

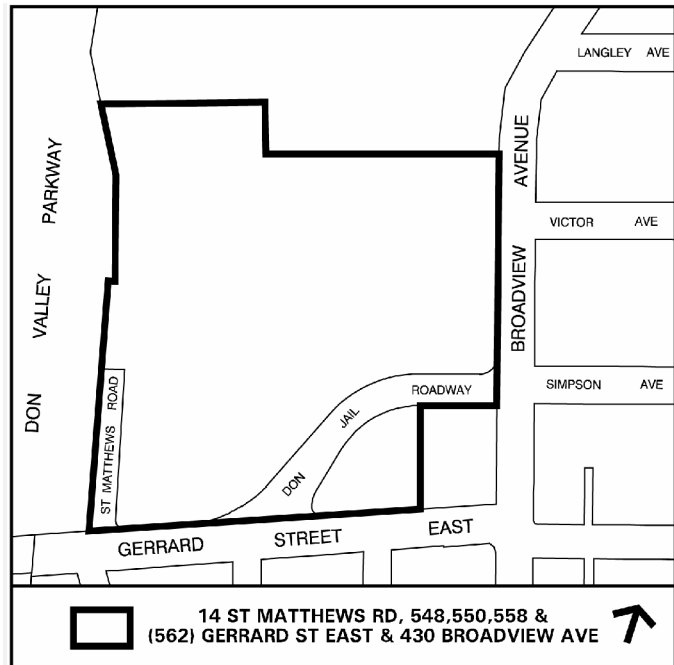
**430 Broadview Avenue, 14 St. Matthews Road and 548, 550-558 Gerrard Street East (Bridgepoint Health) – Subdivision Application – Request for Direction**

<b>Date:</b>	November 7, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward No. 30 – Toronto- Danforth
<b>Reference Number:</b>	File No. 05 144056 STE 30 SB

**SUMMARY**

At its meeting of January 31, and February 1 and 2, 2006 City Council approved official plan and zoning by-law amendments and recommended approval of 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 approvals provided for the development of a new hospital including the adaptive re-use of the Old Don Jail, public streets, a park and four mixed use development blocks. The plan is comprised of lands owned by either Bridgepoint Health or the City and is to be implemented through subdivision and land exchange agreements.

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. Public hospitals are exempt from development charges, however, the type and size of non-hospital development on other proposed blocks within the site are not known at this time and development charges cannot be calculated at this stage. Bridgepoint Health has requested that the payment of the hard services component of the development charges be deferred to the building permit issuance stage on a block by block basis. An amendment to the City's standard subdivision agreement would be required to facilitate this request.

Staff recommends that the subdivision agreement be amended to provide for this deferral. This will allow the city to collect development charges for all market development as it occurs and not delay the delivery of the new hospital. Similar recommendations were made and adopted by City Council in 2006 with respect to the payment of development charges in association with the redevelopment of the Centre for Addiction and Mental Health (CAMH) and Wellesley Central Health Corporation sites.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council authorize the City Solicitor to amend the standard subdivision agreement, to be entered into between Bridgepoint Health and the City, to require that applicable development charges for hard services (water, sanitary sewers, road and storm water management) be payable at building permit issuance stage.

### **Financial Impact**

Acceptance of the recommendation contained in this report will result in deferring the collection of development charges for hard services from the subdivision registration stage to the building permit issuance stage. The deferral is requested because the Zoning By-law permits hospital and non-hospital uses on the lands and Bridgepoint Health does not have the details of the form and quantum of the proposed non-hospital development. As a result, development charges for hard services due at subdivision registration cannot be calculated and collected.

The Acting Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

In November 2005, Council approved a declaration of surplus report for certain City owned lands within the Bridgepoint Health master plan area in the block bounded by Broadview Avenue, Gerrard Street East, Riverdale Park and the Don Valley Parkway. In April 2006, Council approved the terms of land exchanges, transfers and lease

amendments between the City and Bridgepoint Health to facilitate the comprehensive redevelopment of this quadrant.

In February 2006, Council approved Official Plan and Zoning By-law amendments and recommended approval of a plan of subdivision for this master plan area. The approvals provided for the development of a new hospital that incorporates adaptive reuse of the Old Don Jail, public streets, a park and four mixed-use development blocks within the quadrant.

A holding zone was placed on the lands with conditions for lifting the holding upon registration of the subdivision, finalization of the lands exchange agreement between Bridgepoint Health and the City, heritage agreements and the issuance of the notice of pre-approval for the site plan application for the new hospital.

The decision was appealed to the Ontario Municipal Board (OMB). In 2007, the OMB approved the applications.

## **ISSUE BACKGROUND**

### **Proposed Development**

The approvals provide for both hospital and non-hospital uses on the lands within the master plan area. Attachment 1 illustrates the layout of the plan of subdivision. The lands are comprised of various parcels which are currently either owned by the City or Bridgepoint Health. The final ownership of blocks within the plan as between Bridgepoint Health and the City will be implemented through the subdivision and land exchange agreements. The status of future development on the blocks within the subdivision is detailed below.

As the first step in the development of the master plan, Bridgepoint Health is proposing to construct a new public hospital on Blocks A and A1 and the new Don Jail Road and St. Matthews Street. A site plan approval application has been submitted for the new hospital and it is under review by City staff. A future park is proposed on Block F which currently includes lands owned by the City (including a portion of the existing Don Jail Road) and lands owned by Bridgepoint Health (including the historically significant Governor's House and Gatekeeper's House). The lands owned by Bridgepoint Health are to be conveyed to the City to complete the park, through the plan of subdivision after registration, and after completion of the hospital. The final uses of Blocks B & B1, C & C1, D & D1, and E where mixed-use development is permitted have not yet been determined. These blocks make up a relatively small proportion of the site, as about 75 per cent of the site will be developed with public hospital uses and a park to which development charges do not apply.

### **Subdivision Agreement**

Bridgepoint Health is seeking to finalize all agreements and register the plan of subdivision to facilitate the removal of the holding symbol and the development of the master plan. The City's standard subdivision agreement requires the payment of the hard

services component of development charges at the time of registration of the plan of subdivision.

Bridgepoint Health has not yet determined the final uses for the mixed-use development blocks. As a result, the hard services component of development charges cannot be calculated for these blocks at this time.

## **COMMENTS**

The zoning by-law permits a variety of uses at the site in addition to the hospital facilities. Currently only hospital uses are proposed on Blocks A and A1. While public hospitals are exempt from development charges, the types and size of non-hospital development on other blocks within the site, some of which may be exempt from the payment of development charges are not known at this time. Staff recommends that the standard subdivision agreement be amended to provide for the deferral of the payment of the hard services component of development charges to the building permit issuance stage on a block by block basis. This will allow the City to collect development charges for all market development as it occurs and not delay the delivery of the new hospital. Similar recommendations were made and adopted by City Council in 2006, with respect to the payment of development charges in association with the redevelopment of the CAMH and Wellesley Central Health Corporation sites.

## **CONTACT**

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## **SIGNATURE**

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

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## **ATTACHMENTS**

Attachment 1: Plan of Subdivision - Bridgepoint Health and Don Jail Master Plan Area

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