

TORONTO STAFF REPORT

January 4, 2006

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

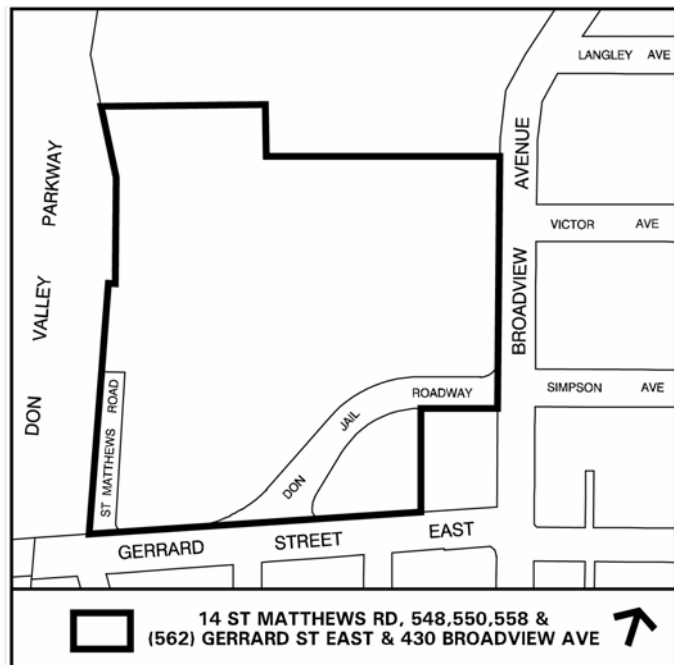
Subject: Final Report
OPA & Rezoning Application 04 168285 STE 30 OZ and Subdivision
Application 05 144056 STE 30 SB
Applicant: Frank Lewinberg, Urban Strategies Inc.
Architect: n/a
430 Broadview Avenue, 14 St. Matthew's Road, 548, 550 - 558 Gerrard Street East
Ward 30 - Toronto-Danforth

Purpose:

Council directed staff to hold the Public Meeting under the Planning Act and bring forward the Final Report to the January 17, 2005 meeting of the Toronto and East York Community Council. This report reviews and recommends approval of an application to amend the Official Plan and the Zoning By-law for the block of land bounded by Broadview Avenue, Gerrard Street East, Riverdale Park and the Don Valley Parkway (excluding the Riverdale Library). This report also responds to other matters requested by Council and requests Council's support of the draft plan of subdivision and conditions of approval.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report. However, as outlined in the November 2, 2005 report from Deputy City Manager, Fareed Amin, the Bridgepoint Health comprehensive development proposal will have future financial implications for the City. In the November 2, 2005 report, staff committed to reporting to Policy and Finance Committee 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.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (3) direct staff to prepare and submit directly to Council a modification to the new Official Plan to modify the new Official Plan as required;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment and Modification to the new Official Plan as may be required;
- (5) recommend approval by the Chief Planner of the draft plan of subdivision and draft conditions substantially in accordance with Attachments No. 9 and No. 11;
- (6) approve the Urban Design Guidelines entitled “Bridgepoint Health Don Jail Site Master Plan” dated October 28, 2005 and stamped received October 28, 2005, for the Comprehensive Community Master Plan for the block bounded by Broadview Avenue, Gerrard Street East, Riverdale Park and the Don Valley referred to in the report and on file with the City Clerk;
- (7) authorize execution of any amendments to the existing Heritage Easement Agreements under Section 37 of the Ontario Heritage Act with the owner of the land, as may be deemed necessary by the City Solicitor in consultation with the Manager of Heritage Preservation Services to facilitate the proposal contemplated in this report;
- (8) require the applicant to submit a revised arborist report which includes an inventory of all trees on-site and within the potential impact zone of the proposed development, including all on-site trees, as well as off-site trees, on the adjacent west slope, Riverdale Park, and Broadview Avenue;
- (9) authorize and direct acceptance of easements in favour of the City, as may be necessary and satisfactory to the Chief Planner, in consultation with the General Manager Transportation Services, to facilitate a publicly accessible walkway over the easterly limit of Block 2 on the draft plan of subdivision as well as a publicly accessible multi-purpose trail over the westerly limit of the site being, Blocks 1, 11 and 12 on the draft plan of subdivision;

- (10) request the Director, Community Planning, Toronto and East York District in consultation with Transportation Services and the TTC, to report back to Toronto and East York Community Council on possible modifications to the proposed intersection of St. Matthew's Road and Gerrard Street East that could improve transit operations adjacent to the application site;
- (11) request the Director, Community Planning, Toronto and East York District in consultation with appropriate staff, to report back to Toronto East York Community Council on Option 2, the proposed Redevelopment Hospital Plan, should City Council determine it not appropriate to proceed with the approval of the Comprehensive Community Master Plan Option as contemplated in this report;
- (12) grant authority for the City Clerk to sign the final Plan of Subdivision;
- (13) authorize and direct the appropriate City officials to take the necessary action to give effect the recommendations in this report respecting the proposal that includes City of Toronto Lands; and
- (14) authorize and direct staff to report directly to City Council as may be necessary.

Background:

Proposal

The applicant proposes to amend the Official Plan and Zoning By-law for the former City of Toronto to allow comprehensive redevelopment of the lands within the block bounded by Broadview Avenue, Gerrard Street East, Riverdale Park and the Don Valley Parkway (excluding the Riverdale Library). The proposal allows for the integration of this block back into the neighbourhood by permitting a mix of uses, realigning the existing Don Jail Roadway, relocating the City Park and proposing urban design guidelines to illustrate and guide desired urban design concepts.

The proposal includes:

- the construction of a new hospital building with accessory uses and integration of the historic Don Jail building;
- the demolition of the existing building occupied by Bridgepoint Health (formerly known as Riverdale Hospital); and
- the creation of 4 independent development parcels.

The proposed building heights range from 8 to 12 storeys (25 to 54 metres) plus mechanical penthouse. Development proposed for the site is approximately 127,385 square metres.

The site includes lands owned by Bridgepoint Health, lands owned by the City of Toronto and leased to Bridgepoint Health and City park lands. A proposed land exchange is contemplated that would result in a new City park located south of the historic Don Jail building that would

include the historic Governor's House and Gatekeeper's House, the relocation of the historic St. Matthew's Lawn Bowling Clubhouse and the realignment of the Don Jail Roadway. The proposal also contemplates certain other land transactions involving City lands currently leased to Bridgepoint. The City-owned lands proposed to be disposed of have been formally declared by City Council as surplus to the City's requirements.

This land is also subject to an application under the Planning Act for approval of a Plan of Subdivision which necessitates the City being party to as a part land owner. (Refer to Attachments 2 and 11).

As an alternative to a comprehensive plan, Bridgepoint Health explored a Hospital Redevelopment proposal. If City Council decides not to proceed with the approval of the Comprehensive Community Master Plan, staff will report on the alternative option.

Previous Reports and Actions of Committees and Council

At its meeting on November 15 and 16, 2005, Toronto and East York Community Council had before it the following Reports:

- A Status Report from the Director, Community Planning that outlined the process to date for the comprehensive review and evaluation of this development application, that explained the City's interest in the development application and recommended scheduling the Public Meeting under the Planning Act;
- a report from the Toronto Preservation Board that recommended designation of the property at 548 Gerrard Street East (the St. Matthew's Lawn Bowling Clubhouse) and approval of alterations to the heritage properties; the Don Jail, Governor's House, Gatekeeper's House and the Lawn Bowling Club; and
- a report from the Deputy City Manager that highlighted the significance of this proposal from a City-wide perspective and ensured that reports dealing with different elements of the proposal were considered together and would be approved as part of the ongoing comprehensive discussion on issues surrounding the proposal.

At its meeting on November 7, 2005 Administration Committee had before it a report from the Chief Corporate Officer seeking authority to declare surplus to municipal requirements part of 548 Gerrard Street East and part of 14 St. Matthews Road, and to undertake negotiations with Bridgepoint Health for a land transactions which could include a land exchange, sale and an amendment to the existing long-term lease.

City Council adopted these reports at its meeting on December 14, 2005 and also requested, amongst other matters, the following:

"That the Director, Community Planning, Toronto and East York District, in consultation with appropriate staff, include in the Final Planning Report to be submitted to the January 17, 2006 meeting of Toronto East York Community Council:

- (a) an outline of the extended process concerning the half-round building with the Panel of Experts which included distinguished representatives from the fields of Architecture and Design;
- (b) the applicant's response to the suggestions from the experts, including revisions that have been incorporated into the Comprehensive Plan;
- (c) why the Toronto Preservation Board and City staff have recommended the demolition of the half-round building and include financial, technical, functional and urban design arguments;
- (d) any unmarked graves that exist on this site;
- (e) in consultation with Heritage staff, how this information can be put into the public realm in an appropriate fashion;
- (f) the process for determining the extent of public parking on what is proposed to be a public street in front of the restored Don Jail;
- (g) appropriate parking standards for the proposed uses on the site and include an explanation on how they will be achieved and enforced;
- (h) a comparison of the parking standards to the existing situation on the site and comment on its impact on the surrounding residential and business communities; and
- (i) mechanisms that can be used to ensure that the City's interests are protected should the Government of Ontario not proceed with hospital redevelopment funding."

These issues are discussed in the report.

Site History

There have been institutional uses on this site for over 140 years. The buildings now on the site were formerly a City hospital and City jail. The hospital has evolved into a specialized hospital facility. The Don Jail is a provincial facility and the use will be relocating.

There are three buildings designated under the Ontario Heritage Act: the Don Jail, the Governor's House, and the Gatekeeper's House. The St. Matthew's Lawn Bowling Clubhouse is listed and has been recommended for designation.

Bridgepoint Health submitted two previous development applications for this site. In August 2002, an application to amend the Official Plan and Zoning By-law was submitted requesting approval for a two-level underground parking garage below the existing City Park. City Council agreed in principal to the concept, however, the negotiations were not completed and the application was abandoned. In June 2003, a Site Plan Approval application was submitted to

convert the existing vacant residential building at 430 Broadview Avenue to hospital administration offices and a day care. This application was also never finalized.

Site and Surrounding Area

The site is located on the north side of Gerrard Street East and bounded by Broadview Avenue to the east, Riverdale Park to the north and the Don Valley to the west. The site area is approximately 4.24 ha (10.48 acres) and does not include the Riverdale Library.

Buildings on the site include:

- Bridgepoint Hospital (the “half-round building”) and several accessory buildings;
- the St. Matthew’s Lawn Bowling clubhouse;
- the vacant historic Don Jail building;
- the current Don Jail;
- the historic Governor’s House and Gatekeeper’s House; and
- a vacant former apartment building.

The surrounding uses include:

North: The Riverdale Park

South: Commercial uses and a residential neighbourhood further south

East: St. John’s Church and a residential neighbourhood further east

West: The Don Valley and Don Valley Parkway

Official Plan

Metro Plan

Policy 61 identifies that proponents of development that abuts the Metropolitan Green Space System must demonstrate to the Province, TRCA, and to any other relevant authorities that the development shall minimize the potential for loss of life or damage to the property by avoiding increased susceptibility of a slope to erosion or flooding on or beyond the affected site, and shall:

- Protect and maintain the ecological functions, natural features or the physical extent of significant natural areas. Proposed uses or activities should contribute to the rehabilitation or restoration of natural features or processes; and
- Maintain or enhance the scenic quality and visual and physical continuity of the Metropolitan Green Space System and public access to and through it.

Policy 62 encourages use of the Site Plan Control provisions of the Planning Act to facilitate implementation of the objectives and policies of the Plan for the Metropolitan Green Space System.

Former City of Toronto Official Plan

The former City of Toronto Official Plan designates the entire site Open Space. It permits a variety of parks and accessory park uses. In addition, Policy 4.6 states that in areas designated as Open Space, Council shall discourage the sale, or lease of lands now owned by any government, crown corporation, public board, commission or agency to private interests, in order to safeguard the future development of an open space system. Where public lands designated as Open Space are in use for other than parks and open space purposes, Council shall encourage their use for parks and open space purposes. Where public lands designated as Open Space are used for parks purposes and also contain an existing public use which is compatible with parks use, such as reservoirs or pumping stations, nothing in this Plan would apply to prevent the continued operation maintenance and improvement of those facilities, provided the continued use of the lands for parks purposes is not adversely affected.

Section 4.8 states that where any lands designated as Open Space are in private ownership, this Plan does not indicate that this land will necessarily remain as open space indefinitely, nor shall it be construed as implying that areas designated as Open Space are free and open to the general public or will definitely be purchased by any municipality. If proposals to develop any such lands that are in private ownership are made and a municipality or public agency or board does not wish to purchase such lands in order to extend or maintain the open space system, then an application for the redesignation of such land for other purposes will be given due consideration by the City, insofar as such redesignation is consistent with the policies of this Plan.

Furthermore, with respect to lands that remain in private ownership, an Open Space designation is not intended to prevent the continued use of buildings or structures that have been lawfully erected on the lands.

New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board and the hearing has commenced.

Once the new Plan comes into full force and effect, it will designate most of the site Institutional Areas. Institutional Areas are made up of major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, including the full range of housing and housing associated with a health institution, as well as utility uses.

The Plan indicates that 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 our hospital networks. The Plan notes that a thriving, adequately funded network of major institutions must be supported in Toronto. It recognizes that some of Toronto's hospitals have specialties that draw patients from across Ontario.

The policies in the new Plan acknowledge that Toronto's hospitals need flexibility to develop their lands quickly according to a strategic plan when a donor or government provides the money to build. Campus development plans provide these institutions with the opportunity to identify sites for future expansion and lands surplus to the campus needs. The development of a campus development plan also provides an opportunity to build consensus on the form and scale of new development. Universities, colleges and hospitals will be encouraged to create campus plans in consultation with nearby communities that will:

- (a) identify heritage buildings and landscapes, accessible open spaces, natural areas and important views to be conserved and integrated;
- (b) be compatible with adjacent communities;
- (c) create visual and physical connections that integrate campuses with adjacent districts of the City;
- (d) identify the network of pedestrian routes to be maintained, extended and improved;
- (e) examine existing transportation modes and create policies and programs that emphasize the use of public transit, walking and cycling over automobile travel;
- (f) minimize traffic infiltration on adjacent neighbourhood streets;
- (g) provide bicycle parking for employees, students and visitors and sufficient off-street automobile parking;
- (h) identify development sites to accommodate planned growth and set out building envelopes for each site; and
- (i) identify lands, surplus to foreseeable campus needs that can be leased for other purposes.

The Gerrard Street portion of the site is identified as an Avenue on Map 2, Urban Structure.

The existing park and St. Matthew's Road are designated Parks and Open Space Areas – Parks and Parks and Open Space Areas – Natural Areas. These areas are also shown as part of the Green Space System on Map 2, Urban Structure.

The new Plan specifies that the sale or disposal of publicly owned land in Parks and Open Space Areas is discouraged, and no City-owned lands in Parks and Open Space Areas will be sold or disposed of. The new Plan also specifies that no City-owned land in the Green Space System will be sold or disposed of.

Portions of the site are either in, or near the natural heritage system as shown on Map 9 of the Official Plan. The Natural Heritage policies in the Official Plan guide development in areas within and near natural heritage system.

Where the underlying land use designation provides for development in or near the natural heritage system, development will:

- recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and
- minimize adverse impacts and when possible, restore and enhance the natural heritage system.

Proposals for new development may need to be accompanied by a study assessing their impact on the natural environment and proposed measures to reduce negative impacts on, and where possible, improve the natural environment.

Consents to sever land or approval of plans of subdivision will not be permitted for any parcel of land that is entirely within or part of the natural heritage system unless, amongst other matters, an assessment of the impacts to the natural heritage system has been satisfactorily completed.

Development will set back at least 10 metres from the top-of-bank of valleys, ravines and bluffs; and other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property. Also, land below top-of-bank, or other hazard lands, may not be used to calculate permissible density in the zoning by-law or used to satisfy parkland dedication requirements.

Protecting, restoring and enhancing the natural heritage system will recognize the joint role of, and opportunities for, partnerships among public and private landowners, institutions and organizations.

Zoning

The existing zoning on the site is R4 Z1.0 which permits a variety of residential uses at a density of 1 times the area of the lot. The height limit is 10 metres. Part of Riverdale Park known as 548 Gerrard Street East and located at the southwest corner of the block is zoned G and permits parks and accessory uses.

Site Plan Control

The site is subject to site plan control. No application has been submitted for this proposal.

Ravine Protection

A large portion of the property is regulated by the City of Toronto's Ravine Protection By-law and the Toronto and Region Conservation Authority (TRCA) - Valley and Stream Corridor. A permit is required from the City to injure or destroy trees and a permit is required from the TRCA to place or dump fill, or alter the grade of land.

Tree Preservation

There are a total of 248 trees on this site or within 6 metres of the site. Protection of these trees is regulated by the Ravine Protection By-law, the Private Tree By-law and trees protected on the City Boulevard. An Arborist Report has been submitted and reviewed, but it must be revised to identify private and City owned trees.

The report shows that approximately 105 of the total number of trees may be removed. A number of the trees are in the ravine and City Ravine staff and TRCA staff are reviewing work that needs to be done in the ravine to better stabilize and renaturalize the slope. This will include more plantings.

The City's Private Tree By-law regulates the injury or removal of privately owned trees which measure 30cm in diameter or more as measured at 1.4m above ground level. Eight private trees are in poor condition and can be removed immediately. Eighteen private trees require a permit to be injured or destroyed. To date, no permit application has been submitted.

There is one tree of particular significance - a Silver Maple (104 cm) located in the existing Park on the east side of St. Matthew's Road just north of Gerrard Street East.

Reasons for the Application

An Official Plan and Zoning By-law amendment application is required because neither the Official Plan nor the Zoning By-law provide for the type of development proposed. Also, the zoning by-law must be amended to permit the various uses requested and to establish the appropriate development standards. The Subdivision application is required to ensure the orderly development of the lands by creating appropriate blocks, streets and conditions of approval. The new Official Plan also needs to be modified.

Community Consultation

Prior to this application being submitted to the City, Bridgepoint Health undertook a large community consultation process to develop the Comprehensive Community Master Plan for the site. The process involved a number of meetings with stakeholders including City staff, public agencies and local neighbourhood representatives.

Following the submission of the formal application a Preliminary Report was prepared and considered by Toronto and East York Community Council in November, 2004. A community consultation meeting was held on June 22, 2005. The notice of the community consultation meeting went out by first class mail in two languages and was circulated to households within a kilometre radius of the site. The request to translate the notice into French was also accommodated. Approximately 300 people attending the meeting.

The issues that arose from the meeting included the future of the half-round building, traffic and the consideration of additional public parking. These issues are addressed in this report.

Agency Circulation

The applications were circulated to appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate policies, by-law standards and subdivision conditions.

Comments:

The Need for a New Hospital

As noted earlier in this report, Bridgepoint Health previously submitted development applications hoping for incremental improvements to its facility, but these applications were never finalized. It was determined that the existing hospital could not be renovated to meet the current Ministry of Health standards and therefore would not be eligible for funding. Following discussions with Ministry of Health Officials, consultation with City Planning staff and consultation with the surrounding neighbourhood, Bridgepoint Health came forward with a comprehensive proposal to pursue a new hospital at this location, which integrates the historic Old Don Jail.

On December 16, 2005, the Honourable David Caplan, Minister of Public Infrastructure Renewal announced the Government of Ontario's commitment to build a new complex-care and rehabilitation hospital at this location.

The Components of the Comprehensive Community Master Plan

The removal of the Don Jail facility, the construction of a new major complex-care facility, the introduction of a mix of uses including commercial and residential, and the possibility of a long term care facility, are appropriate for the development of the site.

The major components of the proposal are as follows:

14 St. Matthew's Road (Block A - Attachment 2)

- a new landmark 12-storey complex-care hospital facility with a presence on Gerrard Street East
- the historic Don Jail building renovated and adoptively reused and incorporated into the design of the new hospital building
- community space and services in the new building
- appropriate buildings setbacks from Riverdale Park and the top-of-bank from the Don Valley embankment
- accessible outdoor amenity space

The existing Half-Round Building (Block B - Attachment 2)

- to be demolished following the completion of new hospital building
- replaced with a 10-storey institutional use building having a 4 storey base, and step-backs in height to ensure a good relationship to the park, other buildings on site, the public street, and a comfortable pedestrian environment
- building setback approximately 5m from Riverdale Park

430 Broadview Avenue (Block C – Attachment 2)

- an 8-storey mixed use building having a 4 storey base, and step-backs in height to ensure a good relationship to the park, other buildings on site, the public street, and a comfortable pedestrian environment
- appropriate building setbacks from Riverdale Park and Broadview Avenue, creating an improved landscaped boulevard
- enhanced landscaping along Broadview Avenue

550 – 552 Gerrard Street East (Attachment 2)

- adaptive reuse of the historic Don Jail (as noted above)
- improvements to and reuse of the Governor's house in a new park setting
- improvements to and reuse of the Gatekeeper's house in the new park setting

548 Gerrard Street East (Block E – Attachment 2)

- relocation of the St. Matthew's Lawn Bowling clubhouse to a suitable off-site location
- an 8-storey mixed use building having a 4 storey base, and step-backs in height to ensure a good relationship to the park, other buildings on site, the public street, and a comfortable pedestrian environment
- opportunity to frame the park and enhance the public park in a new location

The existing Don Jail Facility (Block D – Attachment 2)

- current use to be relocated and building to be demolished
- an 8-storey mixed use building having a 4 storey base, and step-backs in height to ensure a good relationship to the park, other buildings on site, the public street, and a comfortable pedestrian environment
- a landscaped boulevard in front of the building adjacent to the new street
- enhanced landscaping along Broadview Avenue

All proposed parking is underground.

As outlined in the letter dated December 8, 2005 from Bob Carman - Board Chair, Bridgepoint Health has committed to ensuring the best in both urban design as well as hospital design. (Attachment 10)

The Half-Round Building

Given the opinions expressed by some members of the surrounding community and architectural community on the future of the half-round building and the concerns expressed at the community consultation meeting, Councillor Paula Fletcher requested Urban Design Staff to undertake a design charette to look at the future of the half-round hospital building. Councillor Fletcher indicated that there was a desire among many in the heritage/conservation community to retain

both the Don Jail and the half-round building within the context of Bridgepoint's Comprehensive Community Master Plan. The workshop took place on April 26, 2005, with the following purpose:

1. To test the thesis made by the Bridgepoint Health development team that in order to build a hospital that meets technical requirements and good planning principles, the half-round building will have to be demolished; and
2. To explore options for building a hospital that meet the technical requirements and good planning principles, while preserving the half-round building, recognizing other site limitations such as the need to preserve the Don Jail and other site priorities (e.g. protection of the ravine, use of green space and transportation/road requirements).
3. To be done using city experts and independent experts.

The City of Toronto and Bridgepoint Health invited a panel of design experts (from the academic community, architects working in the hospital field and local architects). The workshop included a tour of the site as well as a tour of the interior of the historic Don Jail and the half-round building.

The panel of experts included;

- George Baird, Dean of the University of Toronto's School of Architecture, Landscape and Design,
- Ted Sievenpiper, Sievenpiper Associates Architects and Planners,
- Robert Davies, Montgomery Sisam Architects,
- Catherine Naismith, Architect,
- Alex Speigal, Context Developments (for Joe Lobko), and
- Martin Liefhebber, Breathe by Association Architects.

The panel initially recommended that Bridgepoint Health explore the relocation of the proposed hospital southward to Gerrard Street in order to retain the half-round hospital building. This would put a street between the hospital building and Riverdale Park. This differs from the Master Plan.

The comments and concerns expressed included:

- awkward road planning;
- the lack of presence of the hospital on Gerrard;
- the need to move the hospital south;
- the opportunity to move the hospital west;
- the hospital heritage consultant's agreement that the building had significant value;
- comments on the feasibility for adaptive re-use;
- the importance of not wasting a sound built resource;
- the need and opportunity to develop social housing;
- the quality of the new hospital that would dominate Riverdale Park; and

- the new Provincial Policy Statements says that significant built heritage resources “shall be conserved”.

Following the workshop Bridgepoint Health responded to the recommendations, comments and concerns but concluded that some of the recommended changes would have an adverse impact on several of the other important objectives incorporated in the Comprehensive Community Master Plan. Therefore, Bridgepoint could not accommodate these changes. Adapting and reusing the historic Don Jail was premised on a new addition, including an atrium or courtyard space. This would add a 28 - 37 metre deep addition to the north face of the historic Don Jail building and is necessary to sensitively incorporate more useable space attached to the jail.

Bridgepoint provided the following reasons to explain why it is not possible to move the new hospital southward:

1. It would create a number of functional issues for access, garbage, loading and deliveries.

The service, loading and ambulance dispatch area for the new hospital is located at the basement level of the building with a vehicular entrance to loading facilities on the west side accessible from the north/south private driveway. Any change would require trucks to use the public street for maneuvering.
2. The proposed street system provides the best alternative to replace the ramp like Don Jail Roadway and allows for the creation of the park fronting the historic Don Jail.
3. Adaptation and re-use of the historic Don Jail requires an addition to the north to make the building useable. This addition would sit on a portion of the proposed new road if the half-round building remained.
4. The proposed street on the south side of the Don Jail building is 18.5 metres wide. A portion of the south road would go through the new hospital building if the building was moved southward.
5. The massing and height of a 12-storey hospital building fronting directly onto Gerrard Street East is not appropriate.
6. Locating the tall hospital building on Gerrard Street would create an inappropriate condition and relationship to the historic Don Jail and the future public park space.
7. Bridgepoint patients have some of the most complex health care needs in Ontario. The safety, privacy and dignity of the patients are of paramount importance to Bridgepoint Health. Separating the new hospital from Riverdale Park with the new street would mean patients of Bridgepoint would have to cross a public street in order to access the park. This is not acceptable.

Revised Comprehensive Community Master Plan

The applicant indicated that the following changes could be accommodated:

- (a) An improved relationship between the proposed new hospital and Riverdale Park can be achieved by increasing by 18 metres (from 10 to 28 metres) the setback from Riverdale Park. This will reduce the shadows cast by the proposed hospital on the park and provide additional landscaped space, used primarily as an open space for the patients.
- (b) The presence of the new hospital on Gerrard Street East can be improved by extending the boundary of the proposed public park further west and making it larger. This change exposes the southeast face of the proposed new hospital to Gerrard Street East, and accommodates a new entrance.
- (c) A commitment to retain the distinctive entrance canopies (known as the mushrooms) and the ground floor Saico glass tile wall mural by Margit Gatterbauer in the half-round hospital building.
- (d) Bridgepoint Health reinforced the fact that they are committed to ensuring architectural excellence for the new landmark hospital building including the restored Don Jail and will hire an architectural design team through a competition process.

Panel Comments on the Revised Master Plan

Due to scheduling conflicts, the revised Master Plan was presented to each panel member individually. Each panel member then submitted written comments to City staff. The result was a split panel. Three members were not convinced that the half-round building has to be removed and three other members understood that, to achieve a balance of objectives for the site, (including public/social use of the block) the half-round building could not be retained.

Heritage Preservation Board and Staff Comments

In November 2005, the Heritage Preservation Board dealt with the development application for Bridgepoint Health and the Board supported the concept of a comprehensive approach to development of the subject lands.

The Half-Round Building is not listed in the City's Inventory of Heritage Properties nor is it designated under the Ontario Heritage Act. The Toronto Preservation Board, upon consideration of Bridgepoint's development proposal, declined to recommend to Council that the Half-Round Building be Listed or Designated. In doing so, the Preservation Board understood that the Half-Round Building ultimately would be demolished, with only the entrance structures and interior mural being retained. The Preservation Board considered the preservation and restoration of the Don Jail to be of paramount importance on this site.

Urban Design and Planning Staff agree with the final conclusions. The renovation and adaptive reuse of the historic Don Jail as a designated building is the number one heritage priority for this site and securing the future of this building is paramount.

Staff declined to recommend Listing or Designation of the Half-Round Building after considering the impact that retention of the building would have on the construction of the new hospital, the ability to adapt the Don Jail to hospital uses and the original building fabric that would be left after readapting the building to a non-hospital use.

The Half-Round Building would require substantial modification in order to be converted to another use. In essence, only the shell of the building would be left. Decorative paneling and glazing on the building would be lost as the spaces are modified to meet current building codes. Parking cannot be provided in or around the building; it would have to be accommodated off site.

Retention of the Half-Round Building and the construction of a new hospital on the west side of the site in accordance with Ministry of Health standards would not provide an adequate separation between the two buildings. The proposed hospital could not be constructed any narrower so there would be insufficient room between the new hospital and the Half-Round Building.

Retention of the Half-Round Building would result in the road being moved south towards the Don Jail. The relocation of this road would reduce the size of any additions to the rear of the Don Jail. These additions will assist in making the Jail adaptable for hospital use. The reduced additions may not be viable and may adversely affect the atrium space that is intended to provide a visual separation between the historic Jail and the new additions.

Retention of the Half-Round Building, together with construction of the new hospital building could have a strong visual impact on the Riverdale Park as the south limit of the Park would then be defined by a wall of buildings.

No financial analysis was done on the impact of retaining the Half-Round Building. However, it was concluded that the only reasonable use to consider would be a condominium apartment.

Heritage Resources

Bridgepoint Health purchased the Don Jail (both new and old), the Governor's house and the Gatekeeper's House from the Province in anticipation of redeveloping the site for a new hospital facility.

Don Jail

The historic Don Jail building will be fully integrated into the new design for the hospital and renovated to create space that is adaptable for hospital administration uses and accessible community space. This building will be the hospital's new front door.

Governor's House and Gatekeeper's House

Both the Governor's House and Gatekeeper's House are subject to Provincial Heritage Easement Agreements. The proposal to place these significant buildings into a new City park requires additional consideration. The goal is to restore the buildings so they will be an asset to the site and the community. Any uses must complement the surrounding park and public uses.

Staff have been actively working with Bridgepoint Health to secure users for the buildings. Having tenants for the buildings would help relieve some of the City's financial concerns of acquiring these two buildings. Councillor Fletcher specifically requested that staff report further on the financial implications of restoring and reusing of the Gatekeeper's House and the Governor's House, including an evaluation of how to minimize the cost to the City.

No analysis has been undertaken of the cost of restoring and reuse of these buildings, but as noted in the "Financial Implications" section, staff committed to reporting to Policy and Finance Committee 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 prevent further deterioration of the buildings, staff recommends that any significant deficiencies in the buildings be corrected by Bridgepoint Health prior to conveyance to the City. The Hospital has provided a condition assessment of the two buildings that has identified deficiencies. Staff will be negotiating with Bridgepoint about the scope, methods and timing of the correction of the deficiencies. This work will stabilize the buildings before the City takes title to the buildings with the surrounding park land, but does not constitute restoration or adapting the buildings for new users.

The City may be able to minimize restoration and reuse costs through lease payments by future tenants. It could also seek project specific grants towards the work from the Toronto Heritage Grant fund, although, if successful, such grants will only cover a small portion of the costs. Alternatively, the City could require Bridgepoint Health to provide monies towards the restoration and reuse of the two heritage buildings as a condition of approval of this development.

As mentioned above, staff are looking into options/opportunities and/or future tenants for the buildings. The implementing zoning will provide for a day nursery, children's residence or home and community related uses. The Library has indicated that they do not need the expanded space but would offer programming to any use, such as; a day care or children's home if that use secured a place here.

The Lawn Bowling Clubhouse and the Half Round Building

St. Matthew's Lawn Bowling Clubhouse is a listed heritage building. It has been recommended for designation under the Heritage Act and will be relocated at the expense of Bridgepoint Health. The future location will be determined and must be satisfactory to the General Manager, Parks Forestry and Recreation in consultation with the Local Councillor.

Certain distinctive elements of the Half Round Hospital Building, specifically the entrance canopies and the interior wall mural on the ground floor of the hospital will be retained.

Possible Graves On the Site

Staff have been advised that there is no map or survey that identifies grave sites on the property. The applicant commissioned an archaeologist to conduct a Stage 1 Archaeological Assessment which discussed the existence of a prison cemetery. It is presumed that it is located in the former northwest courtyard of the Jail which was paved over in 1986. In 2000, six test pits were dug in the area, but no human remains were found. Nevertheless, the Assessment recommends that a Stage 2 Assessment be conducted in a number of areas, including the parking lot north of the Jail (formerly the jail yard). Such an assessment will determine through excavation, whether there are any unmarked graves on the property. Staff recommend that the Stage 2 Assessment and implementation of any findings be required as conditions of approval. In addition, as the Archaeological Assessment progresses, conditions will be placed on the development of the site that will address the issue of finding any human remains.

The Natural Environment

Urban Forestry Services do not object to the proposed Official Plan and Zoning By-law amendments provided their comments can be accommodated with appropriate restrictions to development. Most of the issues raised are most appropriately dealt with through conditions of draft subdivision approval and site plan approval. Detailed comments are in Attachment No. 6.

Urban Forestry staff have acknowledged the additional setback of structure from Riverdale Park. The revised plans show a 28 m setback from the north property line, compared to 10 in the previous plan.

The current ravine protection line must be shown on all plans, including site, grading and landscape plans and the tree inventory. This is required to accurately identify the relationship of the proposed development to the ravine. This is also required in order to identify the trees and grades protected by the Ravine By-law so that Urban Forestry Services can evaluate an application for a Permit under the Ravine Protection By-law.

A revised arborist report is required with tree information and location. All trees on-site and within the potential impact zone of the proposed development must be included in the arborist report inventory, their species, size and condition clearly identified, and trees accurately

referenced on a plan. This should include all on-site trees, as well as off-site trees on the adjacent west slope, Riverdale Park, and adjacent road allowances (Broadview, Gerrard and St. Matthews). Separate lists of trees should be provided so as to differentiate between Ravine by-law trees, Private by-law trees, and City-owned trees.

There is no minimum size requirement related to the protection of ravine trees and street trees. Bridgepoint has not provided details on future tree planting but they have indicated that 109 new trees could be planted 8.5 m apart on new and existing public roads, private roads and laneways and that additional trees are anticipated on the individual development blocks and within the park.

Toronto and Region Conservation Authority (TRCA) staff have been consulted and comments received have been received. TRCA staff have no objection to the Official Plan and Zoning By-law Amendment application in principal. However, staff may require a design modification to the western portion of the subject property.

The western portion and the north edge of the site are along the edge of the Don Valley within the TRCA Fill Regulated Area. A permit is required from the TRCA prior to the placement of fill within the regulated area. The policies define the valley corridor boundary as a minimum of 10 metres inland from the top of bank.

The Slope Stability Analysis prepared by Peto MacCallum Ltd. concludes that the existing slope is generally considered geotechnically stable in its present state. TRCA staff concur with the conclusion and the recommendation of the Analysis, and therefore define the valley corridor as 10 metres inland from the top of bank. The Master Plan drawings, Don Valley Section and St. Matthew's Road Section, illustrate the proposed hospital building located a minimum of between 14.3 metres and 20 metres from what appears to be the top of bank. The location of the proposed buildings is acceptable to TRCA.

The Master Plan Drawings also illustrate considerable paved surface (8.5 metre private drive, 10 metre St. Matthew's Road, sidewalk and multipurpose trail) located within 0.9 metres and 1.6 metres of the top of bank. The existing paved parking area on the western portion of the subject property is, in many places, coincident with the staked top of bank. The Valley and Stream Corridor Management Program policies recognize that where development has occurred within the valley corridor, increased flexibility is required. Therefore, given the existing situation, TRCA staff are willing to reduce the 10 metre buffer requirement provided the following concerns can be addressed:

1. The underlying soils identified adjacent to top of bank, nearest Gerrard Street and underlying proposed St. Matthew's Road are very soft or soft for approximately 5 to 6 metres below grade.
2. The 0.9 metre to 1.6 metre buffer between the top of bank and the paved surface is not wide enough to prevent surficial erosion of the slope, given the soils and to sustain dense plantings associated with the proposed renaturalization program.

The recommendation of TRCA staff requires these matters to be addressed with either a wider buffer and/or a proposal to replace the upper layer of very soft and soft soil with engineered fill during construction.

Transportation consultants also met with John Wilson of the Task Force to Bring Back the Don and TRCA staff to discuss allowing for flexibility in the location of the portion of the road joining Gerrard Street East. This will be part of the detailed design discussions for the road. TRCA staff prefer the option that keeps the road further east and allows for maximum trail width and restoration plantings. However, TRCA staff also recognize the grading challenges and are open to further discussion of moving the road and the trail further west as long as there is a net environmental and bike-pedestrian access gain. TRCA is awaiting a further detailed geotechnical and renaturalization solution.

Sun and Shadow

Sun and shadow impact on the existing Riverdale Park was reviewed by Forestry staff, Urban Design and City Planning staff to ensure a minimum impact on the Park. An outcome of the workshop session was that the bulk of the new hospital building was shifted southward in order to minimize sun and shadow on the Park.

Roads, Traffic, Access and Parking

A traffic study and follow-up material has been reviewed by Works-Transportation, City Planning-Transportation and the TTC. A public street (with private driveway extension up to the hospital building) is proposed running west off of Broadview Avenue and St. Matthew's Road north off Gerrard Street East. There must be consideration of signalization at both intersections. Timing, cost and location will be finalized as part of the plan of subdivision agreement and site plan approval process.

All parking for each building will be underground. The proposed parking standards are as follows:

Retail	1/80 sq m gross floor area
Medical/Dental Office or Clinic	1/30 sq m rentable space
Hospital	0.7 spaces/bed
Residential	
Unit Type	Parking Ratio
Bachelor units	0.3 spaces/unit
1 bedroom units	0.7 spaces/unit
2 bedroom units	1.0 spaces/unit
3 + bedroom units	1.2 spaces/unit
Visitor parking	0.12 spaces/unit

The parking standards will be achieved/enforced through standards in the Site specific By-law. These standards generally meet or exceed the existing Zoning By-law standards, and are based on a review of a detailed parking assessment prepared by BA Consultants. The recommended residential parking standard is based on studies of the parking demand generated by other condominiums in the City and is consistently recommended for new residential projects.

The hospital is now served by 258 parking spaces which are adjacent to the main hospital entrance, along St. Matthew's Road and on the east side of the hospital off Broadview Avenue. There are also 20 public parking spaces on St. Matthew's Road, just north of Gerrard Street East. It is anticipated that approximately 353 parking spaces will be provided in an underground garage for the new hospital. Parking standards should be sufficient to accommodate the projected parking demand, and provide relief for the surrounding neighbourhood. With the redevelopment all uses will have to provide parking. This will result in a better situation than what now exists.

To create the proposed new public streets the existing Don Jail Roadway will be realigned and portions will be closed. The newly aligned Don Jail Roadway and St. Matthew's Road will be part of the first phase of development that includes the new hospital and the adaptive reuse and integration of the historic Don Jail.

Service Access to the Hospital

The new hospital building would be serviced by a driveway running north off St. Matthew's Road on the west side of the building. This is a good location because the change in grade means truck delivery would be at basement level. Also, all vehicle maneuvering would be over a private driveway and not over the public roadway.

New City Park

The proposal is to exchange the existing City Park for a new park to be located south of the new public street in front of the historic Don Jail. The new park will be approximately 6,690 m² in size. The new park will form a formal forecourt to the historic jail building as well as a park-like setting for the new front door for the hospital.

Over all Site Design and the Public Realm

This site has physical and visual prominence in the Riverdale neighbourhood. Also, since it is abutting the Don Valley, the site is visually connected to areas well beyond the immediate neighbourhood.

The proposed Urban Design Guidelines will guide the future design and construction on the site. A copy of the guidelines is on file with the City Clerk. Copies will be provided to Committee members prior to the January Community Council meeting. Provisions are included in the official plan amendment to reflect that development is intended to proceed generally in accordance with the guidelines. The guidelines do not form part of the official plan amendment

but illustrate and describe design concepts, and will assist in the evaluation of future development applications.

A network of proposed new public streets will weave the site into the surrounding community. Sidewalks, trees and buildings facing the streets will create a comfortable pedestrian environment and enhance the movement through the site. Pedestrian links both north/south and east/west have been well thought out and will make the needed comfortable connections through the site.

The Don Jail Roadway will be reconnected to the typical grid road system found in the adjacent community. Street improvements will be secured through subdivision and site plan approvals.

Environment

The City would be taking land, such as a new park and new roads, into City ownership. Prior to accepting any land, studies must be undertaken by the applicant and accepted by the City to ensure the land is acceptable to the City.

Negotiations on the land transactions are expected to include discussions with respect to responsibilities for environmental remediation strategies that may be required both in connection with Block E (the former St. Matthew's Lawn Bowling site) to be acquired by Bridgepoint as well as that part of the Don Jail Roadway proposed to be closed and converted to parkland. This is included in the draft plan of subdivision conditions.

Development Charges

The proposal provides for a maximum gross floor area of approximately 127,385m². Of this approximately 75,800 m² is the proposed new hospital. This would leave about 36,465m² for possible residential development. There has not been a breakdown by number of residential units, or a determination of how much of the 36,465m² would be developed for other uses permitted in the mixed use category.

Development Charges are assessed and collected at the time of issuance of the building permit. At that time the unit count and breakdown by type will have been determined.

Based on a 100m² average unit size, the City could expect to receive around \$2.3 million in development charges.

Implementation

City Planning is recommending approval of the following:

- i) official plan and zoning by-law amendments;
- ii) modifications to the new City of Toronto Official Plan;
- iii) Urban Design Guidelines; and
- iv) draft plan of subdivision.

The official plan amendment outlines how comprehensive development will proceed and links future development to the October 28, 2005 Urban Design Guidelines. The official plan amendment also authorizes the use of a holding symbol (under Section 36 of the Planning Act) and generally outlines what is required to lift the 'h'. The holding symbol is being proposed to ensure that all aspects of the Comprehensive Community Master Plan are co-ordinated for matters relating to land transactions, subdivision and heritage.

A modification to the new Official Plan is also required. Staff will bring forward the detailed modification directly to Council. The modification will include map changes and will change the designations as follows:

- Parks and Open Spaces Areas- Natural Areas to Institutional Areas along the western boundary;
- Parks and Open Spaces Areas- Parks to Mixed Use Areas for the lawn bowling area;
- Institutional Areas to Parks and Open Spaces Areas – Parks for part of the new park area
- Institutional Areas to Mixed Use Areas for the separate parcels along Broadview Avenue

To further ensure the new Official Plan does not prohibit the disposal of any City-owned lands subject to this development proposal, in settling the City's appeal of the Minister's decision to approve the new Plan, staff will also request the Ontario Municipal Board to approve a site specific modification which will exempt these lands from the disposal policies.

The zoning amendment sets out the uses permitted prior to removal of the 'h' symbol and details the requirements to lift "(h)" as follows:

An amending by-law to remove the "(h)" symbol shall be enacted by Council when the following conditions have been fulfilled to the satisfaction of Council:

- (1) execution and registration of a subdivision agreement satisfactory to the Chief Planner pursuant to section 51 of the Planning Act and registration of the related plan of subdivision;
- (2) arrangements and/or necessary agreements satisfactory to the Chief Planner and the Executive Director Facilities and Real Estate are in place respecting the future land arrangements and land ownership;
- (3) arrangements are in place and all necessary agreements or amending agreements satisfactory to the Manager Heritage Preservation Service are executed and registered, as applicable, respecting the heritage buildings and features; and
- (4) Notice of Conditions of Site Plan Approval have been issued for a new hospital building on Block A which includes integration of the designated Don Jail building.

City Council previously supported, in principle, the concept of a comprehensive approach for the development of the subject lands. Staff is now recommending approval of the implementing official plan and zoning amendments as well as support for the draft plan of subdivision. A separate report will go forward to Council on the land transactions required to facilitate the comprehensive development as proposed. If the land transaction does not proceed as Council desires, the zoning would not come into place as a result of the holding provisions and the various planning documents could be repealed.

Staff were asked to comment on “mechanisms that can be used to ensure that the City’s interests are protected should the Government of Ontario not proceed with hospital redevelopment funding.” As outlined above, staff have used numerous planning mechanisms to protect the City’s interests, but these are limited. It would be appropriate to also deal with these matters in any reports on the possible land transaction.

The comprehensive proposal advances numerous City objects and includes many advantages;

- the construction of a landmark complex-care and rehabilitation hospital;
- the adaptive reuse and integration of the historic Don Jail building;
- the construction of a multipurpose trail for bicycles and pedestrians along the Don Valley;
- a network of public streets, public and private open space and pedestrian links that will serve to integrate the lands back into the surrounding neighbourhood;
- integration of the Governor’s House and Gatekeeper’s House into the community;
- preserve and retain the entrance structures and the interior mosaic wall mural of the existng Hospital Building;
- a public park which will serve as a formal forecourt to the historic Don Jail and function as an accessible community space; and
- a development plan that respects the historic significance of the Don Jail.

These are all being secured through the use of various agreements.

Conclusions:

At the last Council meeting of 2005, Council directed staff to hold the Public Meeting under the Planning Act and bring forward the Final Planning Report to the January 17, 2006, Toronto and East York Community Council meeting.

This report recommends approval of the Comprehensive Community Master Plan for the hospital campus, a draft Official Plan and Zoning By-law Amendment for the entire block, sets out development guidelines and recommends approval of the Draft Plan of Subdivision.

This represents good planning, and the details of the proposal when implemented, will make a difference for the surrounding community and Toronto as a whole.

Contact:

Denise Graham, Senior Planner - East Section

Ph: (416) 392-0871

Fax: (416)-392-1330

Email: dgraham1@toronto.ca

Gary Wright
Director, Community Planning, Toronto and East York District

(p:2005\upd\pln\430 Broadview - Bridgepoint Final) - smc

List of Attachments:

- Attachment 1: Current Land Ownership
- Attachment 2: Comprehensive Community Master Plan – Site Plan
- Attachment 3: Don Jail Looking North - Elevation
- Attachment 4: Official Plan
- Attachment 5: Zoning
- Attachment 6: Agency Comments
- Attachment 7: Draft Official Plan Amendment
- Attachment 8: Draft Zoning By-law Amendment
- Attachment 9: Draft Plan of Subdivision - Conditions of Approval
- Attachment 10: Letter from the Bridgepoint Health Board Chairman
- Attachment 11: Draft Plan of Subdivision

Attachment 1: Current Land Ownership



Current Land Ownership

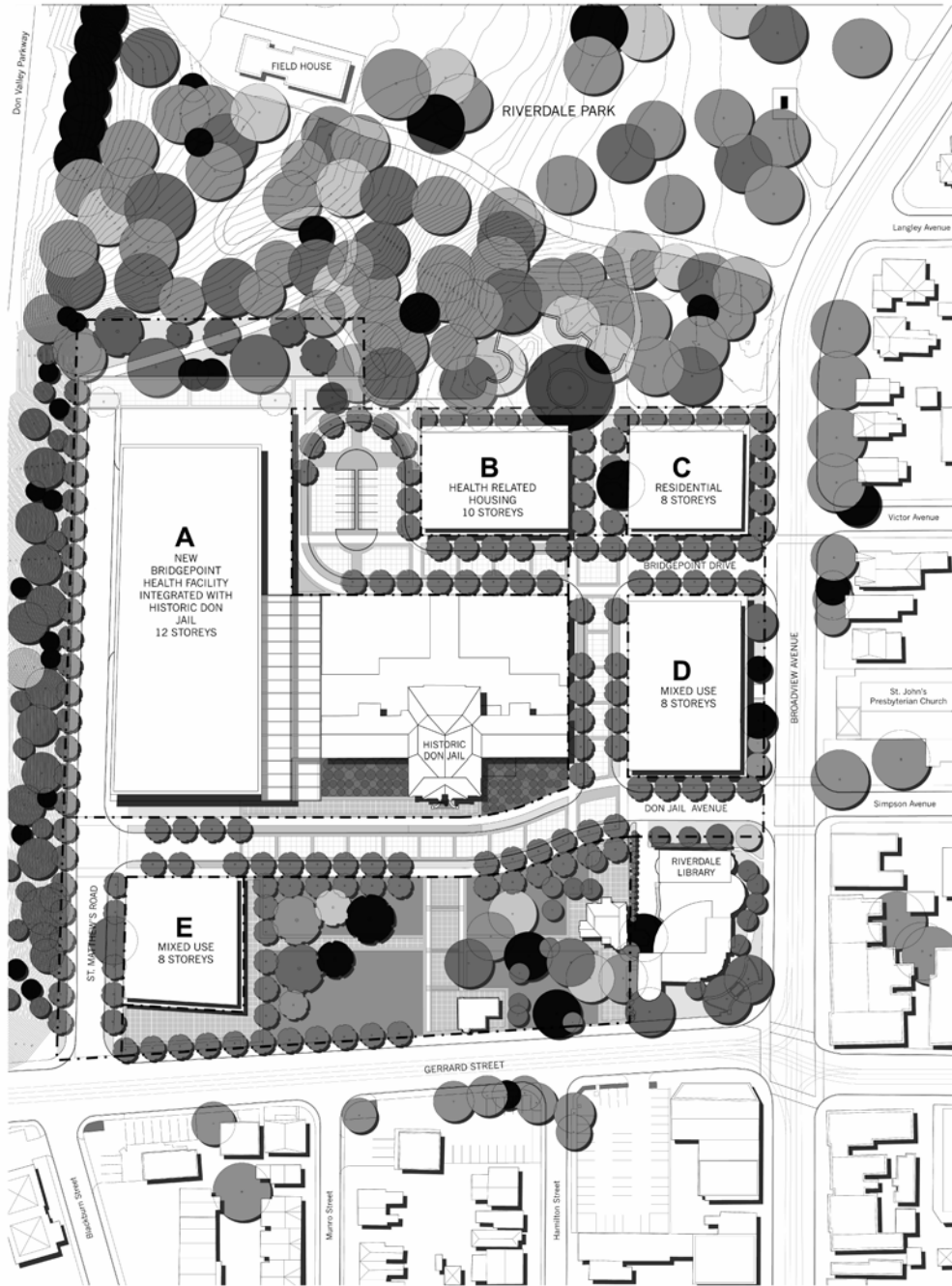
Applicant's Submitted Drawing

Not to Scale
10/18/04 

**14 St Matthews Rd, 548,550,558 &
(562) Gerrard St East & 430 Broadview Ave**

File # 04_168285

Attachment 2: Comprehensive Community Master Plan - Site Plan



Comprehensive Community Plan

Applicant's Submitted Drawing

Not to Scale
10/18/04



**14 St Matthews Rd, 548, 550, 558 &
(562) Gerrard St East & 430 Broadview Ave**

File # 04_168285

Attachment 3: Don Jail Looking North - Elevation

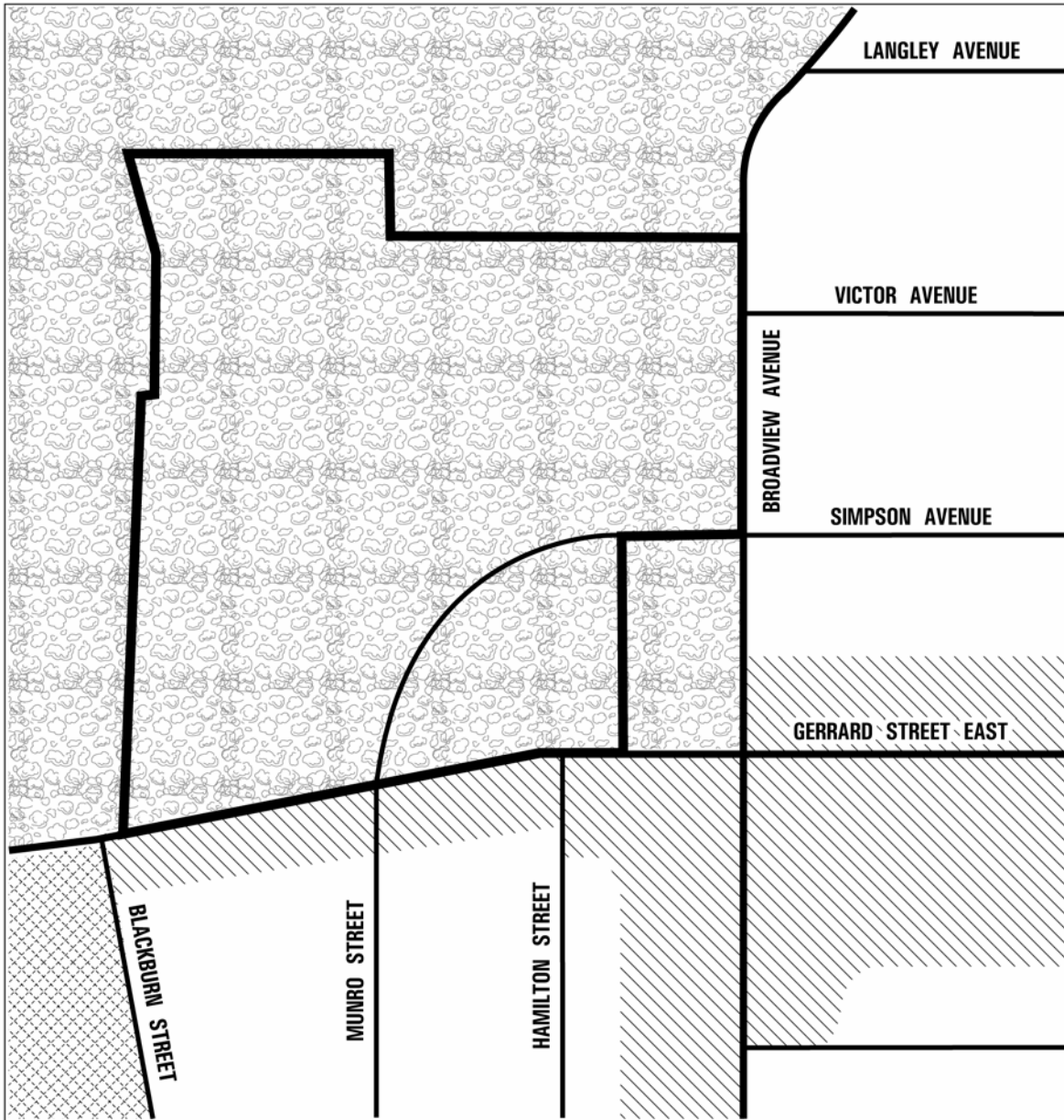


**Don Jail Looking North from Gerrard St East 14 St Matthews Rd, 548,550,558 &
Applicant's Submitted Drawing (562) Gerrard St East & 430 Broadview Ave**

Not to Scale
10/18/04

File # 04_168285






Attachment 4: Official Plan



 **Toronto** Urban
Development Services
Official Plan

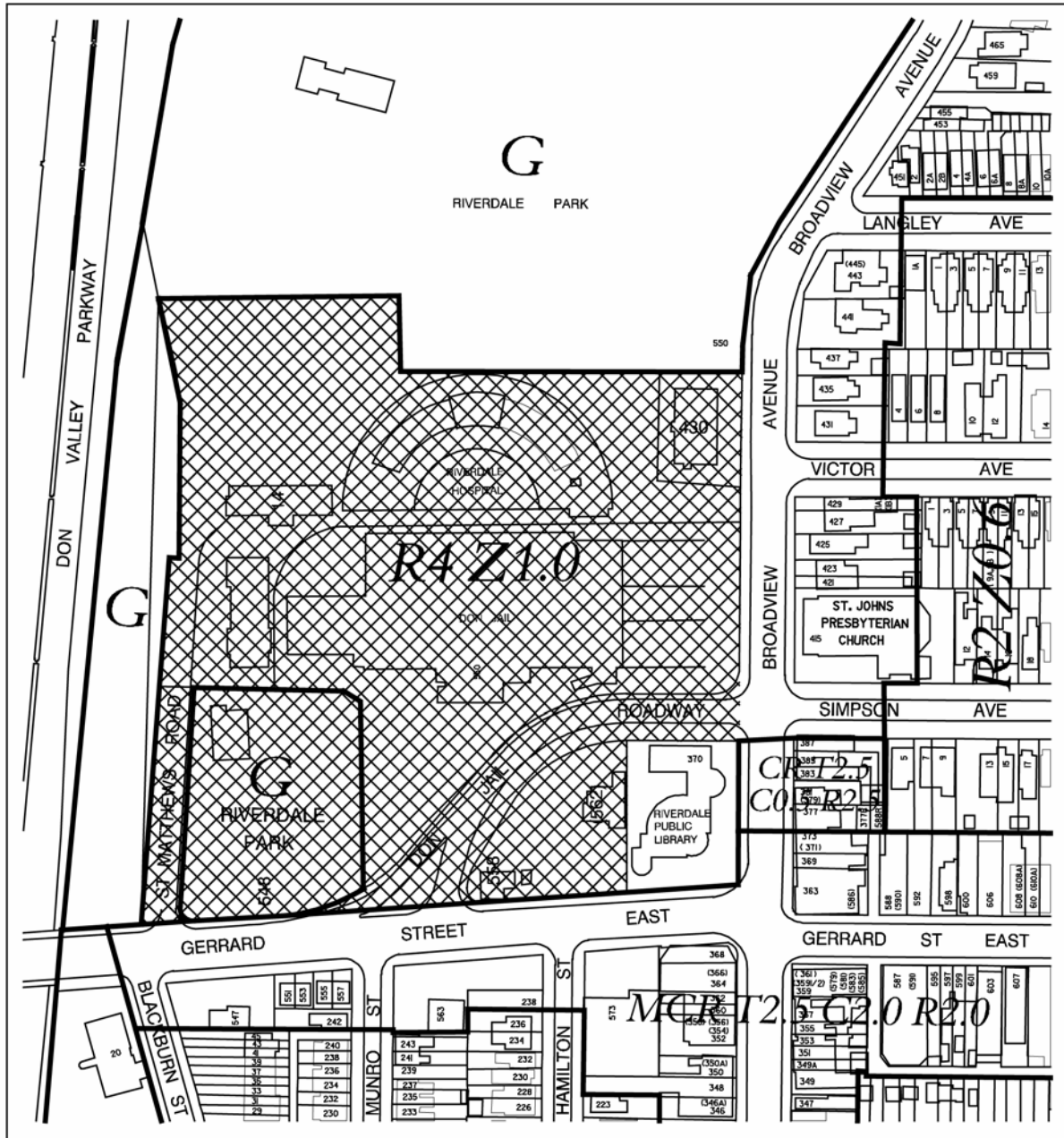
14 St Matthews Rd, 548,550,558 &
(562) Gerrard St East & 430 Broadview Ave

File # 04_168285

- | | |
|---|---|
|  Site |  Restricted Industrial Areas |
|  Low Density Residence Areas |  Open Space |
|  Low Density Mixed
Commercial - Residential Areas | |


Not to Scale
10/18/04

Attachment 5: Zoning



TORONTO Urban Development Services
Zoning

14 St Matthews Rd, 548, 550, 558 &
 (562) Gerrard St East & 430 Broadview Ave
 File # 04_168285

- G Parks District
- R2 Residential District
- R4 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District

↑
 Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 10/19/04 - DR

Attachment 6: Agency Comments

Technical Services Division - December 28, 2005

In her November 15, 2005 motion before Toronto and East York Community Council, Councillor Fletcher requested that staff respond to a number of questions regarding parking.

Comments on Items 2.6 through 2.8 of the motion are set out below.

2.6 “The process for determining the extent of public parking on what is proposed to be a public street in front of the restored Don Jail.”

Ultimately the City will determine the number of on-street parking spaces on the new and realigned streets. This will be done as part of the detailed design of the new streets in the subdivision.

Ultimately the City will determine the number of on-street parking spaces on the new and realigned streets. This will be done as part of the detailed design of the new streets in the subdivision.

The traffic consultant has assumed that no on-street parking will be permitted on St. Matthews Road or Bridgepoint Drive, and on this basis, has estimated that about 30 new on-street parking spaces will be provided, while approximately 10 will be eliminated, for a net gain of 20 on-street parking spaces.

In the event that the community is not satisfied with the on-street parking spaces established or would prefer that alternative facilities be provided on the streets (e.g. a bus parking facility) they could request a change through their Ward Councillor. The request would be assessed by Traffic Operations staff who would then report to the Ward Councillor on the feasibility of the change. If supported by the Ward Councillor, staff would then report to Toronto and East York Community Council on the necessary by-law changes to implement the changes in on-street parking regulations.

2.7 “Appropriate parking standards for the proposed uses on the site and include an explanation on how they will be achieved and enforced.”

The parking standards will be achieved/enforced through standards in the Site Specific Zoning By-law.

These standards generally meet or exceed the existing Zoning By-law standards, and were based on a review of a detailed parking assessment prepared by BA Consultants dated August, 2004. The recommended residential parking standard is based on studies of the parking demand generated by other condominiums in the City. This standard is typically and consistently recommended for new residential condominium projects by staff.

There is no specific parking standard in the Zoning By-law for hospitals outside the Downtown Parking and Loading Zone, however, if this hospital, which contains many long-term care beds, were classified as a “convalescent home” the Zoning By-law requirement would be for a minimum of 1 space per each 10 beds. The parking standard for hospitals in the Downtown Parking and Loading Zone is 1 space per 250 m² of Total Floor Area. The traffic consultant reviewed existing parking demand for the hospital (including waitlists for parking spaces), factored in an anticipated 25% increase in staffing, and considered a “variable level of service cushion,” and on the basis of this review recommended a minimum parking standard of 0.7 spaces per bed. For information, this standard is comparable to the Downtown standard and exceeds the Zoning By-law standard for convalescent homes. Approximately two thirds of the proposed parking supply would be allocated for hospital staff.

2.8 “A comparison of the parking standards to the existing situation on the site and comment on what this means for the surrounding residential and business communities.”

The hospital is presently served by 258 parking spaces as follows:

- 98 parking spaces adjacent to the main hospital entrance.
- 62 parking spaces along St. Matthews Road.
- 84 parking spaces between the existing hospital and the Old Don Jail.
- 14 surface spaces on the east side of the hospital, off Broadview Avenue.

In addition, some visitors park in the 20 “public parking spaces” on St Matthews Road, just north of Gerrard Street East. On the basis of the proposed parking standards, it is anticipated that about 353 parking spaces will be provided in an underground garage for the new hospital.

The other recommended parking standards are also anticipated to accommodate projected parking demand, and should not have a detrimental impact on the neighbourhood.

Although no formal “public parking spaces” are proposed, some new on-street parking spaces will be provided on the new streets. It is anticipated that many of the parking garages to be constructed with the new projects in the subdivision will have spaces available to the general public, including the hospital.

Urban Forestry Ravine Planning – December 30, 2005

Further to previous comments (September 12 2005, and October 25 2005), our concerns/issues identified in that correspondence remain unaddressed.

The drawings and conceptual plans circulated for the OPA and ZA must identify the area protected by the Ravine By-law. As well, the arborist report must be revised to provide the required information. All trees on-site and within the potential impact zone of the proposed development must be included in the arborist report inventory, their species, size and condition

clearly identified, and the trees accurately referenced on a plan. The Ravine By-law line must be shown on the site plan for the tree inventory. The inventory should include all on-site trees, as well as off-site trees on the adjacent west slope, Riverdale Park, and adjacent road allowances (Broadview Avenue, Gerrard Street, and St. Matthews Road).

Urban Forestry requires that the applicant protect and maintain the stability of the slope adjacent to their west and northwest property lines, in accordance with the recommendations in their geotechnical report, including the enhancement of the vegetation on that slope. UF does not object to the proposed OP and Zoning amendments, conditional on the applicant preparing, to the satisfaction of UF on behalf of the General Manager of Parks, Forestry and Recreation, a vegetation management/enhancement plan for the west slope (as detailed in previous comments), and committing to the implementation and maintenance of that plan. (The applicant will need to submit a Right of Way Management Landscaping Permit application to Works and Emergency Services, Transportation Services, Right of Way Section.)

Attachment 7: Draft Official Plan Amendment

Bridgepoint Health Hospital Campus

CITY OF TORONTO

BY-LAW No.

To adopt Amendment No. 358 to the Official Plan of the former City of Toronto with respect to lands known municipally as 430 Broadview Avenue, 14 St. Matthew's Road, 548 and 550 – 558 Gerrard Street East

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and maps attached hereto as Schedule 'A' are hereby adopted as amendments to the Official Plan of the City of Toronto.
2. This is Official Plan Amendment No. 358.

SCHEDULE 'A'

1. Map 1 "Generalized Land Use", attached to and forming part of the Official Plan Part I for the former City of Toronto, is amended by redesignating to Medium Density Mixed Commercial-Residential Areas the lands identified as Medium Density Mixed Commercial-Residential Areas on Map 18.677 attached hereto.
2. Map 1 "Generalized Land Use", attached to and forming a part of the Official Plan Part I for the former City of Toronto, is amended by redesignating to Hospital Areas the land as identified as Hospital Areas on Map 18.677 attached hereto.
3. Map 1 "Generalized Land Use", attached to and forming part of the Official Plan Part I for the former City of Toronto, is amended by redesignating to Open Space the lands as identified as Open Space on Map 18.677 attached hereto.
4. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18 .677 and the attached Map 18.677;

"18.677 Lands known in the year 2005 as 430 Broadview Avenue, 14 St. Matthew's Road, 548 and 550 – 558 Gerrard Street East

See Map 18.677 at the end of this Section

Notwithstanding any of the provisions of this Plan, Council may pass by-laws applicable to Lands delineated by heavy lines on Map 18.677 in accordance with the following policies:

LAND USE DESIGNATIONS

For the purpose of this section and Map 18.677:

Hospital Areas: are made up of major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, including the full range of housing and housing associated with a health institution.

Medium Density Mixed Commercial-Residential Areas: are mixed use areas made up of a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks, open spaces and utilities.

Open Spaces: are made up of parks, open spaces, valleys, ravines. Development is generally prohibited except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities.

OVERALL OBJECTIVES

- (a) The lands will be redeveloped over time as the Bridgepoint Health hospital campus representing key parts of the organization and containing key central functions and programs.
- (b) The historic Don Jail building will be adaptively re-used and incorporated into the design of the new hospital.
- (c) In addition to hospital functions a mix of uses will be permitted including all types of institutional uses, commercial uses and residential uses. Single use or mixed use buildings will be permitted. The Zoning By-law will set out where these uses may occur.
- (d) The lands will be developed in phases with a network of public streets and private driveways with sidewalks, public and private open spaces and pedestrian links which will serve to integrate the lands back into the surrounding neighbourhood. The layout of the development blocks, public streets, public park, private landscaped open space generally in accordance with Map 18.677.

URBAN STRUCTURE BUILT FORM

- (e) New buildings on Block C, D and E will range in height up to a maximum of 8 storeys fronting onto Broadview Avenue and Gerrard Street East. Taller buildings permitted on Blocks A and B.
- (f) Buildings on Blocks B and C will be setback from Riverdale Park. The building on Block E will be stepped back from Block F to limit shadows on the new park space.
- (g) The base podiums of all new buildings that are adjacent to the north side of the realigned Don Jail Roadway will compliment the height limit defined by the eave line of the historic Don Jail. The design of buildings of Block A will compliment the important architectural elements of the historic Don Jail.
- (h) Retail and restaurant uses are encouraged to locate at grade to animate the street frontages and the public park and open spaces.
- (i) Development will proceed generally in accordance with the design guidelines entitled "Bridgepoint Health Don Jail Site Master Plan Urban Design Guidelines", dated October 28, 2005, stamped received October 28, 2005, and prepared by Urban Strategies Inc., as adopted by Council for the subject lands. The Guidelines will illustrate and describe desired urban design concepts for the site and will provide a context for coordinated incremental development in keeping with the objectives and policies of this Plan and will assist in the evaluation of development applications. The Guidelines will not form part of this Plan.

PARKS AND OPEN SPACES

- (j) The preservation of healthy mature trees will be encouraged and the planting of a range of tree species throughout the site and along streets will be required as part of the landscaping associated with each development parcel.
- (k) Block F as shown on Map 18.677 is proposed as a public park. The public park will serve as a formal forecourt to the historic Don Jail and function as an accessible community park for all ages.
- (l) North/south links to Riverdale Park through the lands will be provided through a publicly accessible walkway located on Block B1, as shown on Map 18.677, and a multi-use trail to be developed in consultation with Toronto Region and Conservation Authority following the west limit of the lands.
- (m) Blocks A1, C1 and D1 will serve as visually accessible private landscaped open space. Landscaping on Blocks C1 and D1 will support the growth of mature trees.

HERITAGE

- (n) The historic Don Jail building is recognized as a significant heritage building and will be incorporated into any development proposed for the lands. The historic Don Jail building will be meaningfully integrated into the new design and function of the hospital.
- (o) Important architectural elements and characteristics of the historic Don jail, such as the eave line or the south façade of the building should be respected in the design of any new development on the blocks abutting the realigned Don Jail Roadway.
- (p) The designated Governor's House and Gate Keeper's House will be retained, conserved and integrated into the public park.
- (q) Structures, such as the free-standing entrance canopies and interior mosaic wall mural are recognized as features of the existing Bridgepoint Health hospital, which should be retained and incorporated into the redevelopment of the lands.

TRAFFIC AND PARKING

- (r) No above grade parking structures will be permitted on the lands following the construction of the new hospital and realignment of the Don Jail Roadway.

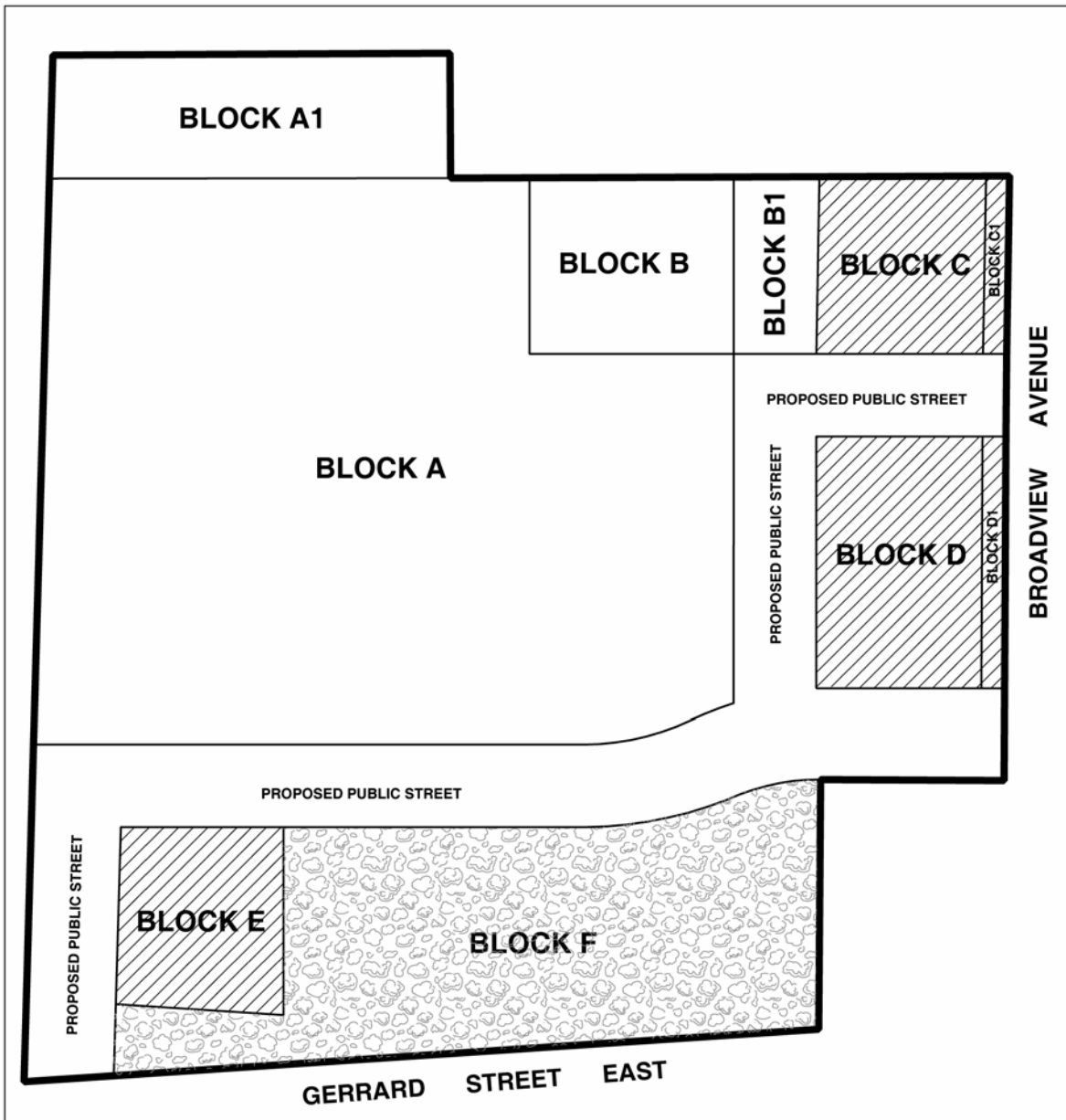
SERVICING

- (s) Servicing and loading will be encouraged off private driveways where possible.

IMPLEMENTATION

- (t) Development of Block A, including the integration of the historic Don Jail building and the construction / realignment and partial closure of Don Jail Roadway, will be included in the first phase of construction within the lands.
- (u) Council recognizes that it may be appropriate to use the provisions of Section 36 of the Planning Act, R.S.O. 1990, c.P.13, as amended, in conjunction with a by-law passed pursuant to Section 34 of the Planning Act, for reasons that the lands have not been divided into developable blocks at the time of adoption of this amendment, roads and services must be co-ordinated in an orderly sequence, land exchanges as well as land conveyances are contemplated with the City of Toronto to facilitate the proposal and the lands include designated or listed heritage buildings (Don Jail Building, Governor's House, Gate keeper's House, St. Matthew's Lawn Bowling clubhouse) and heritage features of the existing hospital building which are to be incorporated into the development proposal.
- (v) Any implementing by-law enacted pursuant to Section 34 of the Planning Act which utilizes the holding provisions of Section 36 of the Planning Act may define and incorporate a holding symbol ("h") and use the holding symbol in conjunction with any use designation permitted to identify the uses to which the land, buildings and structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law when the conditions required to lift the hold, as set out in the zoning by-law, have been satisfied.
- (w) Prior to passage of a by-law to remove a holding symbol, either in whole or in part, and incorporated for the reasons set out in (u), Council will be satisfied that the following has occurred respecting the lands;
 - (i) execution and registration of a subdivision agreement pursuant to section 51 of the Planning Act;
 - (ii) arrangements and/or necessary agreements are in place respecting the future land arrangements and land ownership;
 - (iii) arrangements and/or necessary agreements are in place respecting the heritage buildings and features; and
 - (iv) Notice of Conditions of Site Plan Approval have been issued for a new hospital building on Block A which includes meaningful integration of the designated Don Jail building.
- (x) It is a policy of Council that the land subject to an "h" may be used for uses existing or permitted on the date of passing of the by-law utilizing the holding symbol and such other uses as may be included in the implementing zoning by-law.

Official Plan Amendment #358



TORONTO City Planning Division

Official Plan Amendment # 358

14 St Matthews Rd, 548,550,558 &
(562) Gerrard St East & 430 Broadview Ave

File # 04_168285

- Hospital Areas
- Site
- Open Space
- Medium Density Mixed Commercial - Residential Areas

Not to Scale
12/22/05

Attachment 8: Draft Zoning By-law

CITY OF TORONTO

BY-LAW No. -2006

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known as 14 St. Mathews Road, 548, 550 and 558 Gerrard Street East, 430 Broadview Avenue

The Council of the City of Toronto HEREBY ENACTS as follows:

1. District Map No. 52H-311 contained in Appendix "A" of By-law No. 438-86, being "a By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, is further amended by,
 - (1) redesignating to "G (h)" the lands identified as "G (h)" and as outlined by heavy lines on Map 1 attached to and forming part of this By-law;
 - (2) redesignating to "Q (h)" the lands identified as "Q (h)" and as outlined by heavy lines on Map 1 attached to and forming part of this By-law; and
 - (3) redesignating to "CR (h)" the lands identified as "CR (h)" and as outlined by heavy lines on Map 1 attached to and forming part of this By-law.

2. None of the provisions of Section 2(1) with respect to the definition of the words *grade* and *height*, and none of the provisions of Sections 4(2), 4(4)(b), 4(11), 4(16) and 8(3) of the aforesaid By-law No. 438-86, as amended, shall apply to prevent the uses or the erection or use of any buildings or structures for any purpose permitted in Section 8(1) of By 438-86, as amended, on *Blocks A, A1, B, B1, C, C1, D, D1* and *E*, shown on Map 1 attached hereto, as well as for any purpose permitted in Section 5(1) of By-law 438-86, as amended, on *Block F*, also shown on Map 1 attached hereto, provided that:
 - (1) in addition to the uses permitted in a "Q" zone under Section 8(1)(f) of By-law No. 438-86, as amended, *senior citizens' housing* and uses *accessory* thereto shall also be a permitted use on *Block B* and, further, in addition to the uses permitted in a "G" zone under Section 5(1)(f) of By-law No. 438-86, as amended, a *children's home or residence*, a *day nursery*, *community related uses* and *accessory* uses shall also be permitted uses associated with the existing buildings shown on Map 3 attached hereto within *Block F*;
 - (2) no person shall on *Blocks C, D* and *E* erect or use a building or structure or any portion thereof for any retail or service shop permitted in Section 8(1)(f)(b)(iv) of By-law 438-86 unless:

- (i) the main floor is located within 0.2 metres of the sidewalk level directly opposite the door to such retail and service shop;
 - (ii) the main floor level has a depth of not less than 7.5 metres measured from the main front wall of the building and a width of at least 60% of any street frontage of the building; and
 - (iii) all entrance doors, other than service entrance doors, which provide access to a retail and service shop within the building, shall be directly accessible from the public sidewalk by a level surface or a ramp not exceeding a gradient of 1 in 25 (4%);
- (3) Notwithstanding any other provisions of this By-law:
- (i) *Blocks A1, B1, C1 and D1* shall only be used for *landscape open space* and *accessory* uses and structures to *Blocks A, B, C and D*, respectively which include ornamental structures, landscape features, walkways, trellises, benches and fountains;
 - (ii) notwithstanding paragraph (i) above, *Block C1* and *D1* may not be used for underground parking garage;
 - (iii) *Block A1* and *B1* may also be used for structures permitted pursuant to Section 2(7) of this By-law in connection with buildings on *Blocks A*, and *Blocks B* and *C*, respectively; and
 - (iv) *Block C1* and *D1* may also be used for structures permitted pursuant to Section 2(7) of this By-law in connection with buildings on *Block C* and *Block D*, respectively with the exception that covered stairs or stair enclosures associated with an entrance or exit from an underground garage and vents shall not be permitted.
- (4) the height of the existing historic Don Jail Building shown in hatching on Map 3 north of the “Proposed Public Street” shall not exceed its height; as it existed on the date that this By-law is enacted;
- (5) none of the provisions of By-law No. 438-86, as amended, or this By-law shall prevent the renovation and re-use of the two existing historic buildings located on *Block F* and shown on Map 3 attached hereto for uses permitted by Section 6(1)(b)(i) and (ii) of By-law No. 438-86, as amended, and *accessory* uses;
- (6) no part of any building or structure erected or used above finished ground level within any *Block* is located otherwise than wholly within the areas delineated by the heavy lines on Map 3;

- (7) except where a heavy line shown on Map 3 is contiguous with the boundary of a Block, and subject to Section 2(3) of this By-law, nothing in Section 2(6) hereof shall prevent the following structures from projecting beyond the heavy lines shown on Map 3 respecting buildings on *Blocks A, B* and *C* provided the restrictions set out are complied with:
- (i) eaves, cornices, fences and safety railings, chimney breasts, vents, wheelchair ramps, retaining walls, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground garage, stair landings, decks, planters, and entry vestibules;
 - (ii) balconies to a maximum horizontal projection of not more than 1.5 metres;
 - (iii) canopies to a maximum horizontal projection of not more than 2.5 metres; and
 - (iv) bay windows to a maximum horizontal projection of not more than 0.75 metres and with a width not to exceed 3.0 metres;
- (8) no part of any building or structure to be erected shall exceed the *height* limits specified by the numbers following the symbol “H” as shown on Map 3;
- (9) subject to the height limits set out in Section 2 (8) of this By-law, the number of storeys above *grade* for any building on a *Block*, shall not exceed the following maximum number of storeys:
- (i) *Block A*: 12 storeys;
 - (ii) *Block B*: 10 storeys;
 - (iii) *Blocks C, D* and *E*: 8 storeys
- (10) nothing in Section 2 (8) or 2(9) of this By-law shall prevent:
- (i) the erection or use of the building elements or structures identified in Section 4(2)(a)(i) of By-law 438-86, as amended, subject to the limitations contained therein provided that:
 - (a) the provisions of Section 4(2)(a)(i) shall not apply to *Block A*; and
 - (b) the building elements and structures identified in Section 4(2)(a)(i) of By-law 438-86, as amended, shall be permitted on *Block A* to a height of seven metres plus the *height* limit applicable to *Block A*;
 - (ii) structures on the roof of the building, used for outside or open air recreation, safety or wind protection purposes, provided:

- (a) the maximum height of the top of the structure is no higher than the sum of three metres and the *height* limit; and
 - (b) the structure does not enclose space so as to constitute a form of penthouse or other room or rooms;
 - (iii) parapet walls to a maximum vertical projection of 1.5 metres.
- (11) no person shall erect or use part of a building or a structure, in which a window of a *dwelling unit* in the building or structure is closer than 11.0 metres to a window of another *dwelling unit* on the same *Block* unless:
- (i) at least one of the windows is the window of a kitchen or a bathroom; and
 - (ii) the windows are not directly facing each other;
- (12) *parking spaces* shall be provided in accordance with Section 4(4) of By-law 438-86, as amended, except that the following uses shall be subject to the following minimum *parking* standards:
- | | |
|---|--|
| <i>Public Hospital</i> | 0.7 <i>parking spaces</i> / bed |
| Medical / Dental Office or <i>Clinic</i> | 1.0 <i>parking space</i> / 30 square metres of <i>net floor area</i> |
| Retail and Service Shop | 1.0 <i>parking space</i> / 80 square metres of <i>non-residential gross floor area</i> |
| Residential: | |
| <i>Bachelor Dwelling Unit</i> | 0.3 <i>parking spaces</i> / <i>dwelling unit</i> |
| <i>Dwelling Unit- one bedroom</i> | 0.7 <i>parking spaces</i> / <i>dwelling unit</i> |
| <i>Dwelling Unit – two bedroom</i> | 1.0 <i>parking spaces</i> / <i>dwelling unit</i> |
| <i>Dwelling Unit - three or more bedrooms</i> | 1.2 <i>parking spaces</i> / <i>dwelling unit</i> |
| Visitor | 0.12 <i>parking spaces</i> / <i>dwelling unit</i> |
- (13) loading spaces for a *public hospital* shall be provided in accordance with the requirements for a *public hospital* as set out in Section 4.(5) Schedule 1 Table 6 of By-law 438-86, as amended;

3. None of the provisions of By-law 438-86, as amended, or this By-law shall apply to prevent:
 - (1) the erection and use of a temporary sales office for the sale of residential *dwelling units* contemplated by this By-law on *Block C, Block D* or *Block E*, without parking or building setback restrictions, provided that any temporary sales office shall be permitted for a period not exceeding three years from the date of issuance of the building permit for such temporary sales office; and
 - (2) surface parking on *Block F* during construction on *Block A* as shown on Map 1 attached hereto, provided such use is *accessory* to uses on Block A.
4. While the “(h)” holding symbol is in place, no person shall within any part of the *lands* zoned “Q(h)”, “CR(h)” and “G (h)” on Map 1 attached hereto, use any lot or erect, alter or use any building or structure erected prior to passage of this By-law and within those zones for any purpose except uses existing on the date of passing of this By-law, or a children’s residence or home, *day nursery* or community related uses associated with the existing buildings shown on Map 3 attached hereto on that part of the *lands* zoned “G(h)”. Upon removal of the “(h)” holding symbol, pursuant too Section 36 of the Planning Act, permitted uses shall be as set out in the respective Q, CR or G zone pursuant to By-law No. 438-86, as amended, and this By-law.
5. Blocks zoned with the “(h)” symbol shall not be used for any purpose permitted by this By-law until the “(h)” symbol has been removed from the subject lands. An amending by-law to remove the “(h)” symbol shall be enacted by Council when the following conditions have been fulfilled to the satisfaction of Council:
 - (1) execution and registration of a subdivision agreement satisfactory to the Chief Planner pursuant to section 51 of the Planning Act and registration of the related plan of subdivision;
 - (2) arrangements and/or necessary agreements satisfactory to the Chief Planner and the Executive Director Facilities and Real Estate are in place respecting the future land arrangements and land ownership;
 - (3) arrangements are in place and all necessary agreements or amending agreements satisfactory to the Manager Heritage Preservation Service are executed and registered, as applicable, respecting the heritage buildings and features; and
 - (4) Notice of Conditions of Site Plan Approval have been issued for a new hospital building on Block A which includes integration of the designated Don Jail building.

6. For the purposes of this by-law:

- (1) “*Block*” means any one of the *Blocks* as defined;
- (2) “*Blocks*” means any or all of the *Blocks* defined in Section 6(3) below, as the case may be;
- (3) “*Block A*”, “*Block A1*”, “*Block B*”, “*Block B1*”, “*Block C*”, “*Block C1*”, “*Block D*”, “*Block D1*”, “*Block E*” and “*Block F*” means those lands respectively delineated and identified as *Block A*, *Block A1*, *Block B*, *Block B1*, *Block C*, *Block C1*, *Block D*, *Block D1*, *Block E* and *Block F* on Map 2 attached to and forming part of this by-law;
- (4) “*grade*” shall mean the following for each of the following *Blocks*:
 - (i) *Block A* – 95.38 metres Canadian Geodetic Datum;
 - (ii) *Block B*, *Block C* – the average elevation of the natural or finished level of the ground adjoining the main wall of the building adjacent to the southerly limit of the *Block*;
 - (iii) *Block D* – the average elevation of the natural or finished level of the ground adjoining the main wall of the building adjacent to the western limit of the *Block*;
 - (iv) *Block E* – the average elevation of the natural or finished level of the ground adjoining the main wall of the building adjacent to the northern limit of the *Block*; and
 - (v) *Block F* – the average elevation of the natural or finished level of the ground adjoining the front wall of the building;
- (5) “*height*” means the vertical distance between *grade* and:
 - (i) in the case of a pitched roof building, the mean height level between the eaves and the ridge of the roof and;
 - (ii) in the case of another kind of roof, the highest point of the roof;
- (6) “*lands*” shall mean those lands outlined by heavy lines on Map 1 attached hereto and forming part of this By-law being those lands bounded by Broadview Avenue, Gerrard Street East, Riverdale Park and the Don Valley Parkway but excluding those lands comprising the existing location of the Riverdale Library at the north west corner of Broadview Avenue and Gerrard Street East;

- (7) “*public hospital*” includes appurtenant buildings and *accessory* uses such as but not limited to laboratories, *clinics*, *retail stores*, *restaurants*, offices, pharmacies and dispensaries, but does not include:
- (i) a mental hospital within the meaning of The Mental Hospitals Act, R.S.O. 1990, chapter 118; or
 - (ii) an institution for the treatment and care of persons with substance addictions, psychiatric and/or nervous diseases and disorders;
- (8) each other word or expression which is italicized in this by-law shall have the same meaning as each word or expression as defined in By-law No. 438-86, as amended.
7. Despite any existing or future severance, partition, or division of any *Block*, the provisions of this By-law shall apply to the whole of each of the *Blocks* as if no severance, partition or division occurred.

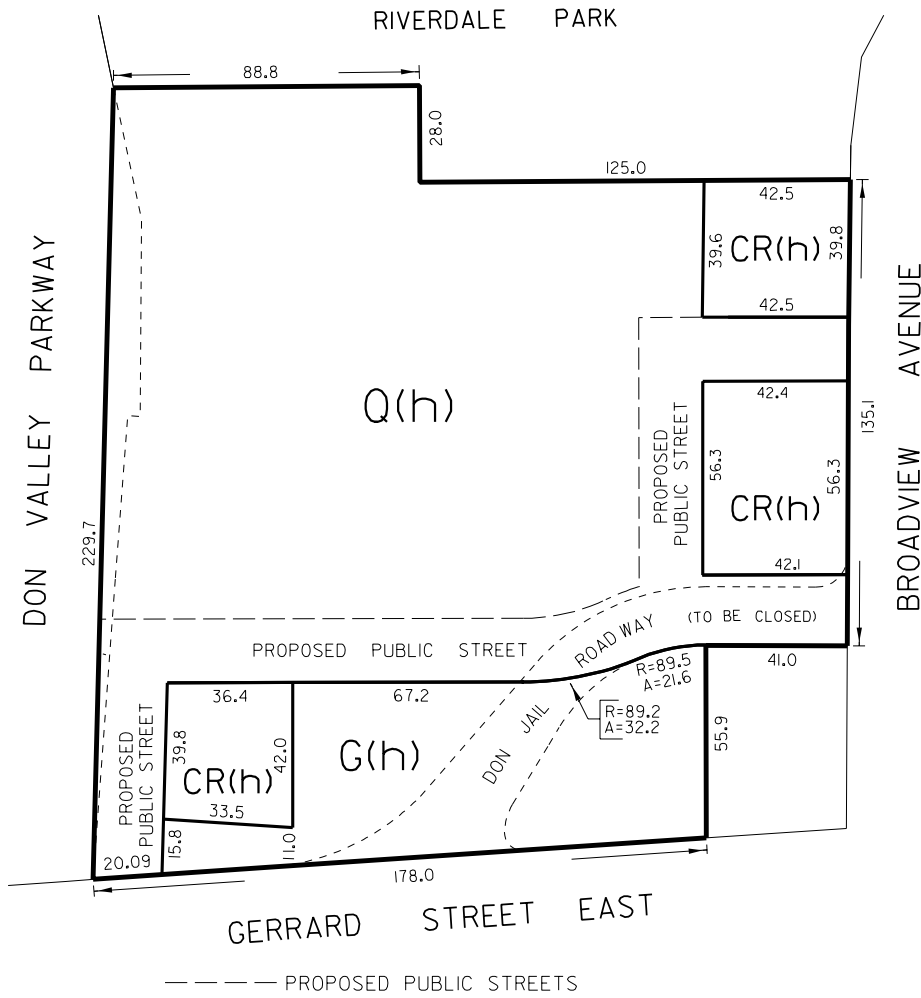
ENACTED AND PASSED this •th day of •, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

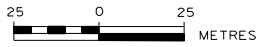
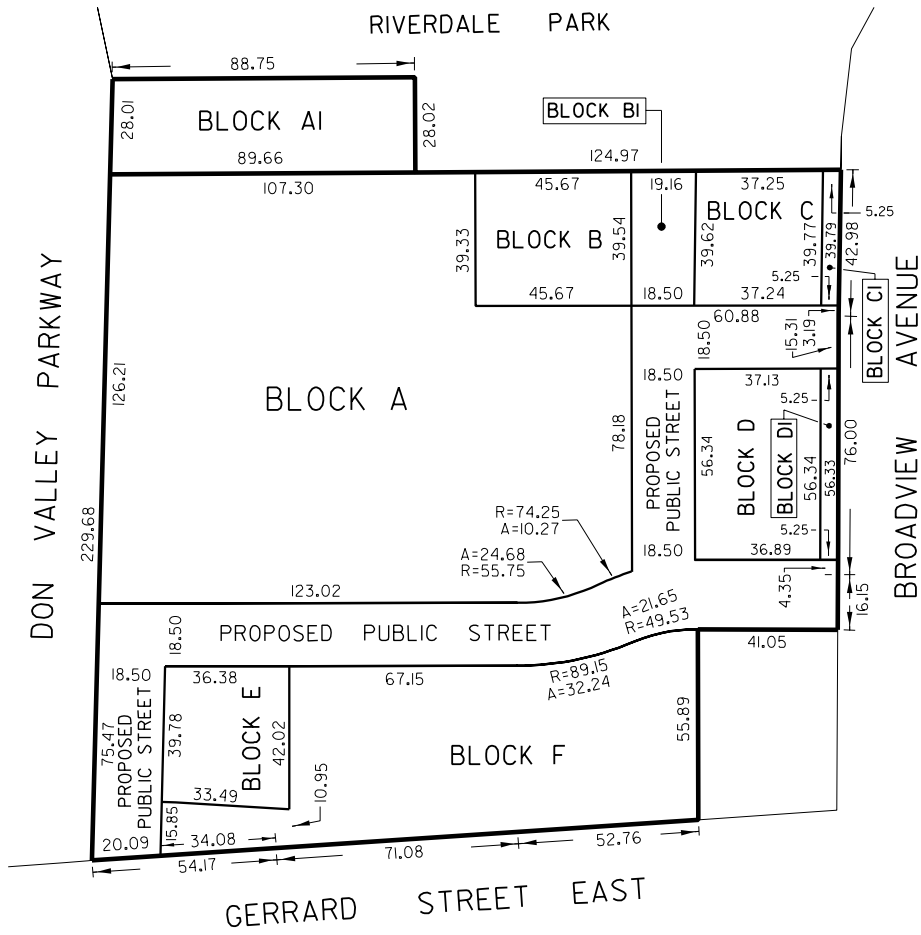
MAP I



SURVEY AND MAPPING SERVICES
TORONTO DECEMBER 2005
BL05/430BROAD1.DGN
FILE: S145-Z1
MAP No. 52H-311 DRAWN: VG

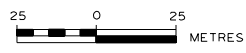
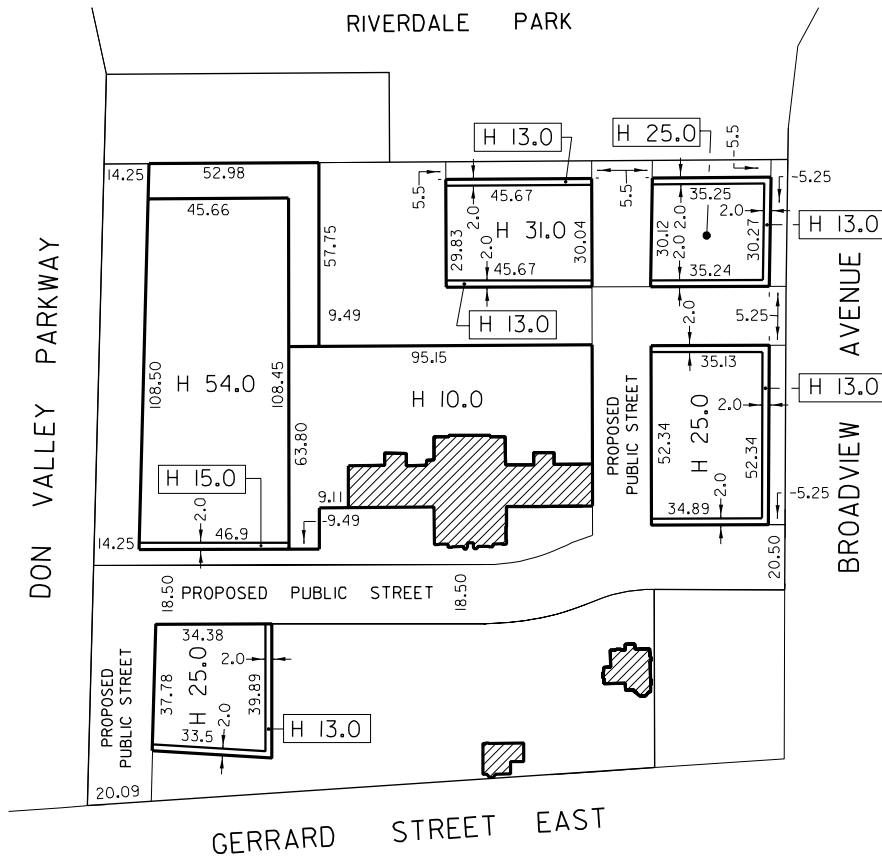
DRAFT

MAP 2



SURVEY AND MAPPING SERVICES
TORONTO DECEMBER 2005
BL05/430BROAD2.DGN
FILE: S145-Z1
MAP No. 52H-311 DRAWN: VG

DRAFT MAP 3



SURVEY AND MAPPING SERVICES
TORONTO DECEMBER 2005
BL05/430BROAD3.DGN
FILE: S145-Z1
MAP No. 52H-311 DRAWN: VG

Attachment 9: Draft Plan of Subdivision –Conditions of Approval

For the purpose of these conditions, reference to the term “owner” shall mean Bridgepoint Health.

TECHNICAL SERVICES DIVISION

1. The owner be required to:

- (a) Prior to final approval, make satisfactory arrangements with the City with respect to the necessary land transactions, exchanges or other arrangements, required to facilitate the proposed development and provide for the contemplated future land holdings;
- (b) Enter into the standard City subdivision agreement with the City, to the satisfaction of the Executive Director of Technical Services and the City Solicitor to, among other matters, require the owner in connection with the new public streets and municipal services and facilities, to:
 - (i) Engage the services of a qualified Municipal Consulting Engineer satisfactory to the Executive Director of Technical Services for the design and field supervision of all surface and underground public works services and facilities;
 - (ii) Prepare and submit, for acceptance by the Executive Director of Technical Services, detailed design drawings in accordance with the City’s design policies and specifications for all surface and underground public works services and facilities, including a grade control plan;
 - (iii) Construct all services and facilities in accordance with the approved drawings and specifications at the owner’s expense;
 - (iv) Provide, upon completion of the work, “as constructed” drawings of all surface and underground public works services and facilities, certified by the Municipal Consulting Engineer that such services and facilities have been constructed in accordance with the accepted drawings and specifications;
 - (v) Provide securities for the estimated cost of all municipal infrastructure for the development (sewers, waterworks, streets, sidewalks, street furniture etc.) at such time and in such form and amount as are satisfactory to the Executive Director of Technical Services, all in accordance with the approved phasing plan;
 - (vi) Maintain securities in an amount acceptable to the Executive Director of Technical Services for the completed infrastructure as a maintenance guarantee for a period of two years from the date of completion of the

work as certified by the Municipal Consulting Engineer and accepted by the Executive Director;

- (vii) Construct all utilities underground;
- (c) Convey or make appropriate arrangements for easements, to the satisfaction of the General Manager of Transportation Services, as may be necessary to provide for a right-of-way over Block 1 in favour of Block 2 for access to the future public road located on Block 14;
- (d) Design and construct to the satisfaction of the General Manager of Transportation Services a 3 metre wide "Multipurpose Trail" along the west limit of Blocks 1, 11 and 12 on the draft plan and convey public access easements to the City, as may be required, to the satisfaction of the General Manager of Transportation Services and the City Solicitor. The owner shall maintain, to the satisfaction of the General Manager of Transportation Services, any part of the Multipurpose Trail not within a public road allowance;
- (e) Submit functional plans of the new street system for the review and acceptance by the Executive Director of Technical Services;
- (f) In connection with the preparation of functional plans for the new street system, mitigate to the extent feasible, the impact of the offset between Block 11 and Blackburn Street;
- (g) Submit a construction phasing plan to provide for the phased construction of the new street system in accordance with the phased development blocks to the satisfaction of the Executive Director of Technical Services;
- (h) Make arrangements satisfactory to Toronto Hydro for the review and acceptance of a street lighting assessment to determine the adequacy of the existing street lighting on the streets abutting the draft plan and identify and pay for any improvements that may be required;
- (i) Prepare and submit for review and acceptance by the Executive Director of Technical Services a detailed road design plan including any modifications to existing facilities, that are required to accommodate the new public streets;
- (j) Submit an engineering report to address safety, design and anticipated systematic maintenance costs for any non-standard pavements proposed by the applicant, and accepted by the City, and pay for the estimated additional maintenance costs as determined by and to the satisfaction of the Executive Director of Technical Services;
- (k) Prepare and submit for review and acceptance by the Executive Director of Technical Services an overall municipal servicing plan incorporating the design of

all surface and underground facilities and pay for any necessary improvements to external City infrastructure to service the site;

- (l) Prepare and submit for review and acceptance by the Executive Director of Technical Services an overall grading and drainage plan and a storm water management plan;
- (m) Obtain all necessary approvals from Parks, Forestry and Recreation for any proposed municipal services to be located within proposed parkland;
- (n) Submit names and obtain approval for the names of the proposed streets in accordance with the City of Toronto Street Naming Policy;
- (o) Submit a digital copy of the final plan of subdivision in DGN or DWG formats, prepared in metric units with all lot/block corners integrated with the Ontario Co-ordinate System;
- (p) Convey to the City, on a phased basis in accordance with the approved phasing plan, at nominal cost, the lands comprising Block 11, Block 12, Block 13 and Block 14 as shown on the draft plan for public highway purposes, such lands to be free and clear of all encumbrances save and except for the surface and subsurface public services and facilities, and utilities, subject to a right-of-way for access purposes in favour of the grantor until such time as the said lands have been laid out and dedicated for public highway purposes;
- (q) Construct Blocks 11, 12, 13, 14 and 16 as public highway in accordance with the engineering drawings and the approved phasing plan to the satisfaction of the Executive Director of Technical Services;
- (r) Grant all easements that the Executive Director of Technical Services determines to be necessary for, among other things, public services and facilities, and utilities, and in conjunction therewith, submit a draft of the required reference plans for the review and approval of the Executive Director;
- (s) Submit to the Executive Director of Technical Services environmental site assessments in accordance with the Record of Site Condition Regulation (O. Reg. 153/04) and, if required, a remedial action plan for all lands to be conveyed to the City, including streets to be dedicated for public highway, for peer review and concurrence at the owner's expense; and file the Record of Site Condition (RSC) on the Ontario's Environmental Site Registry prior to the earlier of construction of services and utilities or the conveyance of the land to the City;
- (t) Submit a traffic operations assessment, including traffic signal warrant analyses to the satisfaction of the General Manager of Transportation prior to the issuance of site plan approval on any block or phase of development; and

- (u) Include provisions in the subdivision agreement satisfactory to the General Manager of Transportation Services to secure payment for traffic control signals at the intersections of Block 11/Gerrard Street East and Block 14/Broadview Avenue, including a lump sum payment for maintenance of the signals, and any other traffic improvement/mitigation measures identified in the traffic operations assessment.
2. Prior to registration of the final plan, arrangements for the closing of that portion of the Don Jail Roadway shown as Block 15 on the draft plan must be in place to the satisfaction of the Executive Director of Technical Services and in accordance with the approved phasing plan, and following the conveyance of the lands the City will take the necessary steps to dedicate Block 11, Block 12, Block 13 and Block 14 as public highway.

HERITAGE PRESERVATION SERVICES

3. The owner shall at it's own expense and to the satisfaction of the Manager Heritage Preservation Services:
- (a) preserve and adaptively reuse the designated Don Jail Building in conjunction with the new hospital proposed to be constructed on Block 1 of the draft plan;
 - (b) correct significant deficiencies in the Governor's House and the Gate Keeper's House prior to the conveyance of Block 10 on the draft plan to the City;
 - (c) relocate the Lawn Bowling Club House also to the satisfaction of the General Manager, Parks, Forestry and Recreation;
 - (d) preserve and retain the entrance structures and the interior mosaic mural of the existing Riverdale Hospital Building; and
 - (e) undertake and implement a Stage 2 Archaeological Assessment in three locations, namely within 100 metres of the known structures, in the parking lot north of the designated Don Jail building and in the zones identified as having Aboriginal Pre-European contact potential.
4. Include provision in the subdivision agreement to require that prior to issuance of a demolition permit for the existing Riverdale Hospital Building, the owner shall to the satisfaction of the Manager Heritage Preservation Services, document the Building and post financial security in a form and amount necessary to secure the estimated cost of the preservation of the Riverdale Hospital Building entrance structures and interior mosaic tile mural.
5. The owner shall, prior to issuance of any building permit, including permit for any demolition, excavation and shoring related to the new hospital proposed on Block 1 of the draft plan and/or the designated Don Jail Building, to the satisfaction of the Manager Heritage Preservation Services:

- (a) submit a Conservation Plan prepared by a qualified heritage architect detailing interventions, mitigation measures and conservation work to the designated Don Jail Building;
 - (b) prepare and submit an Interpretation Plan dealing with the designated Don Jail building, the evolution of the site and the history of the former Riverdale Hospital/Bridgepoint;
 - (c) provide financial security in an amount and form satisfactory to the Chief Planner for protection of the designated Don Jail Building as well as implementation of the Conservation and Interpretation Plans;
 - (d) satisfy the recommendations arising from the Stage 2 Archaeological Assessment;
 - (e) provide final detailed plans for the alterations to the designated Don Jail Building; and
 - (f) have entered into and registered all necessary agreements or amending agreements pursuant to Section 37 of the Ontario Heritage Act to provide for the alteration, protection and adaptive reuse of the Don Jail Building and the protection and retention of the Riverdale Hospital entrances structures and interior mosaic mural.
6. The facades of any new buildings proposed within the Historic Don Jail Treatment zone as defined in the Bridgepoint Health Don Jail Site Master Plan Urban Design Guidelines, dated October 28, 2005 shall be satisfactory to the Manager Heritage Preservation Services;
 7. The owner shall upon substantial completion of construction of the new hospital incorporating the designated Don Jail Building, submit to the satisfaction of the Manager Heritage Preservation Services, replacement photographs required for any Heritage Easement Agreement or amendment thereto;

PARKS

8. Prior to registration of the draft plan of subdivision the owner shall convey to the City, or shall have entered into a subdivision agreement that includes provisions satisfactory to the General Manager, Parks, Forestry and Recreation to provide for the conveyance to the City following registration of the draft plan, of those lands located south of the historic Don Jail Building described as Blocks 6, 8 and 10 on the draft plan of subdivision which are necessary to complete the area proposed for parkland. The conveyance shall be completed not later than two years following issuance of the final building permit for the new hospital proposed to be constructed on Block 1 of the draft plan of subdivision unless otherwise agreed by the General Manager Parks, Forestry and Recreation. The lands shall have an area of no less than the area of St. Matthews Lawn Bowling Club lands declared surplus by Parks, Forestry and Recreation and exchanged with the owner.

The lands to be conveyed are to be free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements, unless the easement encumbrance or encroachment is otherwise approved by the General Manager, Parks, Forestry and Recreation.

9. The owner shall pay for all costs associated with the conveyance of the parkland to the City, including the preparation and registration of all relevant plans and documents.
10. The owner shall provide to the satisfaction of the City Solicitor, all legal descriptions and applicable reference plans of survey with respect to the conveyed parkland at its own expense.
11. The final location, grading, configuration and program development of the parklands to be conveyed will be subject to the approval of the General Manager, Parks, Forestry and Recreation.
12. The final program development of the parklands to be conveyed will be subject to the approval of the General Manager, Parks, Forestry and Recreation in consultation with the Ward Councillor.
13. Prior to conveyance of the parkland to the City, the owner shall be responsible for an environmental assessment of the lands to be dedicated as parkland to the City and any associated costs or remediation works required as a result of that assessment. Such assessment or remediation shall ensure that the parkland dedication lands, at the time of dedication, will meet all applicable laws, regulations and guidelines respecting sites to be used for public park purposes, including City Council policies respecting soil remediation of sites to be acquired by the City. A qualified environmental consultant acceptable to Technical Services, Development Engineering Division shall prepare the environmental assessment and submit it to the Engineering Division. Prior to conveyance of the parkland to the City, the environmental assessment may be peer reviewed by an environmental consultant retained by the City at the Owner's expense (the "Peer Reviewer"), and the conveyance of the parkland to the City shall be conditional upon the Peer Reviewer concurring with the Owner's environmental consultant that the parkland meets all applicable laws, regulations and guidelines for public park purposes. The Technical Service section of the Development Engineering Division shall advise the General Manager of Parks, Forestry and Recreation of the findings of the environmental review.
14. The owner will be responsible for the base construction and installation of the parkland. The base park improvements include the following where deemed necessary:
 - (i) grading (inclusive of topsoil supply and placement, minimum 150 mm);
 - (ii) sodding;
 - (iii) fencing to City standard;

- (iv) all necessary drainage and irrigation systems;
- (v) electrical and water connections to the street line, including back flow preventor and shut off valve; and
- (vi) street trees along all public road allowances, which abut City owned property; and

all works associated with the base park improvements are to be completed to the satisfaction of the General Manager, Parks, Forestry and Recreation. The owner will not receive any credit towards the parks and recreation component of their development charges or cash-in-lieu of parkland dedication payment of the aforementioned base park improvements.

15. The owner will be responsible for park improvements to the satisfaction of the General Manager Parks, Forestry and Recreation which, inclusive of base park improvements, have a total estimated value of 1.5 million dollars.
16. The owner will provide financial securities for the estimated cost of installation of the park improvements, including the base park improvements at such time and in such form as is satisfactory to the General Manager Parks, Forestry and Recreation and is set out in the subdivision agreement. The amount of the security shall be for 120% of the value unless otherwise agreed by the General Manager Parks, Forestry and Recreation.
17. Prior to registration of the draft plan of subdivision, the owner shall submit landscape plans, grading plans, working drawings, specifications, a cost estimate and a construction schedule for the base park improvements as well as a conceptual park design, park development budget and construction schedule for the park improvements all for the review and approval of the General Manager, Parks, Forestry and Recreation. The conceptual park design should enhance and incorporate the historic Don Jail façade.
18. Prior to the registration of the draft plan of subdivision, the owner agrees to submit a final grading plan which will ensure that the grading and drainage for the future park block are acceptable. The final grading plan for the future park block is to be to the satisfaction of the Executive Director, Technical Services in consultation with the General Manager of Parks, Forestry and Recreation.
19. At the time the park has been developed to base park condition and including improvements, all Liens associated with the park have been cleared and the City is ready to assume the park block, the owner will provide certification from their Landscape Architect certifying all work has been completed, as per the approved as-built drawings. The owner shall provide a set of as-built drawings to Parks, Forestry and Recreation. After the park block has been assumed by the City, the submitted letter of credit securing the base park improvements will be released, less 20 % which shall be retained for a two-year period as a performance guarantee, unless otherwise agreed by the General Manager Parks, Forestry and Recreation.

20. If development of the non-institutional buildings associated with this redevelopment proceed prior to development of the park block, the owner shall provide a letter of credit in a form acceptable to the City for 120% of the value of the parks and recreation parkland component of the development charges that are payable on the non-institutional components of this redevelopment. The letter of credit shall be posted prior to issuance of each non-institutional above grade building permit. The owner will receive credit for the parks and recreation parkland component of their development charges. The secured parks and recreation parkland component of the development charges will be used towards construction of the park beyond base park improvements.
21. Prior to registration of the draft plan of subdivision, the owner shall provide a cost estimate and letter of credit for the estimated cost of relocating the historic club house associated with St. Matthews Lawn Bowling Club to a location determined by Parks, Forestry and Recreation in consultation with the Ward Councillor and Heritage Preservation Services, City Planning Division. Unless otherwise agreed, any necessary work required and all costs associated with the relocating and erecting the structure at a new location, including but not limited to grading, drainage, electrical, foundation work, etc., will be the responsibility of the owner and shall be to the satisfaction of the General Manager of Parks, Forestry and Recreation in consultation with Heritage Preservation Services, City Planning Division. Prior to registration of the draft plan of subdivision, or as may be otherwise provided for in the subdivision agreement, the owner shall also prepare and submit a relocation schedule and working drawings for review and approval of the General Manager Parks, Forestry and Recreation.
22. Following the conveyance of the park block, the Governor's House and Gate Keeper's House will be managed and administered by City Facilities and Real Estate, unless otherwise determined appropriate by the City. Prior to conveyance of the park block the owner shall ensure that any uses identified for these buildings shall be done in consultation with both City Facilities and Real Estate as well as the General Manager, Parks, Forestry and Recreation.

OTHER

23. The owner shall provide and maintain in good working order and operation, an irrigation system, at the his/her/expense, for the proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventor to the satisfaction of the Executive Director, Technical Services.
24. The owner shall, at its own expense, protect and maintain the stability of slopes within ravine lands and adjacent to the west and north west limits of Blocks 1, 11 and 12 on the draft plan of subdivision to the satisfaction of the General Manager Parks, Forestry and Recreation in consultation with the Toronto and Region Conservation Authority, which shall include enhancement of vegetation as necessary. The applicant shall prepare and submit a vegetation management/enhancement plan satisfactory to the General Manager

Parks, Forestry and Recreation, in consultation with the Toronto and Region Conservation Authority as necessary, and shall implement the approved plan in accordance with the requirements of the General Manager Parks, Forestry and Recreation. A Right of Way Management Landscaping Permit application to Works and Emergency Services, Transportation Services, Right of Way Section will be required prior to commencing any work within the ravine lands.

25. The owner shall design, construct and maintain to the satisfaction of the Chief Planner, in consultation with the General Manager Transportation Services, an at grade public access walkway over the easterly limit of Block 2 of the draft plan to directly connect that part of the proposed street shown as Block 14 on the draft plan to the parkland north of said Block 2 (Riverdale Park). The specific location, configuration and design of the walkway shall be determined in the context of site plan approval related to development on Block 2 of the draft plan of subdivision pursuant to Section 41 of the Planning Act, as amended. The owner shall convey such easements to the City as may be required to secure the public access satisfactory to the Chief Planner and the City Solicitor.
26. The four proposed development parcels identified as Blocks 2, 4, 5 and 7 on the draft plan of subdivision contemplated as (mixed-use buildings, commercial and the market housing components of the development) are subject to a combined 2% / 5% cash-in-lieu of parkland dedication payment required under Chapter 165 of the former City of Toronto Municipal Code (which remains in full force and effect) to implement Section 42 of the Planning Act, RSO 1990, C.P. 13. The cash-in-lieu payment shall be payable prior to the issuance of each above grade building permit for any of the non-institutional components of the development. As a hospital is considered an Institutional use, that use would be exempt from any statutory parkland dedication requirements.
27. The owner shall ensure that satisfactory arrangements are in place with the City with respect to the responsibility for any necessary environmental remediation strategies that may be required in connection with that part of Don Jail Roadway to be closed and form part of the proposed park (Block 15 on the draft plan of subdivision) as well as that part of St. Mathews Lawn Bowling Club lands proposed to be conveyed the owner (Block 7 on the draft plan of subdivision).

Attachment 10: Letter from the Bridgepoint Health Board Chairman

Mr. Ted Tyndorf
Chief Planner and Executive Director
City Planning Division
12th Floor, East Tower, City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Re: Bridgepoint Health Redevelopment Project

Dear Sir:

I am writing to you in regards to the planned redevelopment of the Bridgepoint Hospital site, which includes the site of the old Don Jail. We have been working with City Planning Staff for the past several months in preparation of our Rezoning Application and Official Plan Amendment that went before community Council for approval-in principle on November 15, 2005 and City Council on December 8, 2005.

At this time, a Site Plan Application has not been made. We are a provincially-funded organization and to date have only been funded to carry out certain design activities; those, we believe consistent with the requirements of a Rezoning Application. Once our Rezoning Application is approved, we will apply to the Ministry of Health and Long-term Care (MOHLTC) for funds to proceed with the next stage, which includes a Site Plan Application. City Planning Staff have suggested the use of an "h" holding symbol with respect to the future site approval of the proposed buildings on the site. City Planning Staff have requested further detail about Bridgepoint's commitment to ensuring the best in both urban design as well as hospital design and it is this element that I wish to express in writing to you.

Several months ago we had begun a process to select our architectural design team. However, at the request of the MOHLTC, we were asked to defer the process until such time as our Redevelopment Project was announced as part of the Province's "Renew Ontario" Plan and, further, until it was known under what project procurement model we would be directed to follow.

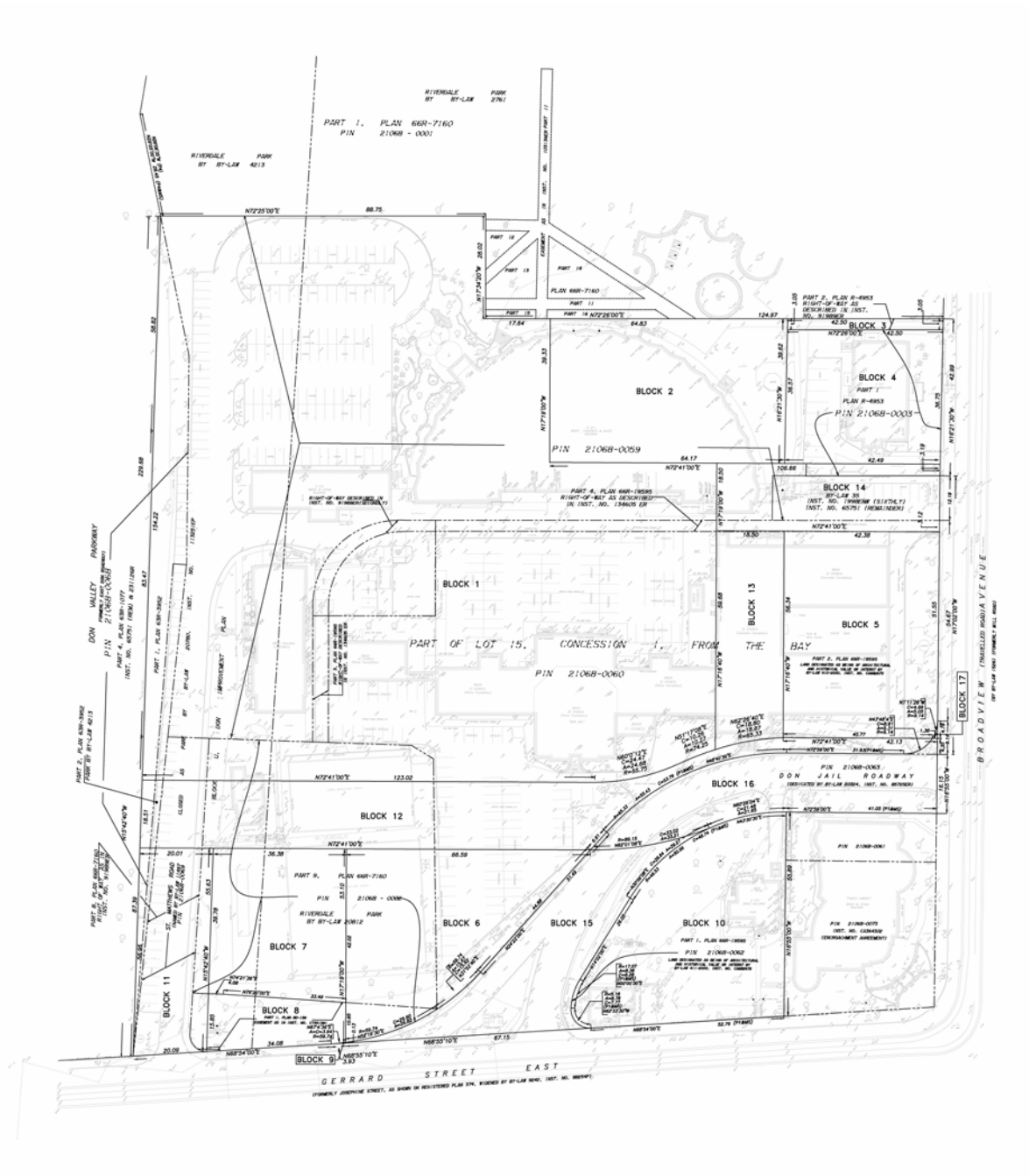
We are eagerly awaiting the Provincial announcement. In any event, we wish to convey to you that under any financing and procurement model, Bridgepoint Health will retain responsibility for setting the design standards and for selecting the architectural design team. It is our intent to select the best in design services to ensure that the new hospital building, to be built on the site, is a new Landmark Building.

Our staff have appreciated all of the efforts of the City Planning Staff. Together, we are committed to making the Bridgepoint Health Redevelopment Project a reality.

Sincerely,

Bob Carman
Board Chair, Bridgepoint Health

Attachment 11: Draft Plan of Subdivision



Draft Plan of Subdivision

Applicant's Submitted Drawing

Not to Scale
01/04/06



14 St Matthews Rd, 548,550,558 &
(562) Gerrard St East & 430 Broadview Ave

File # 04_168285