

## **2075 Bayview Avenue (Sunnybrook Hospital) – Zoning By-law Amendment Application – Final Report**

Date: June 25, 2018

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 25 – Don Valley West

**Planning Application Number:** 17 187979 NNY 25 OZ

### **SUMMARY**

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This Zoning By-law Amendment application proposes to partially lift the Holding (H) Symbol on the site in order to increase the maximum gross floor area of the entire site from 259,798 square metres to 267,919 square metres to accommodate a new wing addition for a brain sciences facility at 2075 Bayview Avenue, Sunnybrook Hospital. The proposed addition would be approximately 8,121 square metres and connected to the existing main building (the E wing).

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe (2017). The proposed addition would be integrated with the existing Sunnybrook health facility and would support the objectives of the PPS (2014) and the Growth Plan (2017) by improving an existing healthcare facility that will help improve the lives of patients.

This report reviews and recommends approval of the application to amend the Zoning By-law partially to lift the Holding (H) Symbol for the site.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 7625, for the lands at 2075 Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, City Council require that the Owner shall:

- a. Submit a revised Functional Servicing Report, Stormwater Management Report and Geotechnical/Hydrogeological Reports, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
- b. Enter into a financially secured agreement for the construction of any required improvements to the municipal infrastructure, should it be determined that upgrades are required to support the development based on the Reports in Recommendation 3(a), accepted by the Chief Engineer and Executive Director, Engineering and Construction Services.
- c. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 2075 Bayview Avenue prepared by GBCA Architects Ltd. dated June 12, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services.
- d. Submit a revised Slope Stability Report to the satisfaction of the Toronto Region and Conservation Authority staff.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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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 maximum gross floor area (GFA) 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 servicing capacity.

City Council approved a temporary lifting of this hold in June 2001 (01 035439 NNY 25 OZ) to accommodate expansions to M-Wing and G-Wing, 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 temporary 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 a temporary lifting of the hold to allow for an addition to J Wing, bringing the GFA to 259,593 square metres (0.66 FSI). In February 2016 (File No. 16 245361 NNY 25 OZ), City Council approved a temporary lifting of the hold to allow for a small expansion to the ground floor vestibule of M-Wing. At its meeting on March 9, 2017, City Council approved the most recent lifting of the hold to allow for the construction of a one-storey, 185 square metre corridor to the roof-top of the existing eight-storey M-Wing building to facilitate access to the heli-pad, bringing the total gross floor area to 259,613 square metres.

## **ISSUE BACKGROUND**

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### **Proposal**

The application proposes to partially lift the Holding (H) Symbol on the site in order to increase the maximum gross floor area of the entire site from 259,798 square metres to 267,919 square metres to accommodate a new wing addition for a brain sciences facility at 2075 Bayview Avenue, Sunnybrook Hospital. The Hurvitz Brain Sciences Centre would be a two-storey building with a basement comprised of one inpatient floor and one ambulatory care floor. The basement would be occupied entirely by mechanical and electrical services supporting the proposed building and extending to other functions of the hospital.

The building configuration is such that it would be connected and integrated with the E wing of the existing building. On the exterior, the addition would be framed by the F wing to the east, the E wing to the west and north, and Life Saving Drive to the south. The existing wing buildings of the hospital are listed on the City's Heritage Register. The pedestrian main entrance to the building would be at grade, directly accessible from Life Saving Drive. The building would also be accessible from the hospital's main east-west corridor just north of the new wing. A private courtyard for patients only is proposed with the development between the existing building and the new building (see Attachments 1 and 7-14).

Vehicular access to the new building would be proposed off Life Saving Drive. A drop off area is proposed for convenience of dropping off and picking up patients by the entrance into the existing building. A total of 12 vehicular parking spaces are proposed comprised of two disabled parking spaces, five TTC Wheel-Trans pick up/drop-off spaces, three short term parking spaces and two large vehicle spaces. A total of 43 bicycle parking spaces are proposed, including 34 long term spaces and nine short term spaces by the entrance into the existing building.

### **Site and Surrounding Area**

Sunnybrook Health Sciences Centre is located on the east side of Bayview Avenue, north of Sunnybrook Park and Burke Brook Ravine (see Attachment 2: Location Map). M-Wing is located in the southwest quadrant of the site, which has a total 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. The development site is a landscaped courtyard with some paved areas between Block E and Block F.

Land uses surrounding the site are as follows:

North: Detached Dwellings and York University (Glendon) Campus

South: Sunnybrook Park, Burke Brook Ravine

East: Sunnybrook Park

West: Detached Dwellings, Townhouses and Stratford Park

## **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement.

Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must

still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

### **Toronto 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 (see Attachment 3: Official Plan Land Use Map).

The *Institutional Areas* policies in the Official Plan encourages strong linkages between major institutions and the private sector for joint research, innovation and the creation of new products and services by:

- a. permitting firms engaged in a joint venture with a major institution, research and development facilities and professional offices affiliated with, or in combination with major institutions, to locate in *Institutional Areas*; and
- b. promoting the creation of "science parks" or campuses within or in the vicinity of Institutional Areas, outside of established *Neighbourhoods*.

### **Site and Area Specific Policy No. 63 (SASP 63)**

The site is also subject to Site and Area Specific Policy (SASP) 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 GFA, 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.

SASP No. 63 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. It provides for a combination of buildings and open spaces along the Bayview Avenue frontage, the retention of Maclean House and Vaughan Estate, and encourages development to occur primarily in the east and central areas of the subject property.

### **Section 3.1.5 - Heritage Conservation**

The heritage policies in the Official Plan provide the framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

## **Section 3.4 - The Natural Environment**

The City's significant natural heritage features and function are shown on Map 9 of the Official Plan. The natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and function should have high priority in our city-building decisions. The subject site is within the natural heritage system. The Plan has policies in this section for the protection of natural heritage features. In particular, policy 3.4.8 requires that development be setback by at least 10 metres or more if warranted by the severity of existing or potential natural hazards from the top-of-bank and toe-of-slope of valleys, ravines, and bluffs and other locations where slope stability, erosion, flooding or other physical conditions present a significant risk to life or property. Policy 3.4.10 further states that development is generally not permitted in the natural heritage system illustrated on Map 9, and sets out the criteria for development in or near the natural heritage system.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

## **The Standards and Guidelines**

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Restoration (13-14) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

## **Zoning**

The subject site is predominantly zoned HOS(1)(H) – Hospital Zone under Zoning By-law No. 7625. 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 GFA of the site to 259,613 square metres. This hold may only be lifted once satisfactory arrangements are in place with respect to servicing and transportation requirements. Zoning By-law No. 569-2013 does not apply to this site. (see Attachments 4 and 5).

A 0.6 hectare parcel of land located along the Bayview Avenue frontage is zoned R3(1) Zoning By-law No. 7625. This zone permits a detached dwelling up to a maximum GFA

of 1,200 square metres. This piece of land has not been developed and is currently a surface parking lot surrounded with landscaped area with trees.

### **Site Plan Control**

The proposal is subject to Site Plan Control. A Site Plan Control application has been submitted and is being reviewed concurrently with this application.

### **Reasons for Application**

SASP No. 63 requires that satisfactory arrangements, with respect to servicing and transportation needs, be made in advance of any approval to increase the permitted GFA on the site. This requirement is implemented through the placing of a hold on the HOS(1) Zone in the Zoning By-law. As such, in order to proceed with the construction of the proposed addition, the applicant must demonstrate that the sanitary servicing and transportation requirements of the site will be met and lift the 'H' in order to allow a total gross floor area of 267,919 square metres on the site.

### **Application Submission**

The following reports/studies were submitted in support of the application:

- Planning Rationale
- Heritage Impact Assessment
- Toronto Green Standard Checklist
- Sun Shadow Study
- Energy Modelling Report
- Transportation Considerations Report
- Geotechnical Investigation Report
- Hydrogeological Investigation Report
- Stormwater Management Report
- Functional Servicing Report
- Arborist Report
- Slope Stability Assessment

### **Agency Circulation**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas. The PPS supports the provision of public service facilities, including hospitals in appropriate community hubs to promote cost-effectiveness and facilitate service integration. Similarly, the Growth Plan supports co-



location and integration of public service facilities. The proposed addition would be integrated with the existing Sunnybrook health facility. The proposed development would improve an existing healthcare facility that will help improve the lives of patients.

The proposal is consistent with the Provincial Policy Statement Policy (PPS 2014), and conforms with the Growth Plan of the Greater Golden Horseshoe.

## **Official Plan**

### **Site and Area Specific Policy No. 63 (SASP 63) and Holding Provision, Servicing**

SASP 63 which applies to the site requires, in part that development occurs in the east and central portions of the lands. SASP 63 also requires that satisfactory arrangements, with respect to servicing needs, be made in advance of any approval to increase the permitted gross floor area on the site.

The proposed addition would be connected to the existing E Wing of the hospital which is generally located in the central portion of the site. A Servicing Report and Stormwater Management Report were submitted with the application and have been reviewed by Engineering and Construction Services staff. Revisions to the reports have been requested to address matters including mitigation measures for pre and post extreme weather surcharging in the adjacent ravine, hydrant flow testing, and ground water.

Due to the City Council recess in 2018, Council will not have an opportunity to consider a staff report on this application until early 2019. The proposed development is supported through government and donor funding with time constraints. While some revisions are still required to address the servicing capacity on the site, staff recommend that Council supports approval of the application to lift the Holding (H) Symbol at this time, subject to conditions. As such this report recommends that the applicant submit revised reports to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, prior to the enacting of the Bills as per recommendation 3(a) to lift the holding provision. This approach would allow the applicant an opportunity to continue working with staff during the Council recess to address outstanding matters.

### **Density, Height, Massing**

The proposed addition would be two storeys and have an average height of 10 metres. The proposed height would fit with the existing buildings which range in height from four storeys to seven storeys. The proposed 8,121 square metre addition would bring the total density for the entire hospital site to approximately 267,919 square metres, which is less than the permitted 294,577 square metres.

### **Heritage Impact & Conservation Strategy**

2075 Bayview Avenue was included on the City's Heritage Register by Council on September 27, 2006. A Heritage Impact Assessment (HIA) prepared by GBCA Architects dated June 12, 2017 was submitted with the application and reviewed by Heritage Preservation Services. According to the HIA, Sunnybrook Hospital is one of the 20 significant properties in the North York Modernist Architecture Inventory.

The proposal will see an expansion of the Mental Health Inpatient facility at Sunnybrook, that is part of the larger Brain Science Program with a new two-storey building, The Hurvitz Brain Sciences Centre, that will be inserted within the existing courtyard between the E wing and F wing fronting onto Life Saving Drive. The applicant has been working with city staff to carefully insert the new building, with minimal impact to the existing E and F wings of the hospital. Overall, HPS supports the strategy and will continue to work with the applicant to develop the proposal through the site plan application. As such, this report recommends that prior to enacting the enacting of the Bills, the applicant shall submit a detailed Conservation Plan prepared by a qualified heritage consultant as per recommendation 3 (c) of this report. Furthermore, prior to Site Plan approval, the owner will be required to provide final site plan and landscape drawings substantially in accordance with the approved Conservation Plan required in Recommendation 3(c) of this report, to the satisfaction of the Senior Manager, Heritage Preservation Services.

### **Traffic Impact, Access, Parking**

No change to the site access is proposed as part of this development. Both pedestrian and vehicular access to the proposed addition would be provided off Life Saving Drive, which utilizes the existing access points for the hospital. Under the current zoning permission, a total of 2,824 parking spaces are required. There are a total of 4,590 parking spaces on the site, as such no changes to the parking standard are proposed as part of this proposal. A loading space is proposed off the driveway leading entrance of the existing building.

### **Road Widening**

In order to satisfy the Official Plan requirement of a 27 metre right-of-way and 36 metre right of way for this segment of Bayview Avenue, a 0.4 metre road widening dedication along the Bayview Avenue frontage of the subject site is required. The conveyance will be addressed through the review of the Site Plan Control application process.

### **Tree Preservation**

An Arborist Report submitted with the application has been reviewed by Urban Forestry Staff. The report has identified that the proposed development will result in the removal of 23 privately-owned trees located on the subject site having diameters of 30 centimetres or greater.

Under the provision of Section 813-16 (B), of the City of Toronto Municipal Code, Chapter 813, Trees, Article III, the 23 trees meet the criteria for protection under the City of Toronto's Private Tree By-law. Based on standard requirements, Urban Forestry staff requires a total of 69 new trees to replace the 23 private trees proposed for removal at a replacement ratio of 3:1. Due to limited growing space on the development site to accommodate the required replacement plantings, some of the tree planting compensation required by Urban Forestry's Tree Protection and Plan Review shall be planted within the area protected by RNFP. The planting plan submitted for the application shows the planting of 73 large growing canopy trees on private property and

within the RNFP expanded area. Urban Forestry staff have reviewed and are satisfied with the proposed planting plan.

There are no City-owned trees affected by this proposal.

### **Ravine Protection**

The southern portion of the hospital site is subject to the provisions of the City of Toronto Municipal Code Chapter 658 - Ravine & Natural Feature Protection (RNFP), however, the area subject to the proposed addition falls outside of the protected area.

Ravine staff have reviewed the proposed development and have no objection to lifting the hold on the site to permit the proposed addition. Tree planting and tree security requirements which will be addressed through Site Plan review. A proposed Planting Plan for the development has also been reviewed by RNFP on behalf of the General Manager of Parks, Forestry and Recreation and found to be satisfactory.

### **Toronto and Region Conservation Authority**

The southern portion of the hospital site also falls within the Toronto and Region Conservation Authority (TRCA) screening area. The development site is not within the screening area, however the lands immediately south of the development form part of Burke Brook Ravine and have a significant slope. A Slope Stability Assessment was submitted in support of the application and has been reviewed by TRCA staff. TRCA staff have requested revisions to the report related to the delineation of the Long Term Stable Top of Slope adjacent to the development site. As such, this report recommends the submission of a revised Slope Stability Assessment to the satisfaction of TRCA staff prior to the Bills being enacted. TRCA staff have also reviewed the submitted stormwater management reports and hydrogeological report and found them to be satisfactory.

### **Parkland Dedication**

Under the Toronto Municipal Code Chapter 415, Article III, Section 415-30 A. (10) (b) and (11), the proposed 8,121 square metre addition to the existing hospital is exempt from the parkland dedication requirement.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017), and the Toronto Official Plan. The proposed development is consistent with the Provincial Policy Statement (2014) and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe (2017). The proposed addition would be integrated with the existing Sunnybrook health facility and would support the objectives of the PPS (2014) and the Growth Plan (2017) by improving an existing healthcare facility that will help improve the patient care.

Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to SASP 63. The Bills lifting the 'H' will not be enacted until outstanding servicing and engineering, heritage, and environmental issues are addressed to the City's satisfaction.

## **CONTACT**

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## **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Zoning By-law No. 7625
- Attachment 5: Zoning By-law No. 569-2013
- Attachment 6: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 7: Master Site Plan
- Attachment 8: Site Plan
- Attachment 9: Southeast Perspective
- Attachment 10: Southwest Perspective
- Attachment 11: North Elevation
- Attachment 12: South Elevation
- Attachment 13: East Elevation
- Attachment 14: West Elevation

## Attachment 1: Application Data Sheet

Municipal Address: 2075 BAYVIEW AVE Date Received: June 27, 2017

Application Number: 17 187979 NNY 25 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Lifting of (H) from HOS (1) (H), in association with a new wing addition (8,121 m<sup>2</sup>) for brain science facility at Sunnybrook Hospital.

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

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	SASP63
Zoning:	HOS(1)(H)	Heritage Designation:	Listed
Height Limit (m):	n/a	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 392,770 Frontage (m): 462 Depth (m): 1,008

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	54,196	54,196	2,727	56,923
Residential GFA (sq m):				
Non-Residential GFA (sq m):	259,798	259,798	8,121	267,919
Total GFA (sq m):	259,798	259,798	8,121	267,919
Height - Storeys:	9	9	2	9
Height - Metres:	varies	varies	14	14

Lot Coverage Ratio (%): 14.5 Floor Space Index: 0.68

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	n/a	
Retail GFA:	n/a	

Office GFA: 8,121 (addition)  
 Industrial GFA: n/a  
 Institutional/Other GFA: 267,919 (total)

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	n/a			
Freehold:	n/a			
Condominium:	n/a			
Other:	n/a			
Total Units:	n/a			

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	n/a				
Proposed:	n/a				
Total Units:	n/a				

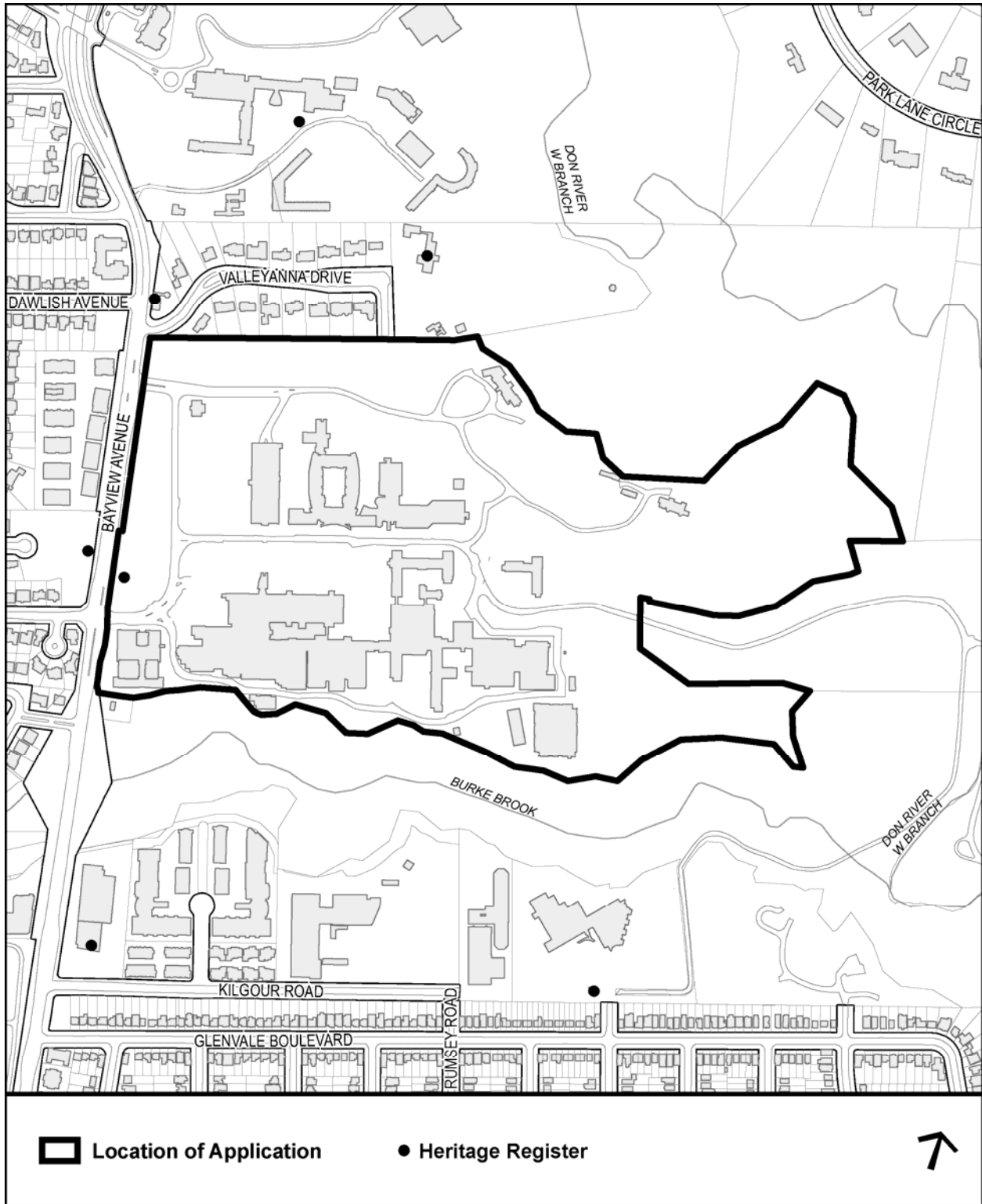
Parking and Loading

Parking Spaces: 4,544      Bicycle Parking Spaces: 43      Loading Docks: 3

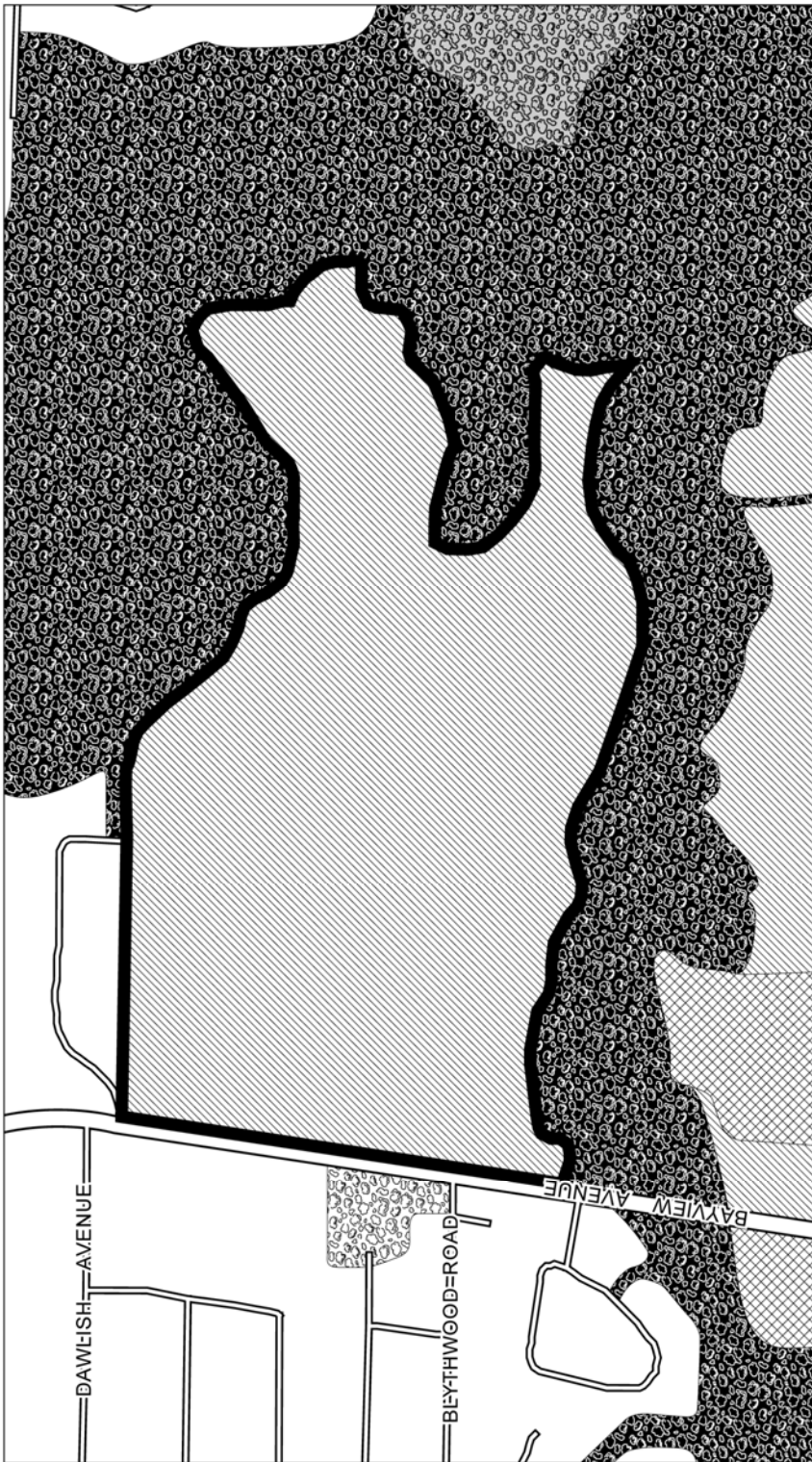
CONTACT:

Cynthia Owusu-Gyimah, Planner  
 (416) 395-7126  
 Cynthia.Owusu-Gyimah@toronto.ca

## Attachment 2: Location Map



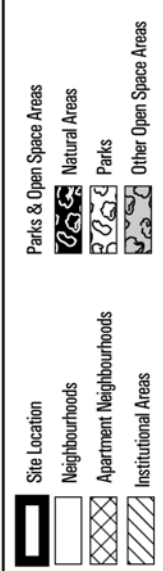
# Attachment 3: Official Plan Land Use Map



2075 Bayview Avenue

**Toronto**  
Extract from Official Plan

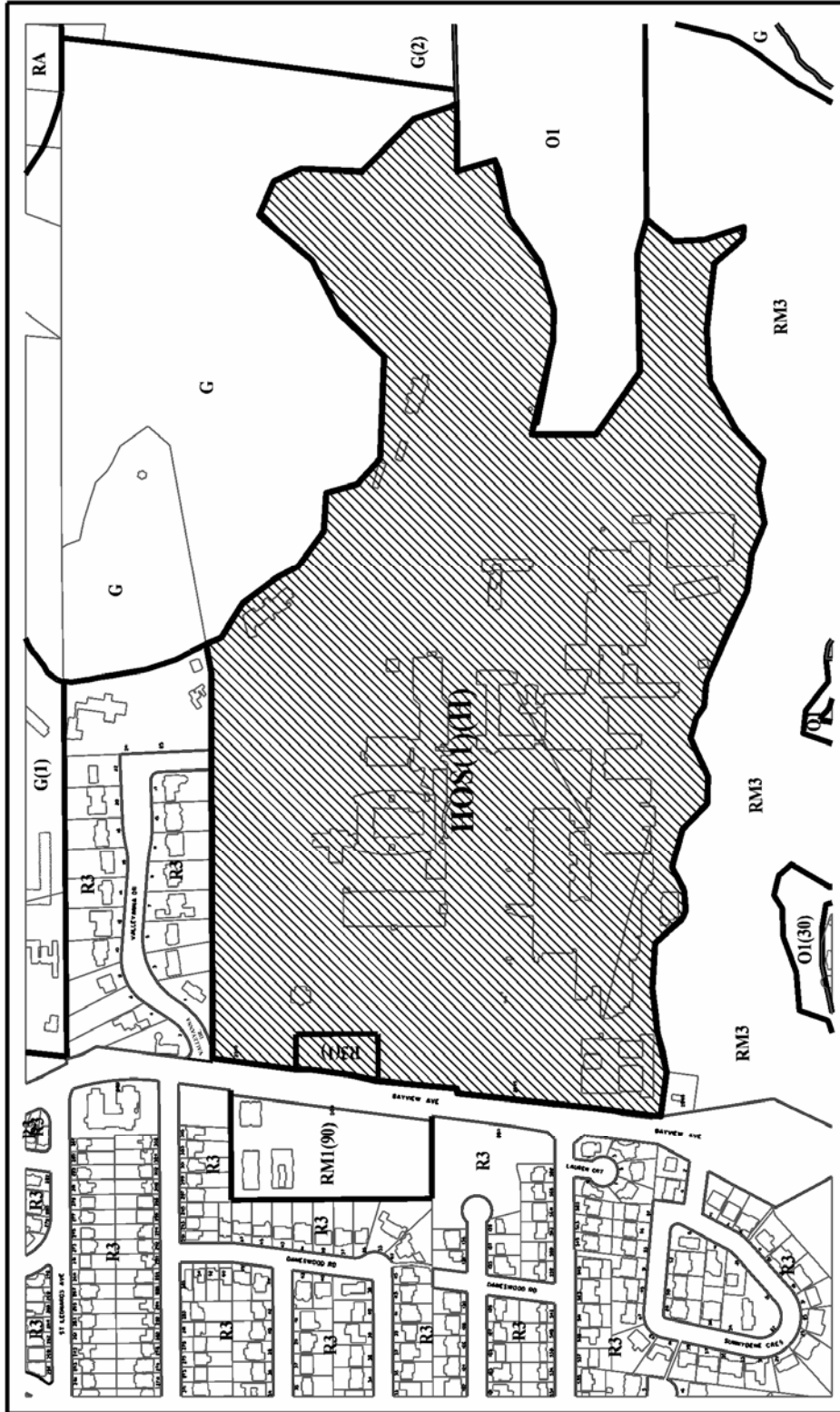
File # 17 187979 NMY 25 0Z



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Not to Scale  
10/12/2017



Attachment 4: Zoning By-law No. 7625



**Toronto**  
**Zoning By-Law No. 7625**

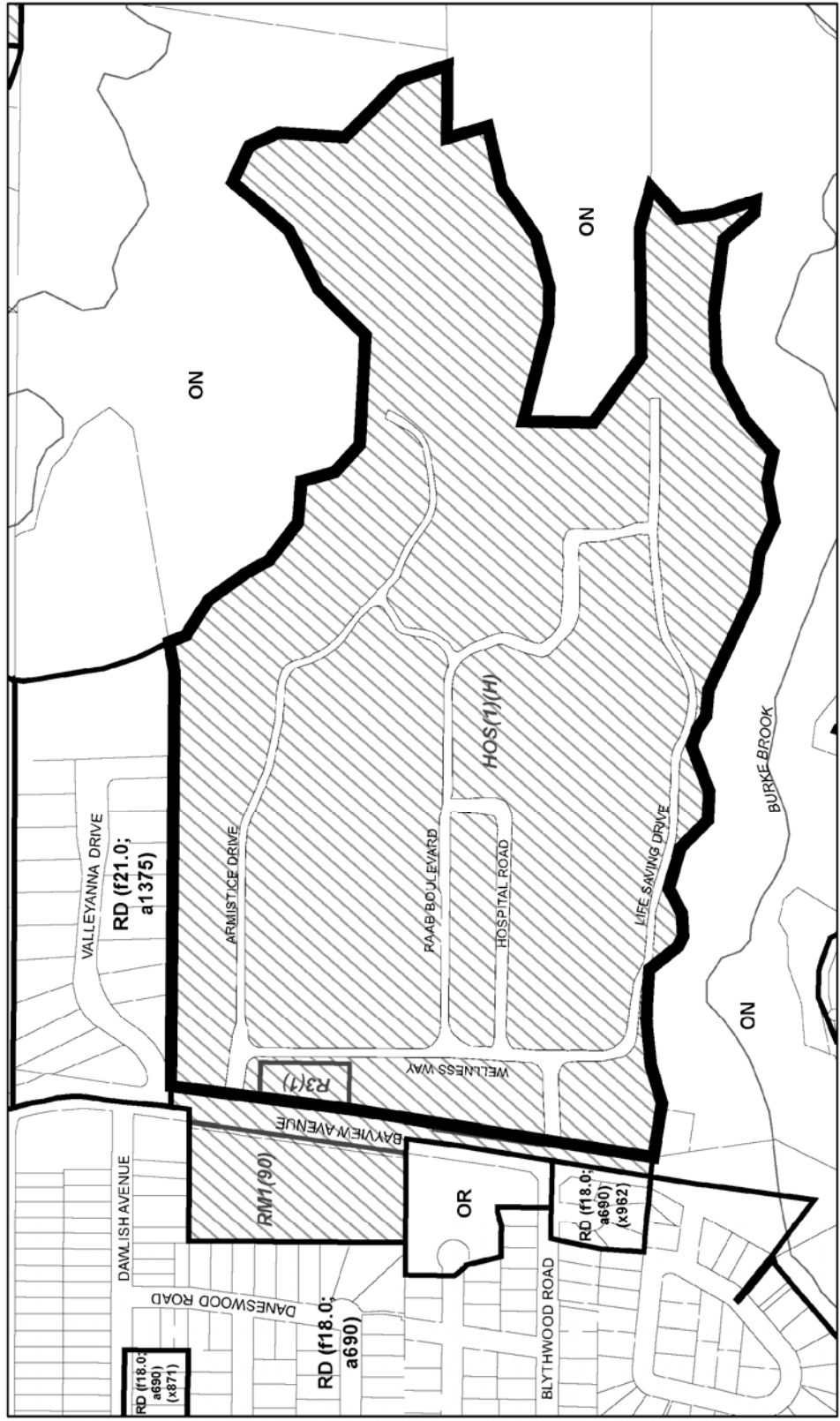
**2075 Bayview Avenue**  
 File # 17 187979 NNY 25 0Z

- R3 One-Family Detached Dwelling Third Density Zone
  - RM1 Multiple-Family Dwellings First Density Zone
  - RM3 Multiple-Family Dwellings Third Density Zone
  - HOS Hospital Zone
  - O1 Open Space Zone
  - G Greenbelt Zone
  - RA Suburban Residential Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category





Not to Scale  
 Extracted 10/12/2017

Attachment 5: Zoning By-law No. 569-2013



**Toronto**  
 2075 Bayview Avenue  
 File # 17 187979 NNY 25 0Z

**Toronto**  
 Zoning By-Law No. 569-2013

	See Former City of North York By-Law No. 7625
	Location of Application
RD	Residential Detached
RA	Residential Apartment
IH	Institutional Hospital
IE	Institutional Education
ON	Open Space Natural
OR	Open Space Recreation
R3	One-Family Detached Dwelling Third Density Zone
RM1	Multiple-Family Dwellings First Density Zone
HOS	Hospital Zone

↑  
 Not to Scale  
 Extracted: 10/12/2017

## Attachment 6: Draft Zoning By-law Amendment

Authority: ~ Community Council Item No. ~, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands known municipally in the year 2018 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 enacts:

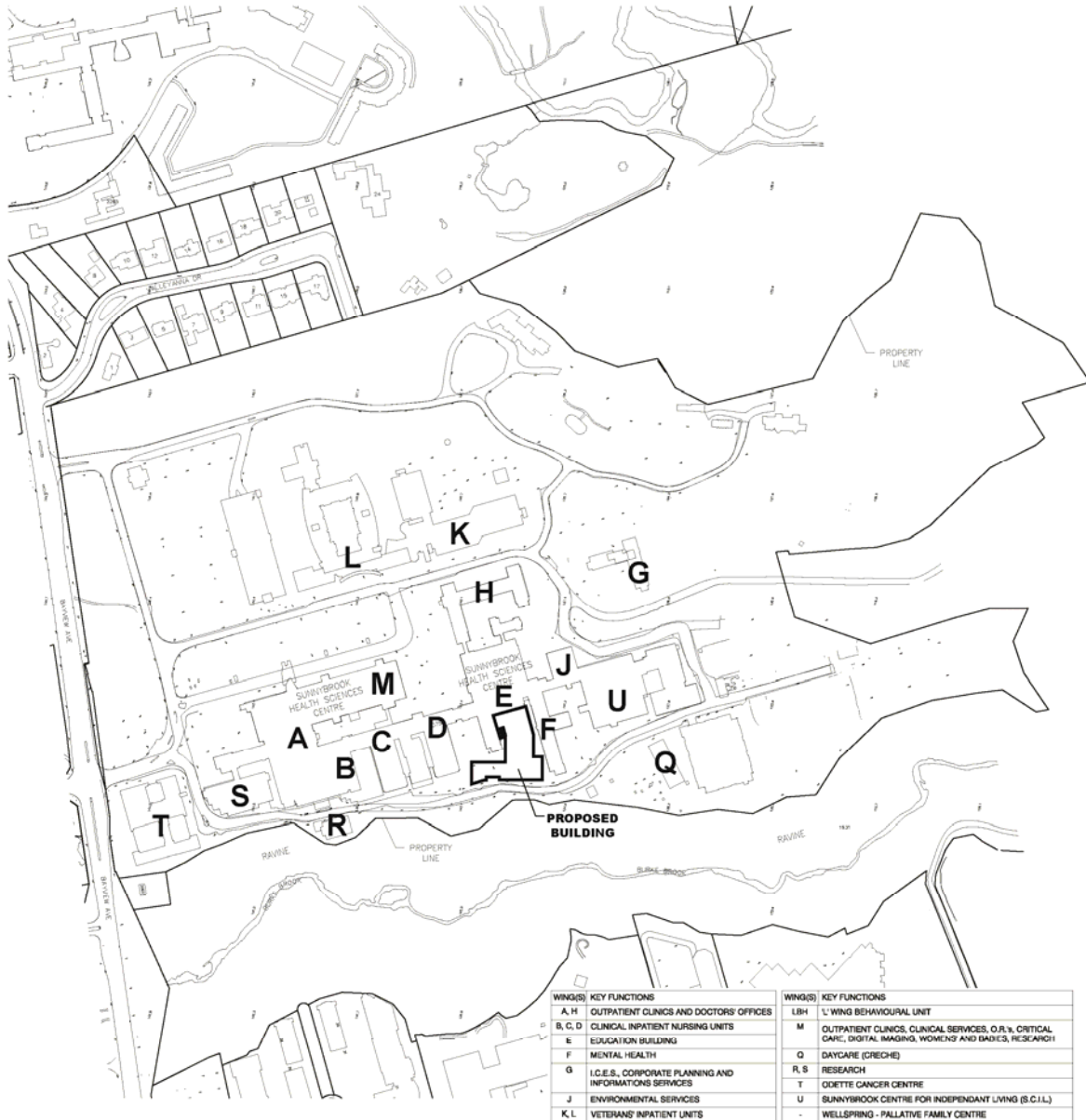
1. Section 64.44(l)(b) of By-Law No. 7625 is amended by deleting the number 259,798 square metres and replacing it with 267,919 square metres.

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

JOHN TORY,           ULLI S. WATKISS  
Mayor                City Clerk

(Corporate Seal)

# Attachment 7: Master Site Plan



WING(S)	KEY FUNCTIONS	WING(S)	KEY FUNCTIONS
A, H	OUTPATIENT CLINICS AND DOCTORS' OFFICES	LIBH	L' WING BEHAVIOURAL UNIT
B, C, D	CLINICAL INPATIENT NURSING UNITS	M	OUTPATIENT CLINICS, CLINICAL SERVICES, O.P.'s, CRITICAL CARE, DIGITAL IMAGING, WOMEN'S AND INFANCY RESEARCH
E	EDUCATION BUILDING	Q	DAYCARE (CRICHE)
F	MENTAL HEALTH	R, S	RESEARCH
G	I.C.E.S., CORPORATE PLANNING AND INFORMATION SERVICES	T	ODETTE CANCER CENTRE
J	ENVIRONMENTAL SERVICES	U	SUNNYBROOK CENTRE FOR INDEPENDANT LIVING (S.C.I.L.)
K, L	VETERANS' INPATIENT UNITS	-	WELLSPRING - PALLATIVE FAMILY CENTRE

## Context Site Plan

Applicant's Submitted Drawing

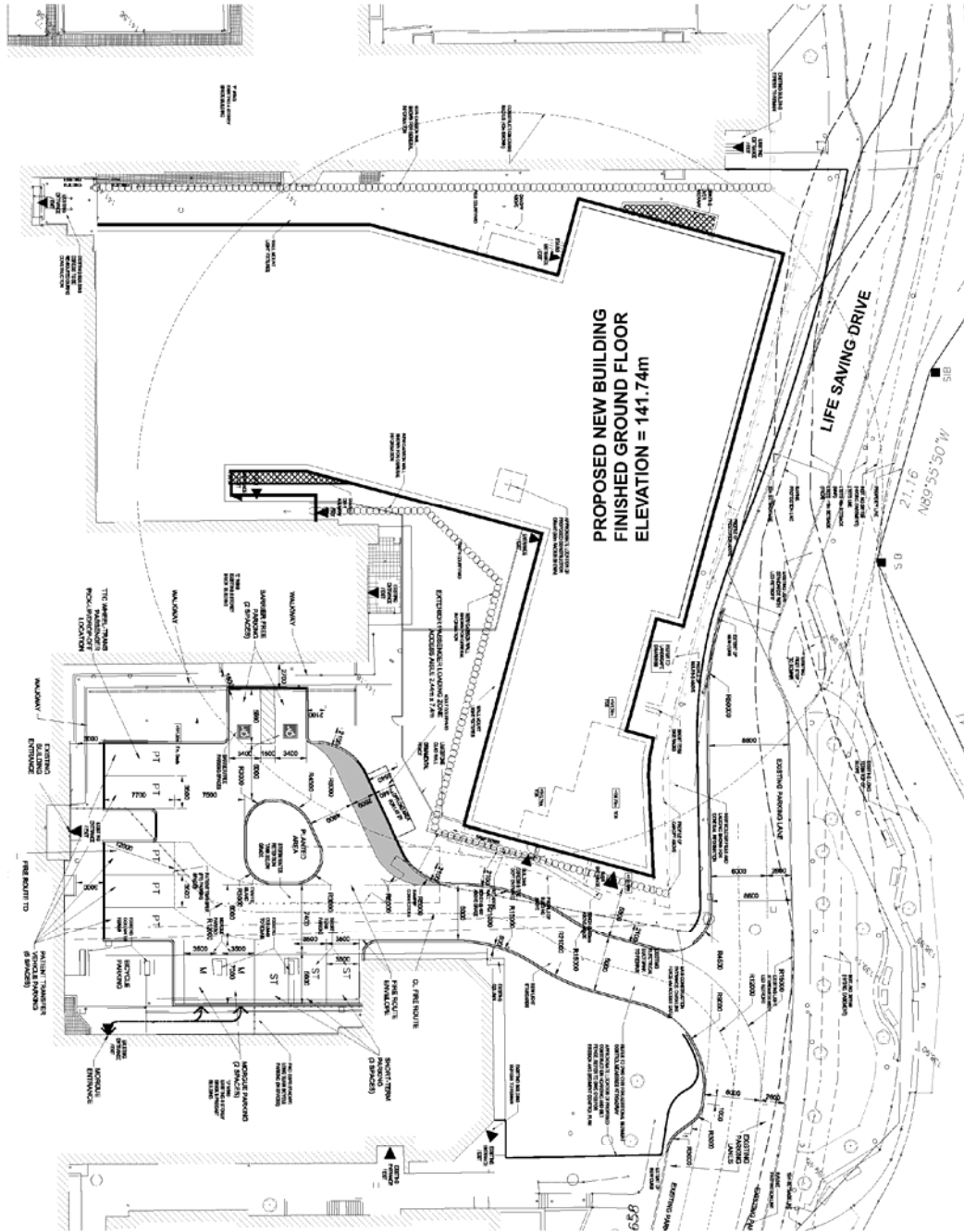
Not to Scale  
05/09/2018



## 2075 Bayview Avenue

File # 17 187979 NNY 25 0Z

Attachment 8: Site Plan



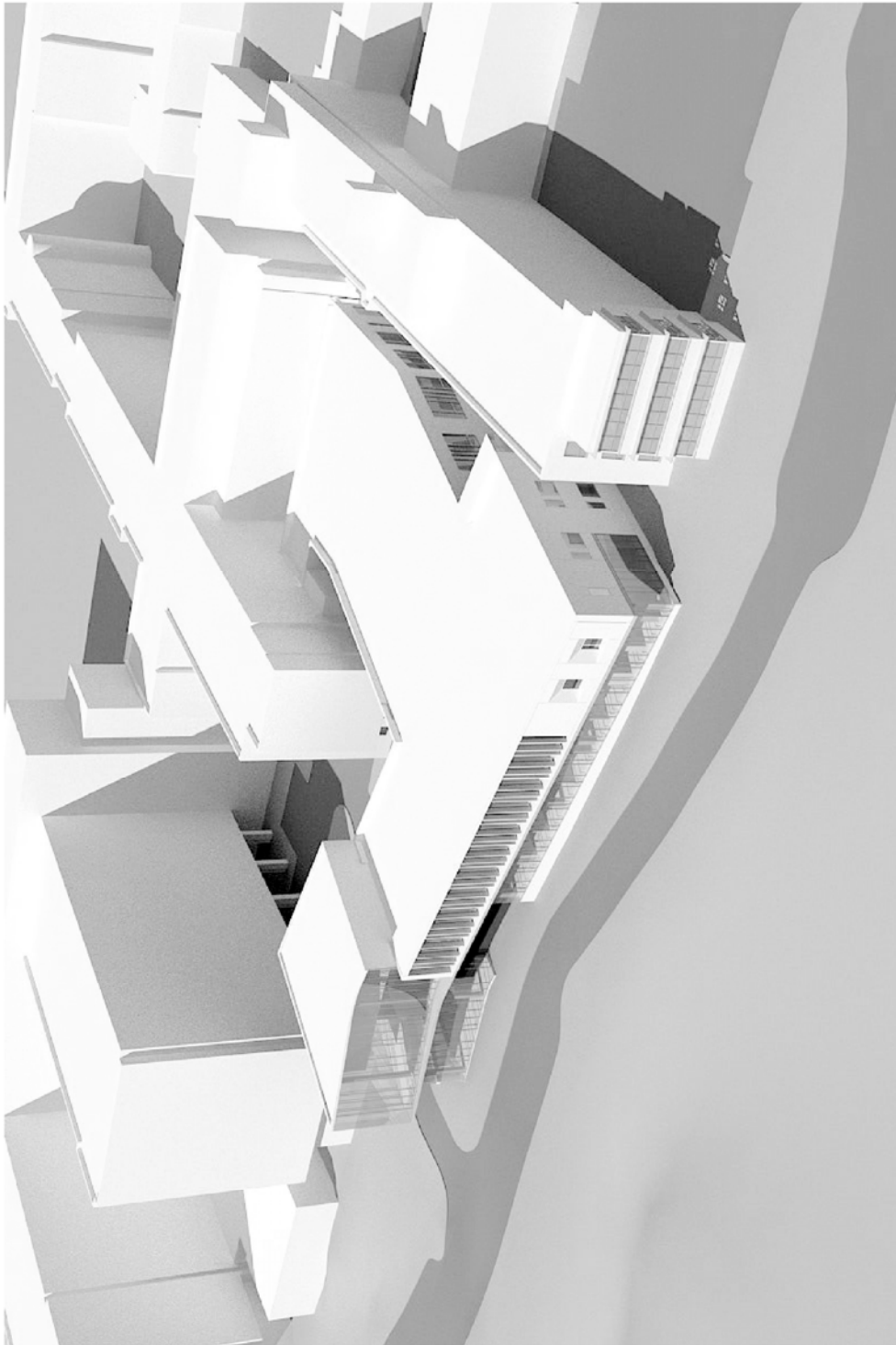
2075 Bayview Avenue

Site Plan  
Applicant's Submitted Drawing  
Not to Scale  
05/09/2018



File # 17 187979 NNY 25 0Z

**Attachment 9: Southeast Perspective**



**2075 Bayview Avenue**

File # 17 187979 NNY 25 0Z

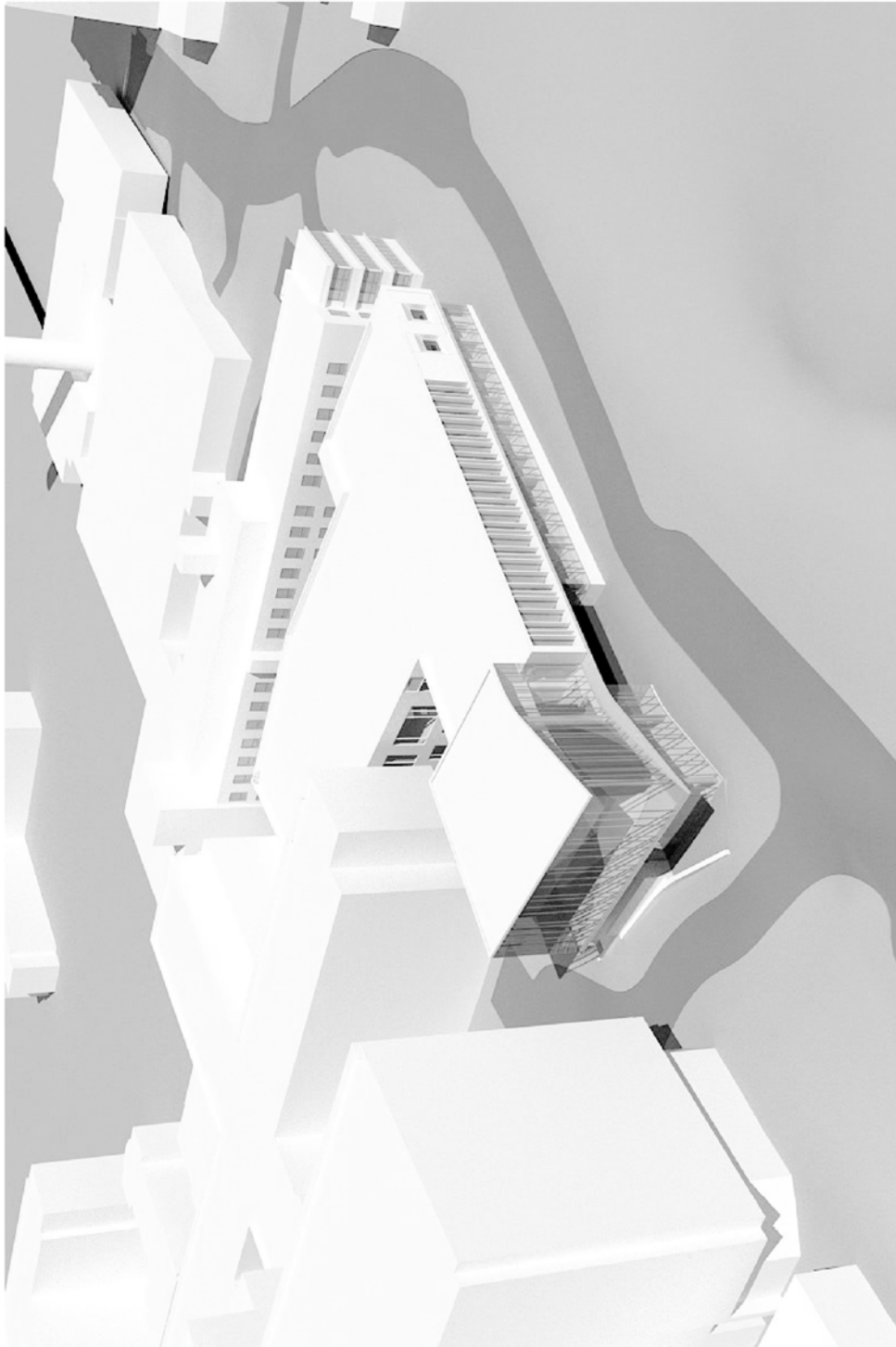
**Rendering - View from Southeast**

Applicant's Submitted Drawing

Not to Scale  
06/13/2018



**Attachment 10: Southwest Perspective**



**2075 Bayview Avenue**

File # 17 187979 NNY 25 0Z

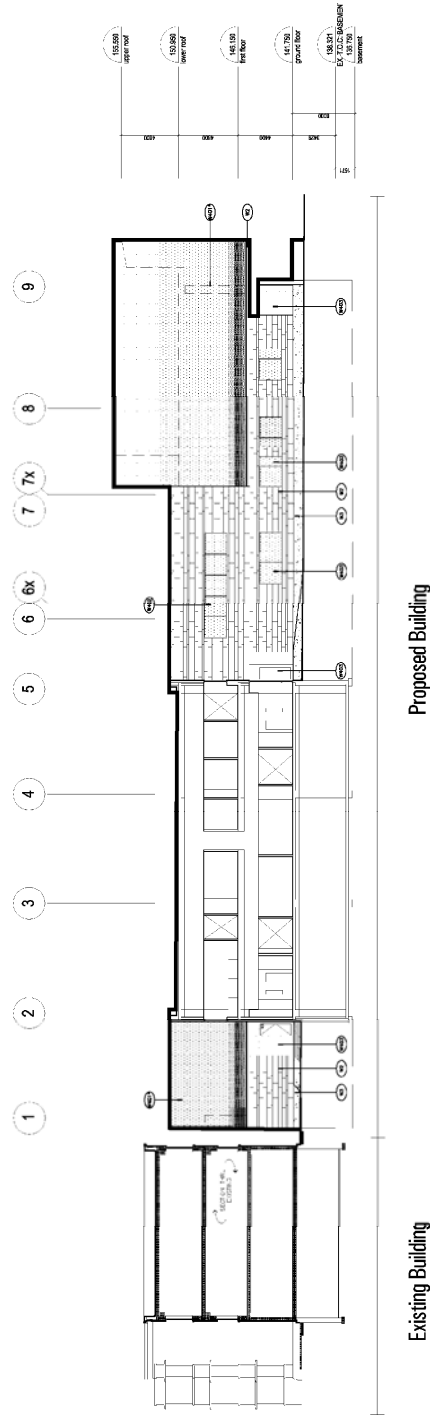
**Rendering - View from Southwest**

Applicant's Submitted Drawing

Not to Scale  
06/13/2018



**Attachment 11: North Elevation**



**2075 Bayview Avenue**

**North Elevation**

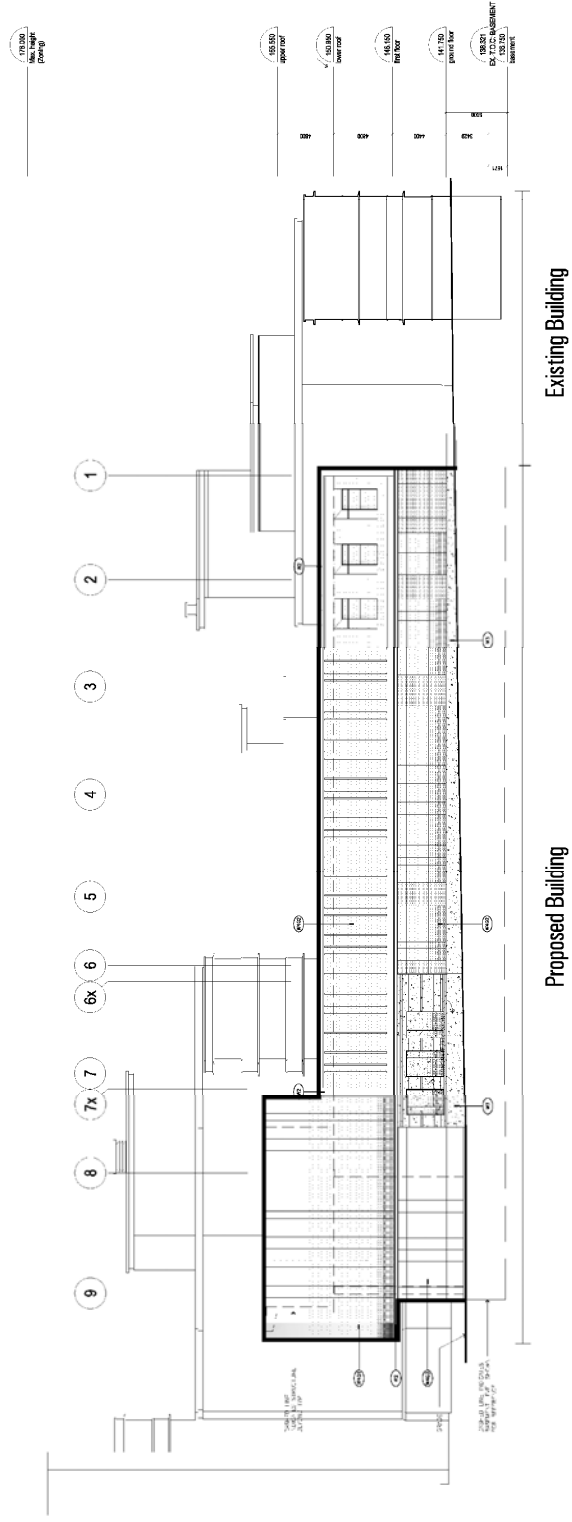
Applicant's Submitted Drawing

Not to Scale  
05/09/2017

File # 17 187979 NNY 25 0Z



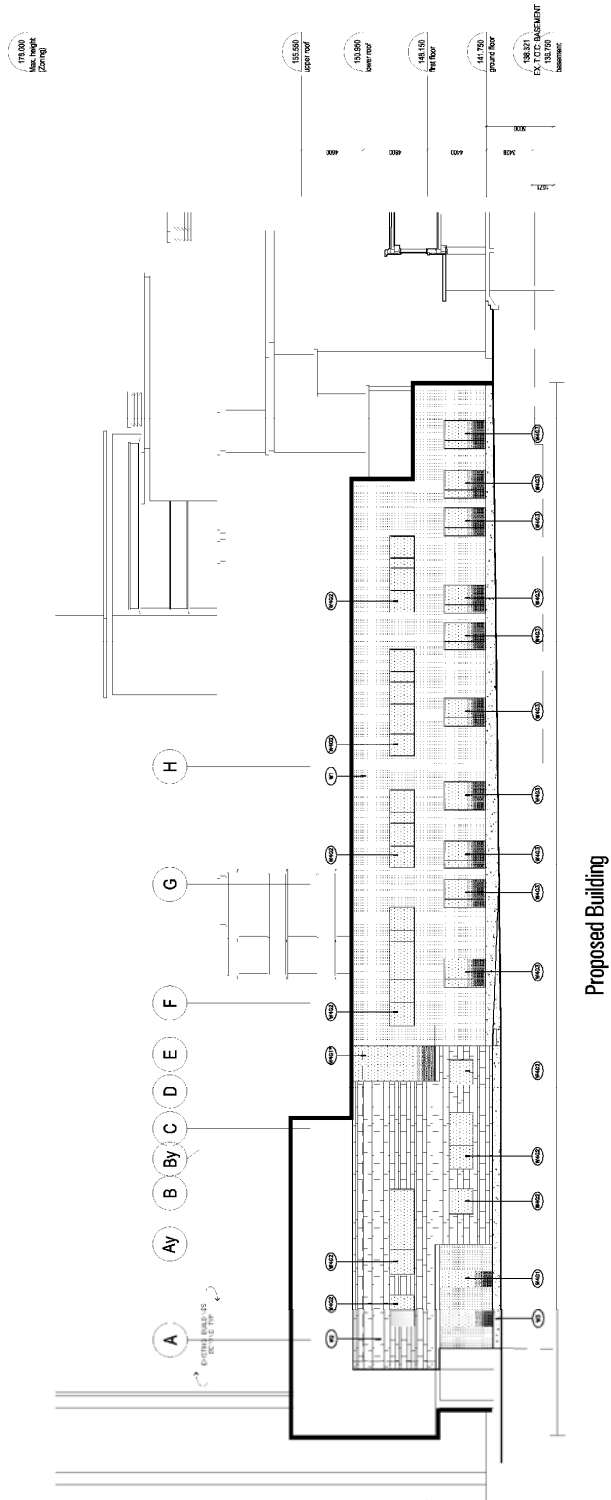
**Attachment 12: South Elevation**



**2075 Bayview Avenue**  
 File # 17 187979 NNY 25 0Z

**South Elevation**  
 Applicant's Submitted Drawing  
 Not to Scale  
 05/09/2017

Attachment 13: East Elevation



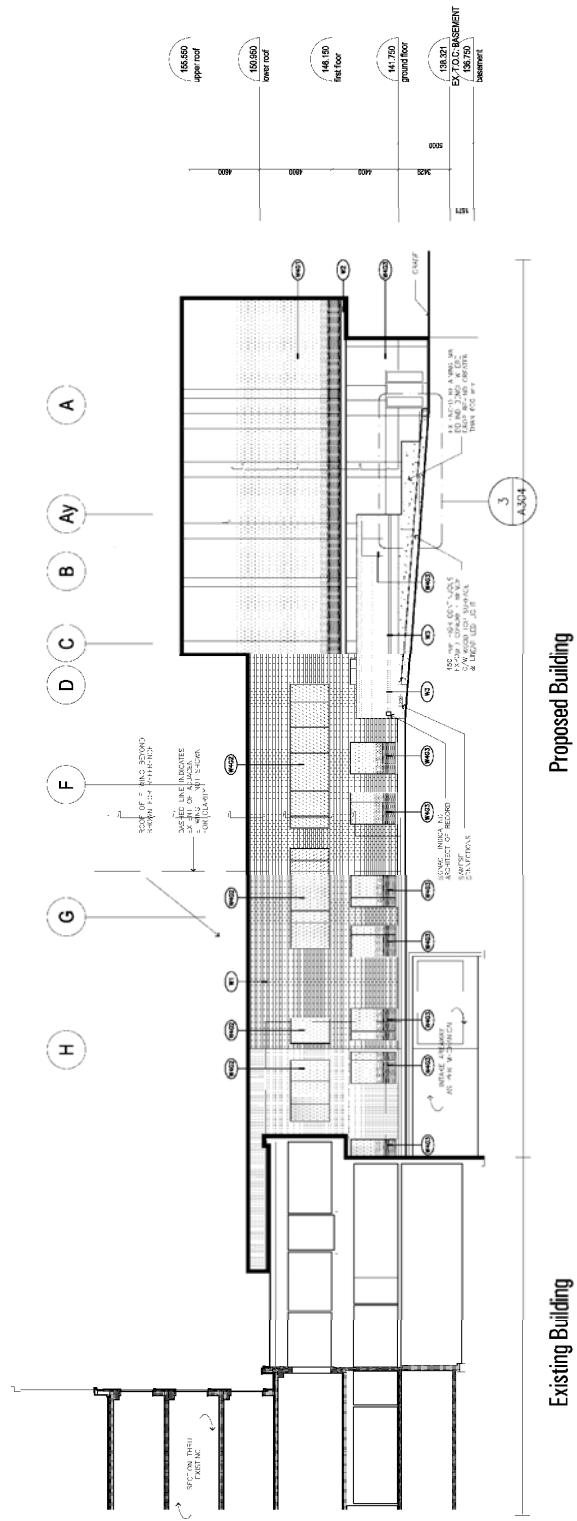
2075 Bayview Avenue

East Elevation  
 Applicant's Submitted Drawing

Not to Scale  
 05/09/2017

File # 17 187979 NNY 25 0Z

Attachment 14: West Elevation



2075 Bayview Avenue

West Elevation  
 Applicant's Submitted Drawing  
 Not to Scale  
 05/09/2017

File # 17 187979 NNY 25 02