

625 Runnymede Road and 40 Fischen Avenue - Runnymede Health Care Centre – Zoning By-law Amendment Application – Preliminary Report

Date: September 23, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Wards: Ward 4 - Parkdale-High Park

Planning Application Number: 19 183032 STE 04 OZ

Notice of Complete Application Issued: July 4, 2019

Current Uses on Site: Four-storey Runnymede Health Care Centre hospital, and associated surface parking lot.

SUMMARY

This report provides information, and identifies a preliminary set of issues regarding the application located at 625 Runnymede Road. Staff are currently reviewing the application for 200 additional long-term care beds in a new six-storey building. It has been circulated to all appropriate agencies and City divisions for comment. A community consultation was scheduled in consultation with the Ward Councillor, to be held on October 1, 2019.

RECOMMENDATIONS

The City Planning Division recommends that:

1. A community consultation meeting for the application at 625 Runnymede Road is scheduled in consultation with the Ward Councillor, to be held at the Swansea Town Hall on October 1, 2019.
2. At the request of, and in consultation with the Local Councillor, the area boundary for the notice for the community consultation meeting was expanded beyond the statutory 120 metres from the application site, and was extended to additional residents, institutions and owners in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

Site-specific By-law 841-2002 amended former City of Toronto Zoning By-law 438-86, as amended, to allow for a four-storey public hospital, and a six-storey long-term care facility to be constructed on the property at 625 Runnymede Road. While the four-storey Runnymede Health Care Centre was constructed following the enactment of By-law 841-2002, the permitted six-storey long-term care facility was not constructed.

ISSUE BACKGROUND

Application Description

This application proposes to amend Site-specific Zoning By-law 841-2002, and former City of Toronto Zoning By-law 438-86, as amended, for the property at 625 Runnymede Road to allow for the addition of 200 long-term care beds in a new six-storey building to be located on an existing surface parking lot. The application also proposes to increase the permitted gross floor area of the existing Runnymede Health Care Centre hospital for the purpose of infilling the internal courtyard areas, and expanding the dining room. In total, there are 172 parking spaces proposed to serve both the existing hospital and the proposed long-term care facility.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

See Attachments 1 and 2 of this report, for three dimensional representations of the project in context.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform to applicable Provincial Plans which, in the case of the City of Toronto, includes A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website found here: <https://www.ontario.ca/page/ministry-municipal-affairs-housing>.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2019) 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 (2019) 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.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Institutional* on Land Use Map 18 in the Official Plan.

Zoning By-laws

As noted above, this property is subject to Site-specific By-law 841-2002, which previously amended City of Toronto Zoning By-law 438-86, as amended, to allow for a four-storey public hospital and a six-storey long-term care facility. This property is not subject to the zoning permissions found within City of Toronto Zoning By-law 569-2013.

Design Guidelines

Although not located on a street identified as an *Avenue* in the Official Plan, the City's Mid-rise Design Guidelines will be used in the evaluation of this application, which can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted, and is being reviewed in conjunction with this rezoning application.

COMMENTS

Reasons for the Application

A Zoning By-Law Amendment is required to permit the increased density associated with the addition of the six-storey long-term care facility, and the increase in permitted density resulting from the proposed infill of the internal courtyards, and the expansion of the dining room within the existing Runnymede Health Care hospital.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff will continue to evaluate this planning application against the Provincial Policy Statement (PPS), 2014, and the Growth Plan (2019), to establish consistency with the PPS, 2014 and conformity with the Growth Plan, 2019. Providing an appropriate range of housing for all of life's stages is a provincial policy direction.

Policy 1.1.1 a of the Provincial Policy Statement states that, "Healthy, liveable, and safe communities are sustained by accommodating an appropriate range and mix of residential (including second units, affordable housing, and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries, and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.

Official Plan Conformity

The property is designated *Institutional Areas* on Map 18 - Land Use Plan in the Toronto Official Plan. *Institutional Areas* are made up of major educational, health and government uses. Long-term care facilities are a permitted use within lands designated as *Institutional Areas*. As Toronto's population grows, there will continue to be a growing demand for the expansion of services provided by long-term care facilities.

Section 3.2.1 of the Official Plan discusses built form, stating in policy 3.1.2.1 that, "New development will be located and organized to fit with its existing and/or planned context." Policy 3.1.2.3 goes further to state that, "New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, and open spaces by massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion, creating appropriate transitions in scale to neighbouring existing and/or planned buildings, and adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties, and open spaces".

Built Form, Planned and Built Context

As discussed previously, Site-specific Zoning By-law 841-2002 amended former City of Toronto Zoning By-law 438-86, as amended, to allow for the construction a four-storey public hospital, and a six-storey long-term care facility . Following the above noted By-law amendment approval, the Runnymede Health Care Centre hospital building was constructed. Although the approved six-storey long-term care facility was not constructed at 625 Runnymede Road, it nonetheless represents the planned context for the site and the surrounding area.

City Planning staff will further review the proposed height and massing against the performance standards in the Mid-Rise Design Guidelines to ensure an appropriate fit within, and transition to, the predominantly low-scaled surrounding *Neighbourhoods-*designated residential area. This will include a review of the shadow studies submitted in support of the application, and consideration of potential mitigation measures such as setbacks from property lines and open spaces, and stepbacks of upper floors from the lower floors.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The application proposes to remove 21 existing trees located on the City's boulevard. The application has been circulated to Urban Forestry for review and comment. A tree removal application, submitted to Urban Forestry, is required.

Infrastructure/Service Capacity

As part of the review process, the Zoning By-law Amendment application has been circulated to Engineering & Construction Services for comment. The review will determine if the existing infrastructure can accommodate the proposed development, and will identify any potential improvements that may be necessary to facilitate the addition of the long-term care facility to the property.

Parking/Traffic

At the pre-application community consultation meeting held by the applicant, parking and increased traffic generation associated with the development were raised as concerns from local residents. City Staff will review the number of parking spaces proposed to support the development, including parking for both visitors and health care employees of Runnymede Health Care Centre.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet, and demonstrate, compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

City Planning is reviewing the TGS Checklist for compliance with the Tier 1 performance measures. City Planning Staff will encourage the applicant to pursue Tier 2 performance measures through the review process.

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

CONTACT

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SIGNATURE

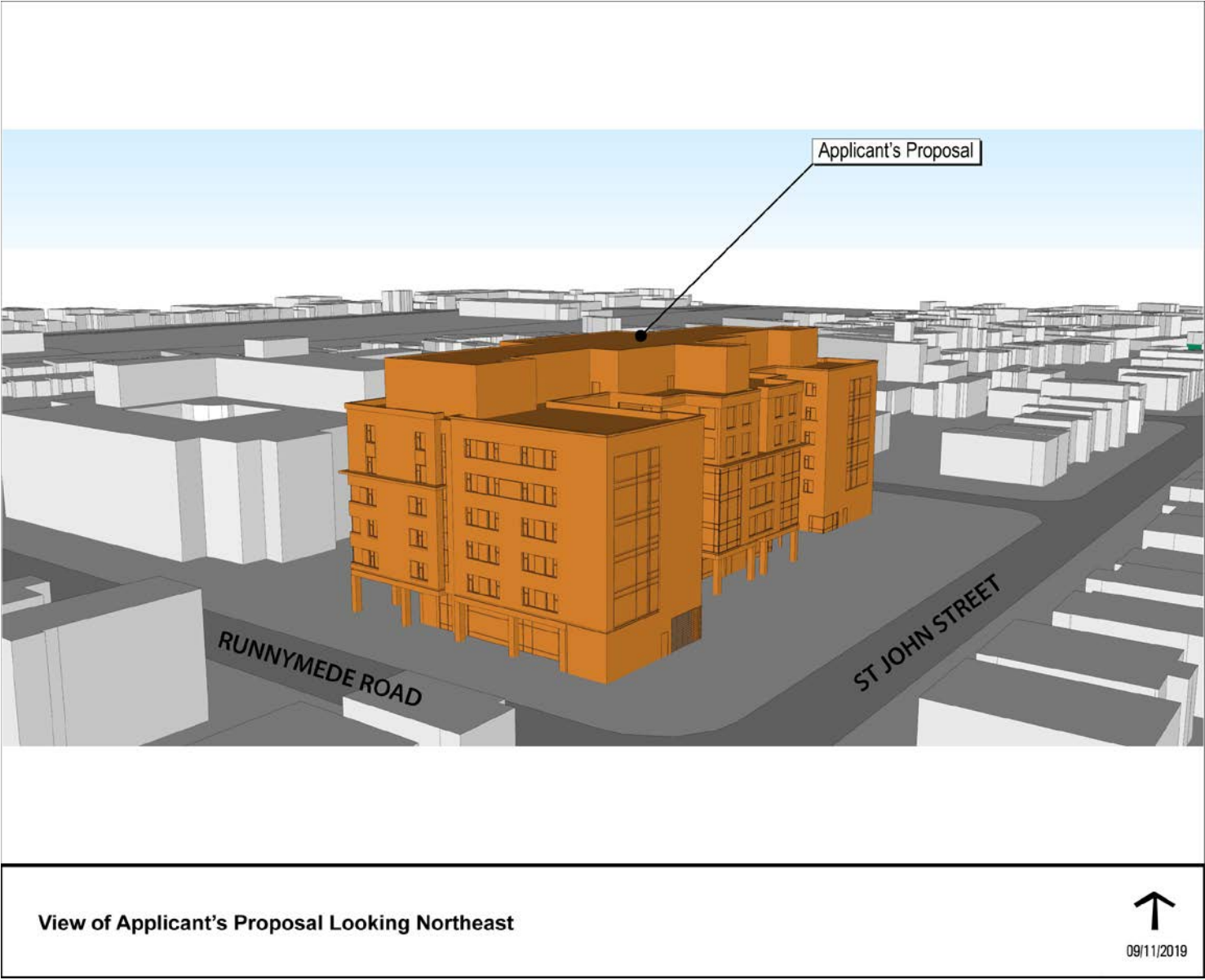
Lynda H Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

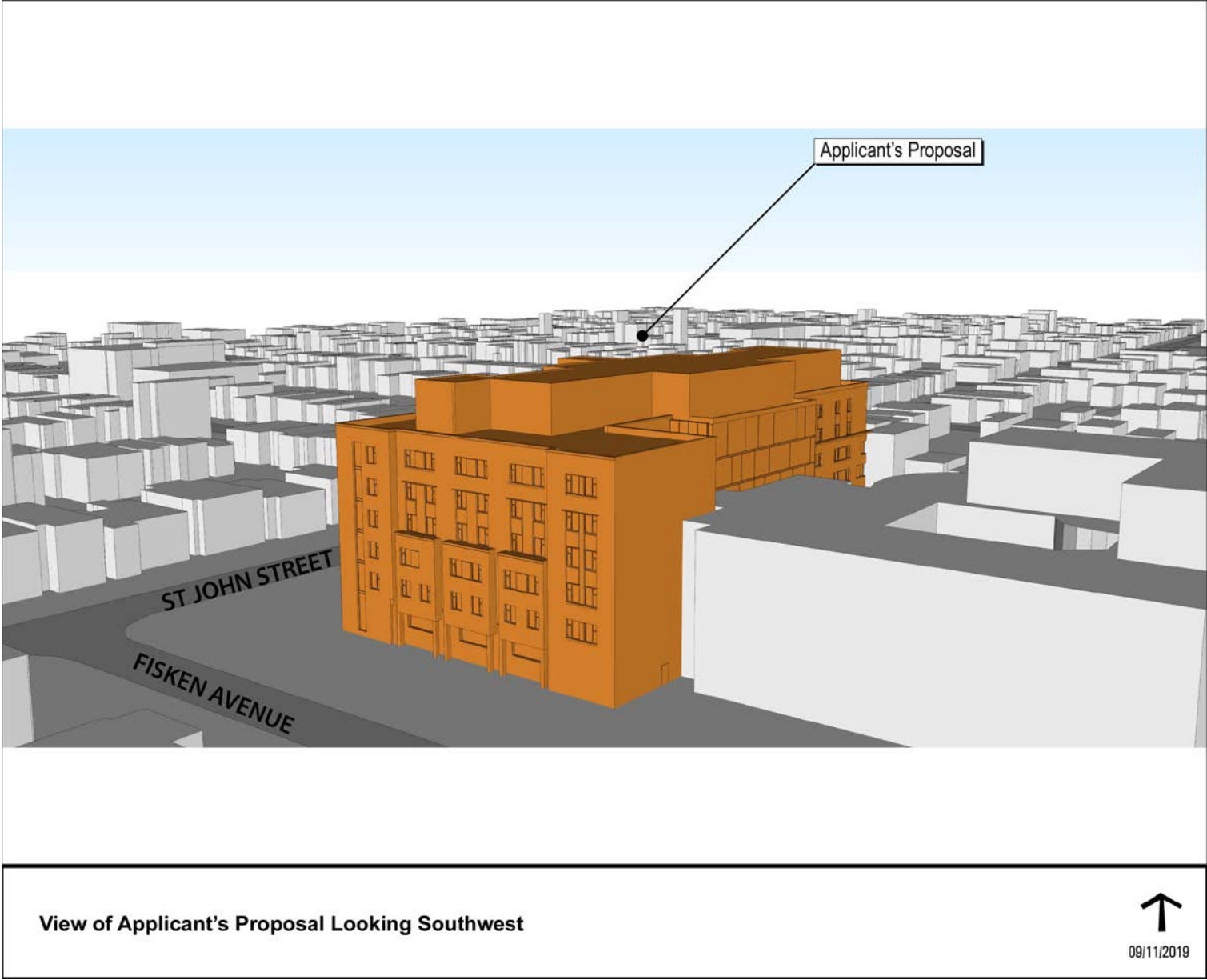
City of Toronto Drawings

- Attachment 1: 3D Model of Proposal in Context (View Looking Northeast)
- Attachment 2: 3D Model of Proposal in Context (View Looking Southwest)
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: Application Data Sheet

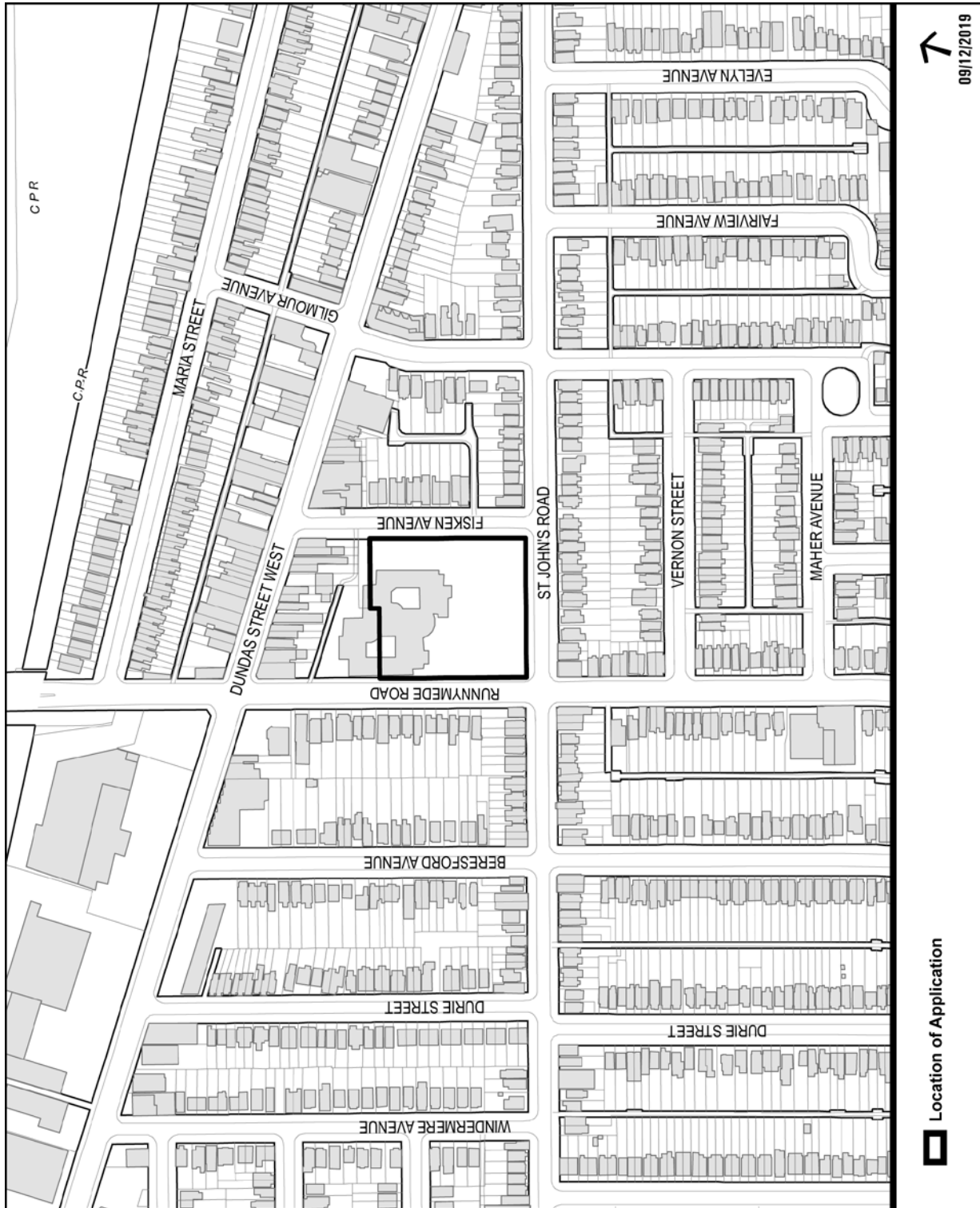
Attachment 1 : 3D Model of Proposal in Context (View Looking Northeast)



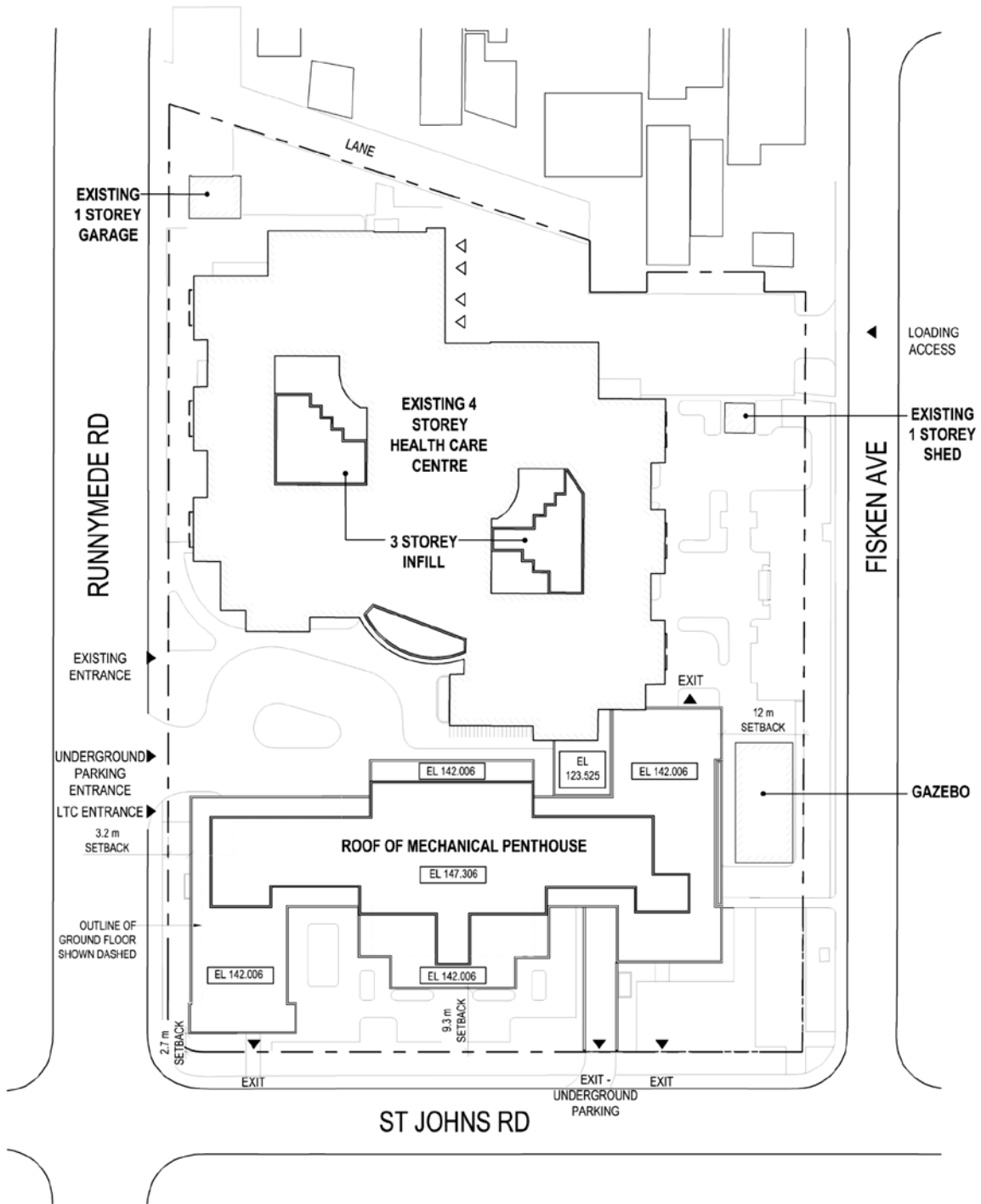
Attachment 2: 3D Model of Proposal in Context (View Looking Southwest)



Attachment 3: Location Map



Attachment 4: Site Plan



Site Plan





Official Plan Land Use Map

625 Runnymede Road

File # 19 183032 STE 04 0Z

- Location of Application
- Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Parks
- Institutional Areas
- Utility Corridors
- General Employment Areas



Not to Scale
09/11/2019

Attachment 6: Application Data Sheet

Municipal Address: 625 RUNNYMEDE RD Date Received: July 4, 2019

Application Number: 19 183032 STE 04 OZ

Application Type: Rezoning

Project Description: Runnymede Healthcare Centre: Zoning By-law Amendment to facilitate construction of a new 6-storey long-term care building to the existing campus. The new building will contain approximately 13,030 square metres of nonresidential GFA, comprised of 200 long-term care beds.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC		MONTGOMERY SISAM	RUNNYMEDE HEALTHCARE CENTRE

EXISTING PLANNING CONTROLS

Official Plan Designation: Institutional Areas

Zoning: Former City of Toronto Zoning By-law 438-86

Height Limit (m): 25

Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 11,729 Frontage (m): 94 Depth (m): 125

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,294	3,294	2,012	5,306
Non-Residential GFA (sq m):	14,117	14,117	14,034	28,151
Total GFA (sq m):	14,117	14,117	14,034	28,151
Height - Storeys:	4	4	6	6
Height - Metres:	24	24	25	25

Lot Coverage Ratio (%): 45.24 Floor Space Index: 2.4

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Institutional/Other GFA:	28,151	

Parking and Loading

Parking Spaces:	172	Bicycle Parking Spaces:	40	Loading Docks:	5
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