

City Council

Motion without Notice

MM42.34	ACTION			Ward: 11
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399 Bathurst Street (Toronto Western Hospital) - University Health Network's Request for Minister's Zoning Order - by Councillor Mike Layton, seconded by Mayor John Tory

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate*

Recommendations

Councillor Mike Layton, seconded by Mayor John Tory recommends that City Council adopt the following recommendations in the report (March 30, 2022) from the Chief Planner and Executive Director, City Planning:

1. City Council support the establishment of a Neighbourhood Relations Committee comprised of representatives from Toronto Western Hospital, local residents and the Ward Councillor, that would meet bi-annually to address concerns regarding the Site Plan application process, Construction Management Plan, the ongoing noise mitigation measures, future expansion of the Hospital, and to keep an open dialogue between the Hospital and the local community.
2. As part of the Site Plan application, the owner submit a Noise Impact Study, inclusive of the cumulative noise from the hospital campus, prepared by a third party subject matter expert, and to the satisfaction of the Chief Planner and Executive Director, City Planning, subject to peer review, and thereafter shall implement the plan including those measures that can be secured as part of the Site Plan Approval. The applicant shall be responsible for any costs associated with the mitigation measures recommended as part of the Noise Impact Study and any costs related to a peer review of the Noise Impact Study if deemed necessary by the Chief Planner.
3. As part of the Site Plan application, the owner submit a lighting plan indicating the location, height and type of lighting and ground level signage on the proposed building. Such plan to be to the satisfaction of the Chief Planner and Executive Director, City Planning, with an aim to reduce light pollution and infiltration from the hospital campus to the community.
4. Prior to the commencement of any excavation and shoring work, the owner shall submit a Construction Management Plan to the satisfaction of the Chief Planner and Executive Director, City Planning, the General Manager of Transportation Services, and the Chief Building Official, in consultation with the Ward Councillor, in consultation with the local community, and thereafter shall implement the plan during the course of construction. The

Construction Management Plan will include, but not be limited to the following construction-related details: noise, dust, size and location of staging areas, location and function of gates, dates of significant concrete pouring, lighting details, vehicular parking, access and queuing locations that limit access to the construction site utilizing the Bathurst Street and Nassau Street intersection wherever possible, street closures, parking and laneway uses and access, refuse storage, site security, site supervisor contact information, and a communication strategy with the surrounding community, and any other matters requested by the Chief Planner and Executive Director, City Planning, and the General Manager, Transportation Services, in consultation with the Ward Councillor.

Summary

Toronto Western Hospital, part of University Health Network, is one of Ontario's leading acute care academic hospitals, specializing in provincial services such as neurosurgery, cancer and transplant. Its world-leading surgical expertise has led to improved patient outcomes and cost efficiencies. However, this world-leading care is at risk if aging infrastructure at Toronto Western Hospital is not addressed. The site's Main Pavilion Building is 100 years old and its McLaughlin Pavilion Building is 51 years old, which leads to numerous incidents and issues – including surgical delays – affecting the delivery of patient care. To continue their life-saving work and address the aging infrastructure, University Health Network plans to construct a new Toronto Western Hospital Patient Tower.

University Health Network has made a proposal to the Ministry of Health to endorse and approve the full scope of the Toronto Western Hospital Patient Tower project, which includes 13 floors (inclusive of 2 mechanical equipment floors) at a total project cost of \$585M, supported with \$439M from the Ministry of Health. Following a review of the project, and an assessment of the return on investment of the project scope, Ontario Health submitted a letter of endorsement to the Minister of Health. In order to secure funding for and deliver the Patient Tower in a timely manner, University Health Network has advised of an upcoming request for a Minister's Zoning Order as there is a need to proceed with expedited zoning application options due to provincial timelines for funding.

Recognizing there is insufficient time for a Zoning Amendment Application review by the City, University Health Network has engaged Planning staff and the local Councillor in zoning approval discussions.

Throughout March 2022, two community consultation sessions were hosted regarding the expedited application. UHN has committed to providing project updates to local neighbours and responding to neighbourhood concerns around the construction and ongoing operations of the TWH Patient Tower. The Chief Planner and Executive Director, City Planning has prepared a report on this matter.

Background Information (City Council)

Member Motion MM42.34

(March 30, 2022) Report from the Chief Planner and Executive Director, City Planning on 399 Bathurst Street (Toronto Western Hospital) - University Health Network's Request for Minister's Zoning Order

(<https://www.toronto.ca/legdocs/mmis/2022/mm/bgrd/backgroundfile-224143.pdf>)