

82 Buttonwood Avenue – Temporary Use Zoning By-law – Decision Report – Approval

Date: November 14, 2024

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward 5 – York South-Weston

Planning Application Number: 24 227343 WET 05 OZ

SUMMARY

West Park Healthcare Centre, a public rehabilitation hospital at 82 Buttonwood Avenue, has recently redeveloped their campus and opened a new main hospital building. The Ministry of Health has requested that the former hospital building, including an associated central utility plant, be retained and remain in use for a temporary period.

A Temporary Use Zoning By-law to allow the use of the former hospital buildings is required because the existing zoning regulations contemplate that, following construction, existing buildings would be demolished and only the new main hospital building and the existing long-term care facility would remain in the associated zoning block. The existing zoning also imposes restrictions within valley and buffer lands.

This report recommends approval of the application for a Temporary Use Zoning By-law to permit the use of the former hospital building and associated central utility plant at the West Park Healthcare Centre as a temporary use for a period of three years. The Temporary Use Zoning By-law also provides for additional parking and a new maintenance garage to be accommodated on a temporary basis within identified areas.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District, recommends that:

1. City Council amend former City of York By-law 1-83, as amended by City of Toronto By-laws 1001-2010 and 837-2017, for the lands at 82 Buttonwood Avenue, substantially-in-accordance with the draft Temporary Use Zoning By-law attached as Attachment 5 to this report.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Temporary Use Zoning By-law as may be required.

3. City Council direct the City Solicitor and appropriate staff to attend and support the draft Temporary Use Zoning By-law in its current form, should it be appealed to the Ontario Land Tribunal within the statutory timeframe of the Planning Act.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

In 2003, West Park Healthcare Centre initiated a campus planning process to modernize and expand the campus facilities. This campus planning process included the creation of a campus master plan and urban design guidelines as well as associated Official Plan and Zoning By-law Amendments, which were approved in August, 2010 (Official Plan Amendment 126 and Zoning By-law 1001-2010).

Subsequently, in 2017, City Council adopted item [2017.EY20.2](#) to further amend the Official Plan and Zoning By-law to refine requirements for the redevelopment of West Park Healthcare Centre. Official Plan Amendment 370 was adopted and amending Zoning By-law 837-2017 was enacted July 7, 2017. City Council also considered item [2017.EY23.1](#) relating to a the Draft Plan of Subdivision proposed to implement the redevelopment of the easterly quadrant of the hospital campus lands.

THE SITE

Description

West Park Healthcare Centre is located west of Jane Street and Weston Road, north of Eglinton Avenue West and east of the Humber River Valley. The hospital campus lands are flanked by Charlton Settlement Avenue to the east; Buttonwood Avenue to the south, which terminates at the site boundary where a recently closed portion of Buttonwood Avenue was acquired as part of the campus; and Emmett Avenue at the site's southwest limit. The site is approximately 9.05 hectares in size. The site consists of tableland fronting on Buttonwood Avenue and Charlton Settlement Avenue, with steep ravine slopes associated with the Humber River Valley system along the westerly, northerly and southeasterly property lines. A Plan of Subdivision was approved and subsequently registered in January 2024 resulting in the construction of two new interior public roads (Recovery Road and West Park Drive) along with creation of two campus development blocks within the easterly quadrant of the hospital campus lands. The new public roads and services have been constructed but are not yet assumed.

The site is occupied by West Park Healthcare Centre, which currently provides both regional and local programs for health care related services. The site operates as a campus with interior private driveway system and now includes three future development blocks. Several buildings have now been or are being demolished as contemplated. The remaining buildings range in height from one to six storeys. The campus currently consists of 200 beds in the Long-Term Care Centre building with an associated accessory building, 316 beds in the new hospital building, the former hospital building with an associated central utility plant, and parking areas.

See Attachment 2 for the Location Map.

Surrounding Uses

North: Along the immediate north edge of the hospital campus lands is a neighbourhood park (Portage Gardens Park), which includes a wooded area which slopes down from the hospital site to the park, and three-storey street townhouses fronting on a condominium road (Rivers Edge Drive). Beyond this park, to the north, is a subdivision comprised of townhouses and future apartment buildings.

South: Along the immediate south is Buttonwood Avenue as well as Emmett Avenue, York Humber High School (100 Emmett Avenue) and the Vedanta Society of Toronto (120 Emmett Avenue), a place of worship which is located at the northeast corner of Emmett Avenue. Further south, on the south side of Emmett Avenue are four high-rise apartment buildings: 55 Emmett Avenue (23 storeys); 65 Emmett Avenue (23 storeys); 75 Emmett Avenue (24 storeys); and 85 Emmett Avenue (24 storeys).

East: To the immediate east is Charlton Settlement Avenue and detached dwellings that take their vehicular access from an internal road (Forest Point Drive) and flank onto Charlton Settlement Avenue. East of Charlton Settlement Avenue and along Verona Avenue are primarily low density residential uses comprised of detached dwellings, with some semi-detached dwellings and low-rise apartments.

West: To the west is the Humber River Valley and natural heritage system.

THE APPLICATION

Description

The application proposes to maintain use of the former hospital building and associated central utility plant with entrance and central utility plant parking areas for an interim period as shown on Attachment 6: Site Plan (identified as Proposed Renovated 3 Storey Building, Central Utility Plant, and RCC Driveway area). It also introduces a new temporary parking lot north of West Park Drive and maintenance garage also shown on Attachment 6: Site Plan (identified as Proposed Parking Lot and Proposed Maintenance Garage). Interior renovations and updates to the former hospital building and central utility plant are anticipated. Updates to the existing entrance and central utility plant parking areas are also proposed.

The former hospital building was built in 1977. It is a three-storey brick structure divided into two wings attached by a one-storey base. The redevelopment of the campus anticipated demolition of the former hospital building after construction of the new hospital building (identified as Existing 6 Storey Building on Attachment 6) was complete. Due to a Ministry of Health directive, the former hospital building is proposed to be retained for an interim period as a temporary use.

The former hospital building is proposed to be used as a Reactivation Care Centre (RCC). The RCC will house 190 beds in a hospital setting. The proposed temporary use is similar to a hospital use, but for patients who no longer require acute care. The associated central utility plant in the western quadrant of the campus will also be retained and its operational use continued for the temporary period.

The application proposes 220 temporary parking spaces of which seven are Type A accessible parking spaces, and 20 are Type C accessible parking spaces in addition to the existing 685 parking spaces. A total of 181 of the new parking spaces would be located at a north-east surface parking lot north of West Park Drive (tentatively municipally known as part of 100 Buttonwood Avenue) and 44 parking spaces would be maintained adjacent to the RCC entrance and in proximity to the associated central utility plant.

The application proposes an additional 24 long-term and 30 short-term bicycle parking spaces.

The application proposes a temporary maintenance garage (166 square metres) adjacent to the Long-Term Care Centre building (identified as Existing 3 Storey Building in Attachment 6). It is not required in the ultimate condition and is to be demolished.

Access to the former hospital building, the central utility plant and some temporary parking areas is proposed from Emmett Avenue or from West Park Drive to an internal driveway system, while access to the new temporary parking lot would be from West Park Drive.

Once the RCC building and associated central utility plant, proposed maintenance garage as well as related parking areas are deemed no longer necessary, the buildings will be demolished and the lands will be converted to landscaped, public open space and amenity areas, as originally required by the zoning and secured in various agreements. Similarly, once the temporary surface parking lot is no longer necessary, the zoning anticipates future mixed-use development, also as originally permitted by the zoning.

Site Plan Control

The lands are subject to Site Plan Control. A Site Plan Control application (file 16 121285 WET 11 SA) for the redevelopment of the new hospital building was approved

with conditions on August 10, 2020. An amendment to the approved Site Plan Control approval is anticipated to introduce an interim condition providing for the temporary use of the former hospital building, the central utility plant, proposed maintenance garage and temporary additional surface parking areas.

Reasons for Application

The proposed by-law is required to permit the former hospital building together with the associated central utility plant to continue to be used for hospital uses as well as to accommodate a new maintenance garage, and new surface parking as temporary uses which would not otherwise be permitted in the R2 S16(197) zone.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on June 25, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre at: www.toronto.ca/82ButtonwoodAve.

The current application was submitted on October 21, 2024 and deemed complete on October 21, 2024 in accordance with the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at: www.toronto.ca/82ButtonwoodAve.

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 in evaluating the application and to formulate an appropriate by-law.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to Provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The Official Plan designates the site as *Institutional Areas*. See Attachment 3 of this Report for the Land Use Map. 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.

Zoning

The subject site is zoned R2 S16(197) under City of York By-law 1-83 as amended. The R2 S16(197) zoning category permits a hospital and related uses and site-specific standards within identified zoning blocks. The zone schedule and specific standards anticipated demolition of the former hospital buildings following the construction of the new hospital building.

See Attachment 4 of this report for the existing Zoning By-law Map.

PUBLIC ENGAGEMENT

Community Consultation

A community consultation meeting is scheduled for December 3, 2024. Comments received are proposed to be included in a Supplementary Report.

COMMENTS

Provincial Planning Statement and Provincial Plans

Review of this application has had regard for the relevant matters of Provincial Interest set out in the Planning Act and confirm that the proposal is consistent with the PPS (2024).

Official Plan

The Official Plan designates the site as *Institutional Areas*.

Section 5.1.5 of the Official Plan allows Council to enact temporary use by-laws to permit the temporary use of lands, buildings or structures for a purpose that is otherwise prohibited by the Zoning By-law and/or the Official Plan, under Section 39 of the Planning Act. The Official Plan states that temporary use by-laws may allow a use on a trial basis or for the temporary use of a building or property.

Land Use

The proposal conforms to the permitted uses within an *Institutional Areas* designation. The site is suitable for the temporary location of an additional health care use within West Park Healthcare Centre's campus. The proposed use does not inhibit the long-term vision, viability or function of the lands. The proposed use is compatible with the existing hospital and the uses in the immediate area.

Density, Height, Massing

The proposed temporary use is contained within an existing low-rise building. The existing former hospital building is subordinate in size, height and scale to the new hospital building. The utilization of an existing former hospital building is appropriate for

the subject property on a temporary basis and does not impact adjacent properties or function.

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report, dated July 26, 2024, prepared by WalterFedy. The consultant has demonstrated that there is sufficient capacity in the City’s sewer and watermain network.

Traffic Impact and Parking

A Traffic Impact Statement, dated October 8, 2024, by Tranplan Associates has been submitted for the site and was reviewed by Transportation Services and Transportation Planning and considered to be acceptable.

Access, Vehicular and Bicycle Parking and Loading

Existing access to the West Park Healthcare Campus is available from Charlton Settlement Avenue, Emmett Avenue and Buttonwood Avenue to internal public streets (Recovery Road and West Park Drive) to an internal driveway system. No new campus access is proposed as a result of this application. A new access to the temporary parking lot is proposed from West Park Drive.

CONCLUSION

The temporary use of the existing healthcare facility is desirable for the local community and the city as a whole. The continuing use of this building will not affect the long-term viability and zoning of the lands. Staff are satisfied that the proposed temporary use as described is appropriate and in the public interest.

CONTACT

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SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Information/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 Temporary Use Zoning By-law

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 1: Application Data Sheet

Municipal Address: 82 Buttonwood Avenue Date Received: October 21, 2024
 Application Number: 24 227343 WET 05 OZ
 Application Type: Rezoning – Temporary Use By-law
 Project Description: An application for a Temporary Use Zoning By-law to maintain the former hospital building and introduce a new parking lot as temporary uses

Applicant	Agent	Architect	Owner
Ellis Don		Montgomery Sisam	West Park Hospital

EXISTING PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	N
Zoning:	Former City of York By-law No. 1-83 Zone R2	Heritage Designation:	N
Height Limit (m):	29	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 90,510 Frontage (m): Various Depth (m): Irregular

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):				
Non-Residential GFA (sq m):	68,389	68,389	22,521	90,910
Total GFA (sq m):	68,389	68,389	22,521	90,910
Height - Storeys:	6	6	6	6
Height - Metres:	35		28	28

Lot Coverage Ratio (%): 26.56 Floor Space Index: 1

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

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA: 90,910

Existing and Proposed Parking and Loading

Parking Spaces: 905 Bicycle Parking Spaces: 156 Loading Docks: 9

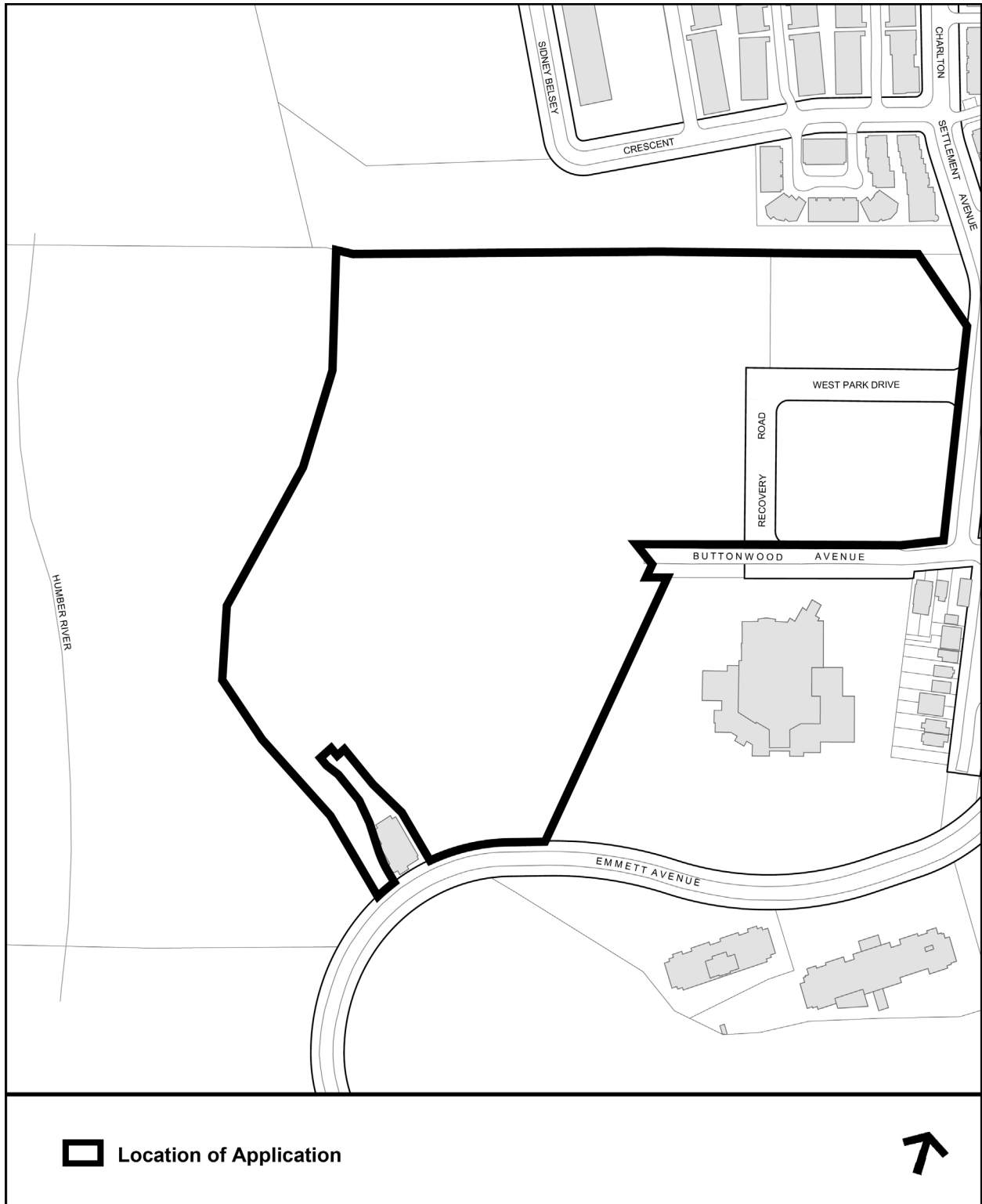
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Attachment 2: Location Map



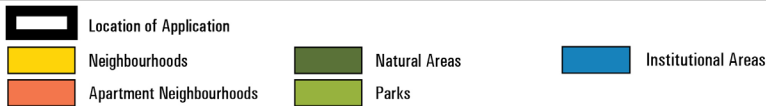
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #14

82 Buttonwood Avenue

File # 24 227343 WET 05 0Z



↑
Not to Scale
Extracted: 10/21/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013


82 Buttonwood Avenue

File # 24 227343 WET 05 0Z

-  Location of Application
- RD** Residential Detached
- RM** Residential Multiple
- RA** Residential Apartment
- RAC** Residential Apartment Commercial
- I** Institutional
- ON** Open Space Natural

- OR** Open Space Recreation
- OC** Open Space Cemetery

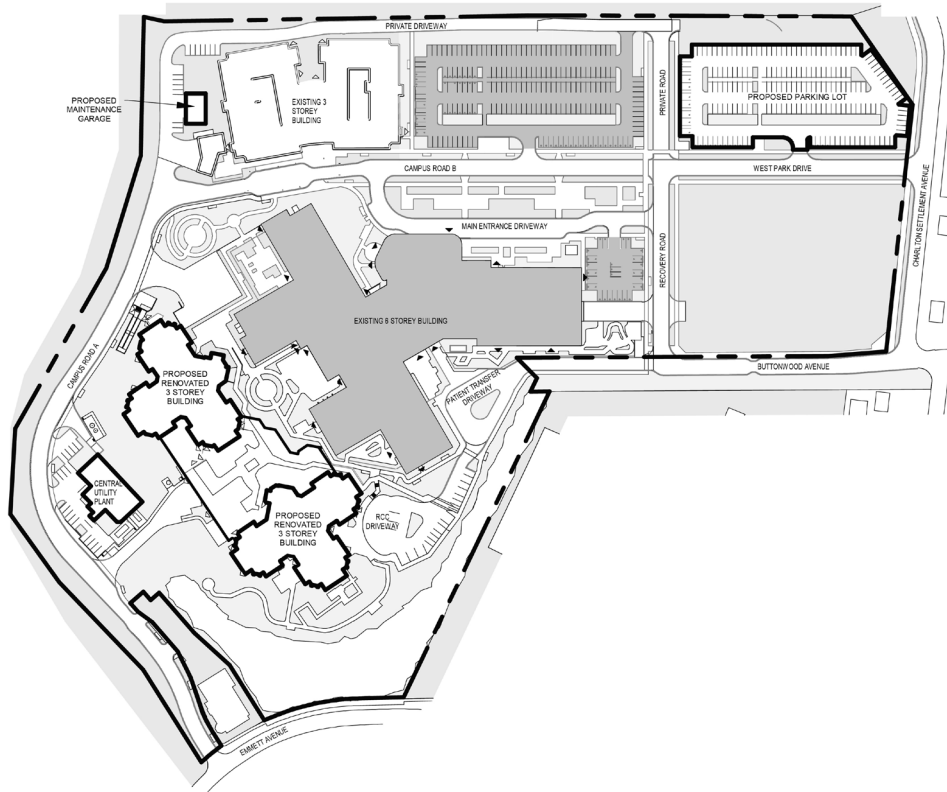
-  See Former City of York By-law No. 1-83
- R2** Residential Districts
- RM2** Residential Multiple Zone
- G** Green Open Space


 Not to Scale
 Extracted: 10/21/2024

Attachment 5: Draft Zoning By-law

Attached under separate cover.

Attachment 6: Site Plan



Site Plan

