

Development in the Bayview–Sunnybrook area will be consistent with the following urban design guidelines. They provide a framework for development in the area and are to be read in conjunction with the urban design policies in the Official Plan.

LOCATION

The Bayview Institutions Context Plan applies to the lands located south of the Burke's Creek Ravine and Sunnybrook Hospital, west of Sunnybrook Park, north of the lots on Glenvale Boulevard and east of Bayview Avenue.

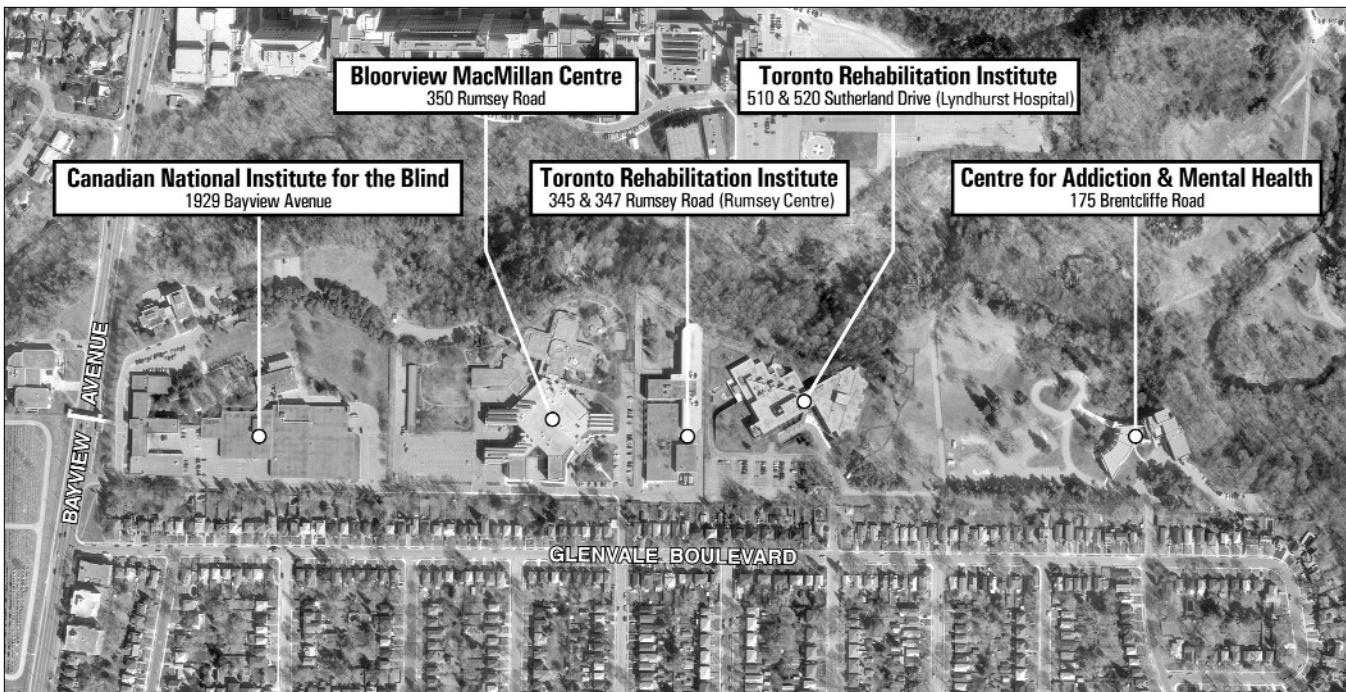
GUIDELINES

The Context Plan is composed of plans, development principles and guidelines, which together are intended to provide the residents of the adjacent community and the landowners with a level of comfort as to how this area could ultimately be redeveloped. The Context Plan is intended also as a useful guide for the developers of future buildings by suggesting siting of buildings, maximum heights, and other built form considerations, which could be implemented through site specific zoning amendments. It also identifies vehicular and pedestrian connections, significant natural and man-made features worthy of protection, and servicing requirements.

PLAN COMPONENTS

The Context Plan sets out development principles from which the development guidelines are based. These are graphically presented throughout the document in photos, maps, and drawings. A **Transportation** map outlines the preferred road access, walkways, and bicycle paths. An **Open Space** map outlines landscaped areas and walkways and areas of significant man-made and natural features. **Section Drawings** detail the potential building massing in relationship to the suggested setbacks and angular plane, as well as typical boulevard treatments.

BAYVIEW INSTITUTIONS CONTEXT PLAN



Bayview Institutions



North Leaside residential neighbourhood



CNIB private road



Open space north of CNIB

Neighbourhood Edge

One and two-storey houses with frontage on Glenvale Boulevard back directly onto the Bayview Institutions lands with backyards, and a variety of fencing and landscaping. As a priority, any redevelopment or development on the Bayview Institutions lands must be designed to minimize potential impacts of overlook and noise on the existing stable residential area. Generally, building heights will be limited in the south portion of the site, and landscaping will screen and provide an appropriate transition between the existing residential area and the Context Plan area.

Linkages

An interconnected network of roads, walkways and bicycle paths accommodates access to and through this site. A public right-of-way, created by plan of subdivision, is proposed to limit traffic infiltration while ensuring connectivity between the institutions. It will be extended eastward from 345 & 347 Rumsey Road only when redevelopment occurs and as required. Direct pedestrian and bicycle connections from the Leaside community encourages accessibility to and from the various institutions, the residential community, public open spaces, and the public transit system. Access routes are largely defined by landscaping with buildings playing lesser though important roles in providing a “street wall” or edge condition. The relationship of buildings and landscape to the public walkway along the ravine edge is an important one as it is intended to bring a public face or frontage condition to an area that has long been considered the backyard by long time institutional users.

Open Space

The openness and “greenness” of these lands contribute to the prevailing campus atmosphere that is intended to be maintained and enhanced with the area’s redevelopment and potential intensification. The framework for the campus is based on a network of east-west and north-south open spaces. The east-west corridors follow the north and south site boundaries. The north-south corridors are to extend north from Rumsey Road and from Sutherland Drive to the ravine edge. They are intended to provide green swathes between buildings on the site and permit pedestrian / bicycle access between ravine and neighbourhood.

BAYVIEW INSTITUTIONS CONTEXT PLAN

Ravine Edge

The publicly owned valley feature that defines the north edge of the Bayview Institutions lands is part of a city-wide interconnected open space system that includes nearby Sunnybrook Park and Sherwood Park. The well-treed, steep-sloped ravine edge provides the Bayview Institutions site with visual and physical access opportunities to the valley, and contributes a strong park-like image to the lands. The ravine edge will support a public walkway, and buildings massed along the valley frontage will be organized and designed to respond to this special type of public frontage in a way that promotes public use, safety and comfort.

Heritage Features

Existing buildings and landscape elements associated with the cultural and natural heritage of the Context Plan area contribute to its unique character. While individual properties are to be evaluated for their heritage potential prior to development, the following physical features, in particular will be considered as large-scale elements that could potentially influence the physical design of the site:

CNIB Bridge, Building and Fragrant Garden

Bloorview MacMillan Centre's Enchanted and Spiral Gardens and individual sculptures and artwork

Former estate tree-lined driveway

Sutherland Drive gate



Centre for Addiction and Mental Health (CAMH) lands

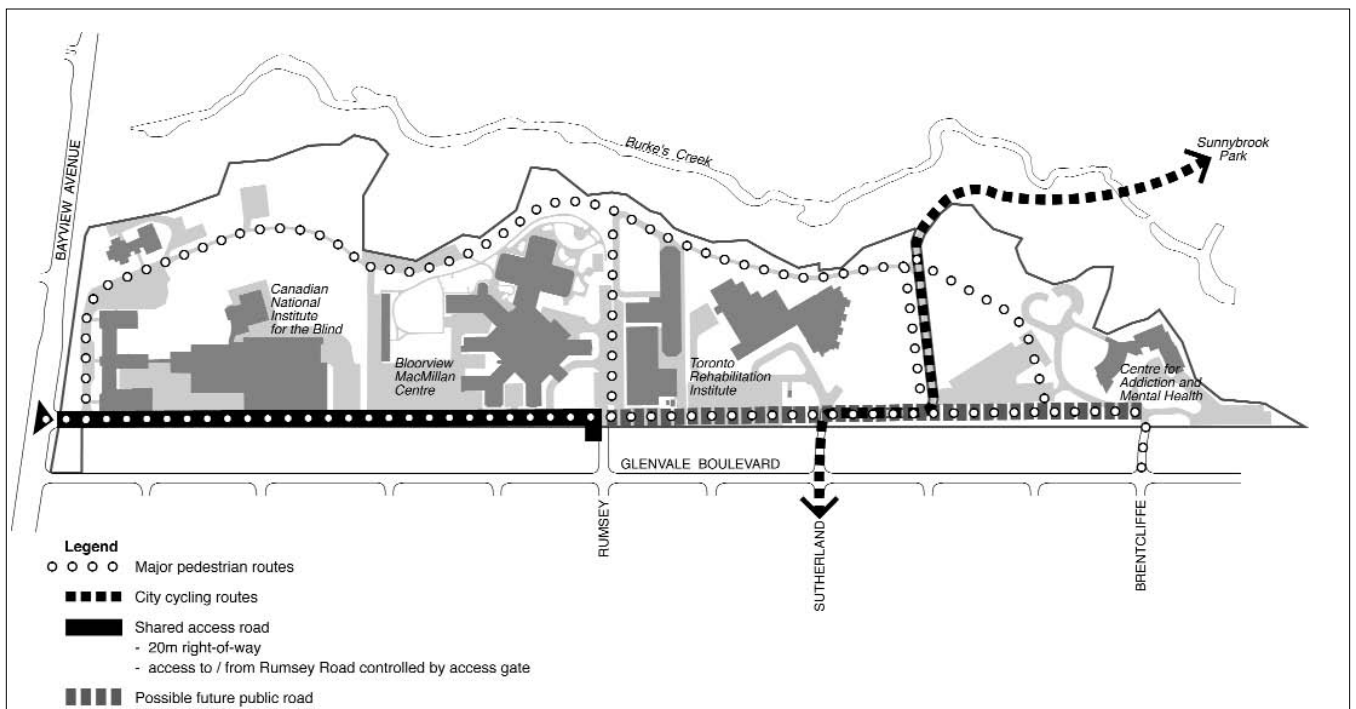


The CNIB facility was built in 1956

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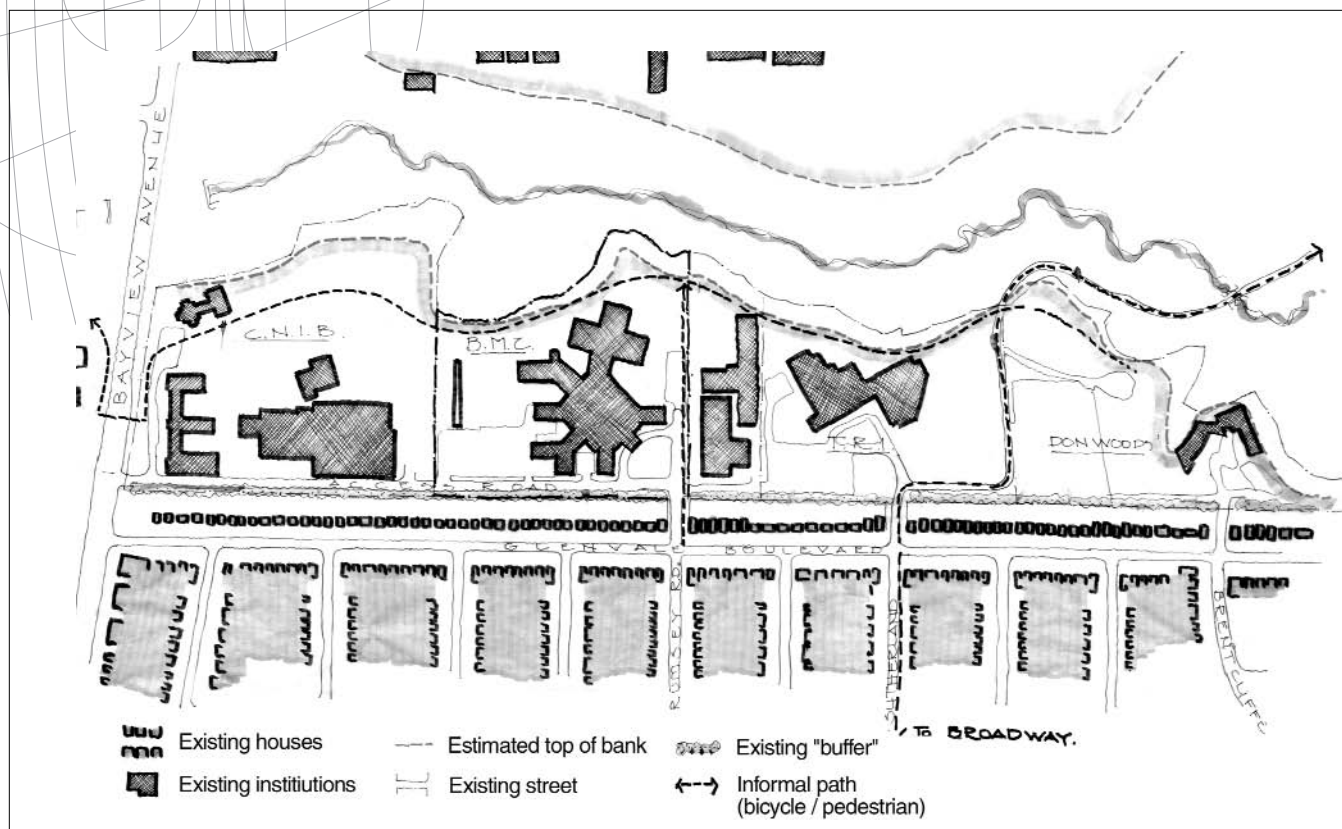


Proposed Open Space Plan



Proposed Transportation Plan

BAYVIEW INSTITUTIONS CONTEXT PLAN



Existing Open Space

DEVELOPMENT PRINCIPLES

The Development Principles are based on protecting and enhancing the positive elements of the existing setting. These elements include the existing green campus, low rise buildings, and openness between the institutions, the surrounding community, and the ravine.

Accommodate New Development

New development to be part of the Leaside community and the ravine setting

Low to mid-rise buildings

Predominant use of landscaped areas, natural features, and open space

Access arrangements to provide the flexibility to accommodate future development



The Lyndhurst Hospital facility is typical of the low-rise buildings on the lands



CNIB pedestrian walkway over Bayview Avenue



Private road looking west from Rumsey Road provides access for CNIB and Hugh MacMillan Centre

Form and Layout of New Development to Respect Adjacent Landowners

- Minimize impacts of new building height, mass, and use

- Minimize vehicular traffic into local neighbourhood and adjacent properties

- Minimize artificial lighting, vehicular noise and fumes

- Adjacent owners included in site planning process

Road(s) and Walkways to Serve New Development and Promote Transit Use

- Roads to be public and have public road standards

- New buildings to address existing and future road(s)

- Adequate sidewalks to be provided on all roads and driveways

- Landscaping and streetscaping provided along roads and walkways

Safe and Efficient Vehicular Access

- Access(es) must be designed for all modes of travel - walking, cycling, transit, school buses, and especially for the movement of people with disabilities

- A network must be able to accommodate the projected traffic safely and efficiently

- The safety of the clients and employees of the institutions must be maintained and enhanced with the introduction of any new access arrangements

- Eliminate cut-through traffic with controlled access or road closures

Protect the Environment

- Access arrangements must have a minimal impact on the natural and human environment

- Built form must have a minimal impact on the natural and human environment

Integrated Approach to Services and Utilities

Maximize potential for shared services among landowners (i.e. parking, loading, driveways)

Ensure adequate servicing provided in a cost-efficient manner

No additional run-off to Burke's Creek and no increased load to current infrastructure

Open Space to Maximize "Green Campus"

Locate, organize, and design open space to create safe and amenable outdoor spaces

Continuous accessible walkway along/in the ravine

Generous setbacks between buildings and neighbourhood

Well-defined public walkways between neighbourhood and ravine

Future park(s) within south-north open spaces

Building coverage, design/scale and at-grade uses maximizes open space and

Sympathetic to ravine

Preserve and Enhance Therapeutic Benefits for Institutional Clients

Some outdoor space located adjacent to ravine

Ensure safe and secure means of access within and between sites by clients

Respect Heritage Features

Important landmarks and features reflecting former estate and institutional uses on the site integrated/preserved/reconstructed/restored/featured by new development



Informal pedestrian path near top of bank north of CAMH



Playground for the Hugh MacMillan Centre takes advantage of the ravine setting

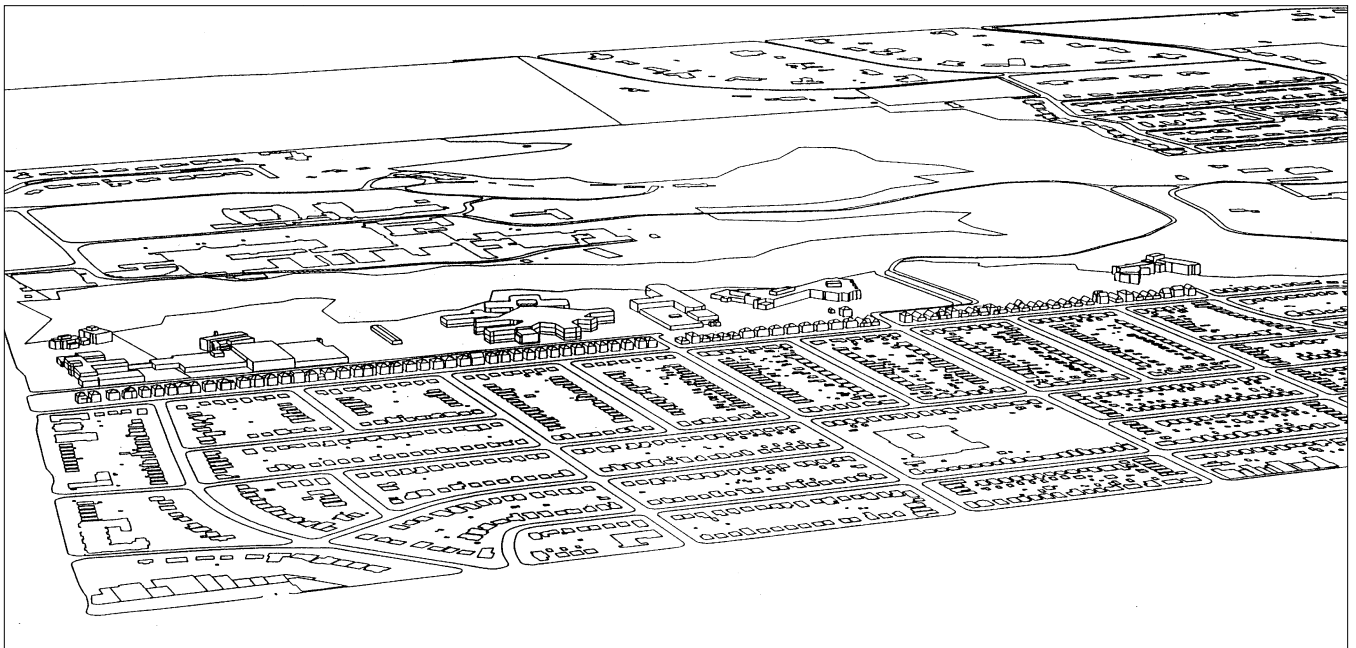


The CNIB fragrant Garden

DEVELOPMENT GUIDELINES

The Development Guidelines stemming from the principles are to guide the development of the transportation network, infrastructure, and all new buildings and extensions to existing buildings. No development rights currently in place with the existing Official Plan and Zoning Bylaw are lost as a result of the Context Plan Guidelines. Development applications which seek exceptions to the current zoning provisions will trigger use of the Guidelines in formulating site specific zoning provisions.

Smaller-scale buildings will be reviewed within the current zoning provisions for yard setbacks and height but their overall development will be considered in the context of the general development principles. It is understood that any uses other than institutional proposed for this site would be subject to an Official Plan amendment.



Bayview Institutions Lands – existing conditions

BUILDING MASS AND HEIGHT

Relationship to Access Road / Existing Residences

The Bayview Institutions Context Plan area is located immediately north of the North Leaside residential community. The interface between this stable residential area and the Bayview Institutions deserves careful and sensitive consideration of the potential impacts that new development or redevelopment could have on the amenity, light, privacy and views enjoyed by the residents. The height, mass, orientation, layout, siting and programming of development on these lands will be least intensive close to the existing residential community to minimize overview, interruption of skyviews, noise, and artificial lighting. In keeping with the local neighbourhood character of residential and institutional buildings, new buildings will generally be low to mid-rise in height. A generous landscaped setback will be provided between new development and the residential backyards that abut the Bayview Institutions lands. Building heights at the south edge will generally be in keeping with the heights of the local residential buildings.

Guidelines

Subject to re-zoning, maximum building height to be 5 institutional storeys or 8 residential storeys, exclusive of mechanical penthouses.

Building height to terrace back from south to north, with south being no higher than 11 metres.

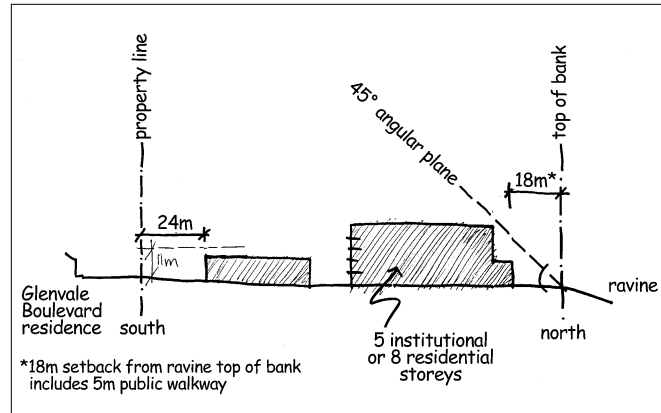
Where no road exists, buildings will be setback 24 metres from the south property line.

Within this setback, and where there is a road and the site permits, the access road and boulevard will form a 20 metre wide right-of-way (this would accommodate a 6 metre landscaped buffer along the south property line, 8.5 metres of pavement, a 5.5 metre landscaped strip).

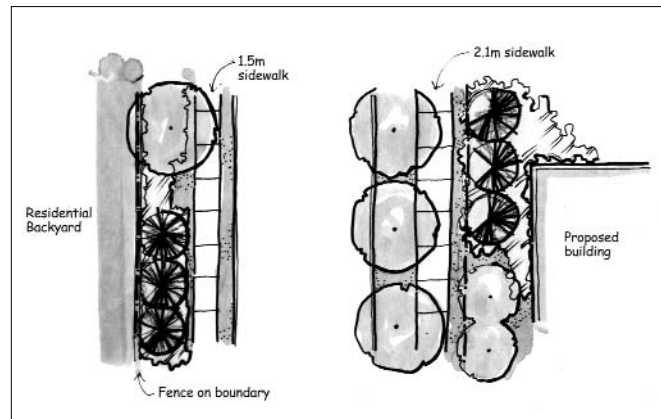
A landscaped transition area will be provided between the right-of-way and building face.

Buildings to address access road, preferably by having an entrance along this location.

A buffer along the south property line will be landscaped to provide an adequate screen between residences and institutions, and include fencing, trees, and shrubs.



Built Form Section



Access Road

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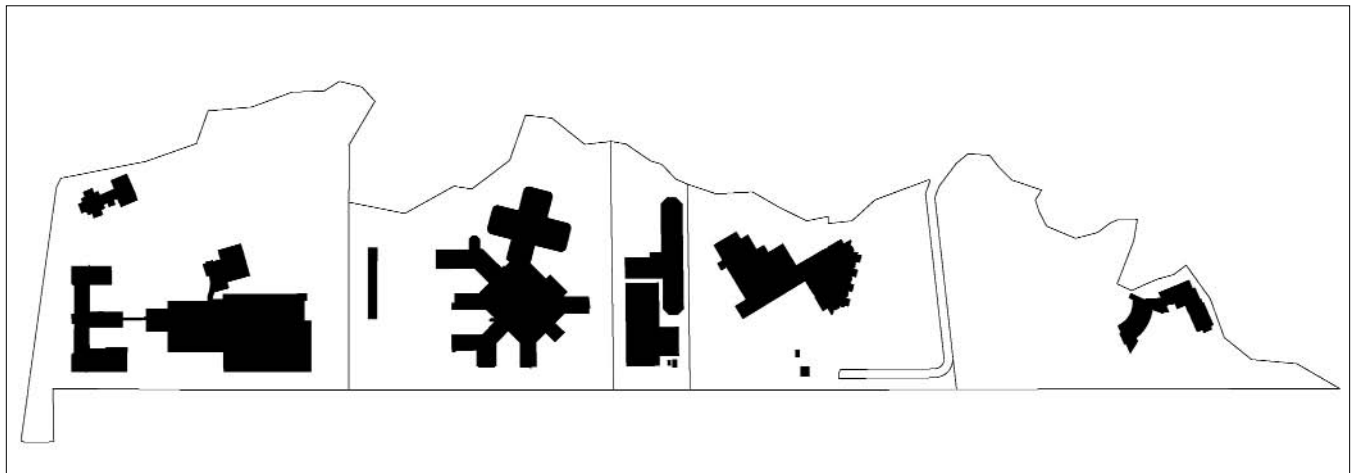
Relationship to Other Buildings

The “green campus” character of the Bayview Institutions lands is a quality to be protected and enhanced by development. Generous landscaped areas around and between buildings will ensure that this can be achieved.

Guidelines

Side yard setbacks must be the minimum set out by the zoning bylaw.

Side yards must include a minimum 6 metre wide landscaped area.



Existing Low Rise Buildings-Site Pattern

Existing Buildings

Relationship to Ravine

The Burke's Creek Ravine is recognized as an important part of the city's open space network, a valuable environmental component of the city's natural systems network and an asset for the local residential and institutional communities. New development or redevelopment will enhance the special character of its ravine setting by providing appropriate uses and adequate setbacks from the ravine to ensure good light and views, accommodate institutional programs and pedestrian access along the ravine edge, and protect existing vegetation and slope stability.

Guidelines

Building setback to ravine top of bank to be equal or greater than the height of the building at its highest point, but no less than 18 metres.

Building height at the rear face normally set at maximum 45 degree angular plane as measured from top of bank from fixed point (fixed point to be based on elevation along top of bank survey line where it intersects with the mid-point of the rear building face).

Buildings to step back from north face using terraces and podiums.

Building setback to have regard for drip-line of top of bank trees.

All lands below top of bank and within 10 metre setback from top of bank to be protected from erosion by adequately set back natural walkway, new plantings, and absence of buildings and structures above and below grade.

All lands below stable top of bank and a minimum of 5 metres from stable top of bank will, wherever possible, be dedicated to the Toronto and Region Conservation Authority.

The City will take steps to ensure where there has been a conveyance of a portion of a lot for the ravine walkway, the calculation of permitted gross floor area on the remainder of the lot shall be based on the lot as it existed prior to the conveyance.

The City will amend where necessary the Valley Impact Zone and Valley Open Space as described in the Official Plan to reflect surveyed stable top of bank.



Relationship of a building and public walkway to a ravine



The CAMH has a close positive relationship with the ravine



Parking area for CNIB

BUILDING COVERAGE / HARD SURFACES

With buildings exceeding 11 metres in height, site coverage will be reduced to permit greater amounts of landscaped open space. Buildings will be sited to achieve open space objectives. In keeping with the green “campus” setting, the impact of large expanses of surface parking areas needs to be minimized. By limiting the extent of building coverage and hard surface areas such as parking, a predominately landscaped open space image for these lands can be achieved.

Guidelines

Building Coverage

Buildings higher than 11 metres will cover no more than one quarter of the site

Building Location

Buildings sited to minimize impact on residences

Buildings sited to maximize open space views from south to north

Parking and Servicing

Underground parking and servicing is preferred

The total area devoted to surface parking will not form a predominant land use

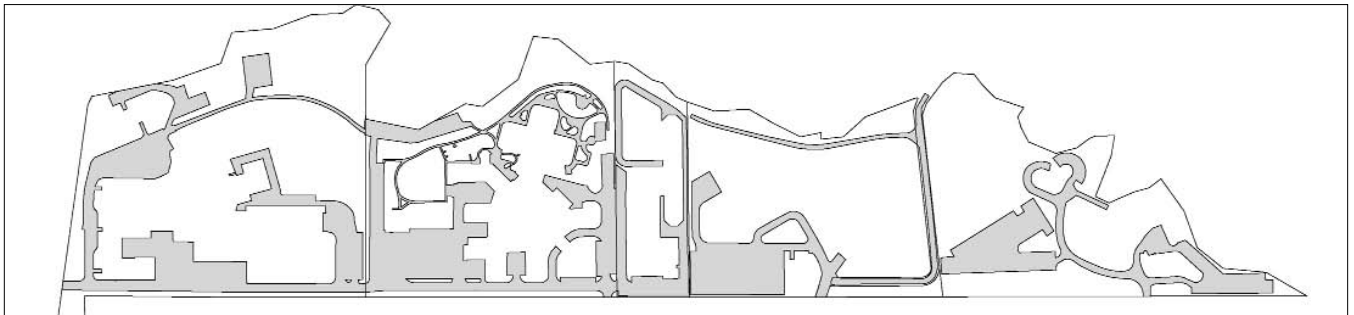
Surface parking areas broken up into more than one area with walkways and other landscaping rather than one uninterrupted large area

Parking areas will be located no closer to the access road than 4 metres, and where no access road exists, no closer than 6 metres from south property line

Parking areas will be screened from residential areas to minimize effects of cars, buses, and delivery vehicles

Shared parking, servicing areas, and driveways are encouraged

The impact of large scale parking lots is to be minimized



BAYVIEW INSTITUTIONS CONTEXT PLAN

OPEN SPACE

A park-like setting with generous landscaped areas surrounding the buildings, lining the road(s) and the ravine, and connecting with the community is envisaged for the Bayview Institutions area. A significant portion of each of the sites will be landscaped to ensure this remains a predominant feature throughout the area.

Guidelines

Amount of Landscaped Open Space

Half of each development site to be targetted for landscaped open space (includes any public land dedications)

In cases where parkland or cash-in-lieu is required, on-site parkland will be the priority

Location of Landscaped Open Space

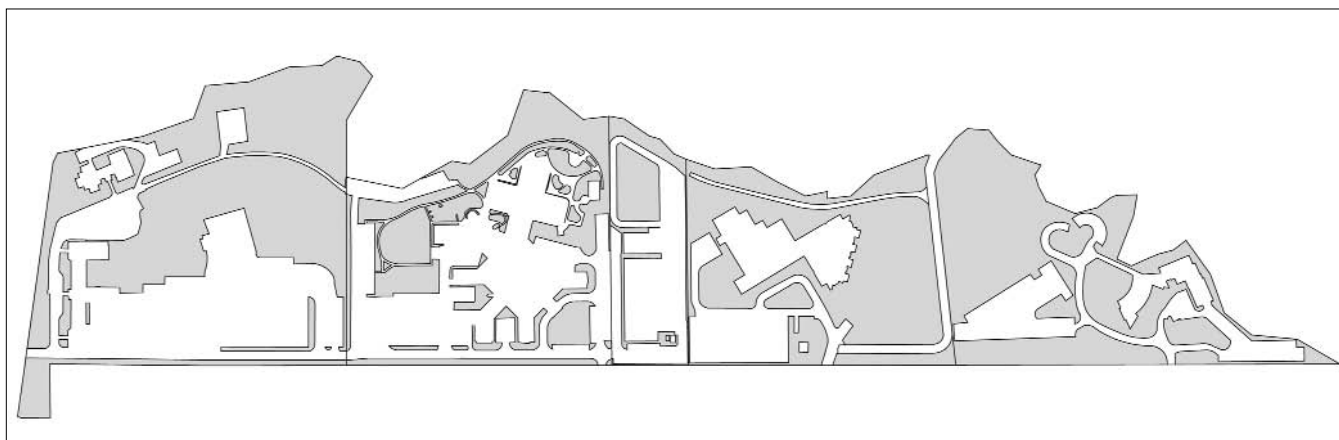
Provide south-north open spaces between buildings with views and linkages between residential neighbourhood and ravine

A substantial portion of the landscaped area to be in significant/contiguous block(s), not predominantly in the form of landscaped strips in parking lots or adjacent to walkways

Protect, to the greatest extent possible, identified natural heritage features, and mature and valuable trees



A remnant of the former Kilgour Estate's grand allée (CNIB)



The existing green campus is to be preserved.



Glenvale Boulevard residences' rear yards viewed from private access road

ACCESS

The shared access road will be dedicated as a public road to the City. It may be used in the interim as an unassumed travelled road, and constructed to City standards. Due to the presence of institutional clients, extra attention must be given to the design of all driveways and access routes to ensure pedestrian convenience and safety.

Guidelines

Shared Access Road

The access road will be comprised of a 20-metre public right-of-way including 8.5 metres of pavement to accommodate 2 lanes for traffic and where appropriate, on-street parking on one side

The right-of-way to be created by plan of subdivision

The calculation of permitted gross floor area on a lot will be based on the lot as it existed prior to the road conveyance

Adequate sidewalks and landscaped boulevards provided on both sides of roads

The proposed design and configuration of the road will be implemented as new development occurs along its length

To protect for a future connection to Brentcliffe Road in the event that this is required to support future redevelopment plans, buildings will not be erected within 24 metres of the south property line to provide for the right-of-way and building setback.

The intersection of Bayview Avenue and the access road will be signalized when it meets the requirements of the City of Toronto, and the access road will be widened to 23 metres at this intersection to accommodate right and left turn lanes

In order to influence traffic speeds and enhance pedestrian safety, road narrowings (with pinch points, corner bulges, possible on-street parking) will be included in the ultimate road design

Consideration will be given to closing or restricting access to local streets to the south in the future

PEDESTRIAN AND BICYCLE LINKAGES

Well-defined pedestrian and bicycle connections will be part of the open space system. Ensuring pedestrian safety, particularly for institutional clients will be a priority.

Guidelines

Well-defined, safe, generous, landscaped public access from the Leaside community to the ravine will be provided

A continuous path along the top of bank setback from Bayview Avenue to Brentcliffe Road will be provided with direct connections to Rumsey Road and Sutherland Drive

A public area for a path and adjoining vegetation within the top of bank setback to be a minimum of 5 metres in width and be conveyed to the Toronto & Region Conservation Authority

The bicycle route from Sutherland Drive to Sunnybrook Park will remain

Continuous sidewalks to be provided on both sides of all roads, and at least one side of all driveways

Sidewalks on at least one side of road and along driveways to be minimum 2.1 metre width to accommodate wheelchairs and other mobility devices

Well-marked pedestrian crossings, preferably with a distinctive paving treatment or raised crosswalks, to be provided in locations where pedestrian traffic is expected, to improve safety and accessibility



HERITAGE

The Context Plan area was once part of the 154 hectare country estate of Joseph Kilgour acquired at the end of the nineteenth century. This portion of the estate was acquired by the Department of Veterans Affairs in 1946. There are both natural and man-made features of historical importance which new development will have regard for.

In the context of the cultural landscape, the most significant feature is the tree-lined drive that accessed the former estate property and Sunnybrook Park from Bayview Avenue. This feature links the man-made landscapes of the western institutions of the area with the more natural features of the two most eastern institutions.

In terms of built form, the Sutherland Drive gateway remains the strongest built form link to the former estate. Also considered important are the main CNIB building, pedestrian bridge, and Fragrant Garden. It is recognized that the sculptures and artwork contained on the Bloorview MacMillan site celebrate the efforts and generosity of various individuals and organizations who have contributed to the Centre.

Guidelines

Care must be taken wherever possible, to preserve the existing trees that define the former estate driveway

Where the integrity of the former estate driveway has been compromised, every opportunity will be taken to recapture the continuous definition with new plantings and walkway

The CNIB property and pedestrian bridge will be placed on the City's Inventory of Heritage properties

Sculptures and artwork on the Bloorview MacMillan site will be re-integrated in new development

The Sutherland Drive gate will be maintained and monitored to prevent damage

All development applicants will be expected to identify and interpret heritage features in order to implement a strategy to preserve, recognize, and/or incorporate heritage features in new development

