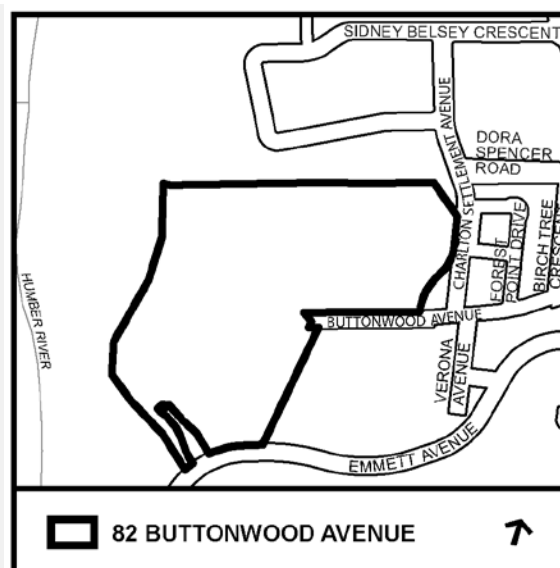
82 Buttonwood Avenue – Subdivision Application – Final Report

Date:	May 24, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	16 190083 WET 11 SB

SUMMARY

This application proposes to create the necessary blocks and public road network to facilitate the redevelopment of West Park Health Care Centre and the creation of a residential senior's village at 82 Buttonwood Avenue. The proposed redevelopment is for a new hospital building 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 subdivision will establish two new blocks which would be in addition to the lands to be retained by West Park Health Care Centre for the new hospital. The two new blocks would accommodate a new residential seniors' village incorporating a range of seniors' accommodations, potentially including long term care facilities, assisted living units and residential units, together with ancillary office, retail and personal service uses. A new public road system is proposed within the site which would extend westerly into the site from Charlton Settlement Avenue then loop south to connect to Buttonwood Avenue.

This report advises that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision subject to the Conditions generally listed in Attachment 7.



RECOMMENDATIONS

The City Planning Division recommends that:

1. In accordance with the delegated approval under by-law 229-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning intends **to approve the Draft Plan of Subdivision as generally illustrated on Attachment 4 to this report** subject to:
 - a. The Conditions as generally listed in Attachment 7 to this report, which except as otherwise noted must be fulfilled prior to final approval and the release of the Plan of Subdivision for registration; and
 - b. Any such revisions to the proposed subdivision plan or any such additional modified conditions as the Chief Planner and Executive Director, City Planning may deem to be appropriate to address matters arising from the on-going technical review of this development.

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.

In 2016 West Park Health Care Centre applied 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 (Application 16 121271 WET 11 OZ). The application focused on the hospital lands (Block A) and sought the development of a new hospital building as an alternative to the renovation of the existing hospital buildings contemplated in the 2010 approvals. In addition, the application sought adjustments to the configuration of the previously approved block plan and the delineation of Block B and Block C. The modifications to Blocks B and C

were limited to their delineation and area and did not seek substantial changes to the permissions granted through the previous approvals. At its meeting of March 9, 2017 City Council adopted the Final Report on the Official Plan and Zoning By-law Amendment Application for 82 Buttonwood Avenue. The Bills for the Official Plan and Zoning By-law Amendments have yet to be introduced at City Council, however it is anticipated the Bills will be introduced at the July 5, 2017 City Council meeting.

City Council's decision and the Final Report can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY20.2>

ISSUE BACKGROUND

Infrastructure Ontario Alternative Financing and Procurement Model

The redevelopment of West Park Health Care Centre is subject to the Province of Ontario new approach on 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 Consortiums - DBFM Consortiums) are formed and invited to bid on the project through an extended Request For Proposals process. The Province retains a Planning and Design Compliance consultant to develop a comprehensive design-requirements document known as the Output Specifications that is used to evaluate a base level of design compliance through the Request For Proposals process and beyond. The City's Draft Plan of Subdivision process presents 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 Draft Plan of Subdivision.

Proposal

This application proposes to create the necessary blocks and public road network to facilitate the redevelopment of a residential senior's village at 82 Buttonwood Avenue and to complete the access contemplated in the proposed redevelopment of West Park Health Care Centre at 82 Buttonwood Avenue. The subdivision will establish two new blocks which would be in addition to the lands to be retained by West Park Health Care Centre for the new hospital. The two new blocks would include a new residential seniors' village incorporating a range of seniors' accommodations, potentially including long term care facilities, assisted living units and residential units, together with ancillary office, retail and personal service uses. A new public road system is proposed within the site which would extend westerly into the site from Charlton Settlement Avenue then loop south to connect to Buttonwood Avenue (see Attachment 1: Context Plan and Attachment 3: Site Plan).

The easterly portion of the site, (Block B) which is subject to the plan of subdivision application, would be developed for a residential seniors' village incorporating a range of seniors' accommodation, potentially including long term care facilities, assisted living units and residential units, together with ancillary office, retail and personal service uses. The buildings along Charlton Settlement Avenue and the northerly site boundary would be stepped up from 4

to 6 storeys in height. Two taller buildings (13 and 18 storeys) would be located internal to the lands and would front onto the new public roads. The proposed gross floor area for Block B is 53,080 m² and would have an approximate density of 2.5 times the area of the land. The maximum number of beds and or units permitted on Block B is 645.

The redevelopment contemplated on the lands to be retained by West Park Health Care Centre (Block A) would include the construction of a new hospital building, as well as the retention of the existing Long Term Care Building for the lands on the western portion of the West Park Health Care Lands. 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. 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.

Block C would 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. Block C 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. In the interim, this block would be used for surface parking.

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 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*. *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.

Site and Area Specific Policy No. 344 contemplates the redevelopment of the lands for hospital uses and a residential seniors' village. The seniors' village would incorporate a range of seniors' accommodation which may include long term care facilities, assisted living units and/or rental and condominium seniors' residential units, with ancillary office, retail and personal services uses. SASP 344 also requires the development of the lands to proceed by way of subdivision.

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 5: 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.

At its meeting of March 9, 2017 City Council adopted the Final Report on West Park Health Care Centre's Official Plan and Zoning By-law Amendment Application to amend the 2010 approvals for 82 Buttonwood Avenue. The Bills for the Zoning By-law Amendment have yet to be introduced at City Council, however it is anticipated the Bills will be introduced at the July 5, 2017 City Council meeting.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan approval has been submitted for Block A (Application No. 16 121285 WET 11 SA) and is being reviewed. 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.

Reasons for Application

A Draft Plan of Subdivision application is required to create the necessary blocks and public road network to facilitate the redevelopment of a residential senior's village at 82 Buttonwood Avenue and to complete the future access contemplated in the proposed redevelopment of West Park Health Care Centre.

Community Consultation

A Community Consultation meeting was held on July 5, 2016 in the auditorium at the West Park Health Care Centre to consider the Official Plan and Zoning By-law Amendment and Subdivision applications. 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 the need for traffic calming and pedestrian crossing on the proposed road; concerns with the 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 to the lands.

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

Ravine Control

Portions of the West Park Health Care Centre lands, 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. Specific requirements of Urban Forestry, Ravine and Natural Protection will be secured through the Site Plan Approval process for each site within or adjacent to the ravine lands.

Toronto and Region 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. Specific requirements of the Toronto and Region Conservation Authority will be addressed and secured through the Site Plan Approval process for each site within or adjacent to regulated areas.

Archaeological Assessment

The West Park Health Care Centre 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 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 is 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.

As this matter has not been finalized, it is recommended that before the registration of the plan of subdivision the owner be required to finalize this process and purchase the necessary lands from the City.

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 conditions of Draft Plan Approval.

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 Plan of Subdivision would 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 Plan of Subdivision would continue to provide for the provision of affordable housing within a range of residential uses including residential care, retirement and assisted living homes.

Official Plan

The proposed subdivision application is consistent with the Official Plan Site and Area Specific Policy No. 344 which contemplates the redevelopment of the lands for hospital uses and a residential seniors' village. The seniors' village would incorporate a range of seniors' accommodation which may include long term care facilities, assisted living units and/or rental and condominium seniors' residential units, with ancillary office, retail and personal services uses. SASP 344 also requires the development of the lands to proceed by way of subdivision.

The subdivision application proposes to create the necessary blocks and public road network to facilitate the redevelopment of West Park Health Care Centre and the creation of a residential senior's village at 82 Buttonwood Avenue.

Recommended Conditions of Draft Plan Subdivision Approval

The proposed Draft Plan of Subdivision conditions (see Attachment 7) would secure the public roads and create the separate development blocks as well as the technical requirements of the development including among other matters, the construction of a new public road network and street tree planting.

Open Space/Parkland

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-owned, publicly-accessible lands

and this will be secured as a Section 37 contribution through the previously approved Zoning By-law Amendment application. Details on the specific location and design of this privately-owned publicly-accessible space will be addressed through the Site Plan Control review process for the new hospital building. As such, Parks, Forestry and Recreation staff recommend 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.

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 located outside the natural heritage areas and buffer zones, which allows 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 previously approved Zoning By-law Amendment application. 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

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. In the 2016 application, West Park Health Care Centre sought modifications 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. The phasing has been modified in the Section 37 Agreement to provide for flexibility in the redevelopment of the new hospital. The Draft Plan of Subdivision would secure the public roads and servicing in the context of Block B and complete the future access contemplated in the proposed redevelopment of West Park Health Care Centre.

The Section 37 Agreement also includes 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. This requirement is also included in the Conditions of Draft Plan of Subdivision Approval in Attachment 7

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.

Heritage/Art Feature

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. 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

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. 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.

The Conditions of Draft Plan of Subdivision Approval also secure the Tier 1 development performance for Construction Activity and Stormwater Retention.

Conclusion

The proposed Draft Plan of Subdivision is consistent with Section 51 of the *Planning Act* as it would conform to the Official Plan, provides for the orderly development of the lands and

proposes appropriate utilities and City services. The Chief Planner and Executive Director, City Planning, intends to approve this application for Draft Plan of Subdivision as generally illustrated in Attachment 4 and subject to the Conditions in Attachment 7.

CONTACT

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SIGNATURE

Neil Cresswell, MCIP, RPP

Director of Community Planning

Etobicoke York District

ATTACHMENTS

Attachment 1: Context Plan

Attachment 2: Block Plan

Attachment 3: Site Plan

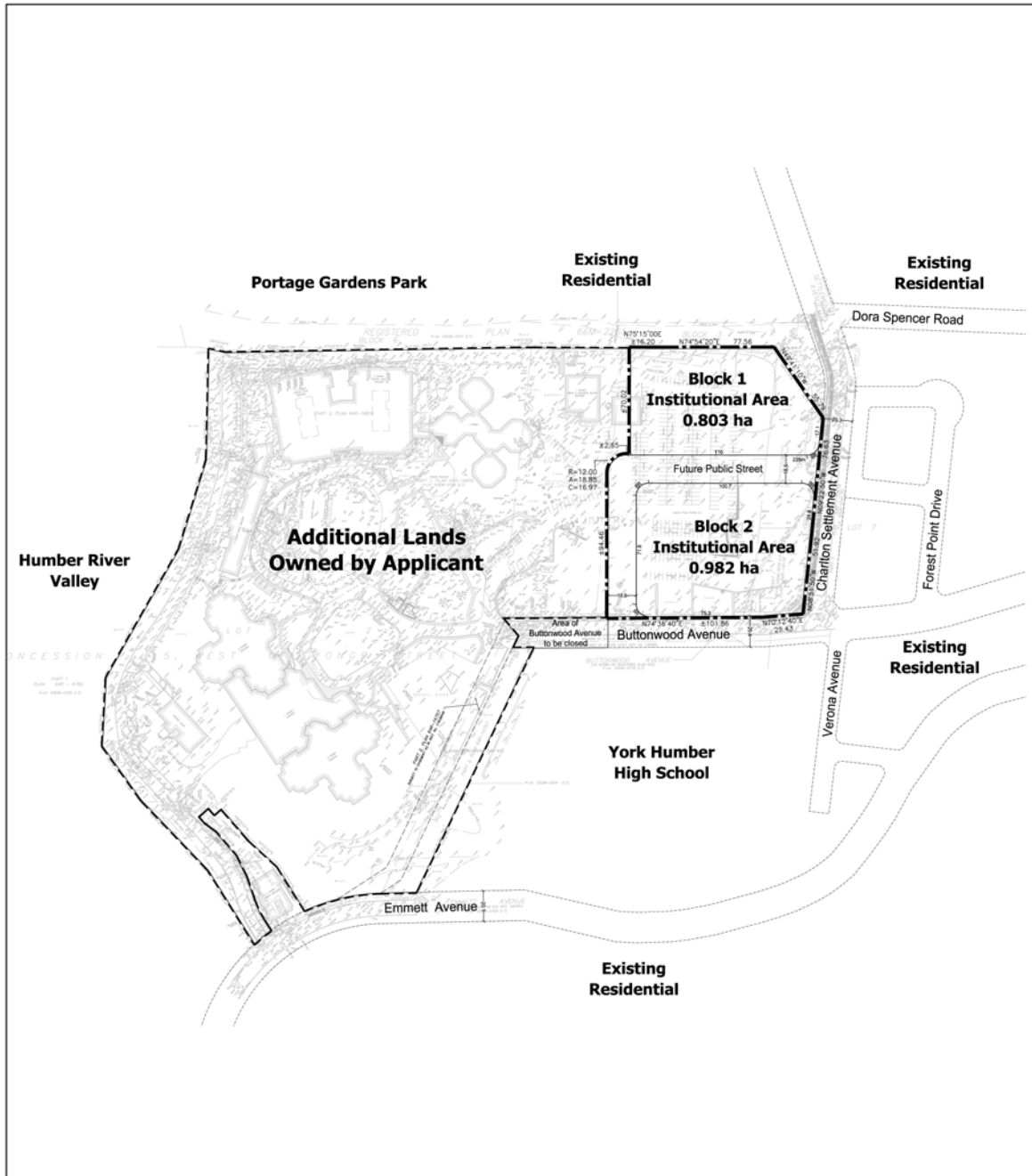
Attachment 4: Draft Plan of Subdivision

Attachment 5: Zoning

Attachment 6: Application Data Sheet

Attachment 7: Conditions of Draft Plan of Subdivision Approval

Attachment 1: Context Plan



Proposed Subdivision

Applicant's Submitted Drawing

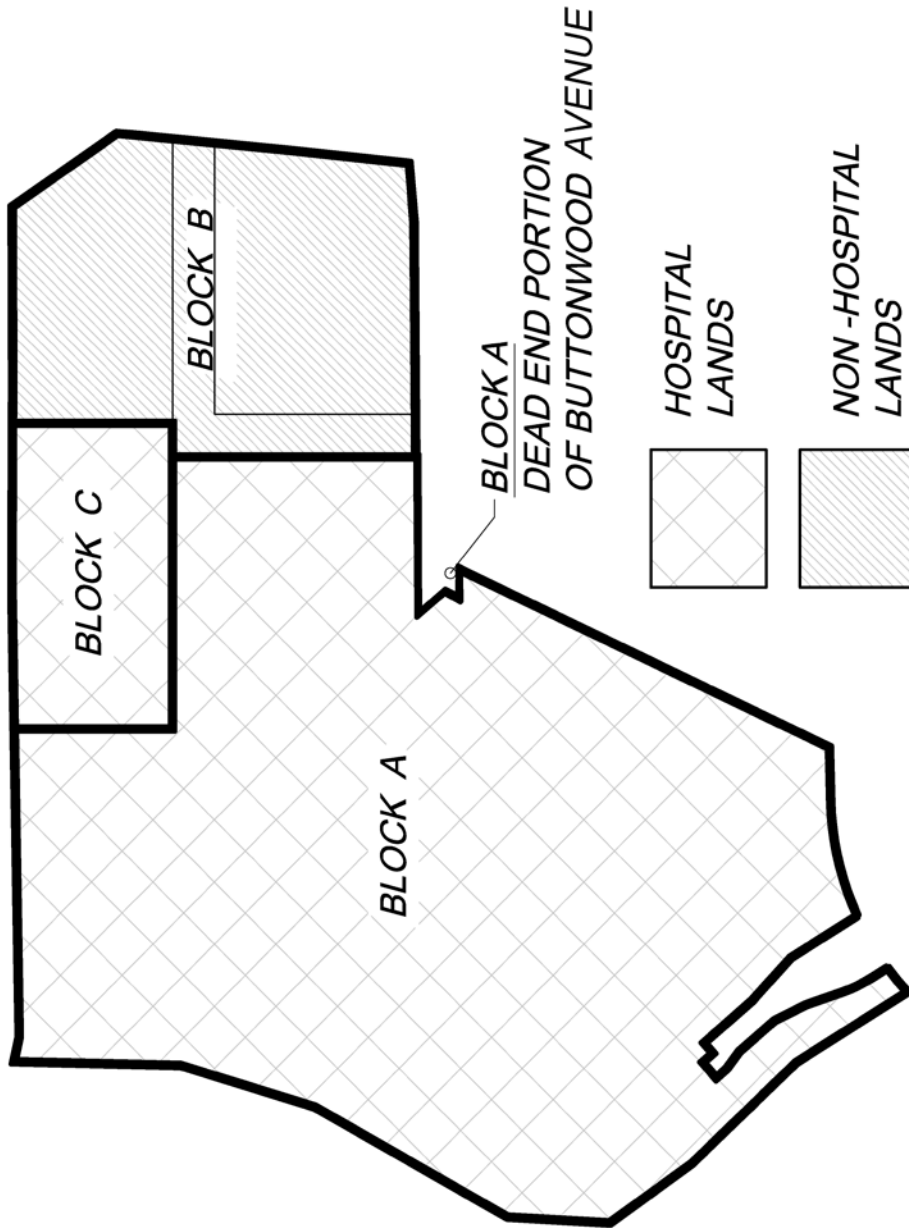
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05/16/2017



82 Buttonwood Avenue

File # 16 190083 WET 11 SB

Attachment 2: Block Plan



Block Plan

Applicant's Submitted Drawing

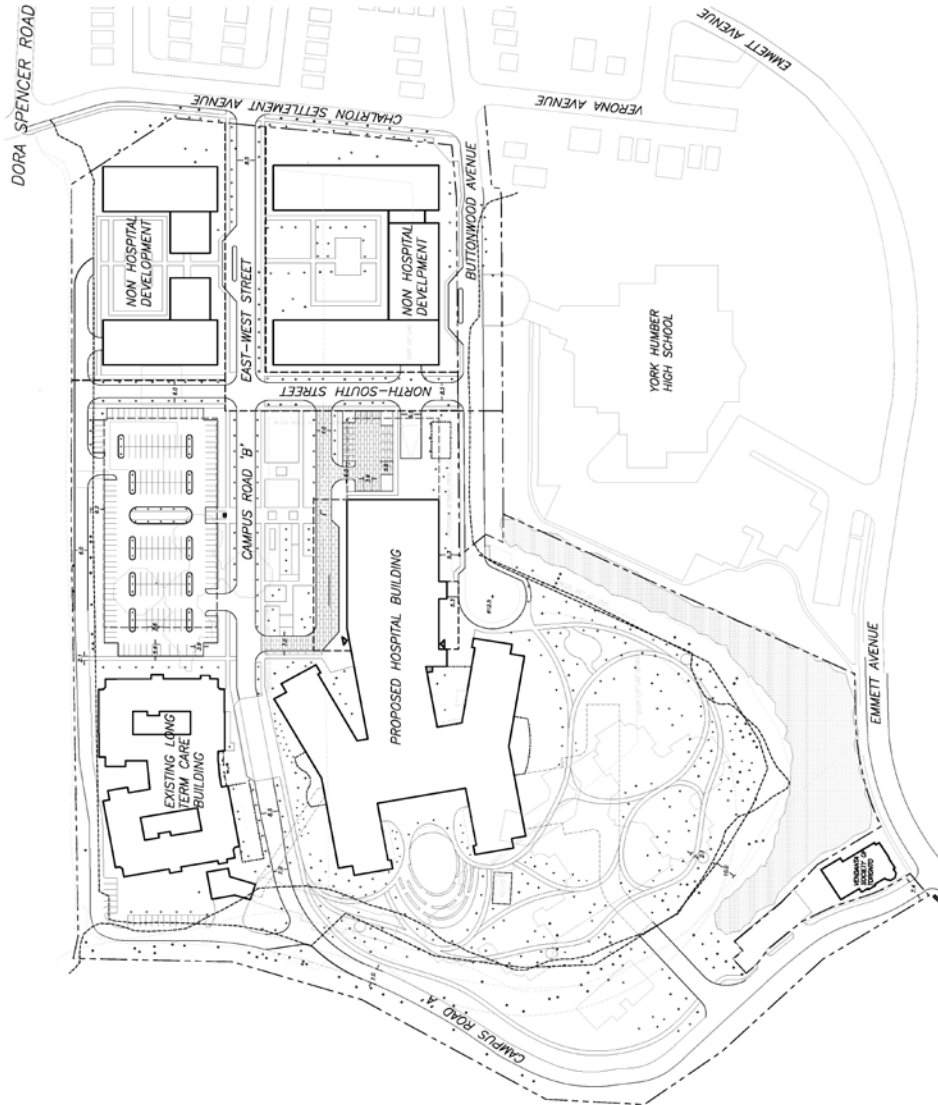
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82 Buttonwood Avenue

File # 16 121271 WET 11 0Z

Attachment 3: Site Plan



Site Plan

Applicant's Submitted Drawing

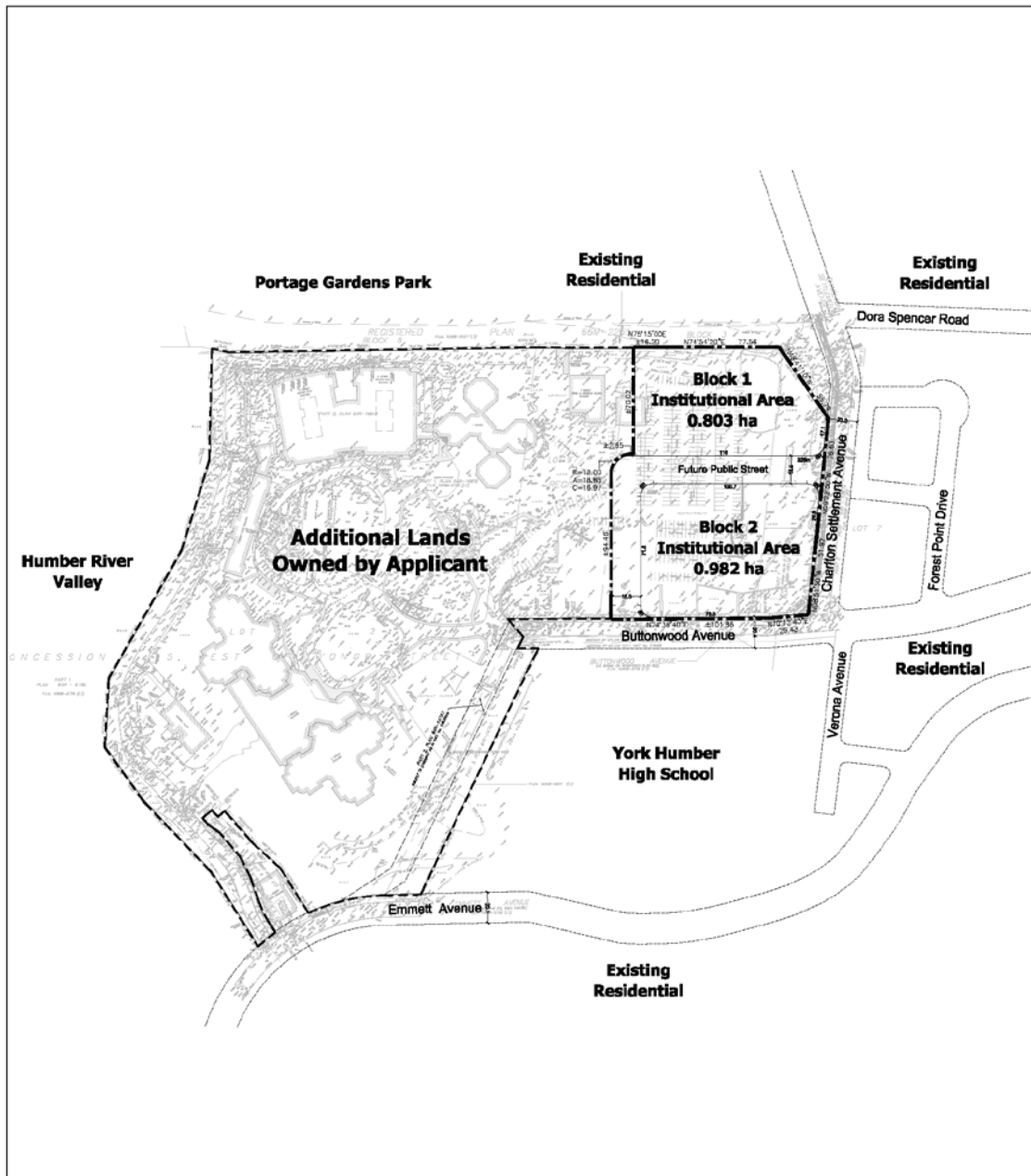
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82 Buttonwood Avenue

File # 16 121271 WET 11 02

Attachment 4: Draft Plan of Subdivision



Proposed Subdivision

Applicant's Submitted Drawing

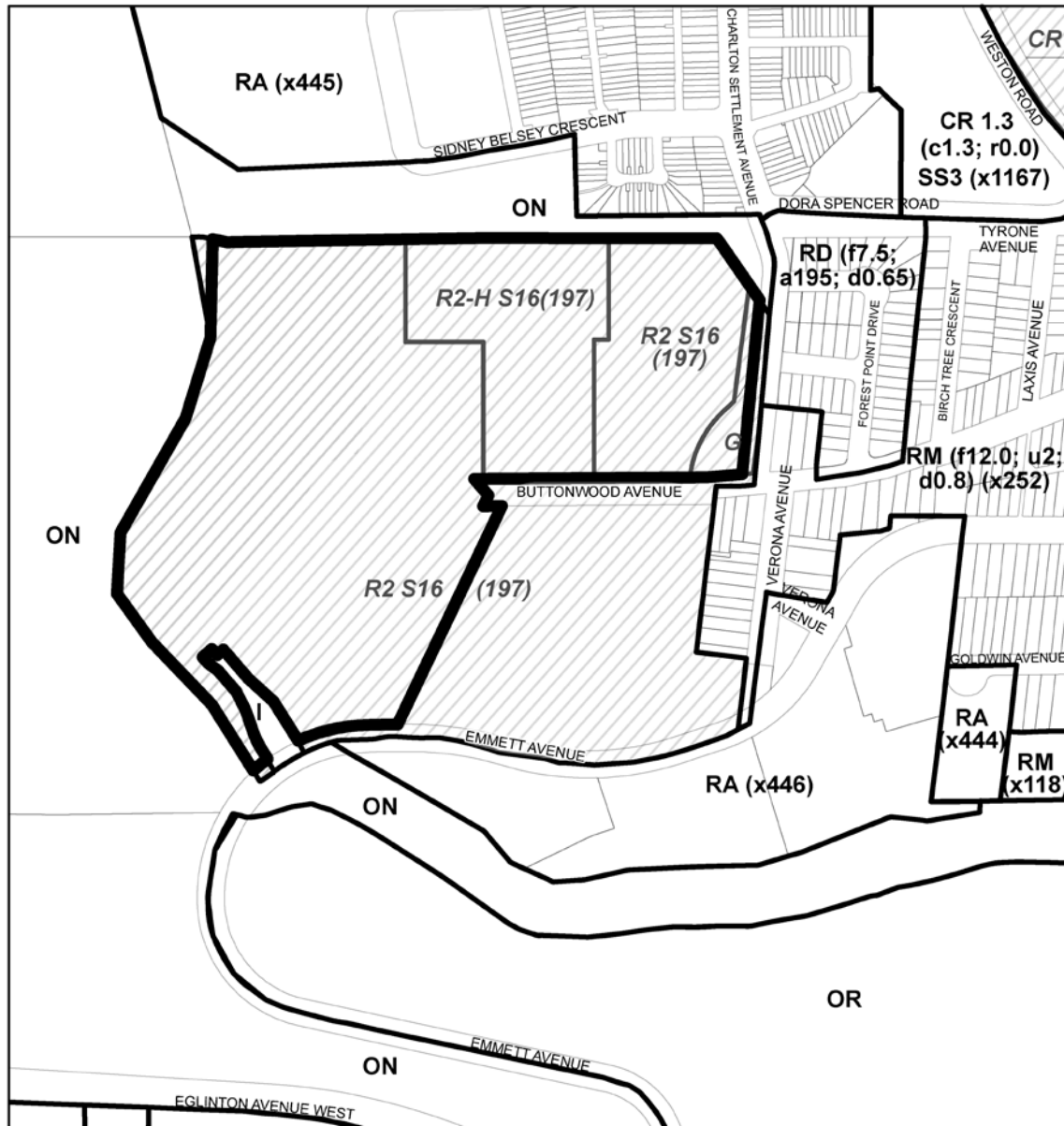
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04/19/2017



82 Buttonwood Avenue

File # 16 190083 WET 11 SB

Attachment 5: 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: 12/22/2016

Attachment 6: Application Data Sheet

Application Type Details	Subdivision	Application Number:	16 190083 WET 11 SB
		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:	This application proposes to create the necessary blocks and public road network to facilitate the redevelopment of West Park Health Care Centre and the creation of a residential senior's village at 82 Buttonwood Avenue. The subdivision will establish two new blocks which would be in addition to the lands to be retained by West Park Health Care Centre for the new hospital.

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):	111,311	Height:	Storeys:	6 to 18
Frontage (m):	Various		Metres:	Various
Depth (m):	Irregular			
Total Ground Floor Area (sq. m):	14,563			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	557
Total Non-Residential GFA (sq. m):	168,845		Loading Docks	
Total GFA (sq. m):	168,845			
Lot Coverage Ratio (%):	11			
Floor Space Index:	1.51			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	168,845	0
Total Units:	0			

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

Attachment 7: Conditions of Draft Plan of Subdivision Approval

1. The owner shall enter into the City's standard Subdivision agreement and satisfy all of the pre-registration conditions contained therein.
2. The owner shall provide to the Director of Community Planning, Etobicoke York District, confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department, City of Toronto (statement of account or Tax Clearance Certificate) and that there are no outstanding City initiated assessment or tax appeals made pursuant to section 40 of the assessment Act or the provisions of the City of Toronto Act, 2006. In the event that there is an outstanding City initiated assessment or tax appeal, the owner shall enter into a financially secured agreement with the City satisfactory to the City Solicitor to secure payment of property taxes in the event the City is successful with the appeal.
3. If the subdivision is not registered within 5 years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the City of Toronto for approval.
4. 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 PG32.3 of the Planning and Growth Committee.
5. The 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, as may be amended from time to time and endorsed by City Council.
6. Prior to the earlier of the registration of the subdivision or the release for construction services the owner is required to finalize the road closing of Buttonwood Avenue for the western portion which was initiated by West Park Health Care Centre and purchase the required lands from the City. If the road closing is not finalized and this portion of Buttonwood Avenue is to remain as a public highway the owner is required to revise the redevelopment concept and Draft Plan of Subdivision so that Buttonwood Avenue terminates at a turning circle designed according to the City's Development Infrastructure Policy and Standards including an 8.0 metre right-of-way corner radii for the proposed new public street at its intersection with Charlton Settlement Avenue and Buttonwood Avenue to the satisfaction of Transportation Services.

Development Engineering Services

7. Dedicate all roads, corner roundings and road widenings shown on the plan.
8. The applicant must submit, to the satisfaction of Transportation Services, an acceptable fully dimensioned cross-section drawing of the proposed public street.

9. The applicant shall convey to the City the lands required for the future public street as follows:
 - (a) The proposed new public street shall be designed in accordance with the approved Draft Plan of Subdivision, the approved functional pavement marking and signing plan, in accordance with the City's Development Infrastructure Policy and Standards (DIPS) requirements:
 - (b) Provide 8.0 metre right-of-way corner radii for the proposed new public street at its intersection with Charlton Settlement Avenue and Buttonwood Avenue.
 - (c) All of the above-noted property conveyances shall be provided to the satisfaction of the Executive Director of Engineering and Construction Services and at no cost to the City of Toronto.
10. The proponent shall reconstruct existing sidewalks with a minimum 3.0 metre wide sidewalks along the Charlton Settlement Avenue and Buttonwood Avenue frontages of the site. The sidewalk width requirements must be clear of all street curbs, boulevard café/patio areas and street furniture areas.
11. The proponent must show the provision of minimum 2.0 metre sidewalks for the proposed new public street. The sidewalk width requirements must be clear of all street curbs, boulevard café/patio areas and street furniture areas.
12. The proponent will be responsible for all costs associated with re-constructing the sidewalks along the Charlton Settlement Avenue, Buttonwood Avenue and Emmett Avenue frontages of the site, as required to meet the width requirements.
13. Convey to the City all 0.3metre (one foot) reserves shown on the plan.
14. Convey all necessary easements to the City.
15. Prepare all documents to convey lands in fee simple and easement interests to the City for nominal consideration, such lands to be free and clear of all physical and title encumbrances to the satisfaction of the Executive Director of Engineering and Construction Services in consultation with the City Solicitor.
16. Submit a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS thereof the lands to be conveyed to the City to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office.
17. Pay all costs for preparation and registration of reference plan(s).

18. The proponent will be responsible for all costs associated with re-constructing the sidewalks along the Charlton Settlement Avenue, Buttonwood Avenue and Emmett Avenue frontages of the site, as required to meet the width requirements.
19. The owner shall also submit a detailed pavement marking and signage plan for the future public streets and pay all costs related to the installation of pavement markings and signage and modifications to the existing pavement markings and signage, prior to the registration and execution of the Subdivision Agreement.
20. Provide a detailed Stormwater Management Report, and apply stormwater management techniques in the development of this subdivision to the satisfaction of the Executive Director of Engineering and Construction Services.
21. Pay for and construct all municipal infrastructure required to service the plan of subdivision, including municipal infrastructure external to the plan of subdivision.
22. Conduct an environmental site assessment for lands to be conveyed to the City in accordance with the terms and conditions of the standard subdivision agreement, including providing payment for a peer reviewer and submission of an RSC.
23. Pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
24. Submit financial security in accordance with the terms of the standard subdivision agreement including security for any required off-site improvements.
25. Provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.
26. Prior to the registration of the plan of subdivision, the owner shall make satisfactory arrangements with Toronto Hydro-Electric System Limited (THESL) and Toronto Hydro Electric Services Inc. (THESI) for the provision of the electrical distribution system and street lighting, respectively, to service the plan of subdivision.
27. Written confirmation from THESL and THESI that said arrangements have been made with respect to the installation of the electrical distribution system and street lighting, respectively, for the Plan of Subdivision, including the provision of any financial requirements set out in any agreement with THESL and THESI shall be provided.
28. Prior to registration of the Plan of Subdivision, submit to the Executive Director of Engineering and Construction Services for review and acceptance, a detailed infrastructure phasing plan outlining the necessary infrastructure required to service all phases of the lands.

Urban Forestry Tree Protection and Plan Review

29. Prior to the registration of the plan of subdivision, the owner agrees to submit an Arborist Report, Tree Preservation Plan and Landscape Plan, to the satisfaction of the General Manger of Parks, Forestry and Recreation.
30. Prior to the registration of the plan of subdivision, the owner agrees to provide a street tree planting plan, in conjunction with a Composite Utility Plan that indicates the species, size and location of all proposed street trees, as these relate to the location of any roads, sidewalks, driveways, street lines and utilities, to the satisfaction of the General Manager of Parks, Forestry and Recreation.
31. Prior to the registration of the plan of subdivision, the owner agrees to provide a Composite Utility Plan, indicating the location of all underground and above ground utilities, as well as proposed tree planting locations, to the satisfaction of the General Manager of Parks, Forestry and Recreation and the Executive Director of Engineering and Construction Services.
32. Prior to the registration of the plan of subdivision, the owner agrees to submit an application and pay the required fees and to provide 70 mm diameter caliper replacement trees for the removal of trees that are subject to the City's Private Tree By-law and associated regulations in effect on the date of draft approval of the plan of subdivision. The ratio of replacement trees will be determined by Urban Forestry. Replacement trees will be planted on site in accordance with Urban Forestry Services requirements, or if no suitable location on site can be provided, the owner may pay cash-in-lieu of planting, to the satisfaction of the General Manger of Parks, Forestry and Recreation.
33. Prior to the registration of the plan of subdivision, the owner agrees to submit an application and pay the required application fees, tree value and contractor's service agreement for the removal of trees that are subject to the City's Street By-law and associated regulations in effect on the date of draft approval of the plan of subdivision, all to the satisfaction of the General Manger of Parks, Forestry and Recreation.
34. Prior to the registration of the plan of subdivision, the owner shall post a Letter of Credit equal to 120% of the value of the street trees, to guarantee the planting and maintenance by the owner of the new street trees for a period of two years after the planting date, to the satisfaction of the General Manager of Parks, Forestry and Recreation.
35. Prior to the registration of the plan of subdivision, the owner agrees to prepare an information booklet outlining the tree planting strategy within the community and the ongoing responsibilities of the homeowners and the City in order to achieve a successful urban tree planting strategy within the subdivision. The booklet will be prepared to the satisfaction of the General Manger of Parks, Forestry and Recreation and will be distributed to all homeowners for all dwellings within the subdivision.

36. The owner agrees that the following clause will be included in all agreements of purchase and sale and/or rental/lease agreements for any lands within the proposed plan of subdivision:
- “The Purchaser(s) and/or Tenant(s) are hereby advised that they may not receive a street tree in front of their property.”
37. Prior to the registration of the plan of subdivision, the owner agrees to provide its Solicitor’s confirmation to the City advising that the above clause has been included in all agreements of purchase and sale and/or rental/lease agreements within the plan of subdivision to ensure that future occupants are aware that they may not receive a street tree in front of their property and be registered on title to the satisfaction of the City Solicitor.
38. Prior to any site work, the owner agrees to protect all existing trees associated with the subdivision for which approval to remove or injure has not been granted, in accordance with the approved Arborist Report and Tree Preservation Plan, to the satisfaction of the General Manager of Parks, Forestry and Recreation.
39. Prior to any site work, the owner agrees to install tree protection barriers and signage for trees to be preserved in accordance with the approved Arborist Report and Tree Preservation to the satisfaction of Parks, Forestry and Recreation and to maintain the barriers in good repair until removal has been authorized by Urban Forestry, on behalf of General Manager of Parks, Forestry and Recreation.
40. The owner shall agree in the subdivision agreement to notify all builders, contractors and agents of all tree protection requirements where any part of the development will be carried out by them on behalf of the owner to the satisfaction of the General Manager of Parks, Forestry and Recreation.
41. The owner agrees to advise Urban Forestry prior to commencement of planting trees on City road allowance and on private property or within common areas. The owner further agrees to plant trees in accordance with the approved Landscape Plan and Composite Utility Plan, to the satisfaction of the General Manager of Parks, Forestry and Recreation.
42. Following the planting of street trees, the owner agrees to provide a Certificate of Completion of Work and an as-installed plant list in the form of a spreadsheet identifying street trees, as shown on the approved planting plan, by street addresses. The as-installed plant list shall also include tree species, caliper, condition and specific location of the trees by identifying two points of references (i.e., distances in meters from the curb, sidewalk, driveway, utility pole or pedestal).

Toronto District School Board

43. The owner shall enter into an agreement to erect and maintain signs, at points of egress and ingress of the development site, advising that:

"The Toronto District School Board makes every effort to accommodate students at local schools. However, due to residential growth, sufficient accommodation may not be available for all students. Students may be accommodated in schools outside this area until space in local schools becomes available. For information regarding designated school(s), please call (416) 394-7526."

44. These signs shall be to the Board's specifications and erected prior to registration or the issuance of any building permit.
45. The owner agrees to include in all offers of purchase and sale or lease the following warning clauses prior to the registration of the subdivision plan and for a period of 10 years after registration of the subdivision plan:

"Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be locally available for all students anticipated from the development area and that students may be accommodated in facilities outside the area, and further, that students may later be transferred. Purchasers agree for the purpose of transportation to school, if busing is provided by the Toronto District School Board, that students will not be bussed home to school and/or from school to home, but will meet the bus at designated locations in or outside of the area."

Archaeological

46. The owner agrees:

- i. In the event that deeply buried archaeological remains are encountered on the property during construction activities, the owner shall notify the Heritage Operations Unit of the Ministry of Culture immediately at (416) 314-7146 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096; and
- ii. In the event that human remains are encountered during construction, the owner immediately contact both the Ministry of Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8393".

47. If any expansions to the boundaries of the subject property are proposed, the owner will be required prior to final approval and registration of the Plan to submit further archaeological assessment work.

Bell

48. The owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the owner shall be responsible for the relocation of such facilities or easements.
49. The owner is advised to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

50. Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

Rogers

51. Rogers Communications Canada Inc. (RCCI) advises they have buried and aerial cable plant facilities, in joint use with Bell, in the proposed location, as indicated on the area. The owner must proceed with caution when installing their new infrastructure. The applicant is responsible for any damage to Rogers Cable.
52. The owner is advised that locates are required to mark-out actual locations of Rogers utilities. Stake-outs can be arranged by calling 1-800-400-2255.
53. If Rogers cable is in conflict with the work the owner is undertaking and the owner requires Rogers to relocate our plant, the owner is required to provide RCCI with detailed drawings and give Rogers sufficient time before construction so that Rogers may coordinate any necessary work that apply to this reconstruction. For additional information contact Amber Qayume, Planning Coordinator, Rogers Communications Canada Inc at 416-764-2131 or Amber.Qayume@rci.rogers.com.

Enbridge

54. The owner shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea10@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and /or soil trenches) and/or asphalt paving.
55. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

56. In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.
57. The owner will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Toronto Hydro

58. Prior to final approval and registration of the plan, the owner shall provide written confirmation to the Director Community Planning, Etobicoke York District that the owner has made satisfactory arrangements, financial and otherwise with Toronto Hydro for the installation of an underground electrical distribution system and street lighting system.

ADVISORY OF OTHER CITY REQUIREMENTS

The owner is advised that the following approvals and/or permits are required for this development:

1. Road Closure Process

Approval of the Draft Plan of Subdivision and Site Plan applications for the project is contingent upon the successful sale to the applicant of the portion of Buttonwood Avenue that is intended to be closed.

2. Road Allowance Permits

The applicant must obtain the necessary authorisations and permits from the Right-of-Way Management Section before excavating or encroaching into municipal road allowance. The applicant is advised to contact the Right-of-Way Management Section at (416) 394-8348 regarding site-specific permitting, licensing and municipal road damage deposit requirements.

3. Construction Management Plans

The applicant must submit a comprehensive construction management plan for each stage of the construction process. This plan must illustrate the location of employee/trades parking, heavy truck access points, material storage, construction site fencing and overhead cranes. The applicant is advised that they cannot use the municipal right-of-way for construction-related purposes without first receiving written authorisation from our Right-of-Way Management Section, including payment of the necessary fees.

4. Encroachments

The applicant is advised that any physical or landscaping features that they propose to introduce in the municipal right-of-way are subject to the requirements of Chapter 743 of the Toronto Municipal Code. Depending on the type of encroachment as specified in Article IV of Chapter 743, it may require an encroachment agreement with the City of Toronto as well as Community Council approval. The applicant is responsible for the costs of installing/planting these encroachments, and the encroachment must be maintained at the owner's expense pursuant to Article V of Chapter 743.

5. Toronto Hydro Approval

The applicant must obtain approval from Toronto Hydro Street Lighting Incorporated before removing and/or relocating any utility with attached municipal street lighting.

6. Sidewalks

The applicant is advised that at the site plan stage of the development of the hospital, a 3.0 m wide side will be required along the Emmett Ave frontage.

7. Urban Forestry

The applicant is advised that application fees and all security deposits and payments must be submitted to the attention of Supervisor of Urban Forestry, Supervisor of Tree Protection & Plan Review, at the Etobicoke Civic Centre, 399 The West Mall, Main Floor - North Block. Payments must be made payable to Treasurer, City of Toronto in the form of a letter of credit, certified cheque, bank draft, money order, or by credit or debit cards at our office.

If you require further information, please contact Hai Nguyen, Urban Forestry Planner, at 416-394-8918, or by e-mail at hnguyen3@toronto.ca.

8. Canada Post

Canada Post advises that the proposed hospital building will be treated as "institutional" with a single drop for mail delivery. The hospital would be responsible for sorting internally.