

Authority: Toronto and East York Community Council Report 1, Clause 2, adopted as amended, by City of Toronto Council on January 31, February 1 and 2, 2006
Enacted by Council: February 2, 2006

CITY OF TORONTO

BY-LAW No. 156-2006

To adopt Amendment No. 358 to the Official Plan of the former City of Toronto with respect to lands municipally known as 430 Broadview Avenue, 14 St. Matthews Road and 548, 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.

ENACTED AND PASSED this 2nd day of February, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

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. Matthews Road, and 548, 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 will be 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 Block.
- (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 westerly 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.

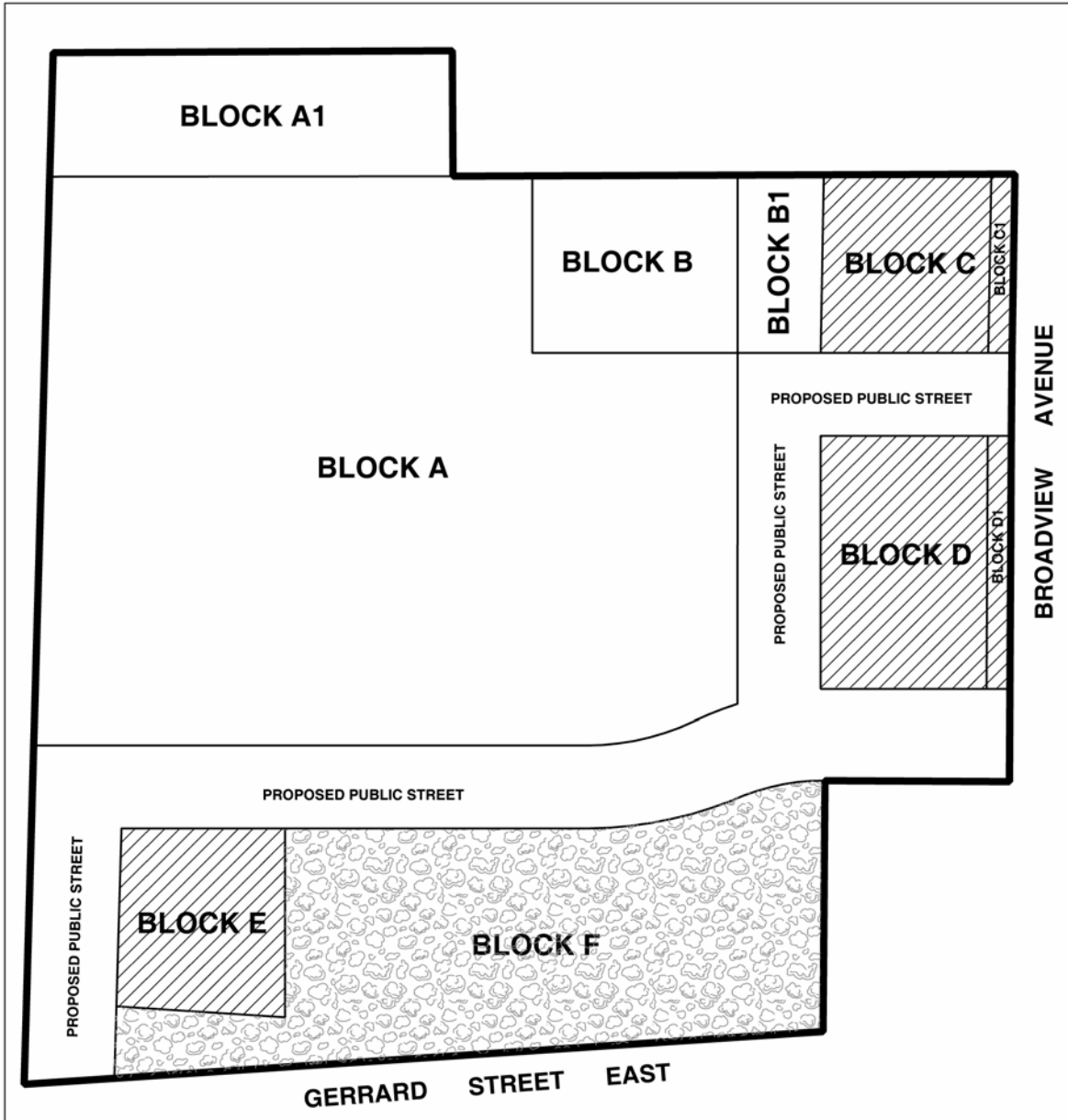
SERVICING

- (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 satisfactory to the Chief Planner pursuant to section 51 of the *Planning Act* and registration of the related plan of subdivision;
 - (ii) arrangements and/or necessary agreements satisfactory to the Chief Planner and the Executive Director Facilities and Real Estate are made respecting the future land arrangements and land ownership;
 - (iii) arrangements are made and all necessary agreements or amending agreements satisfactory to the Chief Planner are executed and registered 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

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

File # 04_168285



↑
Not to Scale
12/22/05