

**60 - 76 Grenville Street and 51 Grosvenor Street
Women’s College Hospital and Kenson Apartments
Official Plan Amendment and Rezoning Applications -
Preliminary Report**

Date:	June 12, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward No. 27 – Toronto Centre - Rosedale
Reference Number:	File No. 07 226003 STE 27 OZ

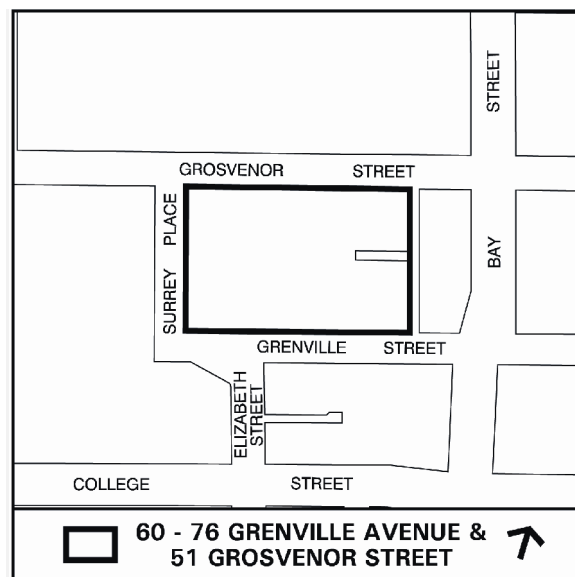
SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to establish building envelopes for the redevelopment of Women’s College Hospital and to permit demolition of the existing rental apartment building at 51 Grosvenor Street.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

It is recommended that a community consultation meeting be held in the neighbourhood to discuss the application with local residents and stakeholders.



RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor; and
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

Women's College Hospital has recently received a new mandate from the Ontario Ministry of Health and Long-term Care to be Ontario's first academic ambulatory hospital. The hospital will provide teaching and research facilities, as well as outpatient clinical services.

While the hospital's existing facilities have served the institution for many decades, capital investment and reconstruction are needed to create modern facilities adequate to provide the service and level of care required for the hospital to fulfill its mandate.

The hospital's planning proposal seeks Official Plan and Zoning By-law Amendments to permit two phases of reconstruction over approximately three-fifths of the site. The requested development permission would also provide for future "vertical expansion" (i.e. additions to the top of proposed buildings). Hospital representatives have stated that their objective is to continue the hospital operations during reconstruction and this challenge affects the proposal.

The first phase of the proposal involves the eastern portion of the site and includes:

- Demolition of the Kenson apartment building located at 51 Grosvenor Street.
- Demolition of the commercial parking garage located at 60 Grenville Street.
- Construction of a four-level below-grade parking garage with 302 parking spaces.
- Construction of a 12-storey tower, located roughly at 60 Grenville Street (i.e. approximately in the location of the existing above-grade commercial parking garage), with a four-storey podium extending north to Grosvenor Street.
- Permission for 82 metres of height, to accommodate a future addition on top of the proposed tower, up to 16 storeys.

Upon completion of the first phase, hospital operations would vacate existing facilities and occupy the new building, to allow the second phase to proceed. The second phase of the proposal involves the central portion of the site and includes:

- Demolition of the hospital's east wing.
- Construction of a five- and six-storey building.
- Construction a three-storey building linking the new development to the existing west wing.
- Permission for 67 metres of height, to accommodate a future addition to a height of 13-storeys, including a five-storey podium.

The proposal does not request any new development permission for the western portion of the site occupied by the existing west wing; however, the Hospital has advised that in the future they may seek permission to replace and/or expand the facilities on that portion of the site.

Site and Surrounding Area

The proposed site comprises the 76 Grenville Street, 51 Grosvenor Street, and a public lane at the rear of 51 Grosvenor Street. The site is on the edge of a large institutional area that includes Queen's Park and a number of buildings associated with provincial government, hospitals, and the University of Toronto.

No. 76 Grenville Street is a large property which occupies the majority of the block and has frontage on Grenville Street, Surrey Place, and Grosvenor Street. The property is currently occupied by Women's College Hospital's main facility. The existing buildings include approximately 36,000 square metres of gross floor area, located within four connected buildings. The oldest part of the facility is the centre west wing, constructed in 1935. Other portions date to 1956 and 1971. The property has been designated a National Historic Site by Parks Canada. The property also includes an above-grade parking garage operated by the hospital with a convenience address of 60 Grenville Street.

No. 51 Grosvenor Street is occupied by a four-storey rental apartment building known as The Kenson. Based on the applicant's information, the building contains 59 studio, bachelor, and one-bedroom rental dwelling units. The building was constructed in 1927 and is listed on the City of Toronto Inventory of Heritage Properties.

The proposal also incorporates an east-west public lane (owned by the City) located at the rear of 51 Grosvenor Street. The applicant has informed City Planning staff that the Hospital has made a concurrent application to Transportation Services to close and acquire the lane. Closure and transfer of the lane requires a decision by City Council.

The following uses surround the site:

North: On the north side of Grosvenor Street sit two Government of Ontario office buildings. Between the two is Burton Hall, owned by Women's College Hospital and occupied by hospital uses.

South: On the south side of Grenville Street are large mid-rise office buildings, including the Ontario Archives.

East: Bay-Grosvenor Developments Inc. has proposed a 48-storey residential condominium tower at 832 and 860 Bay Street. The proposal would incorporate the heritage Addison on Bay car dealership building as podium of the tower. The proposal has been the subject of community consultation and final staff recommendations are expected later in 2007. A north-south public lane separates the Women's College Hospital site from the proposed Bay-Grosvenor development.

West: On the west side of Surrey Place are mid-rise office buildings occupied by government and institutional offices.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the property at 76 Grenville Street as Institutional Area, made up of major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, including the full range of housing associated with a health institution, as well as utility uses.

The Official Plan designates the property at 51 Grosvenor Street as Mixed Use Area, made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The City's Official Plan is to be read in its entirety. Section 3.1.5 of the Official Plan includes policies with respect to the conservation of heritage resources, and Section 3.2.1 includes policies respecting the preservation of rental housing. Both of these sections

will be considered with respect to the applications, and the applicant has proposed exemption from certain policies in these sections.

Zoning

The Zoning By-law zones 76 Grenville Street Q T8.0 which is a mixed use designation that permits a full range of institutional uses and few residential uses. The maximum density of development permitted is 8.0 times the area of the lot. In addition, section 12(1)100 of the Zoning By-law permits a public hospital on the property provided its height does not exceed 30.5 metres. Section 12(2)87 establishes a site specific parking requirement for a public hospital on the site.

The Zoning By-law zones 51 Grosvenor Street R3 Z2.5, which permits a broad range of residential uses in development at densities up to 2.5 times the area of the lot.

The zoned height limit for both properties is 46 metres.

Site Plan Control

Redevelopment of Women's College Hospital will require Site Plan Approval; however, no application has been submitted.

Tree Preservation

The applicant has submitted an arbourist report which states that 27 trees have been inventoried on the properties, two of which would require a permit for removal under the City's tree preservation by-law. The arbourist report has been circulated to Urban Forestry staff for review and comment.

Other By-law

By-law 420-90 includes the site in an area defining the University of Toronto campus as an area to be examined for future designation as a heritage conservation district.

Reasons for the Application

Generally, Women's College Hospital has requested that the Official Plan and Zoning By-law designations of 51 Grosvenor be changed to match the Institutional designations of the 76 Grenville property.

The proposal requires an Official Plan Amendment to provide broad underlying land use permission for institutional uses on the 51 Grosvenor Street property. The application also requests relief from policies respecting preservation of rental housing in Section 3.2.1 of the Official Plan and policies respecting conservation of heritage resources in Section 3.5.1.

The proposal requires a Zoning By-law amendment because a public hospital is not a permitted use on 51 Grosvenor Street. Furthermore, the 82- and 67-metre height limits proposed for portions of the site exceed the existing height limit of 46 metres.

Building Division staff will complete a zoning review of the proposal and may identify further areas of non-compliance with the Zoning By-law.

COMMENTS

Issues to be Resolved

Reconstruction of Women's College Hospital will represent a significant physical changes to this city block. The hospital faces the challenge of reconstructing its capital facilities while maintaining to provide its services.

The applicant has not submitted detailed plans for the proposed buildings, as it continues discussions with the Ministry of Health and Long-term Care with respect to the future hospital programs. The proposal seeks Official Plan and Zoning By-law permissions to accommodate future development, recognizing that Site Plan Approval will be required in the future, once the specifics of the hospital program are finalized.

The proposal will be reviewed with respect to the following issues:

- a) The appropriateness of changing the Official Plan land use designation of 51 Grosvenor Street from Mixed Use to Institutional.
- b) The appropriateness of increasing the permitted density of 51 Grosvenor Street from 2.5 to 8.0 times the area of the lot.
- c) The appropriateness of the height and massing of the proposed building envelopes.
- d) The physical relationship of the proposed development to the neighbouring property at 832 and 860 Bay Street and its proposed residential development.
- e) The physical relationship of the new development to the public realm surrounding the site and opportunities to improve the public realm.
- f) Shadow and wind impacts of the proposed development.
- g) The loss of 59 rental dwelling units resulting from the demolition of the Kenson apartment building at 51 Grosvenor Street.
- h) The heritage impact of the demolition of 51 Grosvenor Street, which is listed on the City of Toronto Inventory of Heritage Buildings.
- i) The heritage value of the existing Women's College Hospital buildings and the heritage impact of the proposed reconstruction on those buildings.
- j) The traffic impact of the proposed redevelopment and the adequacy of the proposed parking supply.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

CONTACT

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SIGNATURE

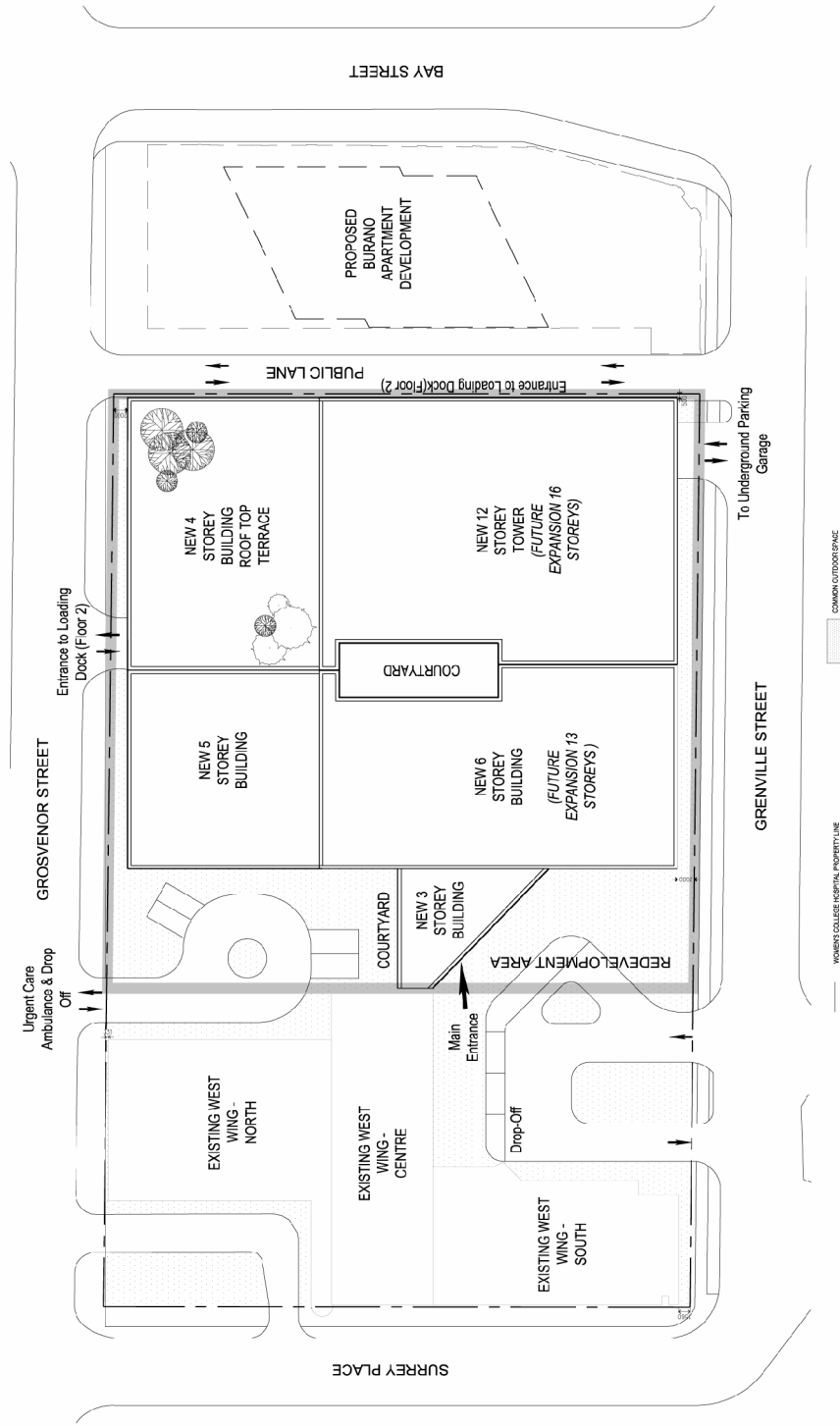
Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1:	Site Plan
Attachments 2-5:	Elevations [as provided by applicant]
Attachment 6:	Zoning
Attachment 7:	Official Plan
Attachment 8:	Application Data Sheet

Attachment 1: Site Plan



60 - 76 Grenville Avenue & 51 Grosvenor Street

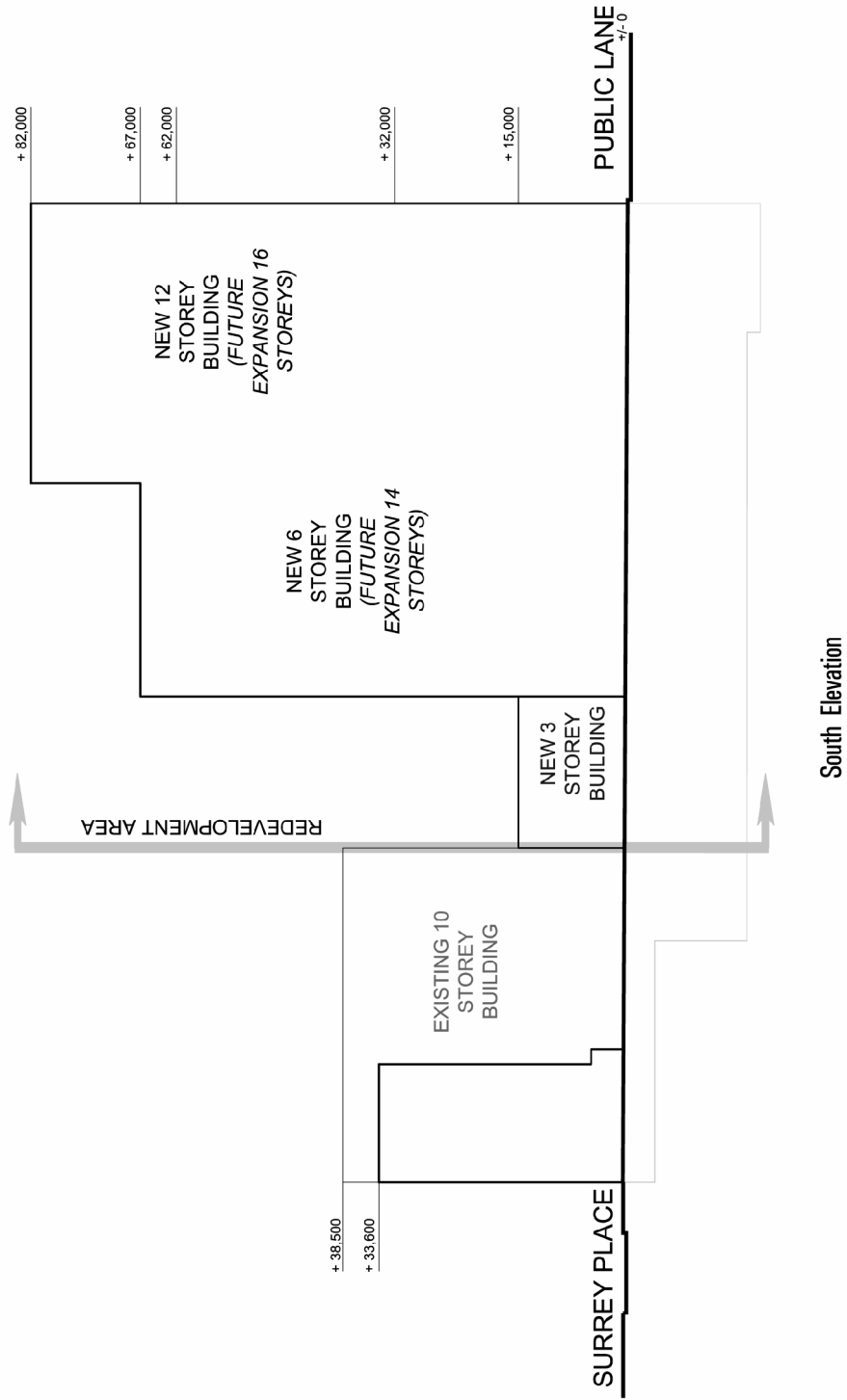
Site Plan
Applicant's Submitted Drawing

File # 07_226003

Not to Scale
06/06/07



Attachment 2: South Elevation

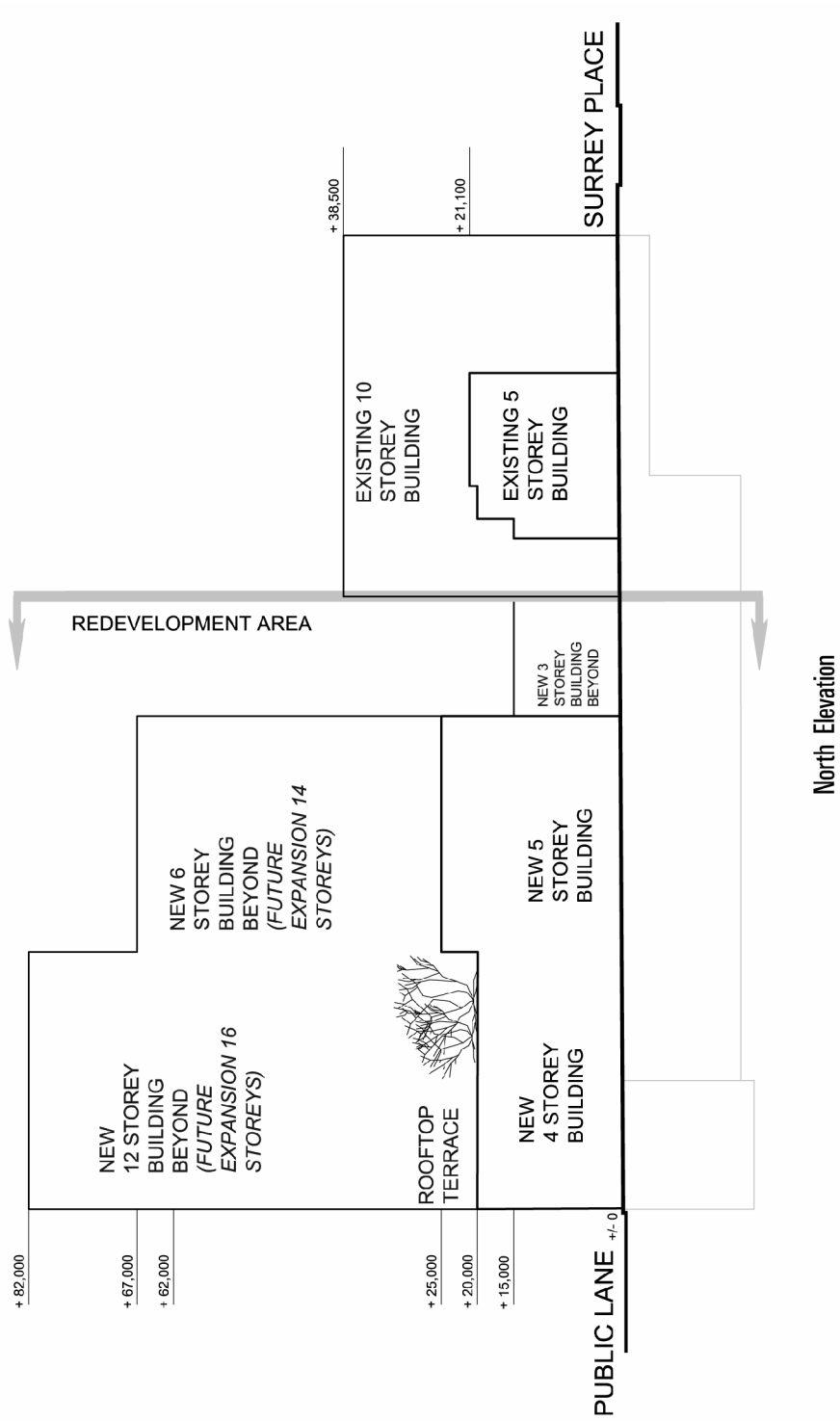


Elevation
 Applicant's Submitted Drawing
 Not to Scale
 06/06/07

60 - 76 Grenville Avenue & 51 Grosvenor Street

File # 07_226003

Attachment 3: North Elevation

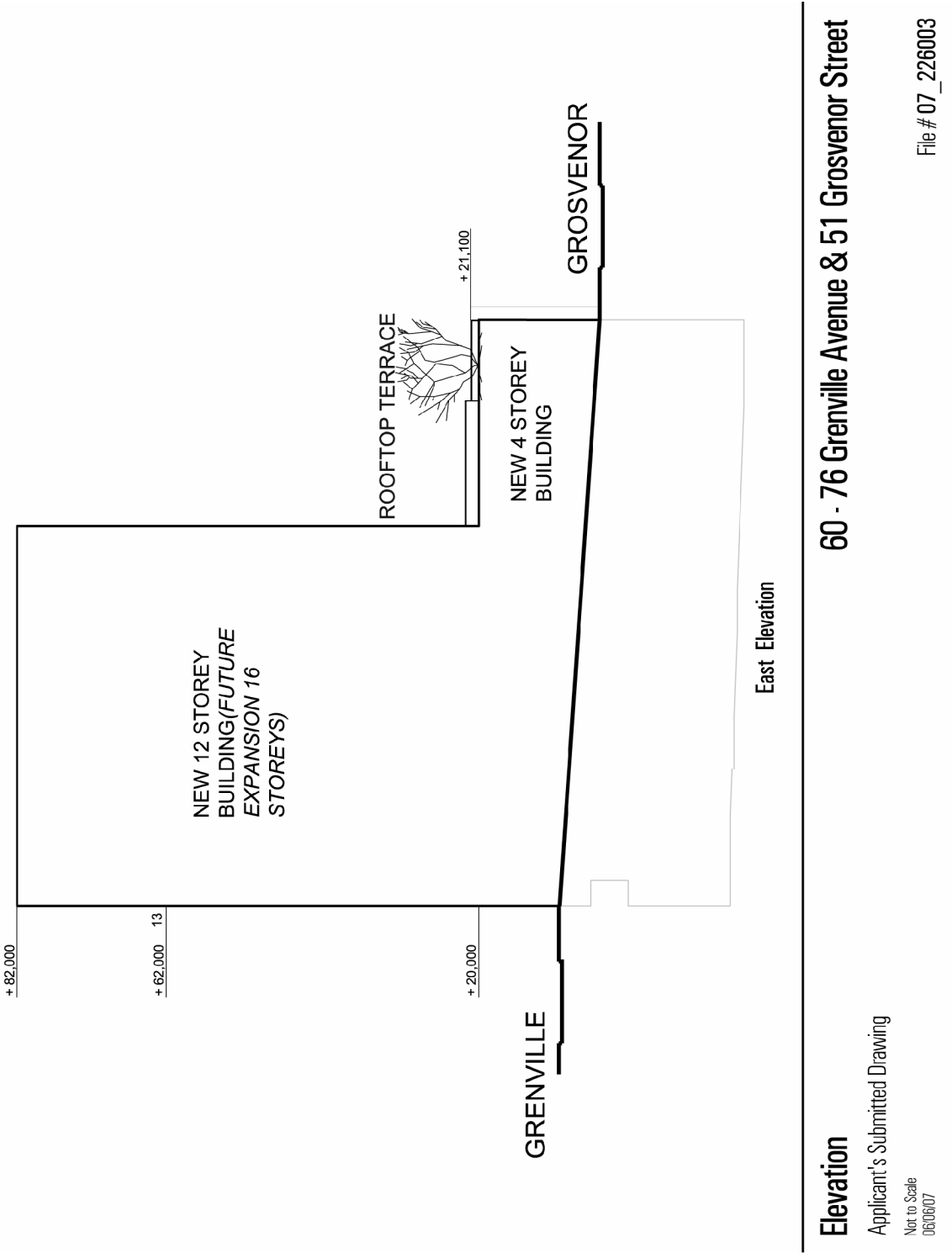


Elevation
 Applicant's Submitted Drawing
 Not to Scale
 06/06/07

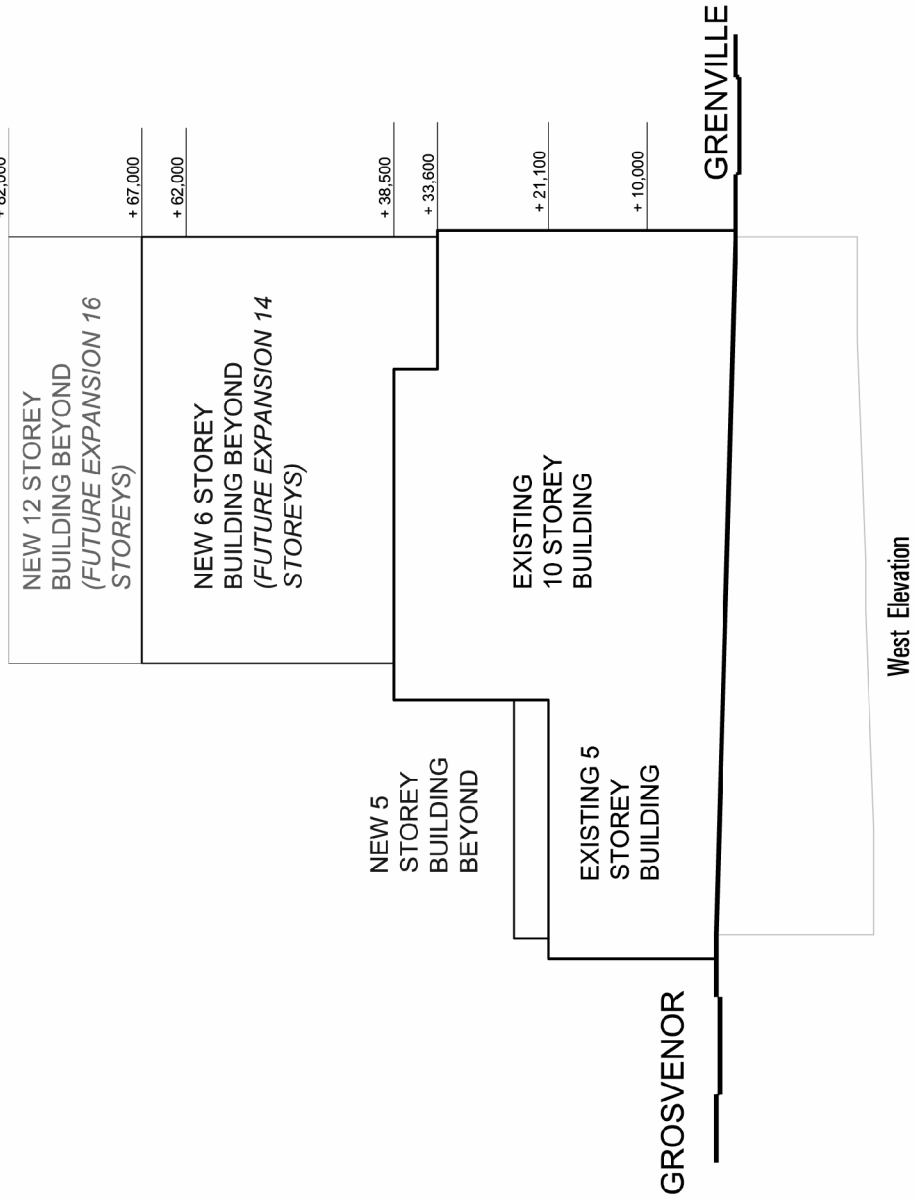
60 - 76 Grenville Avenue & 51 Grosvenor Street

File # 07_226003

Attachment 4: East Elevation



Attachment 5: West Elevation

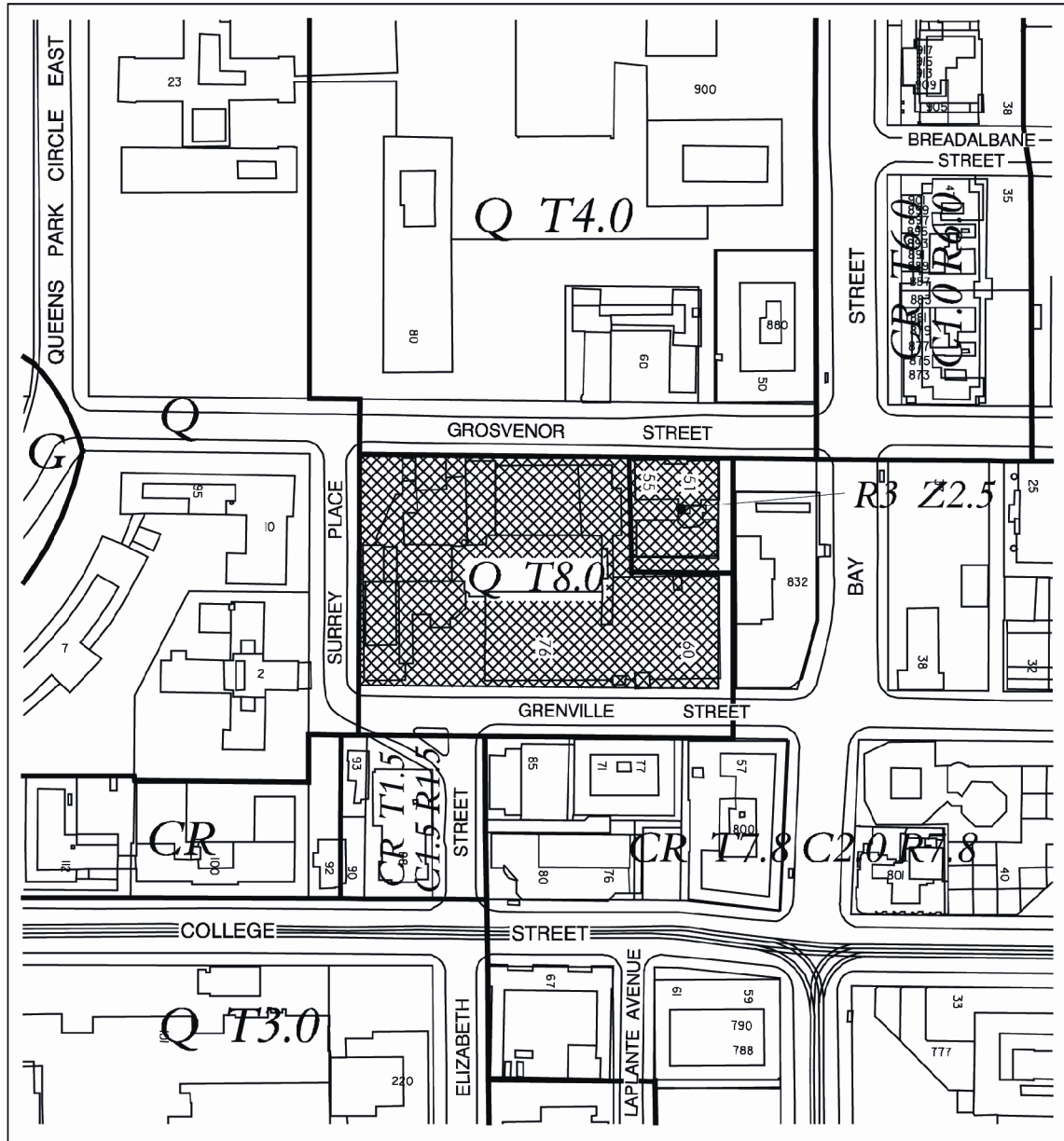


Elevation
 Applicant's Submitted Drawing
 Not to Scale
 06/06/07

60 - 76 Grenville Avenue & 51 Grosvenor Street

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Attachment 6: Zoning



TORONTO City Planning
Zoning

60 - 76 Grenville Avenue & 51 Grosvenor Street

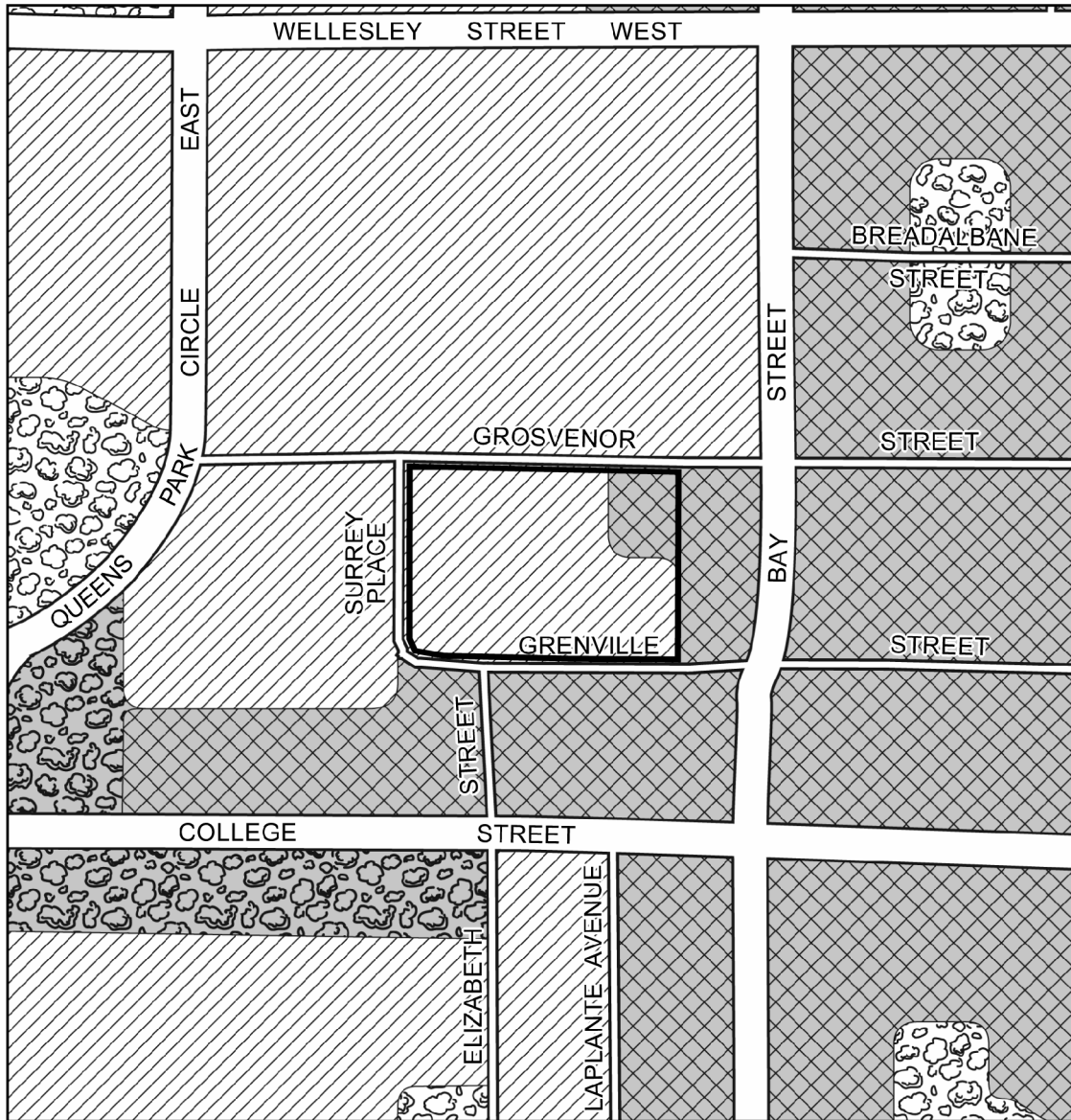
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- R3 Residential District
- CR Mixed-Use District
- Q Mixed-Use District
- G Parks District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 06/04/07 - TA

Attachment 7: Official Plan



- Site Location
- Mixed Use Areas
- Parks
- Other Open Space Areas
- Institutional Areas

Not to Scale
 06/06/07

Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	07 226003 STE 27 OZ
Details	OPA & Rezoning, Standard	Application Date:	May 31, 2007

Municipal Address: 76 GRENVILLE ST, TORONTO ON M5S 1B2
 Location Description: PL LT159 LTS 125 TO 141 LTS 143 144 147 & 148 **GRID S2709
 Project Description: PHASED RECONSTRUCTION OF (SUNNYBROOK AND) WOMEN'S COLLEGE HOSPITAL

Applicant:	Agent:	Architect:	Owner:
STIKEMAN ELLIOTT			WOMENS COLLEGE HOSPITAL

PLANNING CONTROLS

Official Plan Designation:	MUA	Site Specific Provision:	
Zoning:	Q T8.0, R3 Z2.6	Historical Status:	Y
Height Limit (m):	46	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	11072	Height:	Storeys:	16	
Frontage (m):	131.25		Metres:	82	
Depth (m):	84				
Total Ground Floor Area (sq. m):	7875				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	302	
Total Non-Residential GFA (sq. m):	70353		Loading Docks	5	
Total GFA (sq. m):	70353				
Lot Coverage Ratio (%):	71				
Floor Space Index:	6.4				

DWELLING UNITS

Tenure Type:		
Rooms:	0	
Bachelor:	0	
1 Bedroom:	0	
2 Bedroom:	0	
3 + Bedroom:	0	
Total Units:	0	

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	0	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	70353	70353	0

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