

**175 Elizabeth Street - Official Plan and Zoning By-law
Amendment Applications - Preliminary Report**

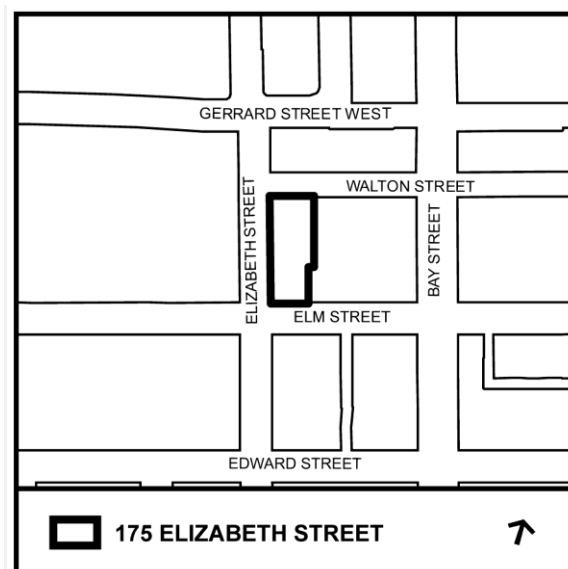
Date:	March 15, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	18 122673 STE 27 OZ

SUMMARY

The City Planning Division has received an application to amend the City's Official Plan and Zoning By-law from SickKids Hospital to redevelop the site at 175 Elizabeth Street with a new Patient Support Centre (PSC).

The application proposes a new 22 storey tower for institutional use that measures 98.66 metres in height. The proposed tower totals 44,520 m² of non-residential gross floor area with a density of 19.6 times the area of the lot. The tower floor plate measures 1,740 m² in area. The application also proposes 183 bicycle parking spaces with vehicular parking and loading located off site. The existing 8 storey SickKids owned and occupied Elizabeth McMaster Research Building would be demolished.

The PSC project represents the first phase of SickKids Hospital's "Project Horizon" which is a multi-phased redevelopment of major components of the hospital's campus. The PSC will provide 2 floors of swing space for temporary decanting, which combined with the consolidation of administration and education functions, will enable future construction on the main campus.



This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 175 Elizabeth Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There have been no recent development applications filed on the subject property.

Pre-Application Consultation

Two pre-application consultation meetings were held with the applicant prior to the submission of the application on October 23, 2017 and January 9, 2018. Matters raised by staff included: the need for an Official Plan and Zoning By-law Amendment to permit the proposed use; protection of views from City Hall; location and access to parking; and application timing. Complete application submission requirements were also discussed.

ISSUE BACKGROUND

Proposal

This application proposes to amend the City's Official Plan and City of Toronto Zoning By-law Nos. 438-86 and 569-2013 for the lands at 175 Elizabeth Street to permit an institutional building to be owned and operated by SickKids Hospital which will be used as a Patient Support Centre ("the PSC"). The building will contain patient support services, education and administrative functions for SickKids Hospital.

SickKids Hospital is the largest paediatric academic health sciences centre in Canada and was established in 1875. The hospital moved to its current location on February 4, 1951. On an annual basis, approximately 15,000 children stay at the hospital in close to 400 beds; almost 300,000 visits are made to more than 100 clinics on site; emergency staff treats 50,000 children; and 13,000 operations are performed.

The PSC project represents the first phase of SickKids Hospital's "Project Horizon" which is a multi-phased redevelopment of major components of the hospital's campus. The proposed PSC building is required to enable future phases of the hospital revitalization to proceed, as services will need to be temporarily located from areas of construction to the PSC building.

The application proposes a single tower at the northeast corner of Elizabeth Street and Elm Street that would measure 22 storeys (98.66 metres) in height with a density of 19.6 times the area of the lot. A total 44,520 m² of non-residential gross floor area is proposed, of which 162 m² would be for retail uses on the ground floor with the remainder for institutional uses on the storeys above. The tower floor plate measures 1,740 m² in area.

A total of 183 bicycle parking spaces are proposed. No vehicular parking spaces are proposed on site. Parking is proposed to be accommodated off site at SickKids owned and operated parking facilities within the campus. Three Type 'B' and two Type 'C' loading spaces are proposed to be shared with the SickKids owned Peter Gilgan Centre for Research and Learning at 686 Bay Street (northwest corner of Bay Street and Elm Street), which will be connected internally to the PSC on the first, second and third storeys.

Mechanical uses are spread between the below-grade levels and a mechanical penthouse on the east side of the building at the 22nd storey. The ground floor of the building features a 5.6 metre floor to ceiling height with the second and third storeys measuring 4.5 meters in height. Institutional uses including patient support services, educational and administrative functions will occupy storeys 3 through 21. A 366 m² outdoor amenity area is proposed at the west side of the building on the 22nd floor.

The building proposes 0 metre setbacks along all property lines. The first two storeys have been inset 4.1 metres along the Elm Street frontage and 3.2 metres along the Walton Street frontage. The site currently contains an existing pedestrian bridge and 8 storey building (The Elizabeth McMaster Building) which are proposed to be demolished. A pedestrian bridge measuring 6.03 metres in width is proposed to cross Elizabeth Street and connect the PSC with the Slaughter Atrium Building to the west at the third storey, replacing the existing pedestrian bridge in approximately the same location.

Details of the application are outlined in the chart below and in Attachment 8 – Application Data Sheet.

Category	February 28, 2018	
Site Area	2,293 m ²	
Proposed Setbacks - 22 storey Tower from Property Line	North (Walton Street)	0 metres
	East	0 metres
	South (Elm Street)	0 metres
	West (Elizabeth Street)	0 metres
Gross Floor Area (GFA)		
Non-Residential/Institutional	44,358 m ²	
Retail	162 m ²	
Total	44,520 m ²	
Floor Space Index (FSI)	19.6 times the lot area	
Building Height (to mechanical penthouse)	22 storeys (98.66 metres)	
Ground Floor Height	5.6 metres	
Amenity Area		
Indoor	0 m ²	
Outdoor	366 m ² (22 nd storey)	
Total	366 m ²	
Proposed Tower Floor Plate	1,740 m ²	
Proposed Vehicular Parking	0 spaces	
Loading Spaces		
On-Site	0 spaces	
Shared with 686 Bay Street	3 Type B 2 Type C	
Bicycle Parking		
Proposed (proposed short-term: long-term)	183 spaces (93:90)	

Site and Surrounding Area

The site is located immediately east and directly across from the main SickKids Hospital campus, which forms a cluster of health science uses along the University Avenue corridor between College Street and Dundas Street West including the broader SickKids Hospital campus, Toronto General Hospital, Mount Sinai Hospital, the Women's College Hospital, the MARS Discovery District and a number of University of Toronto health sciences related faculty buildings.

Surrounding land uses are as follows:

North: To the north of the site is LuCliff Place, a 24 storey mixed use building containing offices and residential units. The westerly half of the building is apartments with the front entrance at Gerrard Street West and the easterly half is office with entrance from Bay Street. A 32 storey tower addition at the southeast corner of Elizabeth Street and Gerrard Street West was approved in 2015.

- South: Directly across Elm Street to the south (77 Elm Street) is a 12 storey building owned and operated by SickKids and known as the Alan Brown Building. The building consists of a 7 storey apartment building atop a 5 storey parking garage. Further east on the south side of Elm are three storey row houses with retail at grade. To the south-west is a 17 storey mixed-use building which houses the YWCA Toronto Elm Centre.
- East: Immediately east of the site along is the Enwave Energy Walton Street Steam Plant. The plant's stack sits atop a 6-storey windowless building and rises to a height of 137 metres. A 21-storey research and education building owned and operated by SickKids Hospital, with 505 m² of retail uses at grade and known as the Peter Gilgan Centre for Research and Learning is located at the northwest corner of Bay Street and Elm Street.
- West: SickKids Hospital campus. Immediately west is the hospital's Slight Family Atrium wing, an 8-storey structure which is accessed via a horseshoe driveway. An elevated pedestrian bridge across Elizabeth Street links the site to the hospital. Toronto Rehab and Mount Sinai hospital are situated further west, across University Avenue.

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act*, sets out matters Council shall have regard to in making decisions under the *Planning Act*.

The Provincial Policy Statement (2014) 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 types and affordability to meet projected requirements of current and future residents;
- 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 City of Toronto uses the PPS to guide its official plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement 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;
- Giving priority to maintaining and adapting existing public service facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments;
- Achievement of complete communities that are compact, transit-supportive, and make effective use of investments in infrastructure and public service facilities;
- 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.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) 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. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

City Planning staff will review the application against the policies of the Official Plan, a number of which are noted below. The Official Plan is intended to be read and interpreted as a comprehensive whole.

Chapter 2 – Shaping the City

Section 2.2.1: Downtown: The Heart of Toronto

The proposed development is located in the *Downtown* area as defined by Map 2 of the City of Toronto Official Plan. Section 2.2.1 outlines the policies for development within the *Downtown*. The downtown is where most of the growth in the City of Toronto is expected to occur.

The *Downtown* will continue to evolve as the premier employment area of the City of Toronto and provide a range of housing for those working in the area. The City will also explore opportunities to maintain and improve the public realm, promote an environment of creativity and innovation, support and enhance the specialty retail and entertainment districts, support business infrastructure and create business partnerships.

Many of the jobs located *Downtown* are in government, education or health services, and most of these are located in *Institutional Areas* north of the Financial District. In addition to being the seat of government for the City and the Province, *Downtown* is home to large teaching hospitals and other health services that have a regional draw. Equally important are campuses of higher learning, including the University of Toronto, Ryerson Polytechnic University, George Brown College and the Ontario College of Art and Design.

Transportation within the *Downtown* is expected to be accommodated by transit. Priority will be given to transit improvements in the *Downtown* and transit vehicles will be given priority on streets within the *Downtown* particularly those with streetcars. A program of improvements will be implemented to enhance the pedestrian environment and efforts made to improve the safety of walking and cycling *Downtown*.

Chapter 3 – Building a Successful City

Section 3 of the Official Plan contains policies that guide growth by integrating social, economic and environmental perspectives in decision making to create an attractive Toronto with a strong economy and complete communities. The policies focus on the built environment, the human environment, the natural environment, economic health and new neighbourhoods. All

applications for development are to be evaluated against the policies and criteria in the Chapter to ensure the best possible development choices are made.

Section 3.1.3: Built Form – Tall Buildings

The application proposes the construction of a Tall Building. Policy 3.1.3 states that Tall Buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to speaking about specific built form characteristics, the policy states that proposals for Tall Buildings should clearly demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

Section 3.1.5: Heritage Conservation

Section 3.1.5 provides policy direction on the conservation of heritage properties in the City's Heritage Register and on development adjacent to heritage properties. Policy 5 requires proposed alterations or development on or adjacent to a property on the Heritage Register to ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained. Policy 26 requires new construction on, or adjacent to a property on the Heritage Register be designed to conserve the cultural heritage values, attributes and character of the property and to mitigate the visual and physical impact on it, including consideration such as scale, massing, materials, height, building orientation and location relative to the heritage property. Policy 27 encourages the conservation of buildings and structures on the Heritage Register.

Chapter 4 – Land Use Designations

Section 4.5: Mixed Use Areas

The site is currently designated *Mixed Use Areas* on Map 18 of the Official Plan. *Mixed Use Areas* are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. Development within *Mixed Use Areas* should provide for new jobs and homes on underutilized lands, while locating and massing new buildings to provide a transition between areas of different development intensity and scale. Furthermore, development in *Mixed Use Areas* should be located and massed to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development in *Mixed Use Areas* should also provide attractive, comfortable and safe pedestrian environments; have access to schools, parks and community centres as well as libraries and childcare.

Development in *Mixed Use Areas* should also take advantage of nearby transit services; provide good site access and circulation as well as an adequate supply of both visitor and resident parking. In addition, service areas should be located to minimize impacts on adjacent streets, and any new multi-unit residential development should provide indoor and outdoor amenity space for residents.

Section 4.8: Institutional Areas

The application proposes to amend the land use designation in the Official Plan from *Mixed Use Areas* to *Institutional Areas* to reflect the site's intended use as a patient support centre for SickKids Hospital.

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. 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.

Chapter 5 – Implementation

Section 5.6: Interpretation

This section provides guidance as to the understanding and interpretation of the Official Plan. Policy 1 indicates the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Policy 1.1 indicates the goal of the Official Plan is to balance and reconcile a range of diverse objectives affecting land use planning in the City.

Policy 1 in Section 5.3.2 - Implementation Plans and Strategies for City-Building of the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan.

The Official Plan is available on the City's website at:

<https://www.toronto.ca/wp-content/uploads/2017/11/99b3-cp-official-plan-volume-1-consolidation.pdf>

Tower Height – City Hall and Old City Hall View Corridor

Official Plan Policy 3.1.1.9 and 10 in addition to Policy 3.1.5.45 establishes view protection policies from the public realm to City Hall and Old City Hall. The policy specifies that this will include the prevention of any further intrusions visible above and behind the building silhouette as well as protecting the view to the buildings. The existing protected view for City Hall is from the north side of Queen along the edge of the eastern half of Nathan Phillips Square and for Old City Hall is from the southwest and southeast corners of Bay and Temperance.

The City has initiated an Official Plan Amendment process with the intent of modifying the view corridor to enhance the silhouette view protection policies. The draft policies propose to amend the City Hall view corridor to include viewpoints from the south side of Queen Street and for Old City Hall, the protected view would be looking north from King Street and from Temperance Street. To date these draft policies have not been finalized. The Preliminary Report on the City-initiated Official Plan Amendment is available at:

<https://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-104845.pdf>

A view corridor analysis has been included as part of the Heritage Impact Assessment submitted with the application. Staff will review the view corridor analysis to determine if the proposed tower would intrude into the existing view corridor presently designated in the Official Plan and the proposed enhanced view corridor for both City Hall and Old City Hall.

Zoning

The former City of Toronto General Zoning By-law 438-86, as amended, zones the subject site CR T6.0 C2.0 R6.0 – Commercial Residential with a maximum permitted height of 46 metres and a maximum density of 6.0 times the area of the lot. The CR zone permits a range of commercial and residential uses. The site is subject to certain permission and exception provisions, including: prohibition of a commercial parking garage use and a base building height of 28 metres with a subsequent angular plane of 60 degrees along Elizabeth Street and Elm Street.

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013. *Planning Act* applications submitted after May 9, 2013 are subject to the new Zoning By-law. The site is zoned CR 6.0 (c2.0; r 6.0) SS1 (x2329) – Commercial Residential with a maximum permitted height of 46 metres and a maximum density of 6.0 times the area of the lot. The CR zone permits a range of commercial and residential uses.

Site Plan Control

The application is subject to Site Plan Control. An application for Site Plan has not been submitted.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Policy 1 in Section 5.3.2 - Implementation Plans and Strategies for City-Building of the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 The Built Environment and other policies within the Plan related to the design and development of tall buildings in Toronto.

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies specific Downtown streets that are most suitable for tall building development, establishes a

height range along these streets and provides a set of supplementary Downtown specific design guidelines which address Downtown built form and context.

The Downtown Vision and Supplementary Design Guidelines will be used together with the city-wide Tall Building Design Guidelines in the evaluation of this tall building proposal. The Downtown Tall Building Guidelines are available at:

<http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

TOcore: Planning Downtown

TOcore: Planning Downtown is an inter-divisional study, led by City Planning, which is updating the planning framework for Downtown and developing a series of infrastructure strategies to support implementation. TOcore is a response to the rapid intensification of Downtown that is placing pressure on physical and social infrastructure assets and occurring in a pattern and at an intensity that threatens to jeopardize the quality of life in the city centre and the economic role that the Downtown plays for the entire city. TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured. The study area is bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north, and the Don River the east.

Building on Downtown's existing planning framework and drawing on best practices within City Planning Division, the Downtown Plan is being developed to serve as a blueprint for future growth and infrastructure in the heart of Toronto over the next 25 years. It will provide detailed direction on the appropriate scale and location of future growth. It will also link this growth with infrastructure provision to ensure the creation of 'Complete Communities', addressing the requirements under the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017). A series of infrastructure strategies for transportation, parks and public realm, community services and facilities, water and energy are in development as part of this review.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide the detailed performance standards for portions of buildings above 24 metres in height.

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed Staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to a recommendations report and an amendment to Toronto's Official Plan in the second quarter of 2018. Additionally, Council directed Staff to consider the policies contained with the Proposed Downtown Plan in the review of all development applications within the Downtown going forward:

6. City Council request City Planning staff to consider the Proposed Downtown Plan policies, in Attachment 1 to the report (August 18, 2017) from the Chief Planner and Executive Director, City Planning, during the evaluation of current and future development applications in the Downtown Plan area and continue to refine the policies in consultation with stakeholders and the community.

More information on Council direction pertaining to TOcore can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.1>

Further background information can be found at: www.toronto.ca/tocore

SickKids Hospital Flight Path

The proposal is within the SickKids Hospital Air Ambulance Service Protection Corridor. On August 21, 2017, the Minister of Transport entered into an agreement with the City of Toronto pursuant to section 5.81(1) of the *Aeronautics Act*, thereby authorizing the City to regulate the use of lands in the vicinity of hospital heliports, within the City of Toronto, for the purpose of ensuring that the use is not incompatible with the safe operation of a hospital heliport or aircraft. Policy 4 in Section 4.8 – *'Institutional Areas'* of the Official Plan indicates new buildings in vicinity of hospital heliports be sited and massed to protect the continued use of its flight paths.

City staff will work with SickKids to review the overall impact of the proposed building and potential construction impacts.

Heritage Conservation

The site at 175 Elizabeth Street does not have a heritage designation; however there are designated properties adjacent to the site. The property directly across from the site at 77 Elm Street (Nurses' Residence, Hospital for Sick Children) is listed in the City's Heritage Register. To the southwest of the site, the property at 110 Edward Street (formerly known as 87 Elm Street) known as the House of Industry was designated by City Council on January 16, 1976 by By-law 7-78 under Part IV of the *Ontario Heritage Act*. The site now houses the YWCA of Toronto.

This application will be reviewed for its impact on the surrounding heritage properties, against the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, and the relevant sections of the Official Plan.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law. Tree Preservation and Landscape Plans have been submitted with the application and circulated to the City's Urban Forestry staff for their review. Opportunities for tree preservation and planting of replacement private and street trees will form part of their review.

Reasons for the Applications

An amendment to the Official Plan has been submitted. While it is acknowledged that the *Mixed Use Areas* designation permits institutional uses, the proposed use as a part of the SickKids Hospital campus aligns with the policy framework as intended by the *Institutional Areas* policies. Placing the site within an *Institutional Areas* designation will establish that this building will be used for non-residential institutional uses as a part of the broader SickKids campus.

An amendment to both City of Toronto Zoning By-law Nos. 438-86 and 569-2013 is required. While the proposed office and medical office type uses are permitted in the current Commercial Residential (CR) zoning categories, the institutional tower proposes significant increases to height and density relative to what is permitted by the current zoning provisions.

The Zoning By-law Amendment will establish appropriate development standards for the proposal.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Air Quality Compatibility Study;
- Arborist Report;
- Architectural Plans;
- Building Mass Model;
- Draft Official Plan and Zoning By-law Amendments;
- Energy Strategy Letter;
- Functional Servicing Report;
- Geotechnical Study;
- Heritage Impact Assessment;
- Housing Issues Report;
- Hydrogeological Report;
- Landscape and Lighting Plans;
- Pedestrian Wind Assessment;
- Planning and Urban Design Rationale;
- Public Consultation Plan;
- Stormwater Management Report;
- Sun/Shadow Study;
- Toronto Green Standards Checklist;
- Transportation Considerations Report; and
- Tree Preservation Plan

Staff is reviewing the application to determine completeness and will provide a response to the applicant by March 29, 2018.

Issues to be Resolved

On a preliminary basis, the following issues will need to be addressed by the applicant and reviewed:

- Conformity with Official Plan policies and Design Criteria for Review of Tall Building Proposals;
- Consistency with the emerging policies and direction of the TOcore initiative;
- Appropriate height, massing, setback of the tower and mitigation of physical and visual impacts on the surrounding buildings, open space, and uses including but not limited to light, privacy, shadow, sky view, view corridor from City Hall and weather and wind protection;
- Protection of SickKids Hospital's helicopter flight path, including construction impacts;
- Treatment of the ground floor of the building and its relationship to the streetscape and the pedestrian realm surrounding the site;
- Provision of convenient bicycle parking facilities for employees and visitors;
- Potential impact that the adjacent Enwave steam generation facility may have on this proposed development and potential impact of the proposal on the Enwave facility;
- Potential traffic impacts on the surrounding road network and site access/circulation.
- Suitability and adequacy of proposed indoor and outdoor amenity space.
- Evaluation of tree protection and landscaped open space on site; and
- The amount of parking proposed and whether it is adequate to meet the expected parking demand for the development.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

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SIGNATURE

Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

Attachment 4: East Elevation

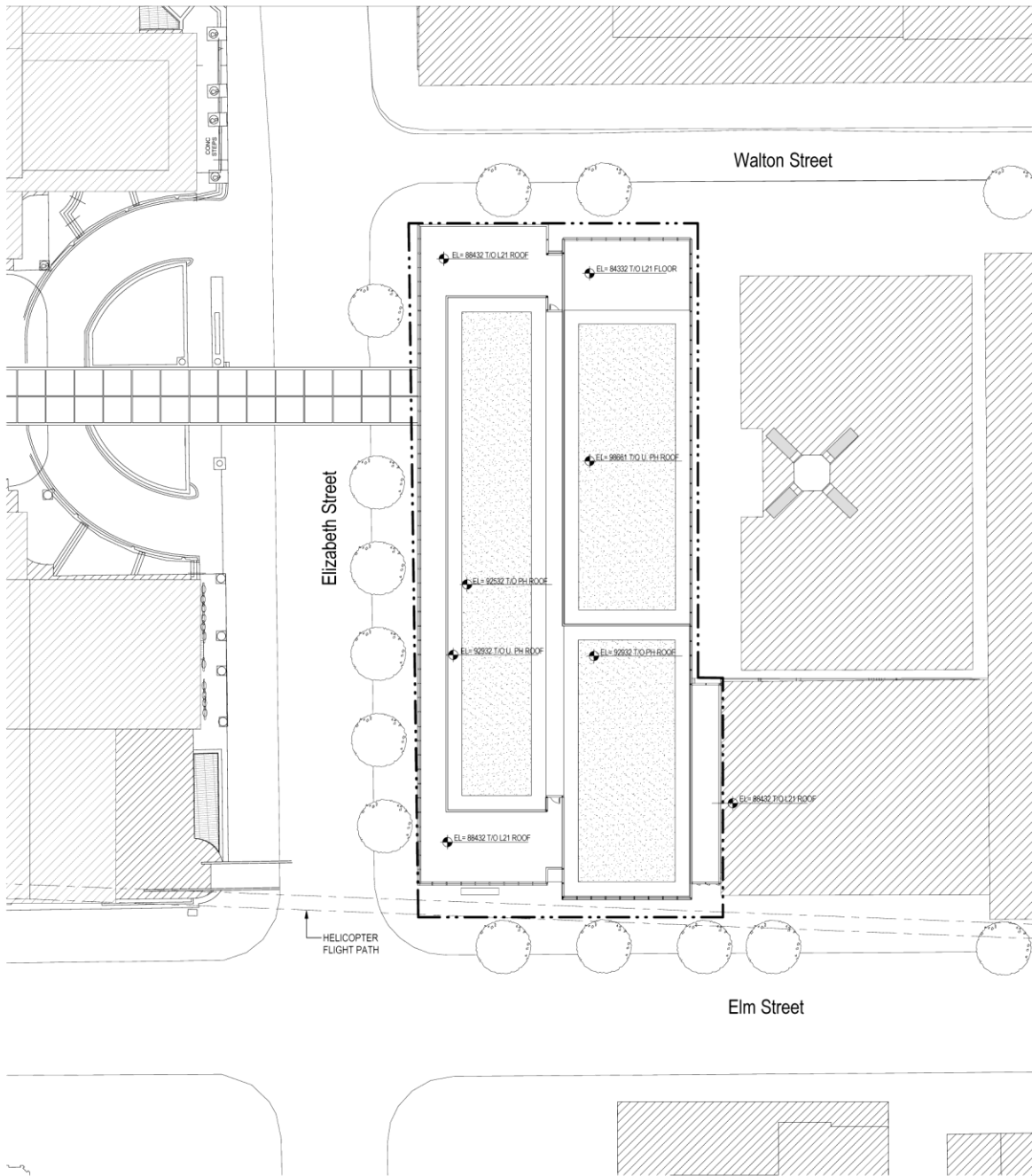
Attachment 5: West Elevation

Attachment 6: Official Plan

Attachment 7: Zoning By-law No. 569-2013

Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

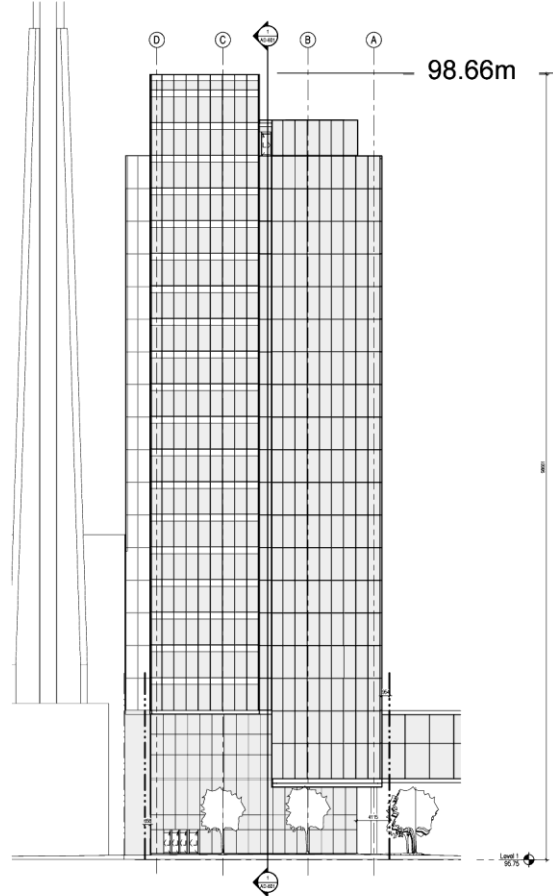
175 Elizabeth Street

Applicant's Submitted Drawing

Not to Scale
03/07/2018

File # 18 122673 STE 270Z

Attachment 2: North Elevation



North Elevation

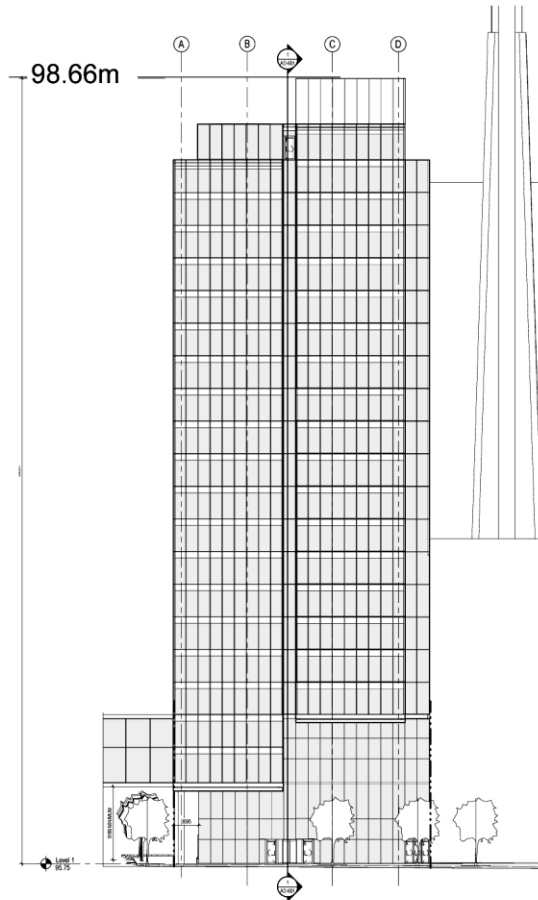
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File # 18 122673 STE 270Z

Attachment 3: South Elevation



South Elevation

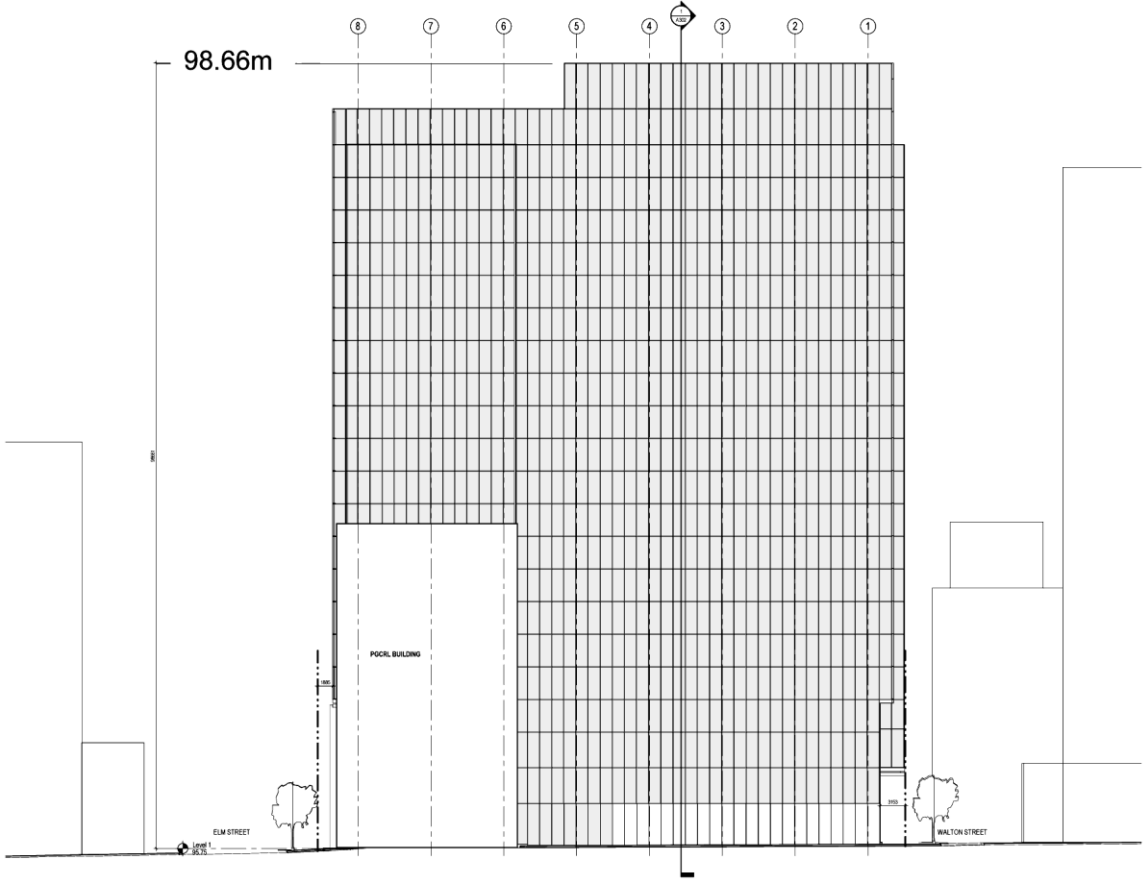
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Attachment 4: East Elevation



East Elevation

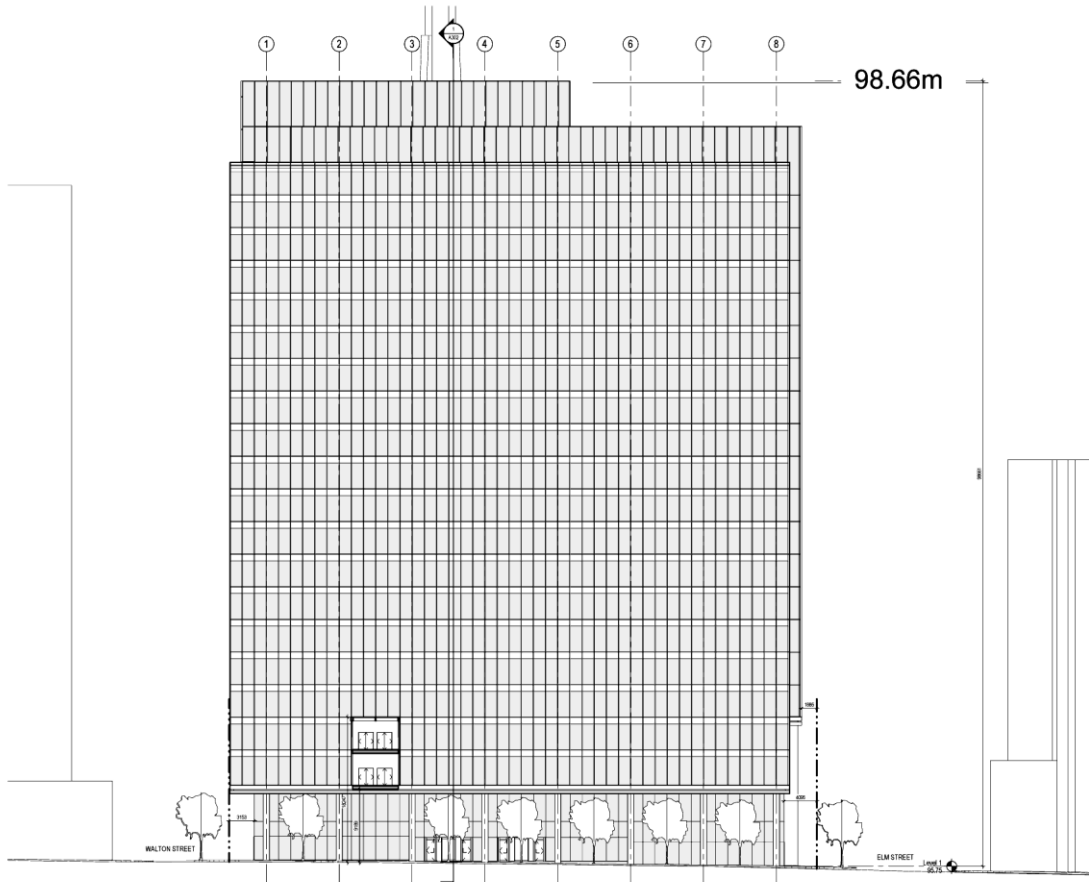
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Applicant's Submitted Drawing

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File # 18 122673 STE 270Z

Attachment 5: West Elevation



West Elevation

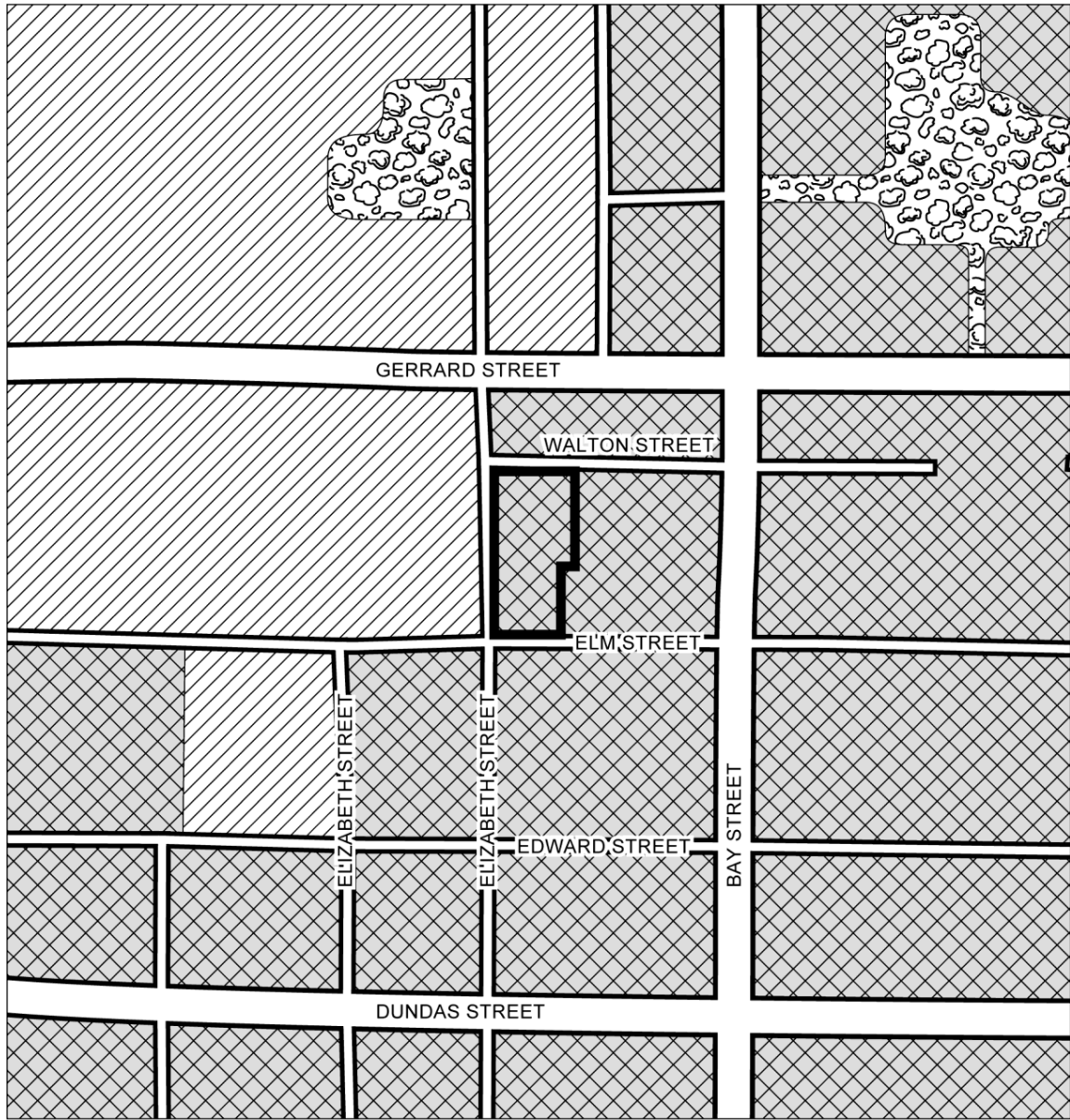
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File # 18 122673 STE 270Z

Attachment 6: City of Toronto Official Plan



TORONTO
Extract from Official Plan

175 Elizabeth Street

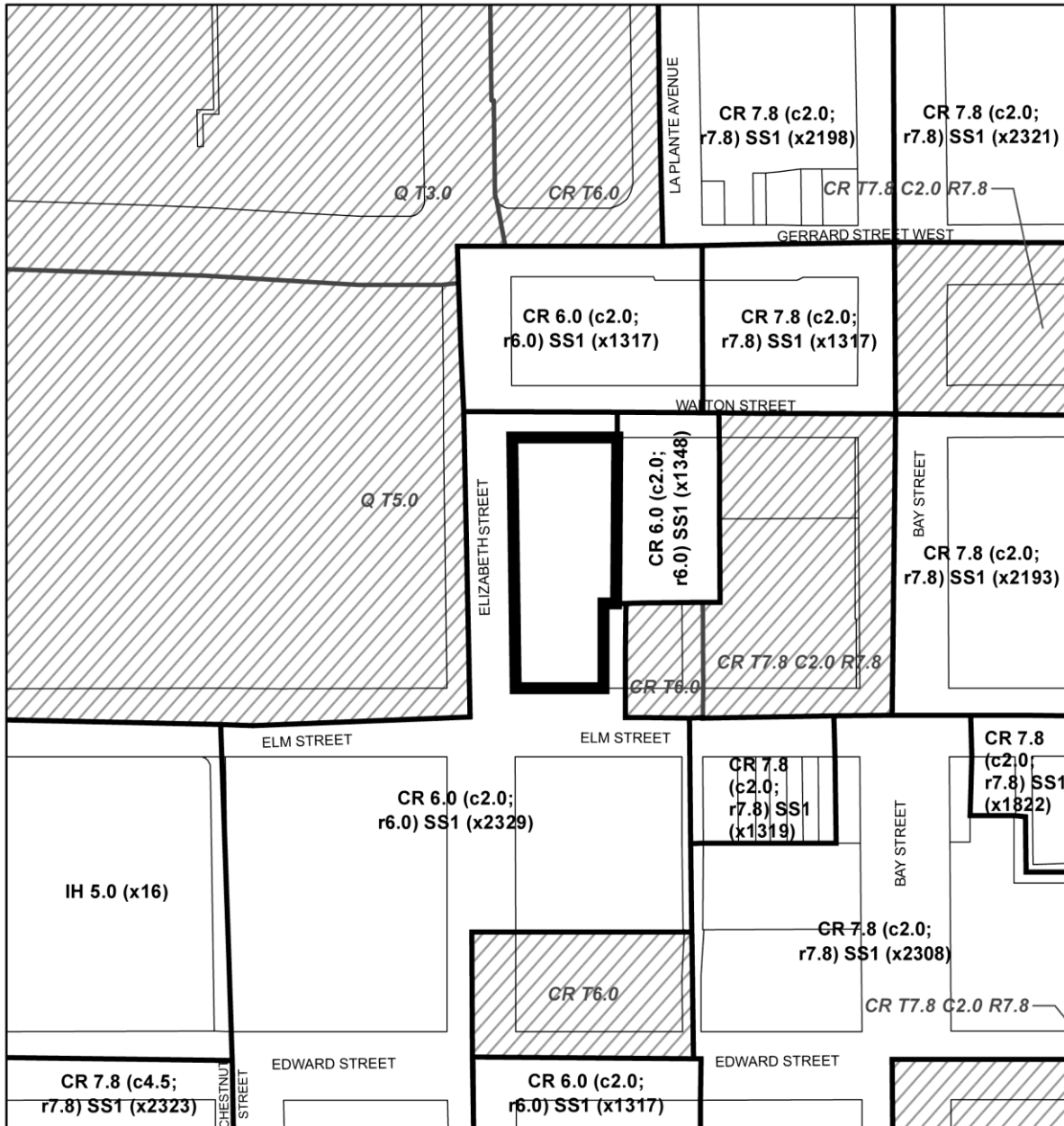
File # 18 122673 STE 27 0Z

- | | | |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  Site Location |  Parks & Open Space Areas |  Institutional Areas |
|  Mixed Use Areas |  Parks | |



Not to Scale
03/07/2018

Attachment 7: Zoning By-law No. 569-2013



Zoning By-law No. 569-2013

175 Elizabeth Street

File # 18 122673 STE 2702



Location of Application

CR Commercial Residential IH Institutional Hospital



See Former City of Toronto By-Law No. 438-86

CR Mixed-Use District
Q Mixed-Use District



Not to Scale
Extracted: 03/07/2018

Attachment 8: Application Data Sheet

Application Type	OPA / Rezoning	Application Number:	18 122673 STE 27 OZ
Details	OPA / Rezoning	Application Date:	February 28, 2018
Municipal Address:	175 ELIZABETH ST		
Project Description:	Application for Official Plan and Zoning By-law Amendment by SickKids Hospital for a new Patient Support Centre (PSC) at 175 Elizabeth Street. The proposed development features a 22-storey institutional tower with an approximate 1,740 m ² institutional floor plate. The proposed development will include 44,520 m ² of non-residential GFA, with a density of approximately 19.6 times the area of the lot.		

Applicant/Agent:	Architect:	Owner:
Urban Strategies Inc. 197 Spadina Ave, Suite 600 Toronto, ON, M5T 2C8	Stantec Architecture Ltd. 100-401 Wellington St W Toronto, ON M5V 1E7	Hospital for Sick Children 555 University Ave Toronto, ON, M5G 1X8

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 6.0 (c2.0; r 6.0) SS1 (x2329)	Historical Status:	N
Height Limit (m):	46	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2293	Height:	Storeys:	23	
Frontage (m):	74		Metres:	98	
Depth (m):	31				
Total Ground Floor Area (sq. m):	2109				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	0	
Total Non-Residential GFA (sq. m):	44520		Loading Docks	0	
Total GFA (sq. m):	44520				
Lot Coverage Ratio (%):	71.78				
Floor Space Index:	19.6				

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	162	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	44358	0

CONTACT: PLANNER NAME: Jason Brander, Planner
TELEPHONE: (416) 338-2577