

Peel Memorial Hospital Zoning By-law Amendment

Peel Memorial Hospital | Zoning By-law Amendment
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Introductions

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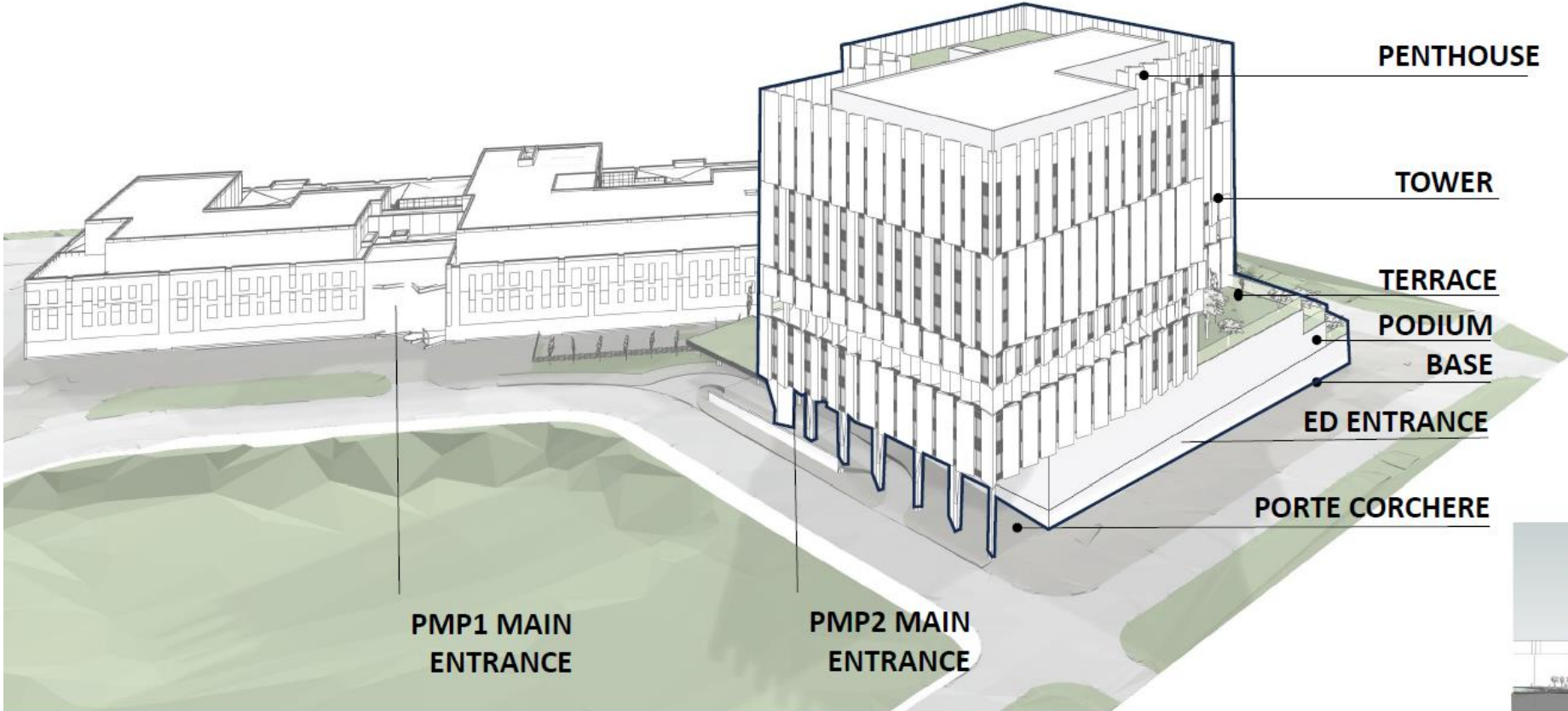
Development Context

- A Site Plan Approval 1 (SPA 1) application has been submitted and is being reviewed concurrently with this Zoning By-law Amendment application.
- This will provide a fulsome set of project requirements and basis of design principles will define the project.
- This application will be finalized by a successful proponent, selected through a rigorous evaluation process by Osler and Infrastructure Ontario.

Development Context

EXISTING PHASE 1 (PMP1)

PHASE 2 (PMP2)



PMP2 Project Summary

Peel Memorial is designed to serve the functional program components of an acute care service strategy. The building is organized to house an increased capacity of acute and post-acute services, consisting of various inpatient programs and services, outpatient services and support services.

Programing Includes:

Complex Geriatric Behavioural Care Unit (GABU)
Medically Assisted Withdrawal Management Unit and
Post Acute Concurrent Disorders Unit
Rehabilitation, Functional Enhancement Service and
Complex Continuing Care (CCC) Inpatient Units
Seniors Health Cognitive Rehabilitation Unit
Outpatient Rehabilitation Services
Seniors Health Ambulatory and Outreach Services
Environmental Services Facilities

Food Services
Materials Management
Morgue
Public Areas
Displaced Functions
In-centre Haemodialysis Unit
Emergency Department

Proposed Zoning By-law Amendment

As indicated in the staff report and presentation, relief is being sought regarding the proposed height, exterior side yard setback, and exterior side yard landscape setback.

Provision	Requirement	Proposed
Height	3 storeys	13 storeys (Institutional Floor to Floor)
Exterior Side Yard Setback	~35 metres (half building height)	5 metres
Exterior Side Yard Landscaped Setback	Limited yard encroachment	3 metres

Proposed Zoning By-law Amendment

Proposed Height:

- The Zoning By-law currently limits the height of the Subject Site to 3 storeys.
- To meet the growing health care needs of the community, additional height is required on the Subject Site.
- In context, a 25 storey building (Symphony Condos, pictured) is adjacent to the Subject Site to the north, and the Subject Site is within both a Major Transit Station Area and Queen Street Corridor Secondary Plan. This context promotes taller built forms and additional density.
- Based on this information, the Institutional height 13 storeys proposed is appropriate.

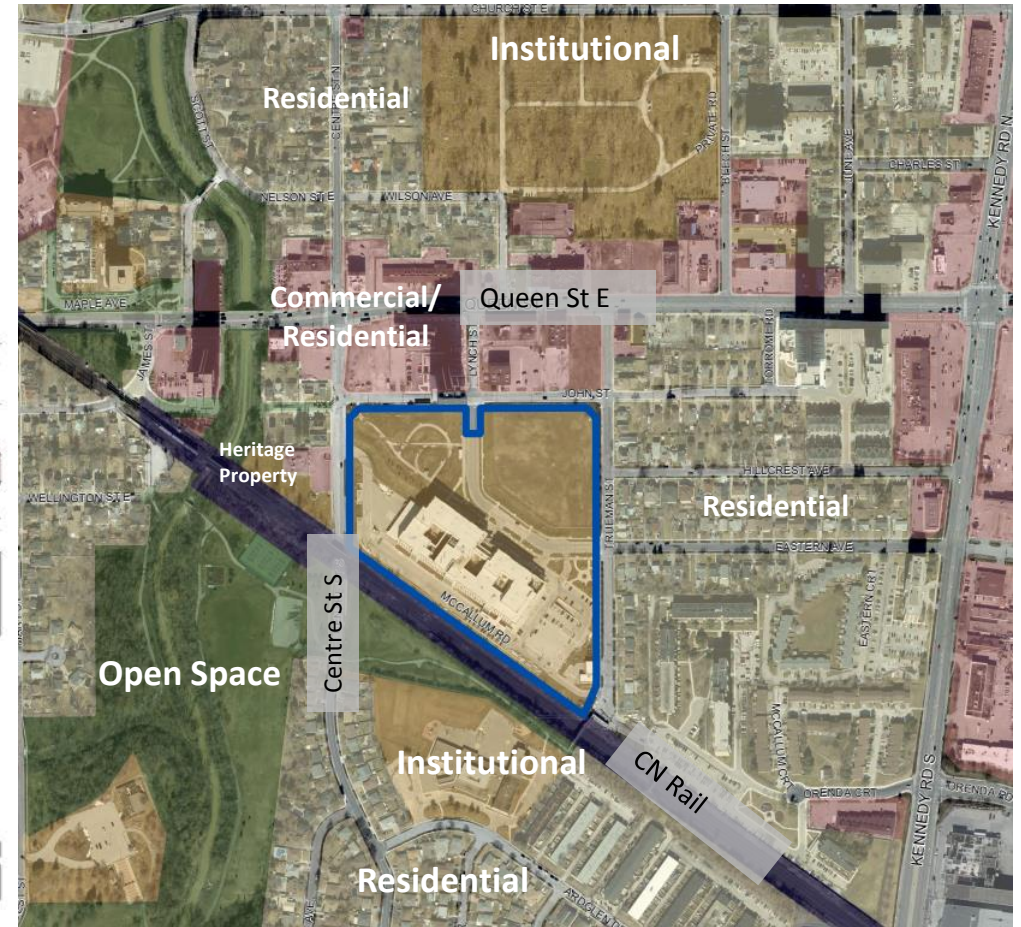
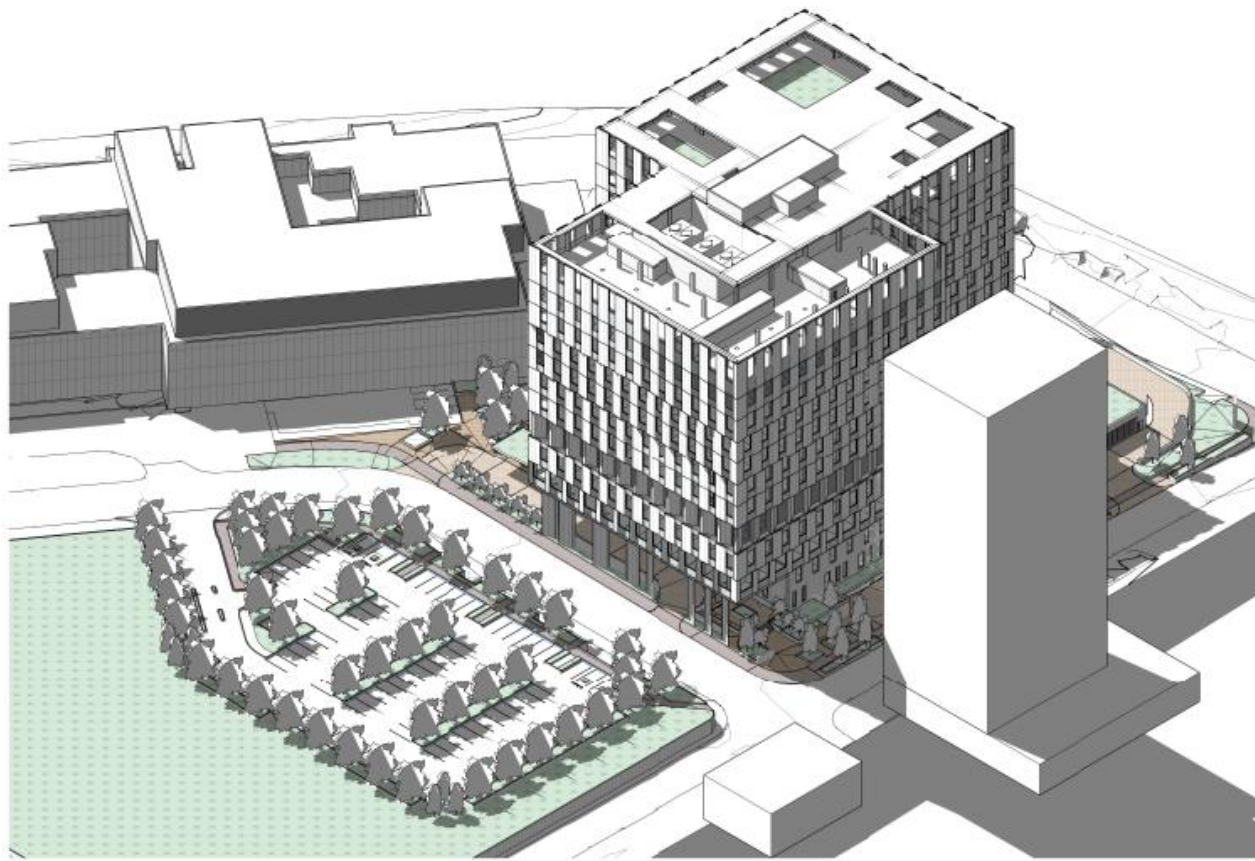


Proposed Zoning By-law Amendment

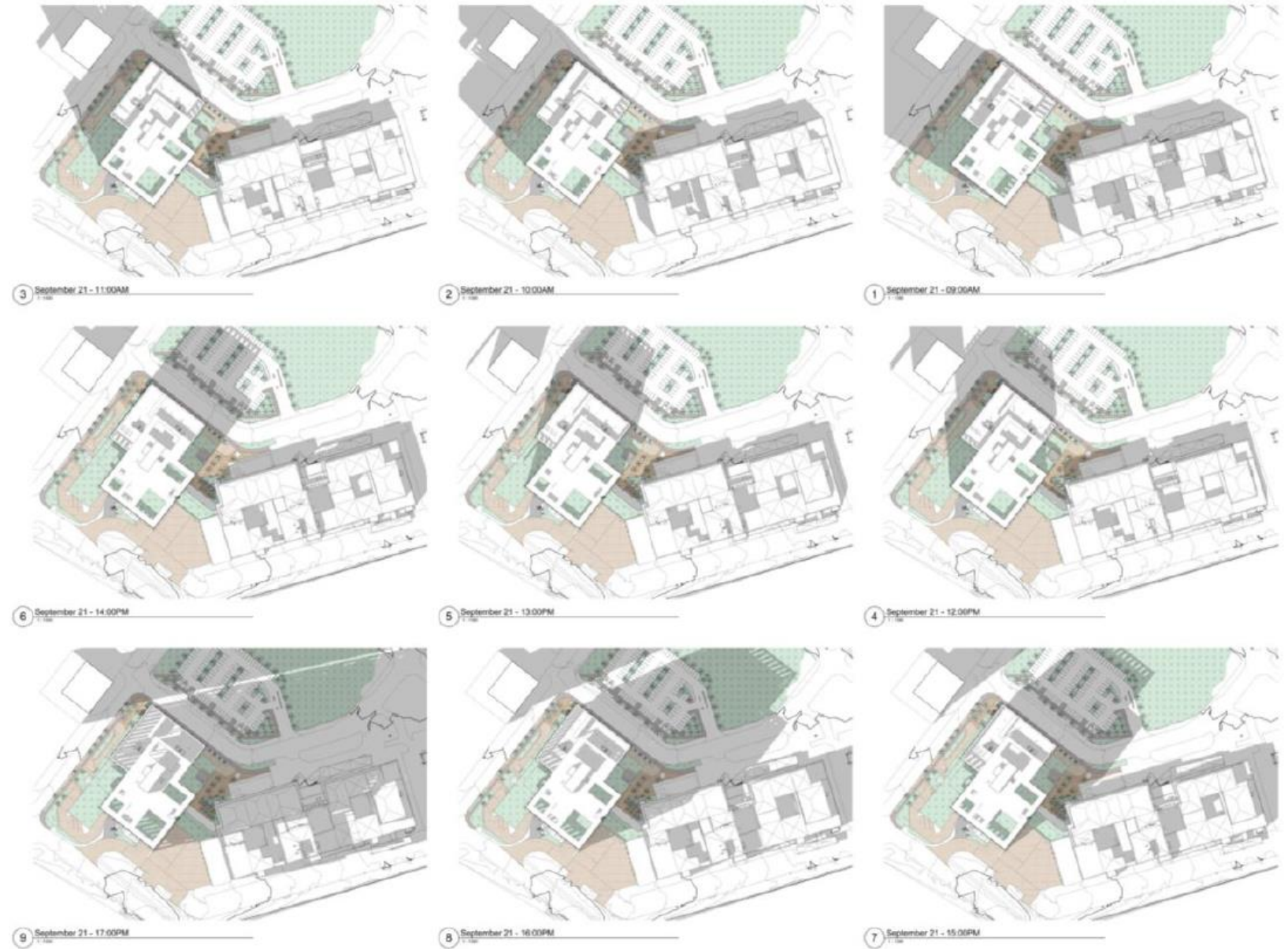
Proposed Exterior Side Yard Setback and Landscaped Setback:

- The exterior side yard for the Subject Site is John Street.
- The I2 zone requires an exterior side yard setback of either 7.5 metres or half of the building height, whichever is larger. As the building is more than 70 metres tall, the exterior side yard setback requirement is more than 30 metres.
- This requirement essentially renders the Subject Site undevelopable, save and except for low height buildings. The usable space afforded by a taller building is required to meet the health care needs of the community.
- Further, the Zoning By-law permits 1 metre setbacks for Region of Peel Health Care Facilities, the building typology of which would be very similar to that proposed.
- The proposed 5 metre setback, and associated landscaping, is appropriate in this context.

Integration into Existing Context



Shadow Impacts



Summary and Conclusion

- PMP2 encompasses a wide range of programs and services to meet community needs.
- A Zoning By-law Amendment is required to address height and exterior side yard setbacks.
- The proposed development is appropriate in both the existing and planned context.
- Shadows impacts are generally minimal on surrounding uses, as demonstrated in the completed shadow study.

Thank you

We would be happy to answer any questions.