

**Results of Public Meeting (October 23, 2023) and Correspondence Received  
OZS-2023-0025**

**Members Present:**

Regional Councillor M. Palleschi - Wards 2 and 6  
Deputy Mayor H. Singh - Wards 9 and 10  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
Regional Councillor N. Kaur Brar - Wards 2 and 6  
Regional Councillor D. Keenan - Wards 3 and 4  
Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor G. Toor - Wards 9 and 10  
City Councillor R. Power - Wards 7 and 8

**Members Absent:**

Mayor Patrick Brown (ex officio)

**Staff Present:**

Management

Steve Ganesh, Commissioner, Planning Building and Growth

Jeffrey Humble, Manager, Policy Planning  
David Vanderberg, Manager, Planning Building and Economic Development  
Henrik Zbogor, Director, Integrated City Planning  
Angelo Ambrico, Manager, Development Services  
Tristan Costa, Planner, Integrated City Planning  
Arjun Singh, Planner, Development Services  
Charles Ng, Planner, Development Services  
Francois Hemon-Morneau, Planner, Development Services  
Samantha Dela Pena, Planner, Development Services  
Wang Kei (Edwin) Li, Planner, Development Services  
Nasir Mahmood, Planner, Development Services  
Alex Sepe, Planner, Development Services  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Gagandeep Jaswal, Legislative Coordinator

**Item 5.4**

Staff Presentation re: Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025

Item 6.2 was brought forward and dealt with at this time.

François Hémon-Morneau, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, issues and considerations, and current status.

Eric Saulesleja, Planner, GSP Group, on behalf of William Osler Health System, presented an overview of the application that included development context, project summary, zoning by-law amendment, and shadow impacts.

The following motion was considered.

### **PDC145-2023**

1. That the staff presentation re: **Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025** to the Planning and Development Committee meeting of October 23, 2023, be received; and
2. That the following delegation re: Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025 to the Planning and Development Committee meeting of October 23, 2023, be received:
  1. Eric Saulesleja, GSP Group, on behalf of William Osler Health System.

Carried

Public concerns raised and coordinating staff responses can be found summarized below:

<b>Concern Raised</b>	<b>Staff Response</b>
Increase in local traffic and the ability of local roads to accommodate car and ambulance traffic.	A Traffic Impact Study (TIS), prepared by BA Group dated June 2 <sup>nd</sup> , 2023 assessed the transportation, traffic and parking issues with respect to the proposed development. The study notes that the net traffic impact from the proposed development to surrounding areas to be relatively minor and that parking and site access for the proposed development to be acceptable.

	<p>An emergency ambulance garage is located in the northwest corner of the site with a driveway connection to John Street, east of centre Street South. Ambulances access the garage directly via the John Street driveway and travel south into the garage. When exiting, ambulances loop around the outside of the garage and drive north to the John Street driveway. Vehicle manoeuvre diagrams have been reviewed and deemed satisfactory to accommodate car and emergency vehicle traffic.</p>
<p>Shadowing impact on adjacent properties</p>	<p>A Sun and Shadow Study was prepared by HOK Inc. in association with EXP Services Inc. in support of the proposed development. The findings discovered that the shadowing impacts of the proposed development onto the mixed-use high-rise north of John Street will occur in the morning hours during the spring and fall equinox. This findings also discovered that the majority of shadowing impacts of the proposed development will be cast on the proposed parking area north east of Lynch Street. Planning and Design staff has reviewed the Sun/Shadow Study, and found the Study and its findings acceptable.</p>
<p>Noise generated from 24-hours operation of the hospital</p>	<p>A Noise and Vibration Impact Study, prepared by Thornton Tomasetti dated June 1<sup>st</sup>, 2023 assessed the noise and vibration impacts on the project from surrounding sources and the noise impact of the project on surrounding noise sensitive areas.</p> <p>The study concludes that the proposed development is supportable if noise mitigation measures are implemented. The development is expected to comply with all applicable noise regulations. It is also noted that a hospital is already a permitted use in the Zoning By-law.</p>
<p>Compatibility of the proposed development with respect to built form and size</p>	<p>The proposed development includes various design elements that are considered desirable and appropriate for a health care facility and is further considered appropriate for the subject lands and surrounding area. Based on the location of the subject land, its relationship with the immediate area, surrounding land uses, and spatial separation, the requested increase in building height requirements is</p>

	<p>considered appropriate for the proposed development's intended use.</p> <p>Staff are satisfied with the building performance standards associated with the Zoning By-law amendment, which result in a built form that is desirable and efficient for the proposed hospital expansion.</p>
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