

The logo features a stylized graphic of a building with three vertical bars of varying heights on the left. To the right of this graphic, the word "TORONTO" is written in a large, bold, black, sans-serif font. Below "TORONTO", the words "STAFF REPORT" are written in a smaller, bold, black, sans-serif font. A horizontal line is positioned below the text.

TORONTO STAFF REPORT

November 2, 2005

To: Toronto and East York Community Council
From: Fareed Amin, Deputy City Manager
Subject: Bridgepoint Health Redevelopment Proposal

Purpose:

To provide an overview of the Bridgepoint Health development proposal, highlight the significance from a City-wide perspective and ensure all reports detailing elements of the proposal be considered together and approved as part of the ongoing comprehensive discussion on the issues surrounding the proposal.

Financial Implications and Impact Statement:

Individually, or taken together, the reports presented by staff to the December Council meeting on the Bridgepoint Health comprehensive development proposal will have future financial implications for the City.

Costs associated with some aspects of the proposal including, rehabilitating and maintaining two heritage buildings (Governor's House and Gate Keeper's House) that may be transferred to City ownership as well as costs related to a proposed new City park have not been conclusively determined. Actual compensation to be realized from the eventual land exchange, sale and amendment to the existing long term lease involving City land as is proposed will depend upon appraised values as well as future Council decisions. Those decisions will relate to the extent to which a City contribution is considered appropriate to facilitate a comprehensive community master plan proposal.

Staff will report on the detailed financial arrangements, implications related to the proposal including future City ownership of the heritage properties and the cost of improving and/or maintaining a new City park as well as the proposed terms and conditions of the contemplated land transactions to Policy and Finance Committee once they have been determined.

The Deputy City Manager and Chief Financial Officer has reviewed this report and concurs with the financial impact statement.

Recommendations:

It is recommended that:

- (1) the overall development proposal for Bridgepoint Health requires Council consideration of the following three reports:
 - the status report on the development proposal submitted to the November 15th meeting of the Toronto and East York Community Council from the Director of Community Planning – Toronto and East York District;
 - the report from the Director of Policy & Research, City Planning, dated October 24, 2005, on the designation of the St. Matthews Lawn Bowling Club and treatment of heritage properties as part of the redevelopment proposal also submitted to the November 15, 2005 meeting of the Toronto and East York Community Council; and
 - the report from the Chief Corporate Officer on the declaration of surplus property submitted to the November 7th Administration Committee meeting.

to ensure that the major elements of the proposed development are approved for further negotiations and subsequent report back on financial implications;
- (2) City staff report back to Policy and Finance Committee on the financial implications to the City of the Bridgepoint development proposal, including rehabilitating and maintaining two heritage buildings that may be transferred to City ownership as well as costs related to a proposed new City park and the impact of the eventual land exchange, sale and amendment to the existing long term lease involving City land; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Since early 2005, a cross-corporate team of City staff has worked together to determine the feasibility of Bridgepoint's comprehensive redevelopment proposal. Staff have identified a number of issues, concerns and opportunities arising out of the redevelopment plan. As part of the process, staff met on a regular basis with representatives from Bridgepoint Hospital to establish a timeframe that enabled staff to report on the status of the proposal by year's end. These reports are now being submitted.

Comments:

Bridgepoint Health (formerly known as the Riverdale Hospital) has evolved over the last 140 years into an extensive, integrated health care organization for specialized complex care

services. It is currently comprised of five distinct health service organizations including Bridgepoint Hospital, Bridgepoint Centre of Living, a long-term care centre for people requiring a high level of care, Bridgepoint Community Rehab - community based rehabilitation services, Bridgepoint Health Research Institute - the only long-term and complex continuing care applied research facility in Canada as well as a fundraising arm, known as Bridgepoint Health Foundation.

The Bridgepoint Hospital offers specialized complex care with expertise in caring for people living with the effects of stroke, dementia, brain injuries, neuro-degenerative diseases, diabetes/dialysis, HIV/AIDS, fracture/trauma, and major post-operative complications. In addition, the hospital focuses on frail elderly patients and individuals in the end stages of terminal illnesses.

The development proposal being considered most specifically relates to the need to update the Bridgepoint hospital facilities. Originally a plan for alterations to the hospital was contemplated but it was determined by Bridgepoint Health that the existing hospital could not be rehabilitated to meet with current Ministry standards. As a result, a new hospital/health facility is proposed at the current location and Bridgepoint Health has come forward with a significant comprehensive development proposal that also necessitates decisions regarding City owned lands. The proposal includes integration of the historic Don Jail building.

As part of their effort to develop a comprehensive approach, Bridgepoint Health commissioned development of a Master Plan that included an examination of the potential public benefits of the proposal. This exercise helped all involved understand the significance of the proposal, recognize the need to work together and ensure the interests of the community, city and hospital are secured.

The report from the Director of Community Planning – Toronto and East York, details the development proposal in the context of the development applications (official plan and zoning amendment, subdivision). The reports from Heritage Preservation Services and Real Estate Facilities detail the heritage aspects as well as the land transactions, respectively.

The Province has yet to announce funding for Bridgepoint in connection with the proposal, however, they have been assured that the application is on the list for approval, although timing of the announcement remains uncertain. Bridgepoint is hopeful that if City Council approves the development in principle, the Province will be encouraged to move quickly to announce funding.

Council has stated its intentions with respect to hospitals in the new Official Plan which is currently before the Ontario Municipal Board. Toronto relies on public institutions. They are major employers for the City and as the population of the GTA grows, there will be a growing demand for expansion of the City's hospital networks. The new Official Plan points out that a thriving, adequately funded network of major institutions must be supported in Toronto. Also, as noted in the new Official Plan, Toronto's hospitals need flexibility to develop their lands quickly when a donor or government provides the money to build.

In this context, it is in the City's interest to consider a comprehensive redevelopment of the site capitalizing on the unique opportunity to rehabilitate the historic Don Jail while fully integrating the site within the community. In the event that a comprehensive approach is not attainable, Bridgepoint Health has tabled an alternative proposal that involves a new hospital building generally contained within the lands it currently leases from the City.

Conclusions:

It is critical that City Council understand the implications of the proposed Comprehensive Community Master Plan, the impact of potentially taking ownership of several heritage buildings, and the nature and value of the proposed land transactions involving City lands. To ensure a comprehensive discussion on the issues surrounding the development and enable further negotiations to continue, it is recommended that Council consider the three related reports respecting the Bridgepoint Health redevelopment including the report on the status of the development proposal from the Director of Community Planning – Toronto and East York District, a report on the designation of heritage properties and treatment of heritage properties from the Director of Policy & Research, City Planning both submitted to the November 15th meeting of the Toronto and East York Community Council as well as the report from the Chief Corporate Officer on the declaration of surplus property submitted to the November 7th Administration Committee meeting.

If Council adopts the recommendations contained in these reports, it will lay the ground work for continued negotiations with Bridgepoint Health, and will enable staff to bring forward many of the unfinished details and unanswered questions in the Final Planning report and subsequent property reports. The Director of Community Planning – Toronto and East York District has recommended that the Public Meeting under the Planning Act be scheduled for the first Toronto and East York Community Council meeting in January 2006. Given the unknown financial implications to the City, it is recommended that City staff report back to Policy and Finance Committee on these financial implications, including rehabilitating and maintaining two heritage buildings that may be transferred to City ownership as well as costs related to a proposed new City park and the impact of the eventual land exchange, sale and amendment to the existing long term lease involving City land.

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