



**By-Law 16-94,
as Amended by By-Law 15-2003
(Hospital Consolidated By-Law)**

Note: This consolidated by-law is prepared for the purposes of convenience only. For accurate reference, recourse should be made to the original by-laws in the City Clerk's office.

The lands generally located west of Simcoe Street North, both south and west of Hospital Court as shown on Schedule “A” to this by-law shall be subject only to the provisions and definitions hereinafter contained.

1. Defined Area

- 1.1 The lands subject to this by-law have been divided into sites “A” and “B” respectively, as shown on appendix “a” to this by-law.

2. Definitions

- 2.1 For the purpose of interpreting the provisions set forth in this by-law, the following definitions shall apply:

- (a) “ACCESSORY” means, when used to describe a building, structure or use, that the building, structure or use, is commonly incidental, subordinate or secondary and exclusively devoted to the main building or structure, or the main, principal or primary use.
- (b) “AISLE” means an unobstructed and maintained surfaced area immediately adjacent to each parking space or loading space in a parking lot or parking garage and capable of vehicular ingress and egress at all times.
- (c) [deleted]
- (d) “CLINIC” means any building or part of a building devoted to and exclusively used by registered outpatients for diagnosis and treatment.
- (e) “DRIVEWAY” means a continuous, unobstructed and maintained, surfaced vehicular way of access from an improved street to a parking area or loading space or garage and having a width of at least 3 metres.
- (f) “GROSS FLOOR AREA” means the sum total of the horizontal areas of the floors in a building, measured from the exterior faces of the exterior walls, or where calculated individually for one or more uses in a building measured from the centerline of the common wall separating the uses and, where provided, shall include:
 - (i) cellars, basements, corridors and lobbies
 - (ii) penthouses, half storeys and mezzanines
 - (iii) areas occupied by interior walls or partitionsbut does not include elevator shafts, stairwells, roof areas, nor areas used for parking or loading whether in the main building or in an accessory building.
- (g) “HOSPITAL” means an institution, land, building, structure or other premises or place established for the diagnosis or treatment of persons afflicted with or suffering from sickness, disease or injury, including mental or nervous illness, or for the treatment of convalescent or chronically ill persons.

- (h) "LOADING SPACE" means an unobstructed and maintained surfaced area suitable for the temporary parking of a motor vehicle for the purpose of loading and unloading at the building which it is intended to serve and which space is clear of improved streets, aisles, driveways and parking spaces and is accessible at all times under all conditions of use.
- (i) "NON COMPLYING" when used to described any land, building, structure or use, means that the use of the land, building, or structure is permitted, but that the building, structure or use does not meet one or more of the requirements set out in this by-law.
- (j) "PARKING ANGLE" means the angle, which is equal to or less than a right angle, formed by the intersection of the side of a parking space and a line parallel to the adjacent aisle.
- (k) "PARKING SPACE" means an unobstructed and maintained surfaced area, exclusive of driveways, aisles, ramps or columns, provided for the purpose of storing or parking one vehicle.
- (l) "ROOF ELEVATION" means the highest point of the roof surface of a building or part of a building, excluding parapets and bulkheads or penthouses and excluding similar construction enclosing stairs or equipment as well as any ornamental or incidental roof construction or towers, steeples, chimneys or stacks.

3. Permitted Uses

3.1 The lands comprising Site "A" on Appendix "A" shall not be used for any purpose except one or more of the following use or uses:

- (a) Hospital
- (b) Parking garage
- (c) Any accessory use

3.2 The lands comprising Site "B" on Appendix "A" shall not be used for any purpose except one or more of the following use or uses:

- (a) Parking garage
- (b) Any accessory use

4. Zone Provisions

4.1 Building Area

- 4.1.1 No building or part of a building or structure above grade shall be erected on the lands subject to this by-law except within the area shown hatched and indicated as “Building Area” on Appendix “B” to this by-law.
- 4.1.2 Notwithstanding Section 4.1.1, of this By-law to the contrary, the following structures or facilities are permitted outside the area shown hatched and indicated as “Building Area” on Appendix “B” to this By-law:
- (a) Any part of a parking structure that is below grade;
 - (b) Canopies;
 - (c) Stairwells and associated enclosures, to a maximum height of 2.5 metres above grade, providing emergency exits from any part of a parking structure which is below grade;
 - (d) Ventilation structures, to a maximum height of 06 metres above grade, servicing a parking structure located below grade; and
 - (e) Public pedestrian walkways providing access to Alexandra Park.

4.2 Gross Floor Area

- 4.2.1 The maximum gross floor area permitted on Site “A” shall be 92,900 square metres.

4.3 Height

- 4.3.1 No building or part of a building or structure shall be erected on the lands subject to this by-law with a roof elevation exceeding the maximum elevations, expressed in metres above sea level, shown on Appendix “C” to this by-law.

4.4 Off-Street Parking

- 4.4.1 A minimum of 1 parking space for each 47.5 square metres of gross floor area shall be provided on the lands subject to this By-law for all uses on Site “A” up to a maximum gross floor area of 75,500 square metres, for which a minimum of 1580 parking spaces shall be required, and a minimum of 1 additional parking space for each 87 square metres of gross floor area on Site “A” greater than 75,500 square metres shall be provided up to a maximum gross floor area of 92,900 square metres, for which a minimum of 1780 parking spaces shall be required.
- 4.4.2 In addition to the parking spaces required to be provided pursuant to Section 4.4.1 of this By-law, a minimum of 100 parking spaces shall be provided on Site “B” for the permitted uses located on lands zoned MIN(1) under By-law No. 60-94.
- 4.4.3 Notwithstanding Section 4.4.1 of this By-law to the contrary, a minimum of 1.8 parking spaces per bed plus one parking space for every 90 square metres of gross floor area of clinic space, or such greater number of parking spaces as may be required for a hospital use under By-law No. 60-94, as amended, shall be

provided where such parking requirement is greater than the parking requirement of Section 4.4.1 of this By-law.

- 4.4.4 Each parking space provided on a lot shall have a minimum width, length and adjoining aisle width as set out in the following Table:

Parking Angle (degrees)	Parking Space Width (m)	Parking Space Length (m)	Aisle Width (m)
0 to 20	2.6	6.7	3.5
21 to 45	2.6	5.4	3.2
46 to 60	2.6	5.4	3.9
61 to 75	2.6	5.4	5.1
76 to 90	2.6	5.4	6.5

4.5 **Off-Street Loading**

- 4.5.1 A minimum of two large loading spaces shall be provided on the lands subject to this by-law
- 4.5.2 A large loading space shall have a minimum width of 3.6 metres, a minimum length of 15 metres and a minimum clear height of 4.25 metres.

4.6 **Parking Garage on Site “A”**

- 4.6.1 No building or structure shall be erected on the northerly 107 metres of Site “A” on Appendix “A” unless such building or structure includes or there exists a parking garage containing a minimum of 800 spaces.

5. **Non-Complying Uses**

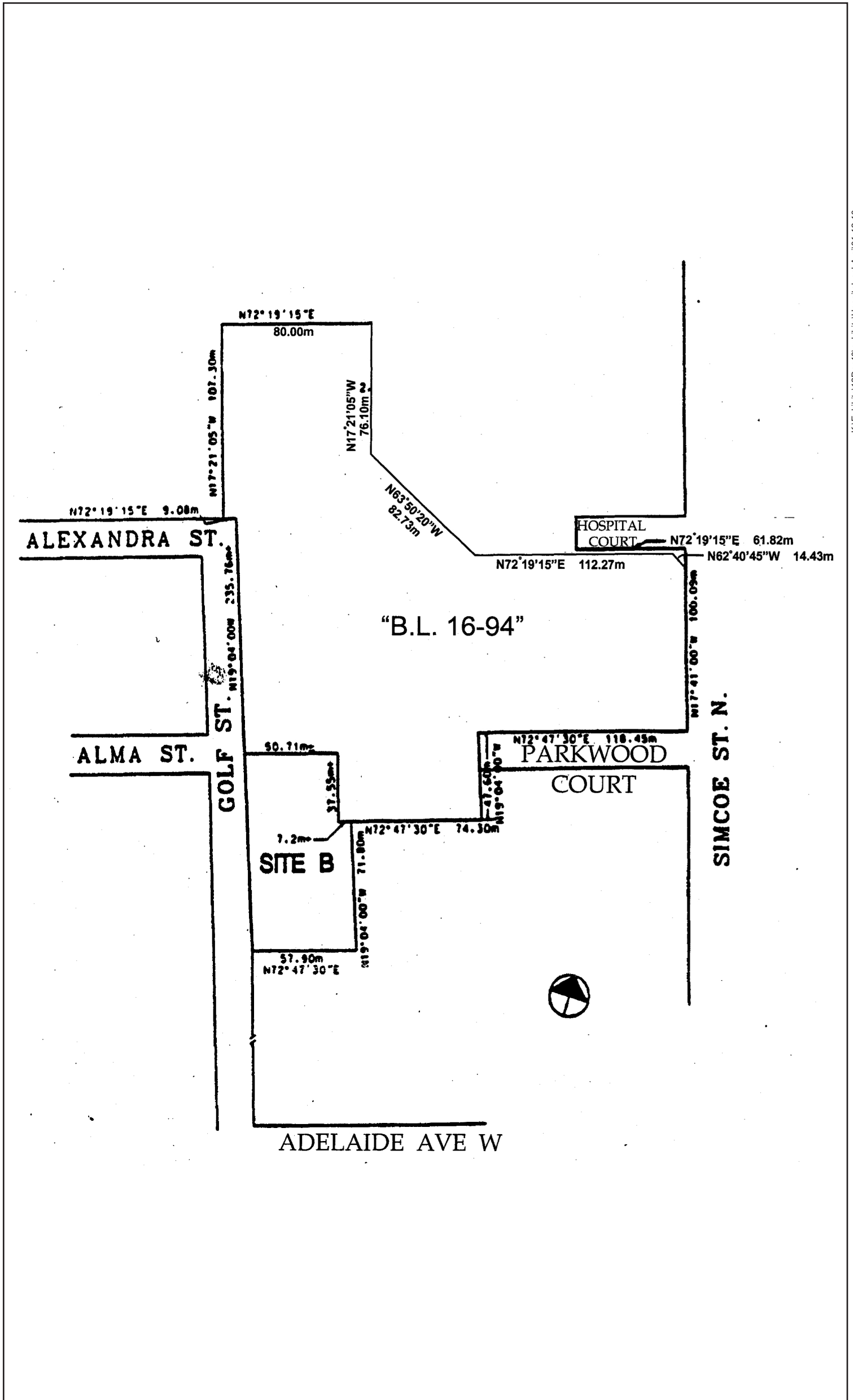
5.1 **Rebuilding or Repair Permitted**

- 5.1.1 Nothing in this by-law shall prevent the use, rebuilding or repair of a lawfully non-complying building or structure, provided that the non-compliance of the original building or structure is not increased, and the yards appurtenant thereto are not reduced except in accordance with the provisions of this by-law.

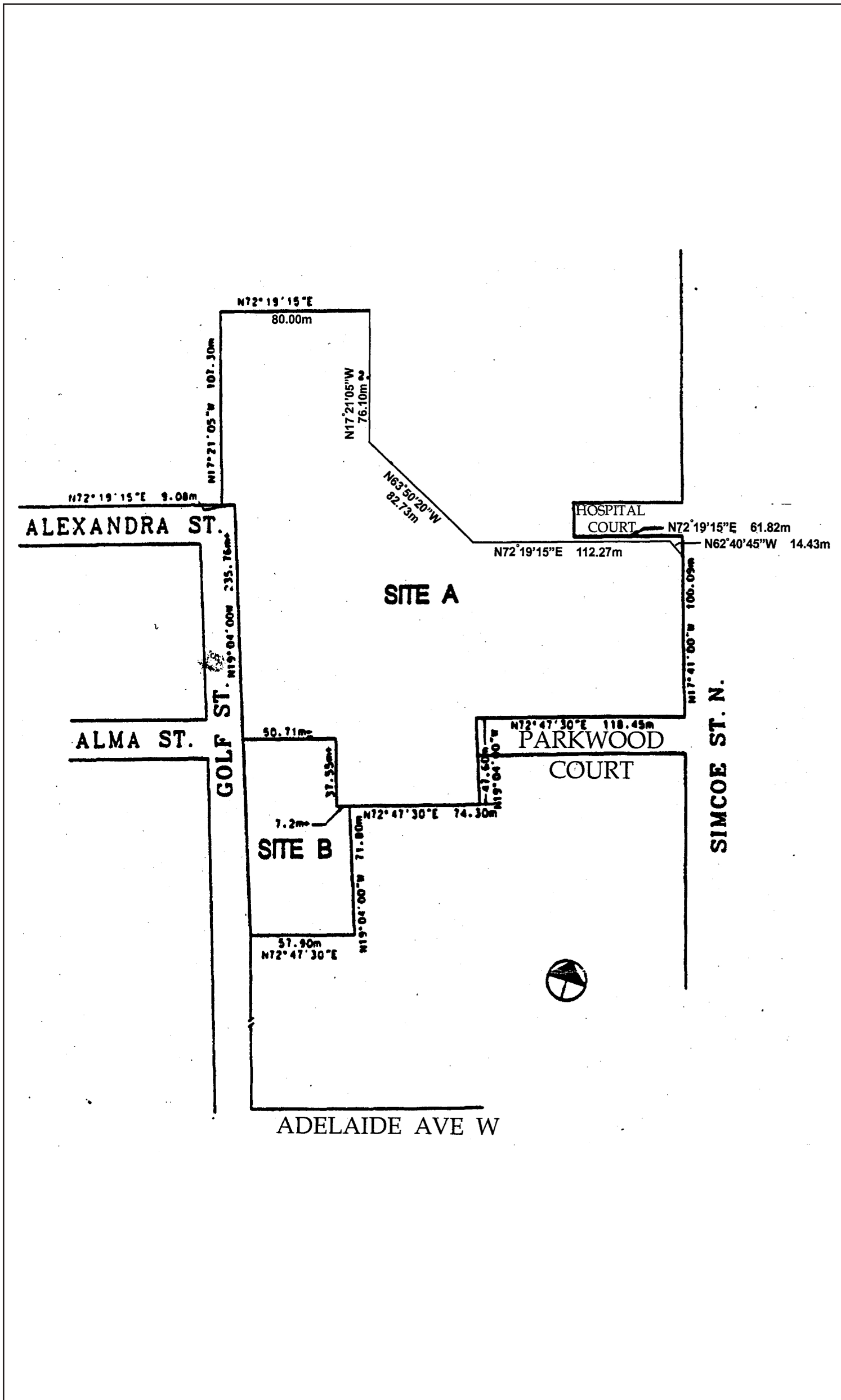
5.2 **Enlargements Permitted**

- 5.2.1 Enlargements, additions or alterations are permitted to buildings or structures, which are either lawfully non-complying themselves, or are situated on lawfully non-complying lots, provided that:
- (a) The extent to which the building, structure or lot does not meet the requirements of this by-law is not increased; and
 - (b) None of the requirement of this by-law, which were not infringed by the building or structure as it existed immediately prior to the construction of any enlargement, addition or alteration hereby permitted, are affected.

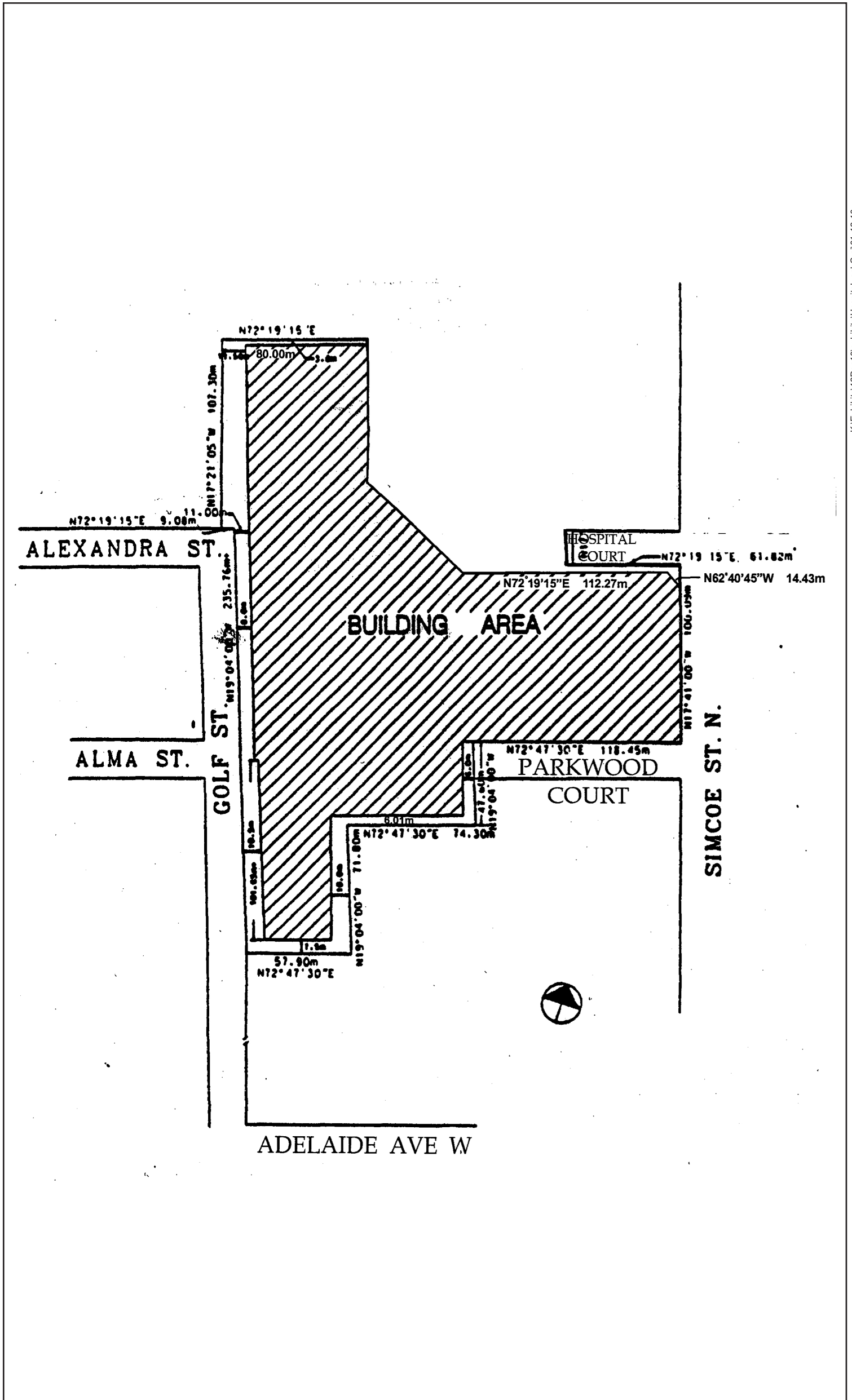
THIS IS SCHEDULE "A" TO BY-LAW NUMBER
16-94 AS AMENDED BY 15-2003



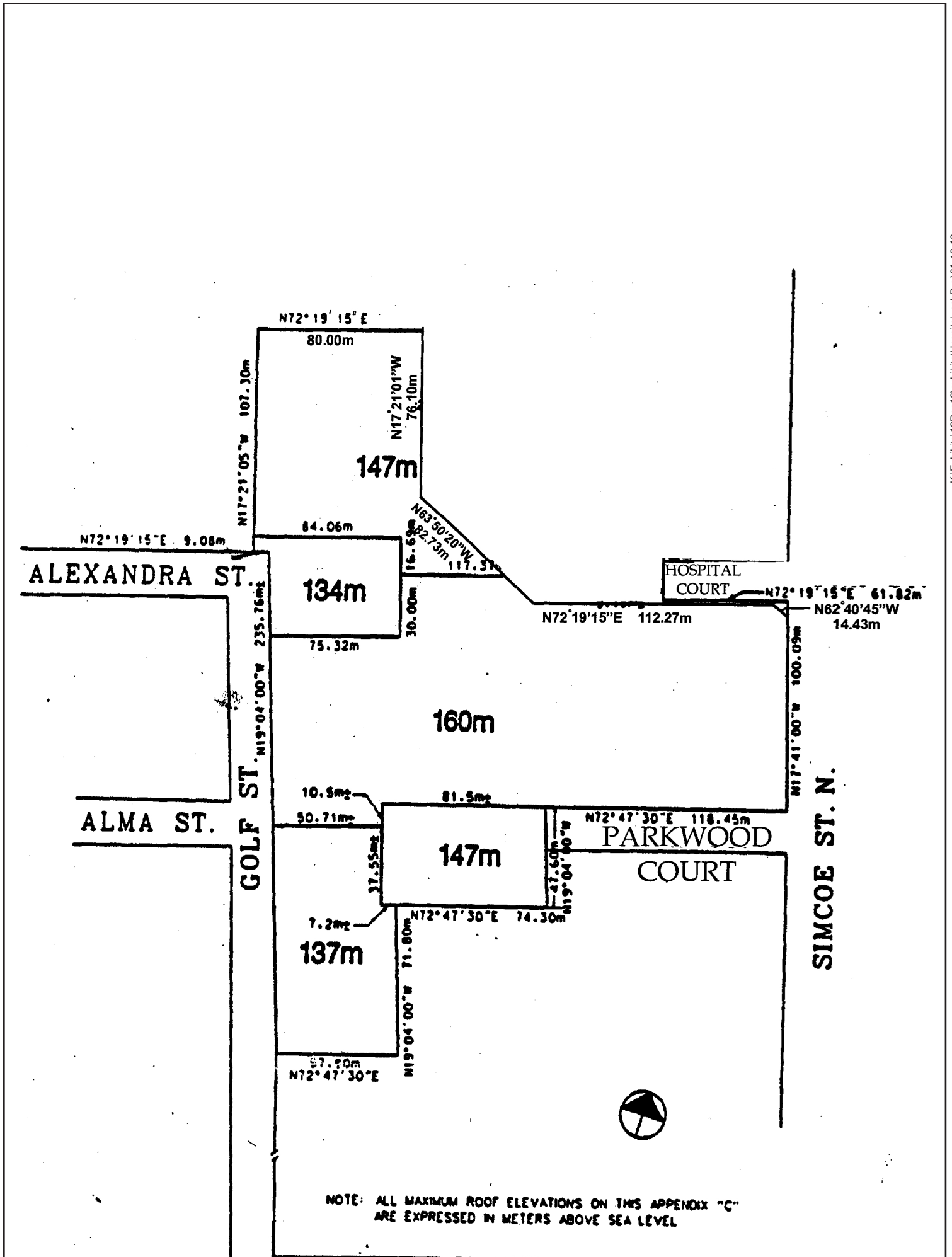
THIS IS SCHEDULE "B" TO BY-LAW NUMBER
16-94 AS AMENDED BY 15-2003



THIS IS SCHEDULE "C" TO BY-LAW NUMBER
16-94 AS AMENDED BY 5-2003



THIS IS SCHEDULE "D" TO BY-LAW NUMBER
16-94 AS AMENDED BY 5-2003



NOTE: ALL MAXIMUM ROOF ELEVATIONS ON THIS APPENDIX "C"
ARE EXPRESSED IN METERS ABOVE SEA LEVEL

ADELAIDE AVE W