



University of Toronto

OFFICE OF THE VICE-PROVOST AND FACILITIES PLANNING

TO: Planning and Budget Committee

SPONSOR: Ron Venter, Vice-Provost, Space and Facilities Planning

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DATE: May 6th, 2004 for May 18th 2004.

AGENDA ITEM: 6

ITEM IDENTIFICATION:

Approval of the April 2003 Master Plan of the Sunnybrook-Women's College Health Science Centre.

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, the Planning & Budget Committee reviews campus master plans and recommends to the Academic Board approval in principle.

PREVIOUS ACTION TAKEN:

In March, 1992, the Planning and Priorities Committee approved the Sunnybrook Health Science Centre Master Plan. This plan identified the expansion areas of activities included within the health care and research functions of the Medical Centre. The plan also defined the expansion of infrastructure and internal and external circulation within the Sunnybrook grounds.

The specific approval, endorsed by Governing Council on May 28th, 1992, was contingent upon:

- i) Any substantial change to the approved Master Plan or uses of Sunnybrook lands or buildings, or new building projects that may, in the judgment of the University, contravene the terms of the ground lease or other covenants would be submitted to the University for review and approval.
- ii) Sunnybrook would submit proposed revisions to any approved Plan and proposals for new buildings or new or changed uses at an early stage, before they advance into detailed planning and implementation.
- iii) Sunnybrook would not embark on any significant development of the lands or construction or alteration of buildings or new or changed uses not in accordance with the approved Plan.

BACKGROUND:

With the amalgamation of Sunnybrook Health Science Centre and Women's College Hospital in 1999/2000, the relocation and expansion of programs to the Bayview Avenue site were anticipated. In April 2001, the Planning and Budget Committee was informed of these changes that included the expansion of the M-Wing, the G-Wing and the additional 6-level parking garage.

At the present time further developments at the Sunnybrook-Women's College Health Science Centre are anticipated. There was agreement by representatives from both the University of Toronto and Sunnybrook-Women's that the preferred route would be to seek approval of a revised Master Plan for Sunnybrook-Women's College Health Science Centre. The current Master Plan, dated April 4th, 2003 has been approved by the S&W Board and has been forwarded to the University of Toronto for approval. Binders of the complete Mater Plan are available for review in the Office of the Secretary to Governing Council.

Within this Plan, additional revisions, approved by the S&W Board on April 13th, 2004, are included. Specifically, these revisions address the Long Range Planning Framework –Sunnybrook Campus Site Plan and are incorporated into Chapter 1 and identified as Dwg SKA-10-3a, revised March 31st, 2004, plus the companion text.

HIGHLIGHTS:

The additional revisions within the Plan, referred to above, now include and identify specific building envelopes that provide for the long term expansion on the Sunnybrook Campus for a University Health Education Enterprise. In addition, a Research Park & Underground Parking plus other potential building sites are identified for hospital/ university development.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

At present the focus is directed to the approval of the Master Plan. However, Sunnybrook Women's have also requested reconsideration and renewal of the existing lease agreement. Negotiations between Sunnybrook-Women's and the University of Toronto have been initiated by the Provost in March 2004.

The original lease was established in October 1966 for a period of 21 years. This was renewed in September, 1987 for a further 21 years and concludes in September 2008.

While the full details of any lease agreement will require formal approval by Governing Council, it is important at this stage to indicate that Sunnybrook-Women's is seeking to raise the necessary external capital to expand their facilities, notably the N-Wing. Ever cognizant of the details of the existing lease arrangements, it is envisaged at the present time that a new lease agreement, possibly extending to 49 years, would be required to address two distinct operational regions within the property lease. Region A, as yet not precisely defined, will address the more specific hospital land uses, whereas Region B will be within the remaining area of the property where both the university and or university/hospital developments will take place. The lease agreement for both regions will be similar in many respects but allow for some differentiation to protect the interests of both parties.

A new lease agreement is anticipated to be completed within the next three months and will require approval by Governing Council once completed and approved by the S&W Board. At the present time the existing lease agreement remains in operation through to September 2008 and with approved new Master Plan.

In seeking this approval for the Master Plan, the approval is contingent, as noted previously, upon the following conditions:

- i) That any substantial change to the approved Master Plan or uses of Sunnybrook lands or buildings, or new building projects that may, in the judgment of the University, contravene the terms of the ground lease or other covenants be submitted to the University for review and approval.

- ii) That Sunnybrook-Women's would submit proposed revisions to the approved Plan and proposals for new buildings or new or changed uses at an early stage, before they advance into detailed planning and implementation.
- iii) That Sunnybrook-Women's would not embark on any significant development of the lands or construction or alteration of buildings or new or changed uses not in accordance with the approved Plan.

RECOMMENDATIONS:

It is recommended to the Academic Board:

- i) THAT the Sunnybrook-Women's College Health Science Centre Master Plan, dated April 4th, 2003 be approved.
- ii) THAT the revisions to the Sunnybrook-Women's College Health Science Centre Master Plan, dated April 4th, 2003, identified within Long Range Planning Framework –Sunnybrook Campus Site Plan, Chapter 1 and coded as Dwg SKA-10-3a, dated March 31st, 2004, plus the companion text, be approved.

Long Range Planning Framework – Sunnybrook Campus Site Plan
Refer to Associated Dwg.SKA-10-3a Revised March 31st, 2004
Approved & Potential Developments
& Restrictions on Land Use

Sunnybrook & Women's College Health Sciences Centre
March 31, 2004

Phase 1 (Approved) & Phase 2

M-wing expansion (293,181 sq.ft.)

M-Wing expansion is a 4-storey vertical addition that will accommodate the transfer of the Perinatal & Gynaecology program from the Women's College site, along with two intensive care units and additional operating rooms at the Sunnybrook campus. Together with the retrofit of existing hospital space, this expansion will support the relocation of the Orthopaedic & Arthritic Institute to the Sunnybrook campus.

G-wing expansion (13,735 sq.ft.)

G-wing expansion adds a 2-floor wing adjacent to the existing building to house the increase in size of the Institute for Clinical Evaluative Studies, a Ministry of Health initiative.

Emergency Department infill (approx. 23,000 sq.ft.)

The Emergency Department will undergo expansion and phased renovation, starting with an infill addition between two wings, along with basement service space.

Central Utilities Plant expansion (approx. 5,000 sq.ft.)

The Central Utilities Plant requires additional capacity to support the various program expansions.

N-wing (approx. 290,000 sq.ft.)

This proposed new building will house 8 storeys of research labs above 3 basement levels of vivarium (and service space).

Long Term Potential Parking

Potential long term parking sites to accommodate future building expansion requirements.

Long Term Potential Buildings

L-Wing (approx. 13,200 sq.ft.)

This expansion would provide additional space for the Aging Program.

Z-wing (approx. 250,000 sq.ft.)

This 4-storey building located close to Bayview Avenue and beside Parking Garage II would provide convenient access to patients.

M-wing North (approx. 530,000 sq.ft.)

An 8-floor inpatient tower was conceived as a potential replacement for existing acute care wings of the hospital.

University Health Education Enterprise (approx. 700,000 sq.ft.)

This facility would serve as the University Health Education Enterprise, with potential to accommodate academic facilities for various health disciplines. A link would connect this academic centre with the hospital.

Research Park (approx. 1,000,000 sq.ft.)

This concept develops a multi-building hospital/university research park and associated parking.

Other Potential Building Sites

Various other potential building sites have been identified for future hospital/university development.

Restrictions on Land Use

Kilgour Estate

The Kilgour Estate occupies the south parcel of the Sunnybrook campus, which includes most of the hospital's buildings. A registered deed restricts use of the land to hospital, medical, research and university teaching purposes.

If any part of the land is no longer used for these purposes, the land would be transferred to the City of Toronto for park purposes.

McLean & Vaughan Estates

The restrictions applicable to the Kilgour Estate are currently extended to the McLean and Vaughan estates through the lease agreement between the University of Toronto and Sunnybrook Hospital.

