

**430 Broadview Avenue, 14 St. Matthews Road and 548,
550-558 Gerrard Street East (Bridgepoint Health) –
Subdivision Application – Request for Direction**

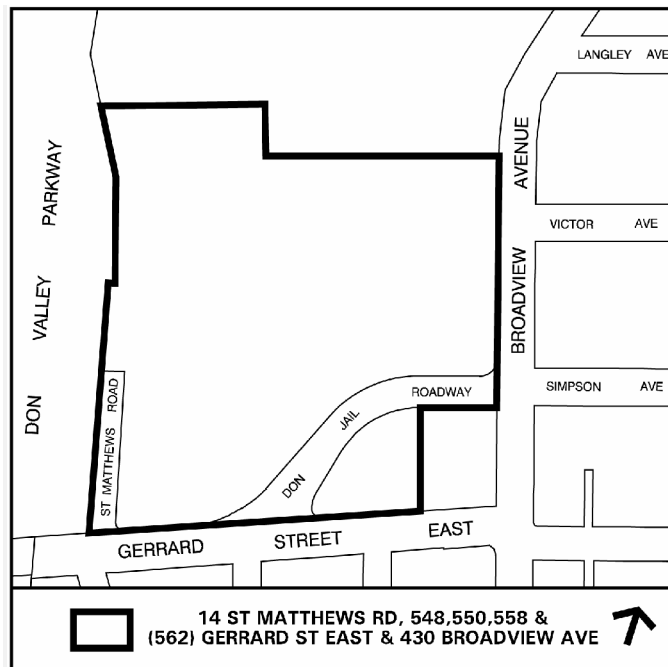
Date:	October 30, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward No. 30 – Toronto-Danforth
Reference Number:	File No. 05 144056 STE 30 SB

SUMMARY

In January 2006 Council approved official plan and zoning by-law amendments and a plan of subdivision for the Bridgepoint Health and Old Don Jail master plan area in the block bounded by Broadview Avenue, Gerrard Street East, Riverdale Park and the Don Valley Parkway. The approval provided for the development of a new hospital, roads, a park and mixed use development blocks within this quadrant.

The decision was appealed to the Ontario Municipal Board (OMB). In 2007, the OMB approved the applications. As a condition of the subdivision approval Bridgepoint Health is required to enter into the City’s standard subdivision agreement. The standard subdivision agreement requires that the hard services (roads, storm water, sanitary sewer and water) component of the development charges be paid at registration of the plan of subdivision.

The City is currently finalizing the terms of the subdivision agreement with Bridgepoint Health in order to



bring the plan of subdivision forward for registration. Bridgepoint Health has requested that the hard services component of the development charges be paid at building permit for the mixed use blocks as the use of these blocks will not be known at the time of registration of the plan of subdivision. An amendment to the City's standard subdivision agreement would be required to facilitate this request. Staff are preparing a report on this request which will be before Community Council on November 18, 2008.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Toronto and East York Community Council consider the Request for Direction Report for 430 Broadview Avenue, 14 St. Matthews Road and 548, 550-558 Gerrard Street East which will be submitted to the November 18, 2008 Toronto and East York Community Council Meeting.

CONTACT

Sue McAlpine, Senior Planner
Tel. No. (416) 397-4487
Fax No. (416) 392-1330
E-mail: smcalpin@toronto.ca

SIGNATURE

Raymond David, Acting Director
Community Planning, Toronto and East York District

(P:\2008\Cluster B\pln\teycc29410594015.doc) - smc