

625 Runnymede Road, 274 St. John's Road, and 40 Fiskin Avenue - Zoning Amendment – Final Report

Date: June 22, 2020

To: Toronto and East York Community Council

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

Ward 4 - Parkdale-High Park

Planning Application Number: 19 183032 STE 04 OZ

SUMMARY

This application proposes to construct a five-storey, 200-bed long-term care addition to the existing four-storey Runnymede Health Care Centre hospital at 625 Runnymede Road, 274 St. John's Road, and 40 Fiskin Avenue. The site is subject to Site-Specific By-law 841-2002 which, in addition to permitting the existing hospital, also secured a Privately-Owned Publically Accessible Open Space (POPS) located at the southeast corner of the site. The application proposes to expand the POPS space.

A small renovation to the existing hospital is also proposed in this application to create additional interior space. The renovation includes an expansion of the hospital dining rooms by enclosing the terraces, and creating additional space for physiotherapy within the two open courtyards.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The proposed use is consistent with the Official Plan's Institutional Lands land-use designation.

The proposal, at 5-storeys in height, articulated with a stepback of the mechanical penthouse, represents a scale of development that is appropriate for the neighbourhood, fitting in with the surrounding lower-scaled built form character, enhancing the public realm, and serving to create much needed additional long-term care service in the city.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of Toronto Zoning By-law 438-86, as amended for the lands at 625 Runnymede Road, 274 St. John's Road, and 40 Fisken Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report, dated June 22, 2020 from the Director, Community Planning, Toronto and East York District.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 625 Runnymede Road, 274 St. John's Road, and 40 Fisken Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report, dated June 22, 2020 from the Director, Community Planning, Toronto and East York District.

3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

4. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an amending agreement pursuant to Section 37 of the Planning Act to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, with such agreement to be registered on title to the lands at 625 Runnymede Road, 274 St. John's Road, and 40 Fisken Avenue in a manner satisfactory to the City Solicitor to be secured, as a legal convenience to support development, the additional 180 square metre Privately-Owned Publically Accessible Open Space (POPS) space abutting the existing 350 square metre POPS space at the northwest corner of St. John's Road and Fisken Avenue, as generally shown on the Site Plan attached as Attachment 7: Site Plan at the owner's sole cost and expense, subject to the following:

a) the owner is to own, provide, operate, maintain, and repair the consolidated landscaping of 530 square metres, inclusive of the existing 350 square metres POPS at the northwest corner of St. John's Road and Fisken Avenue, and install and maintain a sign, at its own expense, stating that members of the public shall be entitled to use the POPS at all times of the day and night, 365 days of the year, and the specific location, configuration and design of the POPS shall be determined through the site plan approval process, pursuant to Section 114 of the City of Toronto Act, 2006, and secured in a Site Plan Agreement with the City; and,

b) in addition to the rights of public access to POPS as secured by the above provisions, the owner shall also grant an easement along the surface of the lands in a form and on terms acceptable to the City Solicitor, in perpetuity to the City, and at no cost to the City, to permit such public use of the publicly assessable open space.

c) the owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of item PG32.3 of the Planning and Growth Committee, and as updated by Toronto City Council at its meeting held on December 5, 6 and 7, 2017

through the adoption of item PG23.9 of the Planning and Growth Committee, and as may be further amended by City Council from time to time.

FINANCIAL IMPACT

City Planning confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

DECISION HISTORY

As noted above, this property received City Council approval in 2002 to permit a four-storey hospital and long-term care facility. The hospital component was constructed after the 2002 approval. The long-term care component was not constructed.

A pre-application community meeting was held by the applicant on April 25, 2019. The current application was submitted on July 4, 2019, and deemed complete on August 13, 2019. The original submission proposed a six-storey building, inclusive of a second westbound exit from the underground parking structure onto St. John's Road.

A Preliminary Report on the application was adopted by Toronto and East York Community Council on October 10, 2019, authorizing staff to conduct a community consultation meeting with an expanded notification area. This City-led community consultation meeting was held on October 1, 2019 at the Swansea Town Hall. The applicant held additional consultations meetings with the community, both before and after the pre-application meeting and the City-led community consultation meeting, to inform residents of the plans to construct a long-term care facility on the Runnymede Health Care Centre campus.

PROPOSAL

Site and Surrounding Area

The site is located south of Dundas Street West along the east side of Runnymede Road. It is flanked by St. John's Road to the south, Fisken Avenue to the east, and a public lane to the north. The site is predominantly rectangular in shape except along the north property line, which extends farther north along its western boundary than its eastern boundary. The site has approximately 114 metres of frontage along Runnymede Road, approximately 93 metres of frontage along St. John's Road, and approximately 112 metres along Fisken Avenue. The total area of the site is approximately 11,729 square metres.

Currently, the site is occupied by the four-storey Runnymede Health Care Centre hospital, located at the north end of the property and an associated surface parking lot located at the property's south end. A 350 square metre POPS space is located at the

southeast corner of the site where Fisken Avenue meets St. John's Road. Additional landscaped open space extends north from the POPS space along the east side of the property within the setback from Fisken Avenue.

North: To the north of the site is a public lane and, followed with one-to-two-storey mixed-use buildings fronting the south side of Dundas Street West to the north of the lane.

South: Located to the south are two-to-three-storey detached and semi-detached houses fronting the south side of St. John's Road. A convenience store occupies the ground level of a two-storey building located on the southeast corner of Runnymede Road and St John's Road. The residential district continues south of St. John's Road.

East: To the east are predominantly two-storey semi-detached houses and one three-storey detached house located along the east side of Fisken Avenue. Farther east of Fisken Avenue, the residential district continues.

West: To the west of the site, located along the west side of Runnymede Road, are two-to-three-storey semi-detached houses and a one-storey commercial building located one property south of Dundas Street West. The residential district continues west beyond Runnymede Road.

Proposal

The application proposes a five-storey, 19.2 metre (24.9 metres to the top of the mechanical parapet) addition to the existing four-storey Runnymede Health Care Centre hospital to accommodate 200 new long-term care beds. The addition is proposed to be located at the south end of the site where the surface parking lot is currently located. Minor alterations to the 206-bed hospital are proposed as part of this application to create additional interior space. These include a three-storey infill of portions of the two interior courtyards to create additional interior therapy space, and the enclosure of the dining room terraces on Levels 2-4 to expand the dining areas. The total area of these renovations is 1,004 square metres.

The existing hospital is comprised of 14,117 square metres of gross floor area. The proposed long-term care addition will have an additional 13,608 square metres of gross floor area for a total of 27,725 square metres of gross floor area and a density of 2.38 times the area of the lot across the entire campus, slightly exceeding the 26,000 square metre maximum density approved in 2002. The existing vehicle access to the surface parking lot will be removed, providing for a safer public realm along the north side of St. John's Road.

The main entrance to the underground parking structure and the reception area of the proposed long-term care facility will be shared with the existing two-way drive aisle and turnaround drop-off area accessed from Runnymede Road. This access point will continue to function as the main access to the existing hospital. A special transit layby area is proposed to be introduced to the south end of the turnaround area.

The proposed building's massing is designed in a C-shape, connected to the existing hospital to the north via two corridors; one corridor located on Level PI towards the west end of the building, and another located at ground level located towards the east of the building.

The eastern wing is setback 12.7 metres from the south property line. The setback will accommodate the expanded 180 square metre POPS space. At the centre of the south façade, the proposed building is set back 12.6 metres. This setback from St. John's Road will provide secured landscaped open space with southern exposure for the future residents of the long-term care facility, while allowing for appropriate transitioning to the low-scaled residential district located on the south side of St. John's Road.

The western wing, is set back 2.7 metres from the south property line.

Along the Fisken Avenue frontage, the building is setback 10.2 metres from the eastern property line at ground level and 8.5 metres at levels two through five, maintaining the landscaped open space for the existing POPS area at the southeast corner of the site, and the landscaped open space extending north along the Fisken Avenue frontage. Similar to the setback from the south property line discussed above, this setback will serve to ensure an appropriate transition from the proposed building to the residential district located along the east side of Fisken Avenue.

The building setback from the west property line varies between 3.3 metres at the south end, and 4.8 metres at the north end along Runnymede Road. This setback will also provide for additional landscaping and tree planting along the Runnymede Road frontage, and an appropriate transition to the residential district extending west from the west side of Runnymede Road.

The application proposes to remove the existing surface parking lot located at the south end of the site, maintain the existing 18 surface parking spaces located at the north end of the site, and add 137 parking spaces in a two-level underground parking structure. In total, there are 155 parking spaces proposed for staff and visitors of the existing hospital and the proposed long-term care facility. There are 39 bicycle spaces proposed to be provided. The existing 5 loading docks located to the north of the site will be maintained, and will serve both the existing hospital and the new long-term care facility.

The lane located to the north of the site will continue to be used to access the 5 loading spaces, and the 18 surface parking spaces being maintained at the north end of the site. The existing left turn only exit onto Fisken Avenue located at the north end of the site is proposed to be maintained. As discussed above, a two-way drive aisle from Runnymede Road will provide the main access to the proposed building, the underground parking structure, the special transit layby area, a surface turnaround and the existing hospital's main entrance.

Refer to Attachment No.1: Application Data Sheet, Attachment 7: Site Plan, and Attachment 8: Elevations.

Reasons for Application

The proposed use conforms with the Official Plan's *Institutional Areas* designation policies. An Official Plan Amendment is, therefore, not required. An amendment to Site-Specific Zoning By-law 841-2002, which previously amended City of Toronto Zoning By-law 438-86, to permit the existing hospital and a long-term care facility, is required to exceed the maximum permitted density of 26,000 square metres, and to expand the building footprint identified on Zoning Map 3, attached to Site-Specific By-Law 841-2002, to include the proposed addition. The height of the proposed addition is within the maximum permitted 30 metre height limit approved in 2002.

APPLICATION BACKGROUND

Application Submission Requirements

- The following reports/studies were submitted in support of the application:
- Architectural Plans
- Draft Zoning By-law Amendment
- Geotechnical Study
- Hydrogeological Report
- Landscape and Lighting Plans
- Noise Impact Study
- Pedestrian Level Wind Study
- Planning Rationale
- Project Data Sheet
- Public Consultation Strategy
- Servicing Report
- Stormwater Management Report
- Survey
- Toronto Green Standard Checklist
- Transportation Impact Study
- Tree Preservation Plan

These supporting submission materials can be found at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

Agency Circulation Outcomes

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 and to formulate appropriate zoning by-law standards.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting

held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Planning Act

Section 2 of the Planning Act sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the adequate provision of a full range of housing, including affordable housing; the appropriate location of growth and development; the supply, efficient use and conservation of energy and water; the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

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 (2020)

The Provincial Policy Statement (2020) (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 to Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 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".

PPS Policy 1.1.1 discusses healthy, liveable, and safe communities, stating they are sustained by: a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing, and housing for older persons).

Policy 1.5.1 of the PPS states that healthy, active communities should be promoted by: a) planning public streets, spaces, and facilities to be safe, meet the needs of pedestrians, foster social interaction, and facilitate active transportation and community connectivity; b) planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources.

Provincial Plans

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 to Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided to Council shall also be consistent with the PPS and conform to Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

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 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 to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided to Council shall also conform to the Growth Plan.

The Growth Plan (2019) states that people over the age of 60 are expected to comprise over twenty-five percent of the population by 2041, which will result in the need for more age-friendly development that can address their unique needs and circumstances. This will include a more appropriate range and mix of housing options, easier access to health care and other amenities, walkable built environments, and an age-friendly approach to community design that will meet the needs of people of all ages.

Growth Plan Policy 1.2.1 highlights the need to achieve communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Chapter 3 - Building a Successful City

Section 3.1.1.1 - Public Realm

Section 3.1.1.1 Public Realm, discusses the importance of the public realm stating that beautiful, comfortable, safe and accessible streets, parks, open spaces and public buildings are a key shared asset. These public spaces draw people together, creating strong social bonds at the neighbourhood level and create communities.

Public Realm Policy 3.1.1.1(d) ensures new development enhances the quality of the public realm.

Public Realm policy 3.1.1.14 discusses the importance of promoting pedestrian safety and security regarding streetscapes, parks, other public and private open spaces, and all new and renovated buildings.

Policy 3.1.1.19 states new parks and open spaces will be located and designed to: a) connect and extend, wherever possible, to existing parks, natural areas, and other open spaces such as school yards; b) provide a comfortable setting for community events as well as individual use; c) provide appropriate space and layout for recreational needs, including forms of productive recreation.

Section 3.2.1 - Built Form

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 states 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.

Chapter 4- Land Use Designations

Local community institutions such as schools, libraries, day nurseries, nursing homes, homes for the aged, places of worship and recreation centres are woven into communities throughout the City and permitted in most designations. However, the

major health, post-secondary education and governmental institutional campuses are designated as *Institutional Areas* with applicable policies.

The subject lands are designated *Institutional Areas* on Map 18 - Land Use Plan in the Toronto Official Plan. As noted above, *Institutional Areas* are made up of major educational, health and government uses. Long-term care facilities and hospitals are permitted uses within lands designated as *Institutional Areas*.

Zoning

The site is subject to site-specific zoning by-law 841-2002, which amended former City of Toronto Zoning By-law 438-86, permitting a four-storey public hospital and long-term care facility up to 26,000 square metres in gross floor area, and a maximum permitted building height of 30 metres. Map 2, attached to by-law 841-2002, specifies the building setbacks from the property lines. Site-specific by-law 841-2002 also requires a minimum 110 parking spaces and 5 loading spaces to serve the existing hospital, and permits retail space as an accessory use. A 350 square metre POPS space, secured in a Section 37 Agreement, also forms part of Site-Specific By-law 841-2002. See Attachment 4: Existing Zoning By-law Map.

Design Guidelines

Part III of the PPS under the section titled "Guidance Material" states that guidance material and technical criteria may be issued from time to time to assist planning authorities and decision-makers with implementing the policies of the Plan. Policy 5.2.5.6 of the Growth Plan (2019) indicates supporting documents, such as design guidelines, will direct the development of a high quality public realm and compact built form in achieving minimum intensification and density targets of the Plan. Policy 5.3.2.1 of the Official Plan states 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 realm improvements in growth areas. The following design guidelines were used in the evaluation of this application.

Avenues and Mid-rise Buildings Study and Performance Standards

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites. The link to the guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

Site Plan Control

A Site Plan Control application is currently under review by various City divisions and external agencies.

Community Consultation

Representatives from Runnymede Health Care Centre held community meetings before and after the Zoning By-law Amendment application was submitted to the City for review. A pre-application community consultation meeting, with City Staff and the local Councillor in attendance, was held before the application was submitted. Planning staff held a community consultation meeting shortly after the application was received.

Planning staff have compiled feedback from residents from community meetings, the City's Application Information Centre, and direct phone and e-mail correspondence. The concerns of nearby residents focused primarily on the height of the building, originally proposed at six-storeys, the potential traffic impacts on the neighbouring streets resulting from the operations of the proposed long-term care facility, and a potential increase in demand for on-street parking.

The applicant responded to the community's concerns regarding the overall height of the building by reducing the height from six storeys to five storeys. The overall height is now within the height limit permitted in Site-Specific By-law 841-2002. Regarding concerns associated with potential traffic impact and increased parking demand, the applicant has removed the St. John's access to the underground parking garage, and will consider alternating shift start times for staff of the existing hospital and the future staff of the long-term care facility.

It should also be noted that many people voiced their appreciation for the proposal, commenting on the need for such services in the City. Others spoke of the current situation, stating that those in need of such services are forced to move outside of their community to avoid the longer wait times in Toronto, making it difficult for friends and relatives to visit, and fostering feelings of isolation.

COMMENTS

Long-Term Care Act (2007)

Long-Term Care homes are regulated under the Long-Term Care Homes Act, 2007 and Ontario Regulation 79/10. These facilities must be licensed by the Ministry of Health and Long-Term Care (MOHLTC) to obtain initial approval. The MOHLTC also provides capital and operational funding which is distributed through the Local Health Integration Network (LHIN). Both the Province and the City of Toronto recognize the need for additional LTC beds to reduce existing wait list times, and respond to demand that is expected to increase over the coming years. In particular, a significant increase in the population of seniors is projected in the City of Toronto. Furthermore, there is

considerable demand for long-term care facilities located within urban contexts to allow for seniors to continue to age within their communities.

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2019). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of the Report.

Staff have determined that the proposal is consistent with the PPS and conforms to the Growth Plan (2019) by providing a diversified housing structure offering a growing number of aging Torontonians options to age in their community, while receiving services to support quality of life.

Land Use

The vision of the Official Plan is about creating an attractive and safe city that evokes pride, passion and a sense of belonging - a city where people of all ages and abilities can enjoy a good quality of life. Long-term care is a service essential to ensuring quality of life for an increasing number of Toronto's residents.

This application has been reviewed against the Official Plan policies described in the Issue Background Section of the Report, as well as the policies of the Toronto Official Plan as a whole. The proposed long-term care use is appropriate for the property's *Institutional Areas* designation. The proposal will improve upon the existing condition of a surface parking lot, and will provide additional long-term care options allowing residents of Toronto to age in their community.

Section 3.1.1.1 - Public Realm

Section 3.1.1.1 discusses the importance of the public realm stating that beautiful, comfortable, safe and accessible streets, parks, open spaces, and public buildings are a key shared asset. These public spaces draw people together, creating strong social bonds at the neighbourhood level and create communities. Policy 3.1.1.1(d) ensures new development enhances the quality of the public realm.

The expansion of the POPS space located at the southeast corner of the site, and the open space provided within the setback of the building from Fiskin Avenue will provide the neighbourhood with additional publically accessible landscaped open space on-site. The setback from St. John's Road towards the centre of the site will provide secured open space for recreation for the future residents of the long-term care facility.

Public Realm policy 3.1.1.14 discusses the importance of promoting pedestrian safety and security regarding streetscapes, parks, other public and private open spaces, and all new and renovated buildings. The removal of the surface parking lot located at the south end of the site, and associated drive aisle off St. John's Road, and replacement

with landscaped open space will enhance the landscaping of the site and improve the safety of the public realm.

Policy 3.1.1.19 states that new parks and open spaces will be located and designed to: a) connect and extend, wherever possible, to existing parks, natural areas, and other open spaces such as school yards; b) provide a comfortable setting for community events as well as individual use; c) provide appropriate space and layout for recreational needs, including forms of productive recreation.

The existing on-site POPS space located at the corner of Fisken Avenue will be expanded westward along St. John's Road to abut the secured open space designed for residents of the long-term care facility. The existing landscaped area along Fisken Avenue extending north from the POPS space will be maintained, creating a continuous green space area along St. John's Road and Fisken Avenue to be enjoyed by residents, staff, and the surrounding community.

Section 3.1.2 - Built Form

Section 3.1.2 of the Official Plan discusses built form, stating in policy 3.1.2.1 that, new development will be located and organized to fit within 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.

The proposed setbacks from the south, east, and west property lines, and the related separation distances from the adjacent surrounding houses, in combination with the proposed building height, at five-storeys, serve to ensure an appropriate fit within the existing built form context, and an appropriate transition to the low-scaled surrounding residential neighbourhoods. This is discussed further below in the Density, Height, and Massing section of this report.

Chapter 4- Land Use Designations

Local community institutions such as schools, libraries, day nurseries, nursing homes, homes for the aged, places of worship and recreation centres are woven into communities throughout the City and permitted in most designations. However, the major health, post-secondary education and governmental institutional campuses are designated as *Institutional Areas* with applicable policies.

The subject lands are designated *Institutional Areas* on Map 18 - Land Use Plan in the Toronto Official Plan. As noted above, *Institutional Areas*, as discussed in Chapter 4 of the Official Plan, are made up of major educational, health and government uses. Long-

term care facilities and hospitals are permitted uses within lands designated as *Institutional Areas*.

The population of people aged 65 and over is expected to double in Ontario in the next 20 years, and there is currently a 200-day wait time for seniors to receive long-term care services in Toronto. As Toronto's population grows, there will continue to be a growing demand for the expansion of services provided by long-term care facilities. The planning for this increasing demand is paramount.

Density, Height, and Massing

As discussed previously, Site-specific Zoning By-law 841-2002 amended former City of Toronto Zoning By-law 438-86, to allow for the construction of a four-storey (30 metre) public hospital, and long-term care facility. Following the above-noted by-law amendment approval, the Runnymede Health Care Centre hospital was constructed. Although the long-term care facility component was not constructed at 625 Runnymede Road, it nonetheless represents the planned context for the site and the surrounding area.

Considering the scale of the proposed building, and its close proximity to surrounding *Neighbourhoods* to south, east and west, Planning staff considered it appropriate to evaluate the built form using Official Plan policies and the *Avenues* and Mid-rise design guidelines described in the Issue Background Section of the Report. A key objective in the review process was to ensure an appropriate scale of development respectful of the existing built form context, while providing an opportunity to expand long-term care services in the City.

Although this application is not proposing a mixed-use development, nor is the site located on a street identified as an *Avenue* in the Official Plan, City Planning staff applied the *Avenues* and Mid-rise Buildings Performance Standards design guidelines in the review of this application to mitigate any negative impact on the surrounding neighbourhood, and ensure a proper fit within, and transition to, the low-scaled surrounding residential districts.

The five-storey addition, as articulated, fits in well with, and transitions appropriately to, the predominantly low-scaled surrounding *Neighbourhoods*-designated residential areas located to the south, east, and west of the site. Given the existing and the planned context for the subject property and the surrounding area, the proposed density, height and massing is appropriate.

The C-shaped design of the building, and the setbacks from the south and west property lines, allow for landscaping and streetscaping enhancements. The proposed the 45 degree angular plane performance standard of the mid-rise guidelines, achieving an appropriate separation distance from, and appropriate transition to, the low-scaled residential districts located to the south, east, and west.

Sun, Shadow, Wind

Although not typically required of buildings six-storeys or less in height, the applicant submitted sun/shadow studies for March, June, and September in support of the application to ensure limited impact of the proposal on the surrounding residential districts and the public realm. The shadow studies conclude that there will be one hour of shadowing on the east side of Runnymede Road at 9:18 am in March and September. The front yards of the southern half of the properties east of the proposed building are not impacted by shadowing until 3:18 pm in March, and not until 5:18 pm in June. The rear yards of the houses located on the north side of St. John's Road, east of Fisken Avenue, will not experience additional shadowing until 6:18 pm in June. In September, at 3:18 pm, the front yards of the houses located on the east side of Fisken Avenue will experience one hour of additional shadowing.

The building's height, massing, and articulation have been designed in a manner to limit its impact on the surrounding area. City Planning staff have reviewed the submitted shadow studies, and conclude that negative shadowing impact on the surrounding residential districts are minimal.

Traffic Impact, Access, Parking

The application proposes to maintain the existing access from the lane located to the north of the site, the two-way access from Runnymede Road towards the south of the site, and the left turn exit-only onto Fisken Avenue to the west. Transportation Services staff have reviewed the plans and the Traffic Impact Report submitted in support of the application, and have not identified any potential traffic concerns with the proposed long-term care facility addition, and, as such, have deemed the plans acceptable.

Transportation Services have also accepted the parking rates, and the parking space locations, proposed to serve both the existing hospital and the proposed long-term care facility. As such, the 137 parking spaces proposed to be located in two underground levels located under the proposed long-term care facility, and the 18 surface parking spaces located at the north end of the site are acceptable.

The application proposes to maintain the existing loading spaces for three Type B and two Type C spaces located at the north end of the site to service both the Runnymede Health Care Centre hospital and the proposed long-term care facility. This has also been deemed acceptable.

Servicing

Engineering and Construction Services have reviewed the application and have determined the existing municipal infrastructure can support the proposed development without the need for external upgrades or retrofits.

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 City-owned trees to facilitate the development and replant 17 trees on City property and 5 trees on private property. This replanting plan is acceptable.

Urban Forestry has reviewed and processed the Application to Injure or Destroy Trees and applicable fees for permission to remove the trees in question. The applicant is to submit a tree planting deposit to ensure the planting and survival of the 17 new City-owned trees proposed.

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, Draft Plans of Subdivision 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 or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features regarding automobile infrastructure and cycling infrastructure have been met, and will be secured through the Zoning By-law Amendment process and the Site Plan Approval process. Opportunities to achieve Tier 2 or higher will be investigated through the site plan approval process.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. While the proposed development exceeds the density threshold for implementing Section 37 of the Planning Act, these policies do not apply to this development as it is considered a non-profit development, and, therefore, exempt pursuant to Policy 5.1.1.4 of the Official Plan. However, Policy 5.1.1.5 permits the use of Section 37 of the Planning Act, irrespective of the size of the project or the increase in height and/or density, where the parties agree. The parties have agreed to secure the additional POPS through a section 37 amending agreement.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2019), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020), and does not conflict with the Growth Plan (2019). The additional 200 long-term beds will help to satisfy the demand for long-term care in the City, offering Torontonians with much needed access to continuous care, and the option to age within their community.

The redevelopment of the existing surface parking lot, and its access from St. John's Road, makes a better use of land, increases the landscaping opportunities, and provides for a safe and enhanced public realm. The proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to the property's Institutional land-use designation, and the Official Plan's Built Form policies found in section 3.2.1 regarding compatibility with the surrounding context.

Staff worked with the applicant and the community to ensure a proper fit within, and transition to, the existing lower-scale surrounding residential districts. As such, the current proposal has been reduced from six storeys in height, to a five-storey building with the mechanical penthouse stepped back from the lower floors on all sides. The public realm improvements, including the expansion of the POPS, the removal of the vehicle access off of St. John's Road, and the setbacks of the building along St. John's Road and Fiske Avenue, offer safe and uninterrupted landscaped open space for staff, residents, and visitors of the hospital and long-term care facility, as well as for residents of the surrounding neighbourhood.

Staff recommend that Council support approval of the Zoning By-law Amendment application.

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 Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law Amendment, City of Toronto Zoning By-law 438-86

Attachment 6: Draft Zoning By-law Amendment, City-Wide Zoning By-law 569-2013

Applicant Submitted Drawings

Attachment 7: Site Plan
 Attachment 8: North Elevation
 Attachment 9: South Elevation
 Attachment 10: East Elevation
 Attachment 11: West Elevation

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 625 RUNNYMEDE Road 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 five-storey long-term care building to the existing campus. The new building will contain approximately 13,030 square metres of non-residential GFA, comprised of 200 long-term care beds.

Applicant	Agent	Architect	Owner
Bousfields Inc	Peter Smith	Montgomery Sisam Architects	Runnymede Health Care Centre

EXISTING PLANNING CONTROLS

Official Plan Designation: Institutional Areas

Zoning: Site-Specific Zoning By-law 841-2002

Height Limit (m): 30 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
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Ground Floor Area (sq m):	3,119	3,119	1,970	5,089
Residential GFA (sq m):				
Non-Residential GFA (sq m):	14,117	14,117	13,608	27,725
Total GFA (sq m):	14,117	14,117	13,608	27,725
Height - Storeys:	4	4	5	5
Height - Metres:	16	16	19	19

Lot Coverage Ratio (%): 43.39 Floor Space Index: 2.36

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Institutional/Other GFA: 27,725

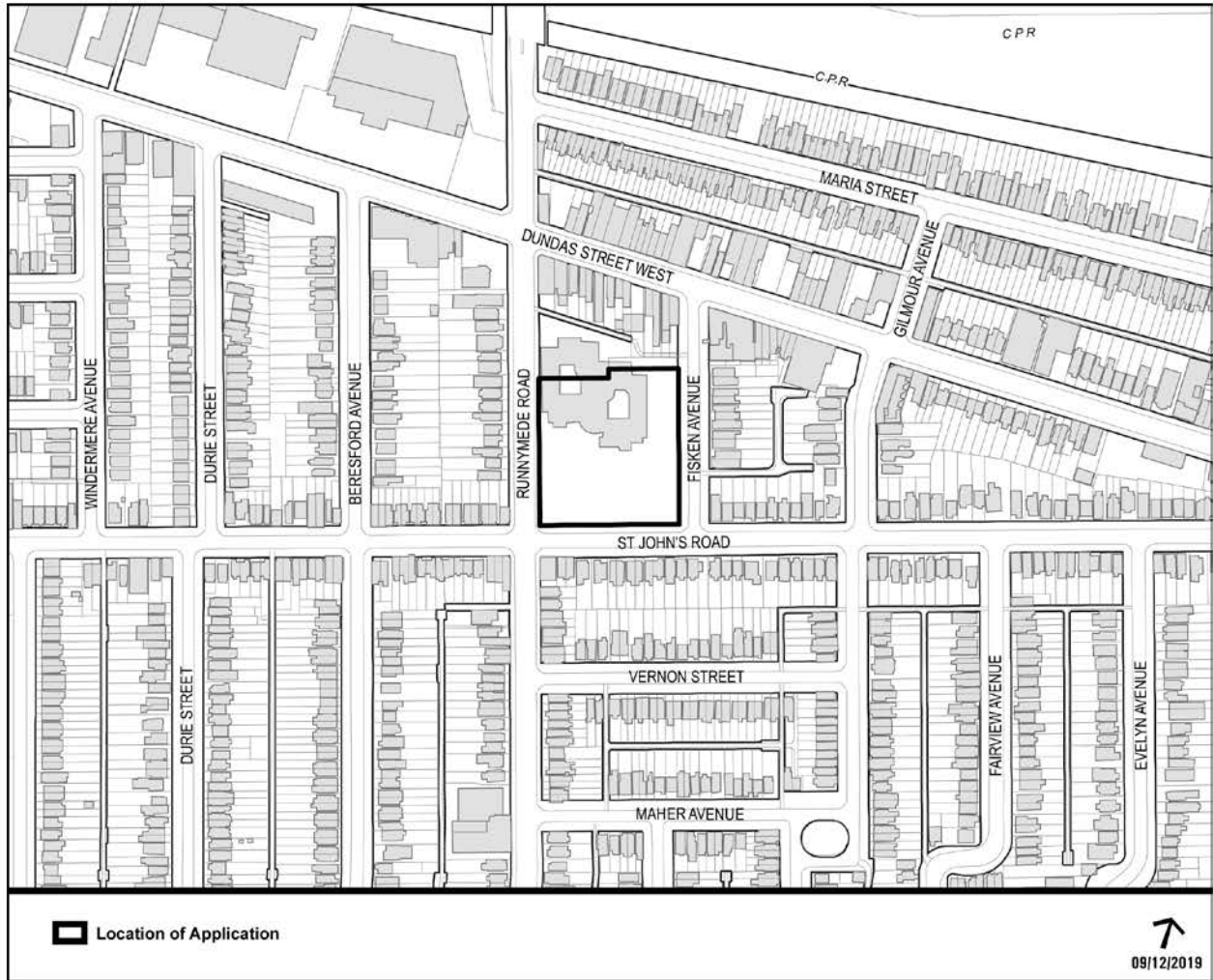
Parking and Loading

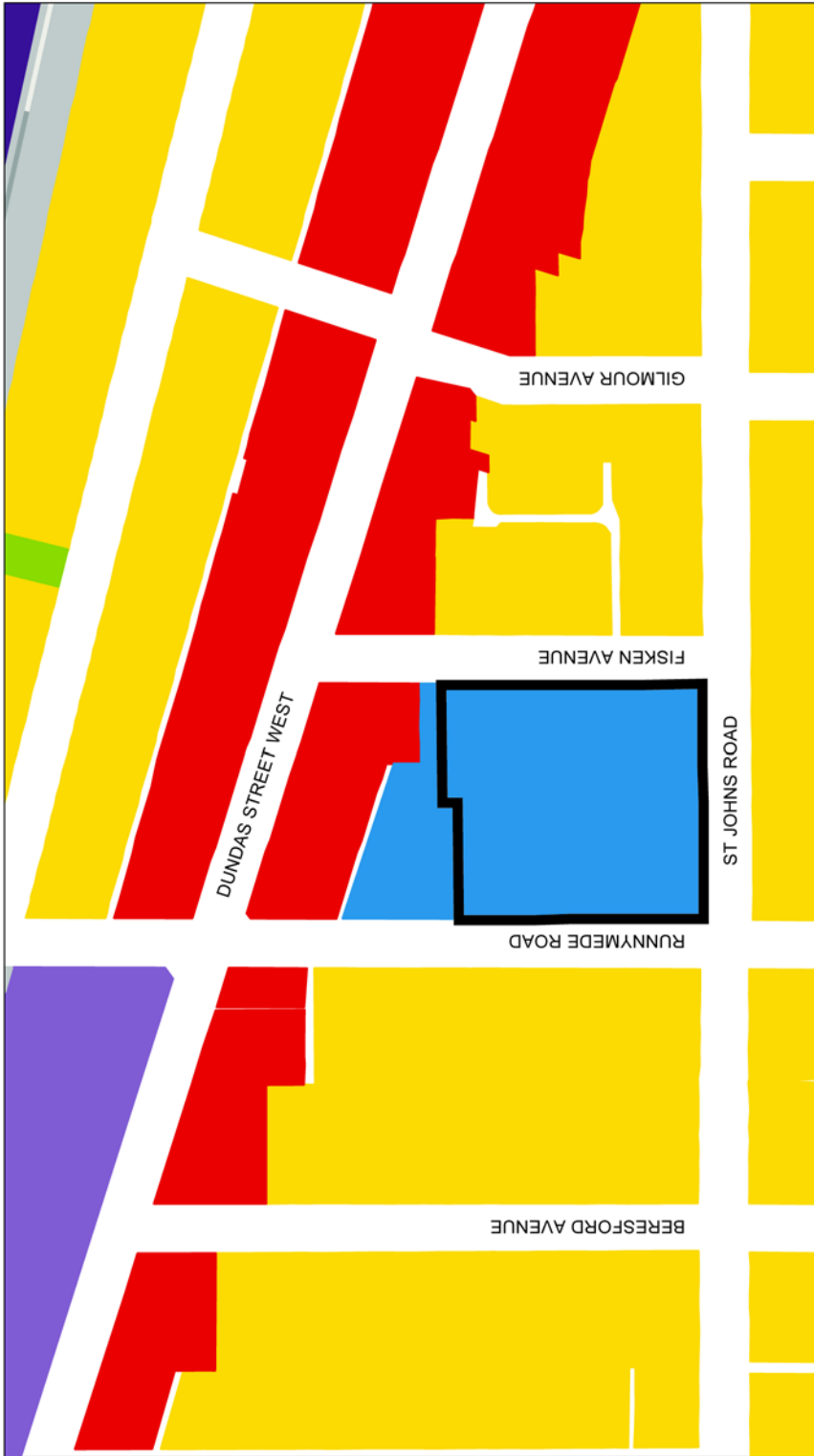
Parking Spaces: 155 Bicycle Parking Spaces: 39 Loading Docks: 5

CONTACT:

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(416) 392-0481
Kirk.Hatcher@toronto.ca

Attachment 2: Location Map

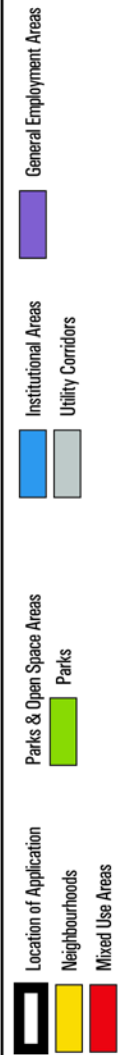




625 Runnymede Road

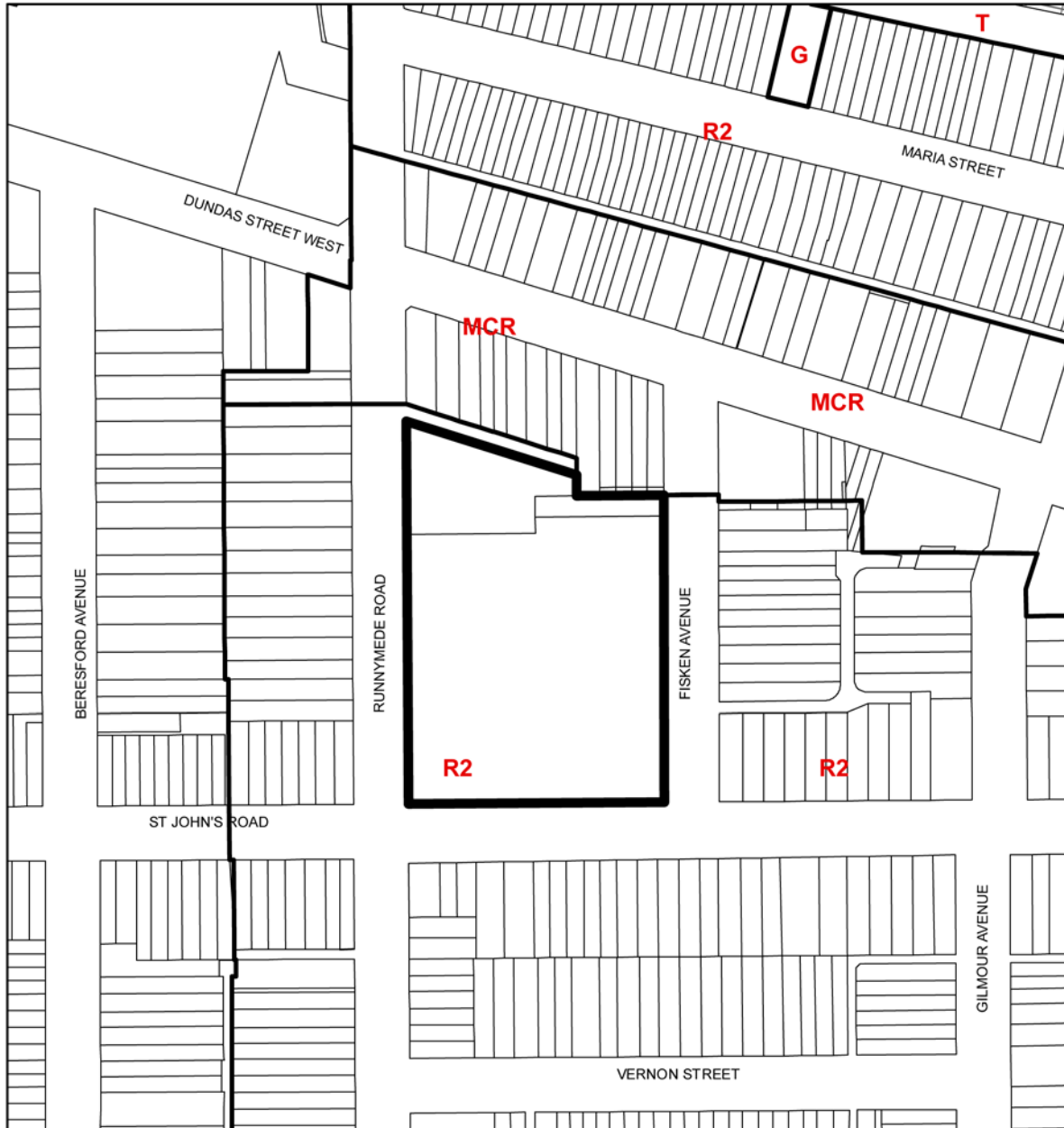
Toronto
Official Plan Land Use Map

File # 19 183032 STE 04 0Z



Not to Scale
09/11/2019

Attachment 4: Existing Zoning By-law Map



Zoning By-law 438-86

625 Runnymede Road

File # 19 183032 STE 04 0Z



Location of Application

R2 Residential G Open Space T Employment Industrial
MCR Commercial



Not to Scale
Extracted: 06/19/2020

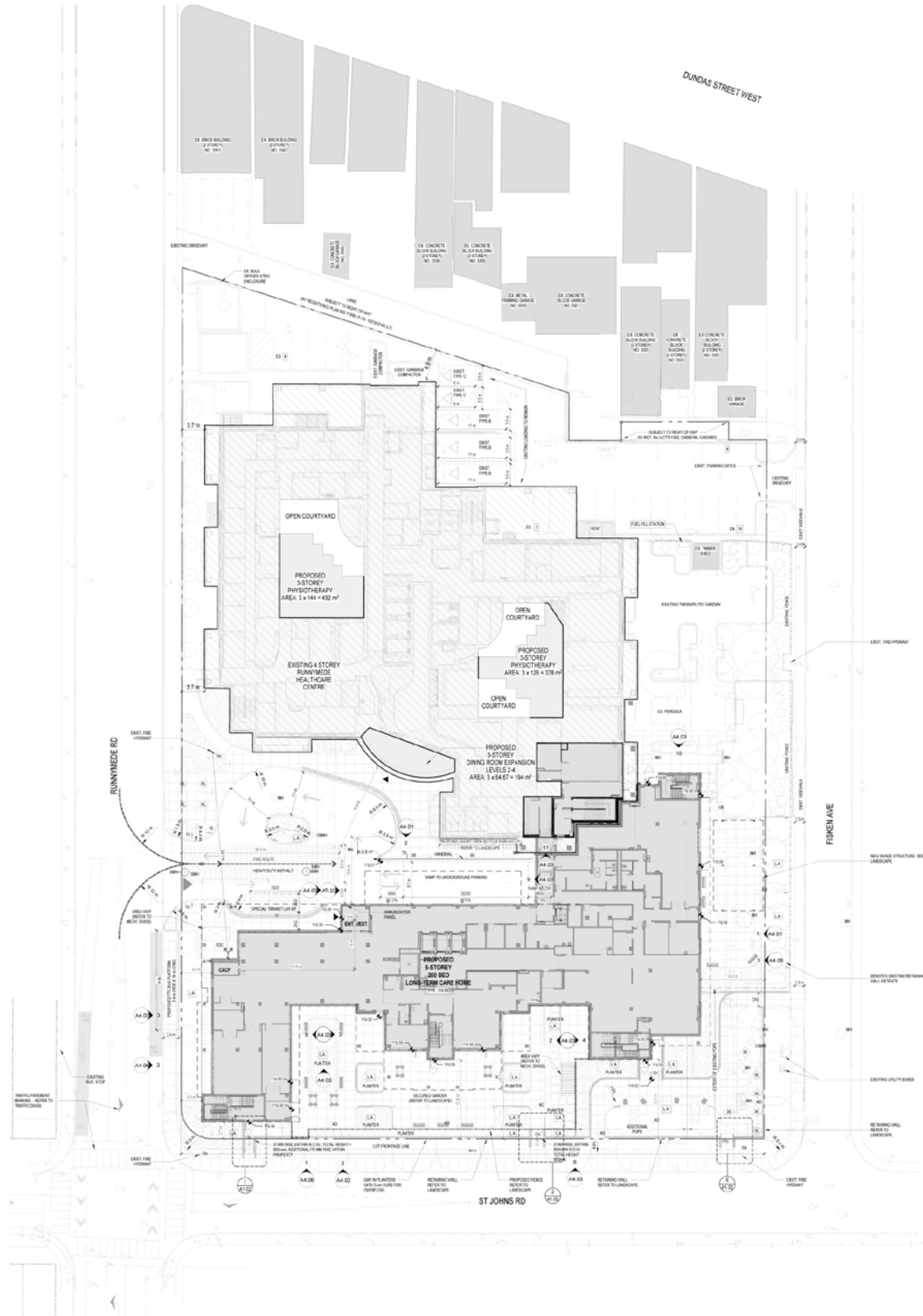
Attachment 5: Draft Zoning By-law Amendment, City of Toronto Zoning By-Law 438-86

To be available at the July 14, 2020 Toronto and East York Community Council meeting.

Attachment 6: Draft Zoning By-law Amendment, City-Wide Zoning By-law 569-2013

To be available at the July 14, 2020 Toronto and East York Community Council meeting.

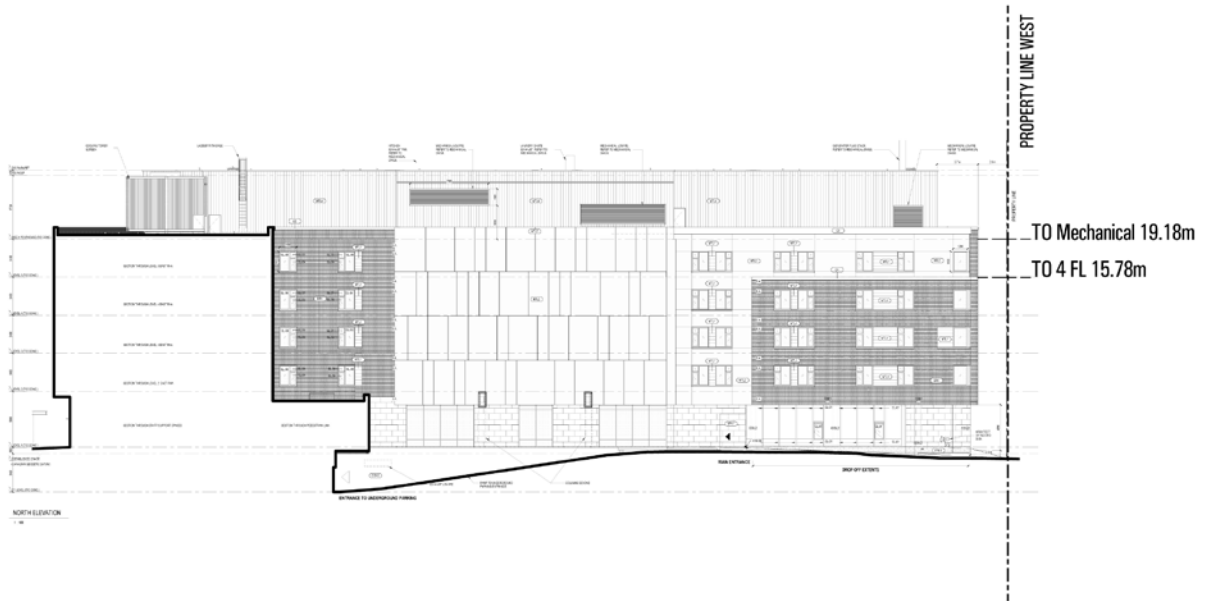
Attachment 7: Site Plan



Site Plan



Attachment 8: North Elevation



North Elevation

Attachment 9: South Elevation



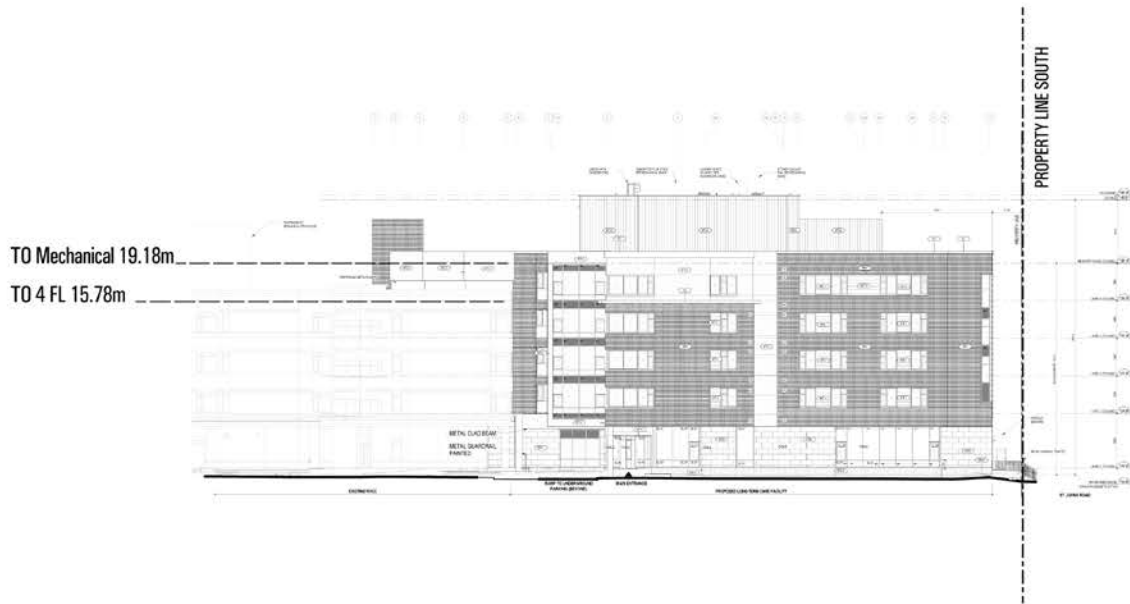
South Elevation

Attachment 10: East Elevation



East Elevation

Attachment 11: West Elevation



West Elevation