

**399 Bathurst Street – Zoning by-law Amendment
Application - Preliminary Report**

Date:	December 9, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	08-219428 STE 20 OZ

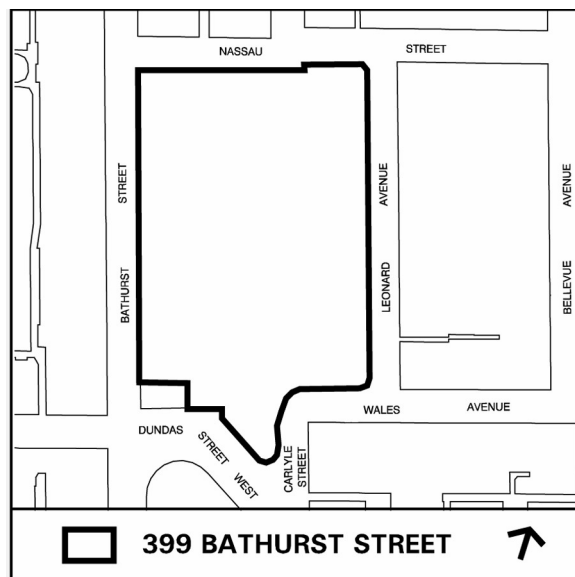
SUMMARY

This application was made on or 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 a nine-storey addition (“the Krembil Discovery Centre”) to the north-east corner of the existing hospital at 399 Bathurst Street that will contain research and clinical floors as well as hospital care in the form of clinical treatment and rehabilitation facilities.

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

It is anticipated that a public meeting will be held in the first quarter of 2009. The Final Report is targeted for the fourth quarter of 2009 assuming that all required information is provided in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Several variances have been granted in the past for additions and changes to the Toronto Western Hospital. The latest of these was in 2002 at which time the Committee of Adjustment approved a height variance to permit the East Wing to be constructed.

PRE-APPLICATION CONSULTATION

Several pre-application meetings were held with City staff during which issues related to the height and impact of the proposal on the *Neighbourhood* immediately north of the site were raised. As a result of these discussions, the height of the addition was reduced from 10 storeys to 9 storeys.

The public consultation meeting is intended to be held in the first quarter of 2009.

ISSUE BACKGROUND

Proposal

The proposal is to construct a new nine-storey research and clinical development building on the northeast corner of the Toronto Western Hospital site at Nassau Street and Leonard Avenue. The proposed building will have a non-residential gross floor area of 30,799 square metres with a total height of 48 metres plus mechanical penthouse. As part of the proposal, the loading facilities currently located on Nassau Street are intended to be re-designed to screen the garbage pick-up and loading from the residential uses on the north side of Nassau Street.

Site and Surrounding Area

The site of the proposed addition is currently occupied by the existing loading facilities, a gravel lot, and a portion of the former East Wing building which is intended to be demolished as part of this process.

North: two to three - storey semi-detached and detached houses;

South: the remainder of the hospital

East: Leonard Street parking garage belonging to the hospital, residential uses including a small apartment building and two to three- storey semi-detached and detached houses; and

West: mixed commercial/residential uses on the west side of Bathurst Street in low rise buildings.

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 site is designated 'Institutional' which permits a hospital. There is no applicable Secondary Plan.

Zoning

The site is zoned R4 Z1.0 which permits residential uses up to one times the area of the lot and to a maximum height of 10 metres. Hospitals are also a permitted use.

Site Specific By-law 831-80 permits a hospital and specifies, among other details, the maximum gross floor area, the minimum required parking and bicycle parking spaces. In the intervening time since its approval, the by-law has been amended by the Committee of Adjustment to permit several additions and changes to the hospital.

Site Plan Control

Site Plan Approval is required and is expected to be applied for in the near future.

Tree Preservation

An Arborist Report was received as part of the application. There are a significant number of trees on the site some of which will require removal to permit the proposal.

Reasons for the Application

The proposal exceeds the permitted height limit of 10 metres by 38 metres. It also exceeds the permitted gross floor area and the extent of that exceedance is to be determined. Other variances may be identified during the circulation process.

COMMENTS

Issues to be Resolved

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.

As part of the review process, staff will be requesting further information and clarification about details of the project. To date, the following issues have been identified:

- height, massing and location of the addition;
- impact on the residential neighbourhood to the north and east;
- the location, design and hours of operation of the loading facility;
- relationship of ground floor uses to the adjacent street and opportunities to animate the street; and
- traffic impacts.

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

CONTACT

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SIGNATURE

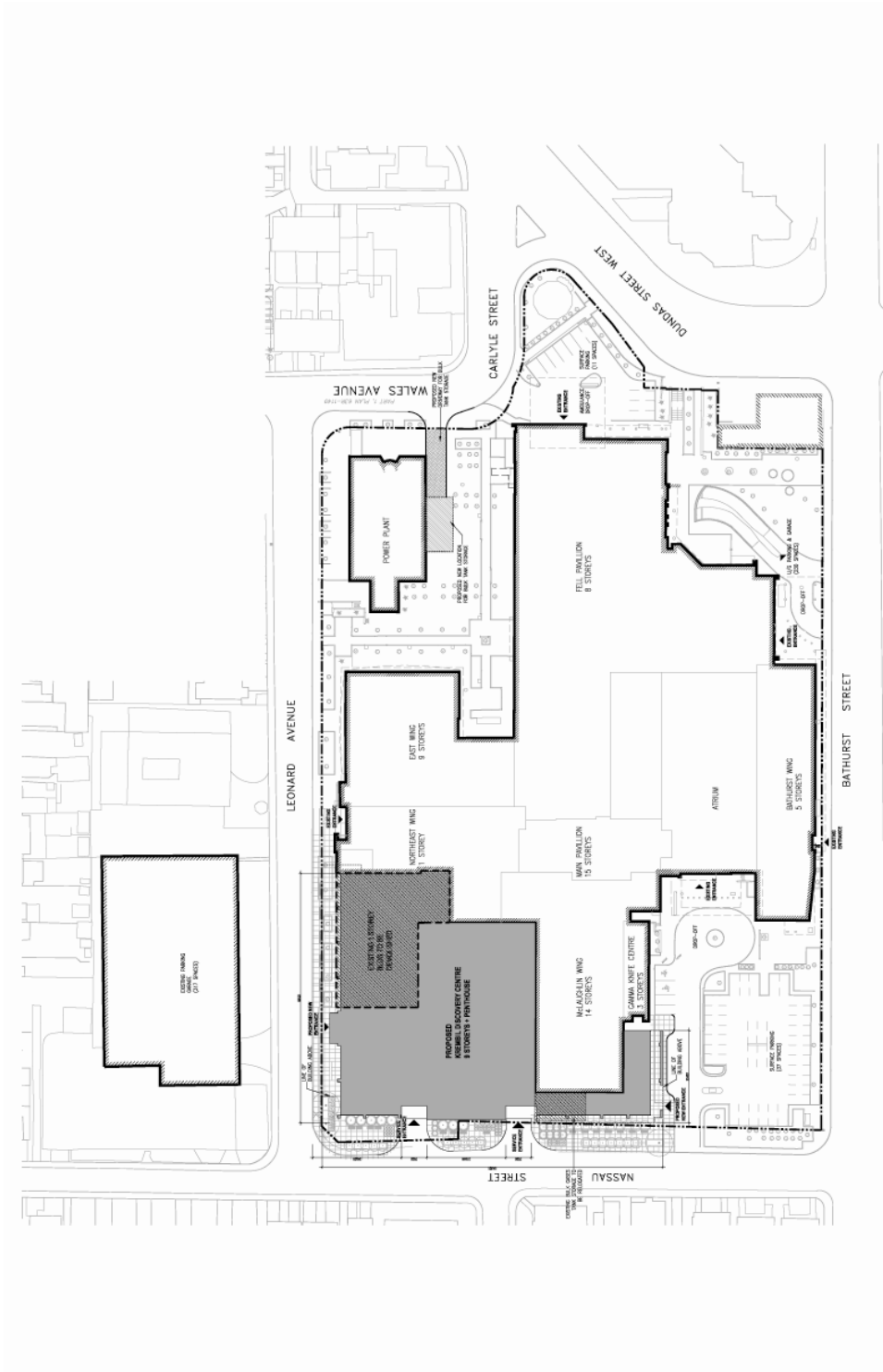
Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

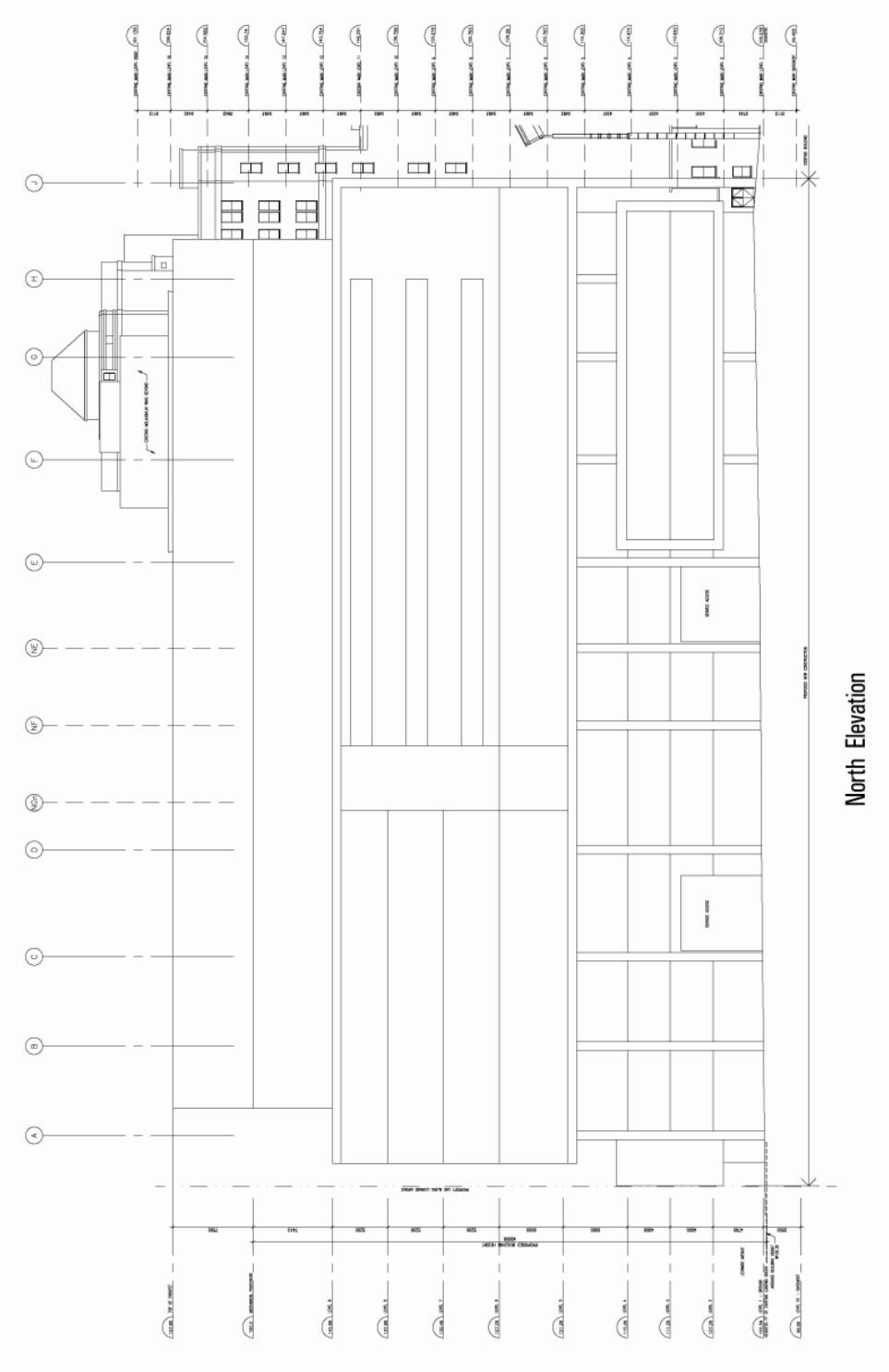
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399 Bathurst Street

File # 08_219428

Attachment 2: Elevations



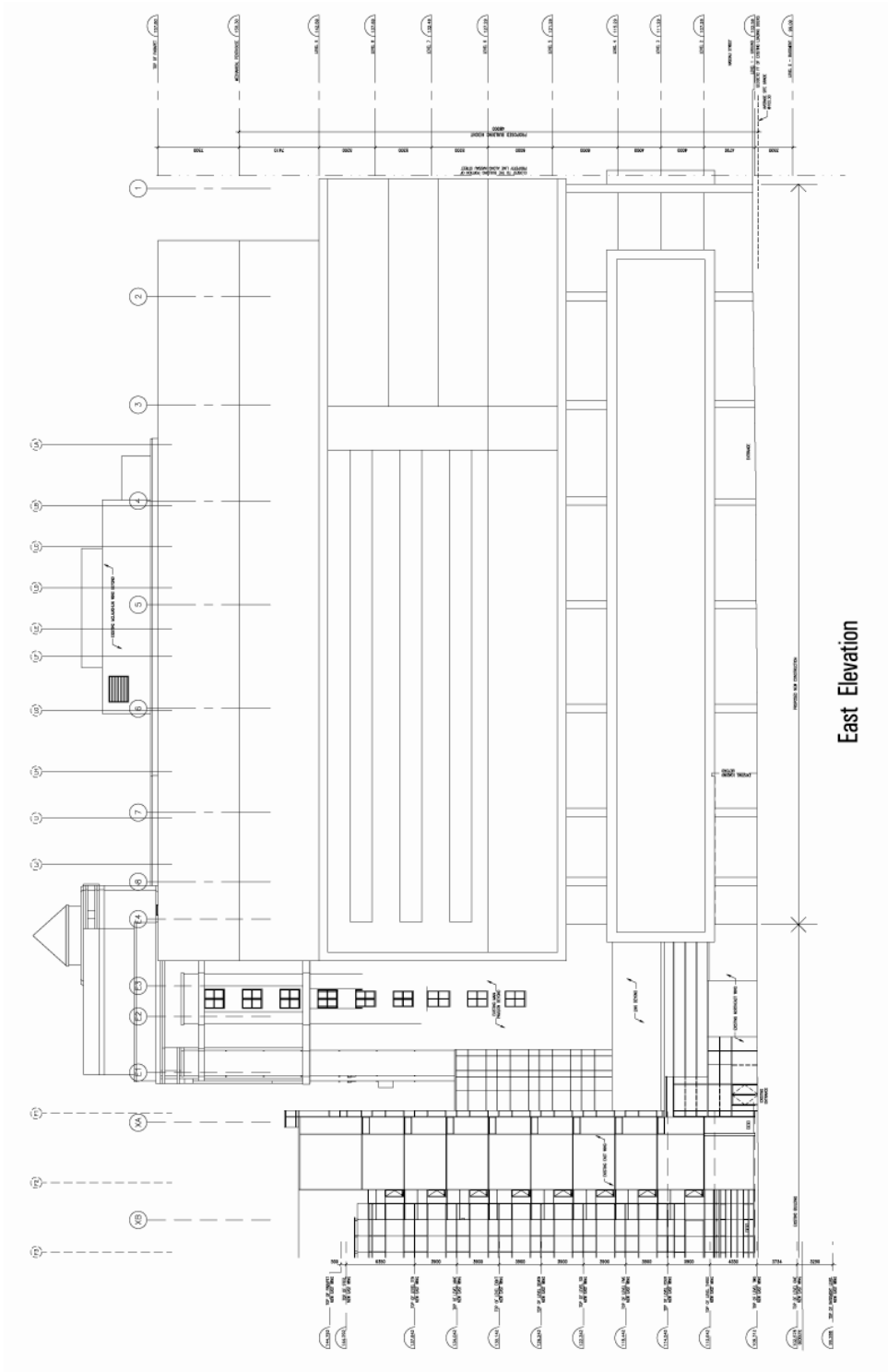
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Elevations
Applicant's Submitted Drawing

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Attachment 3: Elevations



Elevations

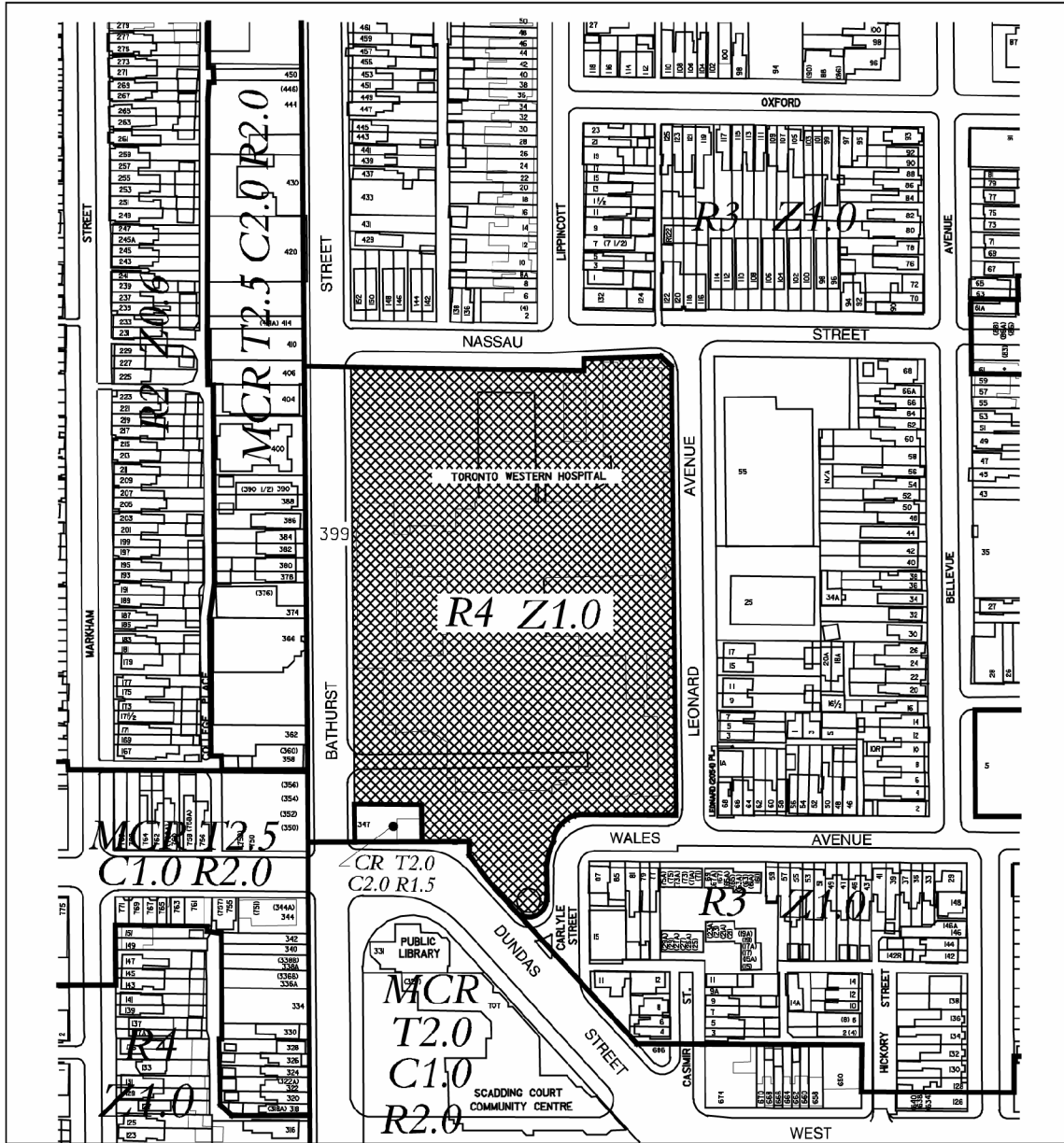
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399 Bathurst Street

File # 08_219428

Attachment 4: Zoning



399 Bathurst Street

File # 08_219428

- R2 Residential District
- R3 Residential District
- R4 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 12/01/08 - MH

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	08 219428 STE 20 OZ
Details	Rezoning, Standard	Application Date:	November 5, 2008
Municipal Address:	399 BATHURST ST		
Location Description:	PL 1070 LT1 TO 23 PL 1134 LT A PL 121 LT1 TO 8 PL D1482 PT LT3 PL 312 PT LT22 **GRID S2008		
Project Description:	Rezoning application to erect new "Krembil Discovery Centre" research and clinical development building on University Health Network Property -North and East of Dundas and Bathurst		

Applicant:	Agent:	Architect:	Owner:
Goodmans LLP Cathy Biesma			Toronto Western Hospital

PLANNING CONTROLS

Official Plan Designation:		Site Specific Provision:	831-80
Zoning:	R4 Z1.0	Historical Status:	
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	28141	Height: Storeys:	9
Frontage (m):	188.5	Metres:	48
Depth (m):	134		
Total Ground Floor Area (sq. m):	17600		Total
Total Residential GFA (sq. m):	0	Parking Spaces:	595
Total Non-Residential GFA (sq. m):	116855	Loading Docks	11
Total GFA (sq. m):	116855		
Lot Coverage Ratio (%):	62.5		
Floor Space Index:	4.15		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	30700	0
Total Units:	0			

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