



CITY COUNCILLOR

Shelley Carroll 高雪莉
WARD 17 DON VALLEY NORTH



Toronto City Hall
100 Queen Street West, Suite A3
Toronto, Ontario
M5H 2N2

February 13, 2024

Supporting New Long-Term Care Beds in North York

North York General Hospital has been a cornerstone of Don Valley North and North York since it opened its doors in 1968. It has provided nearly five decades of exceptional health care and community care to an increasingly diverse population.

Today, North York is home to a growing seniors' population and has the highest percentage of people age 65 and older in Toronto. To meet the rapidly growing need for seniors' health care, North York General Hospital is planning to build a new and modern long-term care home steps from the hospital at 4000 Leslie Street. They announced this plan as part of the overall infrastructure expansion they are pursuing in partnership with the Ontario Government.

North York General Hospital's new long-term care home will be one of the largest in Ontario, if not Canada, and will offer the most advanced safety, infection prevention and control, and quality standards as one of the first home built post-pandemic. The home will offer a variety of seniors-focused health services and amenities for both residents and seniors in the surrounding neighbourhoods.

North York General Hospital has been working closely with City Planning, the Ministry of Long-Term Care, and the Ministry of Municipal Affairs and Housing to design this new long-term care home in line with City and Ministry standards. To enable the creation of this new facility, an Enhanced Minister's Zoning Order has been requested from the Ministry of Municipal Affairs and Housing. The Enhanced Minister's Zoning Order would expedite the planning approvals process and allow North York General Hospital to meet the Ministry of Long-Term Care's expected project delivery schedule.

The Enhanced Minister's Zoning Order includes site-specific provisions for maximum height, gross floor area, minimum setbacks, and parking requirements, among other technical matters. Further, the proposal will be subject to a development agreement with the City of Toronto that allows for an additional level of design review prior to construction.

Recommendations

1. City Council request the Minister of Municipal Affairs and Housing to enact an Enhanced Minister's Zoning Order pursuant to Section 47 of the Planning Act to permit a mixed use building as part of the Long-Term Care Development on the lands at 4000



CITY COUNCILLOR

Shelley Carroll 高雪莉
WARD 17 DON VALLEY NORTH



Toronto City Hall
100 Queen Street West, Suite A3
Toronto, Ontario
M5H 2N2

Leslie Street, to include 528 licensed Long-Term Care beds, medical office, clinic, and retail space.

2. City Council authorize the Chief Planner and Executive Director, City Planning, and her representative, to enter into an agreement under Section 47(4.3) of the Planning Act with the owner(s) of the land located at 4000 Leslie Street, and such agreement shall be registered on title to the lands to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor.

3. City Council authorize and direct the Chief Planner and Executive Director, City Planning, and his representative, to amend and release any registered agreement, execute any necessary undertaking(s), and other required processes to give effect to the approval of the plans and drawings for the development at 4000 Leslie Street.

4. City Council request the Ministry of Municipal Affairs and Housing to undertake a review of the Enhanced Minister's Zoning Order in two years from its issuance and if reasonable progress on the proposed development has not occurred, then the Minister of Municipal Affairs and Housing consider rescinding it after consultation with the City.

5. City Council request the Chief Building Official, Toronto Building, and their representative to work with the owner(s) of the land located at 4000 Leslie Street to ensure they are aware of all the required plans to obtain all necessary building permit.

Thank you for your consideration.

Sincerely,

Councillor Shelley Carroll
Don Valley North