



## West Park Healthcare Centre Urban Design Guidelines

June 28th, 2010

**FINAL**

Montgomery Sisam Architects

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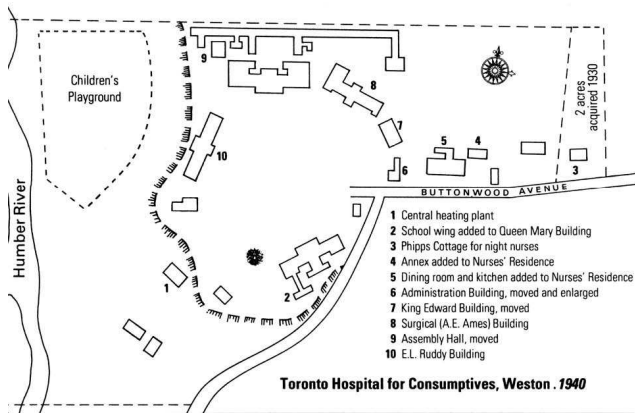
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## Acknowledgements

West Park Healthcare Centre  
BA Group (Transportation)  
Bousfields Inc. (Planning)  
Montgomery Sisam Architects  
PRISM Partners Inc. (Project Management /  
Business Case)  
Vertechs Design (Landscape)

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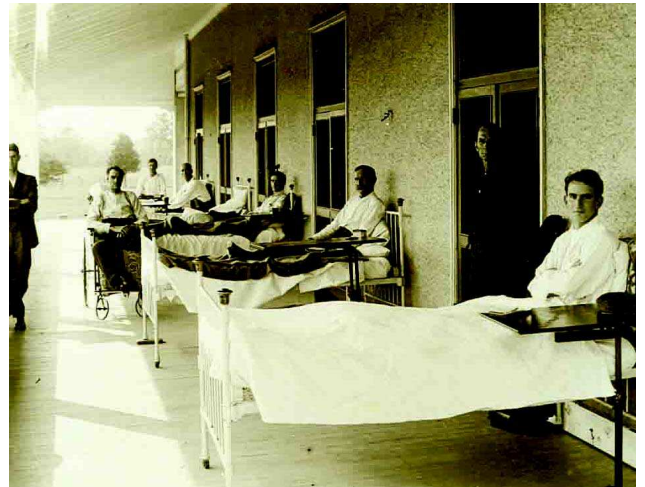




*King Edward and Administrative Buildings, 1910*



*Toronto Hospital for Consumptives, Weston 1940*



*Summer on the Verandah, 1905*



## 1.1 Background

### 1.1.1 What is West Park?

Founded in 1904 as a tuberculosis sanatorium, West Park Healthcare Centre has matured to become a leading provider of rehabilitation, complex continuing care and long-term care. Expanding upon its reputation for tuberculosis care, West Park has developed services for the treatment of other respiratory illnesses and complex conditions. The redevelopment of the West Park site will further expand the centre's scope of services to better serve its growing community.



*View 1: West Park context; rich natural resources and development pressures.*

*View 2: Existing Main Building Garden*

*View 3: Toward the Central Lawn from Buttonwood Ave.*

*View 4: Existing Central Lawn*

*View 5: Existing Central Lawn*

### 1.1.2 Natural Context

West Park Healthcare Centre is located on a 27 acre tree-filled site bordering the ravine of the main branch of the Humber River. This picturesque park-like location supported West Park's original role as a provider of tuberculosis care, a treatment program that required access to fresh air and graduated exercise. Although the site has been significantly redeveloped since 1904 to accommodate West Park's growth and changing model of care, the natural setting has remained important to the identity of the centre, supporting the health and well-being of patients and contributing to a positive work environment for staff.

The most recognizable landscaped space is the Central Lawn, a park-like space with mature trees that is accessible to and well-used by the general public. The Central Lawn is the active heart of the campus, central to the organisation of the existing buildings on the site, the public identity of the hospital and the healing process. Maintaining and enhancing West Park's existing natural context is integral to the centre's vision for the future.





Overall Aerial View



Local Aerial View



View A: Apartment, Dora Spencer Rd



View B: York Humber High School,  
Buttonwood Ave.



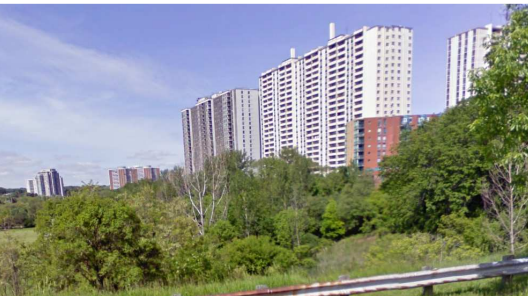


### 1.1.3 Urban Context

The West Park site is bordered to the west by the Humber River, to the east by Charlton Settlement Avenue, to the north by a recent residential development, and to the south by Buttonwood Avenue and York Humber High School. Access into the site is via Buttonwood Avenue from Charlton Settlement Avenue. With the exception of the school, the surrounding neighbourhood is residential, consisting of a variety of low-rise housing and numerous high-rise apartment towers.



The nearest major roads are Jane Street, Weston Road and Eglinton Avenue, but there are no public views to the site from these arteries. Vehicular access to the site is either from Eglinton Avenue via the serpentine Emmett Avenue, or indirectly through the residential neighbourhood to the east from Weston Road. The general public enters from the east and the service road leading from Emmett Avenue is primarily available to staff.



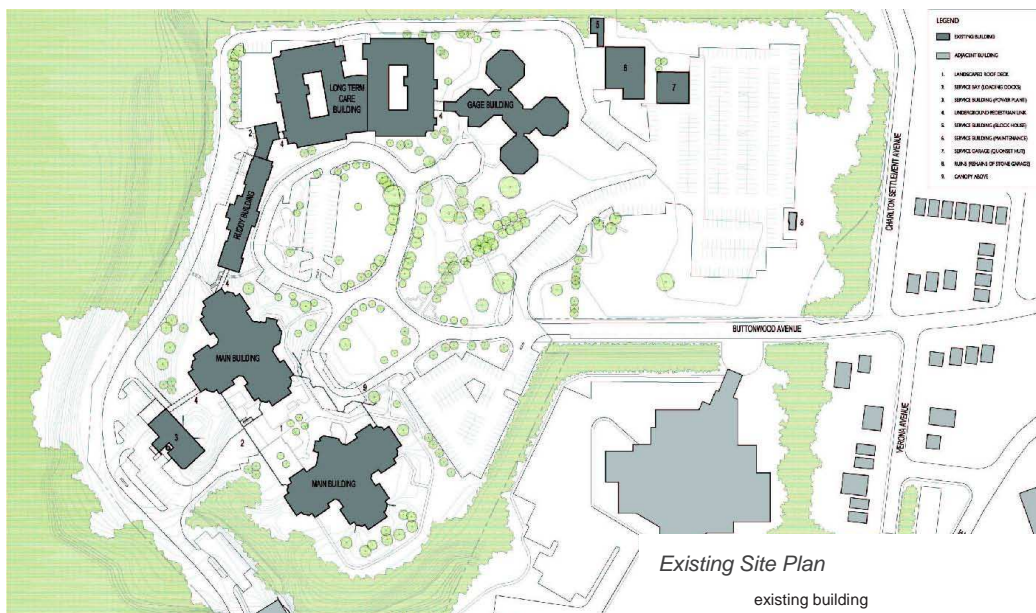
*View C: Emmet Avenue Apartments from WPHC Parking Lot.*

*View D: Townhouses, Charlton Settlement Ave.*

*View E: Jane Street*

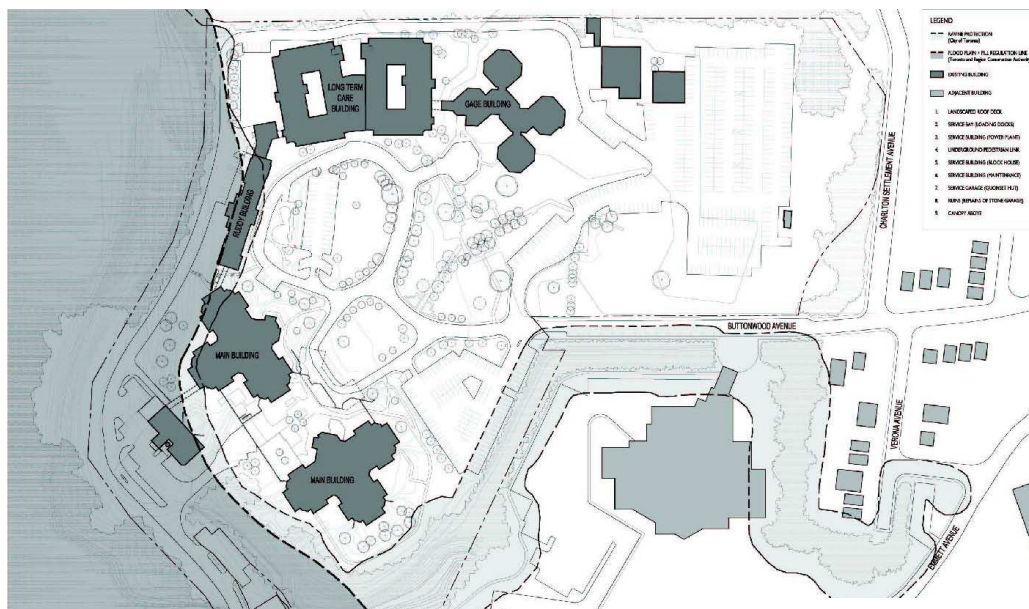
*View F: Single Family Homes, Buttonwood Ave, looking east.*





Existing Site Plan

- existing building
- adjacent building
- 1 landscaped roof deck
- 2 service bay (loading docks)
- 3 service building (power plant)
- 4 underground pedestrian link
- 5 service building (Block House)
- 6 service building (Maintenance)
- 7 service building (Quonset Hut)
- 8 ruins (remains of stone garage)
- 9 canopy above



Site Constraints

- Protected Ravine and Natural Feature Limit (City of Toronto)
- flood plain & fill regulation line (TRCA)
- existing building
- adjacent building
- property line





#### 1.1.4 Existing Built Form

West Park currently consists of four care buildings and numerous outlying service buildings. The four care buildings are as follows.

The Ruddy Building is a six-storey former inpatient building that houses administrative and some ambulatory care functions. Opened in 1938, it is the oldest building on the site.



The Main Building is the primary treatment building. Outpatient services are located in a large podium building on the ground floor. Inpatient units are located in two 2-storey cruciform pods on top of the podium. Support services are located in the basement below the podium. The building opened in 1979.



The Gage Building is a one-storey building, opened in 1986, housing a 5-bed Acquired Brain Injury unit. The program requires a large amount of treatment space per client and separate, secure access.

The Long-Term Care Building is a 200-bed two-storey courtyard building, opened in 2002. It provides residential care for seniors who are no longer able to live independently in the community.

Each building has its own main entrance with frontage onto the Central Lawn. These entrances are connected by an asphalt entry drive that irregularly circles and bisects the Central Lawn.



*Ruddy Building with Main Building in background*

*Existing Main Building main entrance*

*Gage Building*

*Ruddy Building with LTC Building in background*

### 1.1.5 The Need for Redevelopment

The buildings at West Park are no longer able to support contemporary standards of care, education and research. Inpatient room sizes are significantly less than Ministry of Health and Long-Term Care (MOHLTC) standards. Spatial organisation of the units limits future flexibility. Patient activity and support spaces are lacking or remotely located. Ambulatory care services are scattered across buildings and do not have space to expand.

The Main Building is well-maintained and a candidate for renovation, but the Ruddy and Gage buildings are no longer cost-effective to maintain and limit future expansion. The Ruddy is burdened by a shallow floor plate, undersized elevator core, asbestos-containing materials and outdated infrastructure. The low-density Gage building occupies a disproportionate area of the site relative to the number of patients it serves.

The cohesiveness and public image of the campus is also in need of improvement. The Main Building and Ruddy Building entrances are below the grade level of the Central Lawn, limiting accessibility and use of the Central Lawn as well as visibility. Consequently, the Central Lawn effectively separates the hospital's facilities instead of unifying them into a campus with a strong public identity reflective of West Park's services.



*buildings from main entry drive.  
Outdated infrastructure*



*Significant grade differential  
at Main Building entrance.  
Poor visibility of campus*



## 1.2 Master Plan Vision

1.2.1 In 2005 West Park Healthcare Centre and Agnew Peckham developed a Master Program identifying existing space deficiencies and future space needs. This was followed in 2006 by the development of a comprehensive Master Plan by Montgomery Sisam Architects. In 2009 the Master Plan was refined and informed by a Business Case prepared by PRISM Partners. The updated Master Plan describes the Vision that will transform the hospital site and allow West Park to grow into its future.





### 1.2.2 Principles of the Master Plan

These guidelines are the first step toward articulating the quality and character of the public spaces laid out in the campus Master Plan. The guidelines are built upon the following principles:

1. Expanding and enlivening existing *public open spaces*.
2. Encouraging *streetscapes* with a diverse range of uses.
3. Opening up *views* into the site and of the ravine landscape beyond.
4. Developing the site in a way that is ecologically responsible and *sustainable*.
5. Ensuring *flexibility and diversity* in the planning of future buildings.

All of the above principles are aimed at a larger goal of creating a cohesive campus that provides a strong public identity for the hospital. The five principles are intended to help West Park fulfill its mandate of providing a safe and healing healthcare environment. They will lead to a public realm that articulates the nature of West Park's expanding clinical services and emphasises the hospital's support for its community, patients, staff and visitors.

### 1.3 How to Use the Guidelines

- 1.3.1 The guidelines are arranged into two main sections: an overview of the principles outlined above; and detailed descriptions of elements that will contribute to the successful implementation of the principles.
- 1.3.2 The guidelines describe the desired form and character of all new buildings on the West Park site; the physical relationships between new buildings, streets, parks and open spaces; the location of new building entrances; desired paths of pedestrian and vehicular movement; and how parking, servicing and loading areas should function.
- 1.3.3 The guidelines are to be considered in conjunction with documents developed prior to the writing of the guidelines. These include:

Master Program, 2005 (Agnew Peckham)

Campus Master Plan, 2006 (Montgomery Sisam Architects)

Planning Rationale, 2008 (Bousfields Inc.)

Business Case, 2009 (PRISM Partners)

Refined Campus Master Plan, 2009 (Montgomery Sisam Architects)

Scoped Natural Heritage Impact Study, 2009 (Dillon Consulting)

1.3.4 The guidelines are to be considered in conjunction with approved policies, guidelines, regulations and agreements, including but not limited to:

City of York's Zoning By-law

City of Toronto's Official Plan

City of Toronto's Urban Design Streetscape Manual

City of Toronto's Vibrant Streets

City of Toronto's Toronto Coordinated Street Furniture Program and Policy Guidelines

City of Toronto's Sign By-Law Design Criteria

City of Toronto's Avenues and Mid-Rise Buildings Study

City of Toronto's Design Criteria for Review of Tall Building Proposals

City of Toronto's Design Guidelines for Greening Surface Parking Lots

City of Toronto's Green Standard

City of Toronto's Streetscape Manual

City of Toronto's Percent for Public Art Program Guidelines

City of Toronto's Wet Weather Flow Master Plan

City of Toronto's Bird-Friendly Development Guidelines

City of Toronto's Accessibility Design Guidelines

City of Toronto's Guidelines for the Design and Management of Bicycle Parking Facilities

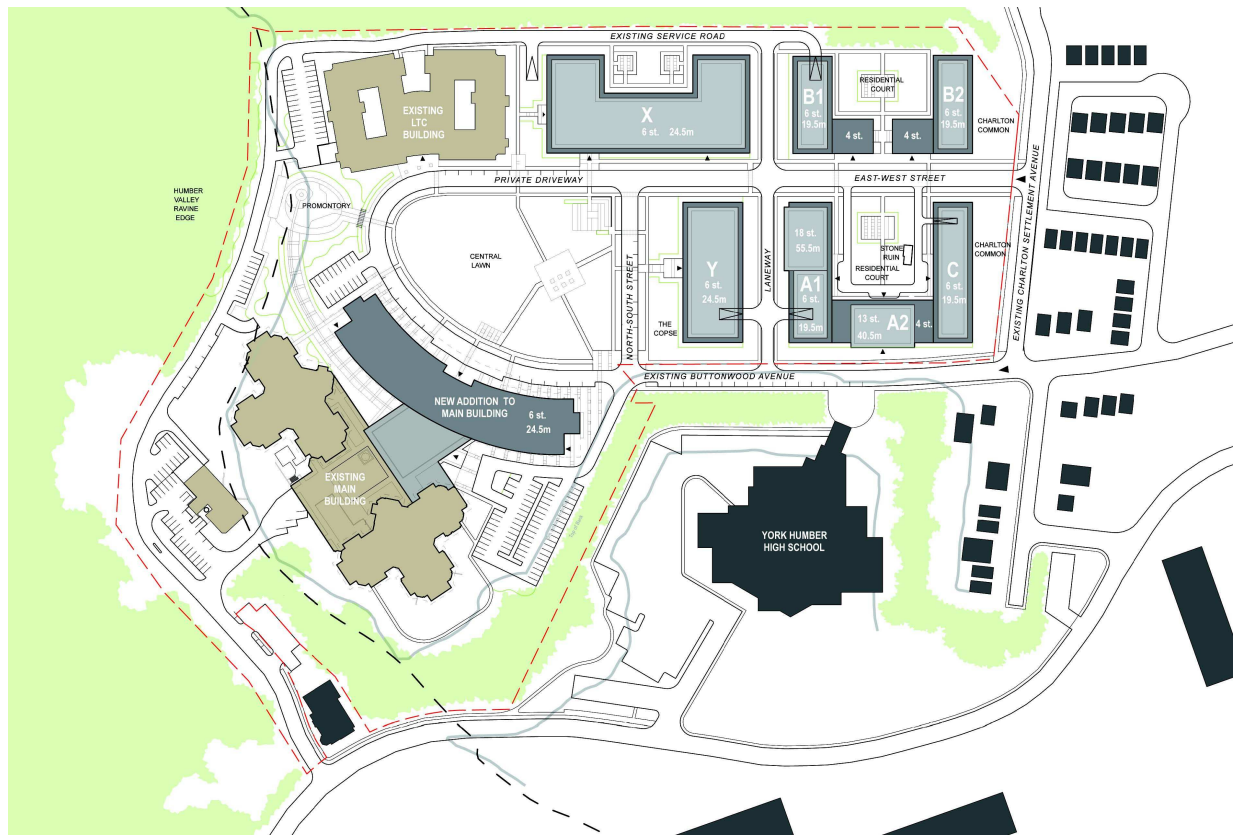
TRCA's Valley and Stream Corridor Management Program

TRCA's Generic Regulations City of York Zoning By-law

Greater Golden Horseshoe Growth Plan

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### Full Build-Out Master Plan

- property line
- Protectec Ravine & Natural Feature Limit (from City of Toronto, Technical Services, received April 30, 2010)
- TRCA Flood Plain & Fill Regulation Line (from SVN survey update, received March 30, 2006)
- Existing Building
- New Building Base



## 2.1 Public Open Spaces

Historically, West Park has viewed the outdoor environment and exposure to nature as important factors in the health and well-being of patients and a positive work environment for staff. Preservation of existing open spaces and enhancing existing and new open spaces with landscaping are central to the redevelopment of the campus. The most important of these spaces is the Central Lawn.

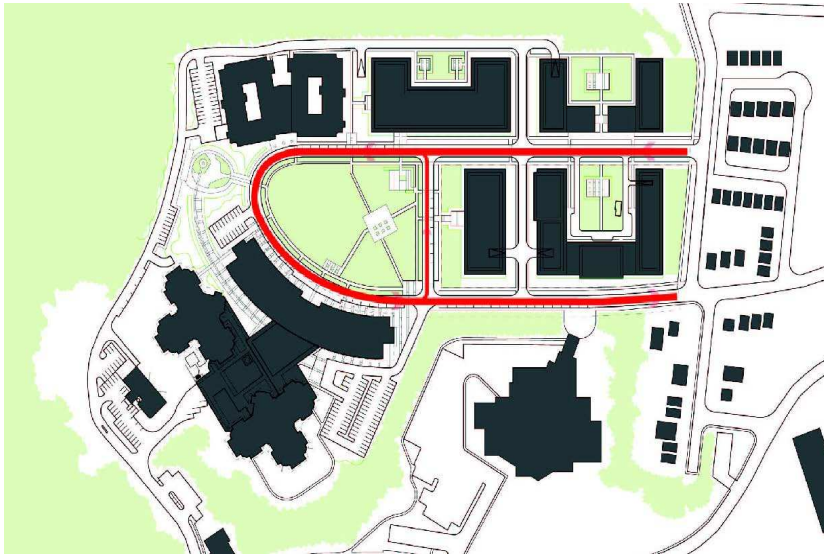
In the Master Plan, the Central Lawn is retained as the heart and organising element of the campus. It is expanded to the west and encircled by a reconfigured system of public and private roads. The new street system extends in a U-shape west from a new access point on Charlton Settlement Avenue, along East-West Street, around the Central Lawn on the Private Driveway and back to Charlton Settlement Avenue along Buttonwood Avenue. A future North-South Street connects the two east-west roads, forming a ring around the Central Lawn.

This new ring of streets formally frames the Central Lawn as the primary public open space on the site. All new hospital buildings will have direct and level frontage onto Central Lawn, turning it into the primary reference point for the campus. The Central Lawn will be enlivened by the interaction of diverse types of activity on the streets, within the buildings and on the Lawn.

The Central Lawn will form part of a network of public open spaces extending from Charlton Settlement Avenue to the ravine. The Charlton Common will provide park space for the neighbouring residential community; the courtyards of the complementary use lands will provide residents with amenity space that will complement the scale of the buildings; a Copse of trees will soften the edge along Buttonwood Avenue; and the Promontory will connect the Central Lawn to views and pathways of the Humber Valley. This network of open spaces is varied in character but consistent in its aim to provide a welcoming and lively outdoor environment.

The proposed buildings have been planned around and are informed by the existing open spaces on the site – in particular by forested areas. The Central Lawn has been reconfigured to retain as many existing trees as possible; building block Y and its preceding parking lots retain the grove of trees that compose the Copse; existing trees inform the shape and courtyards of building blocks A, B, C and X; and the Charlton Common places a buffer of existing trees between Charlton Settlement Avenue and the residential developments.

In addition to soft landscaping, all public open spaces will be provided with hard landscaped centres of interest that connect and support the activities in surrounding buildings. Public art will assist to enliven these and other areas of the site.



## 2.2 Streetscapes

The new street system improves entry into and passage through the site. East-West Street provides a second access point to the site that evenly shares vehicle and pedestrian traffic with Buttonwood Avenue. It will be possible to enter and exit from both East-West Street and Buttonwood Avenue, but the streetscape design will emphasize East-West Street as an entry drive and Buttonwood as an exit drive. This new system sets up a counter-clockwise circulation of vehicle traffic that facilitates drop off at the hospital buildings. The new system also improves visibility of the buildings and their entry points.

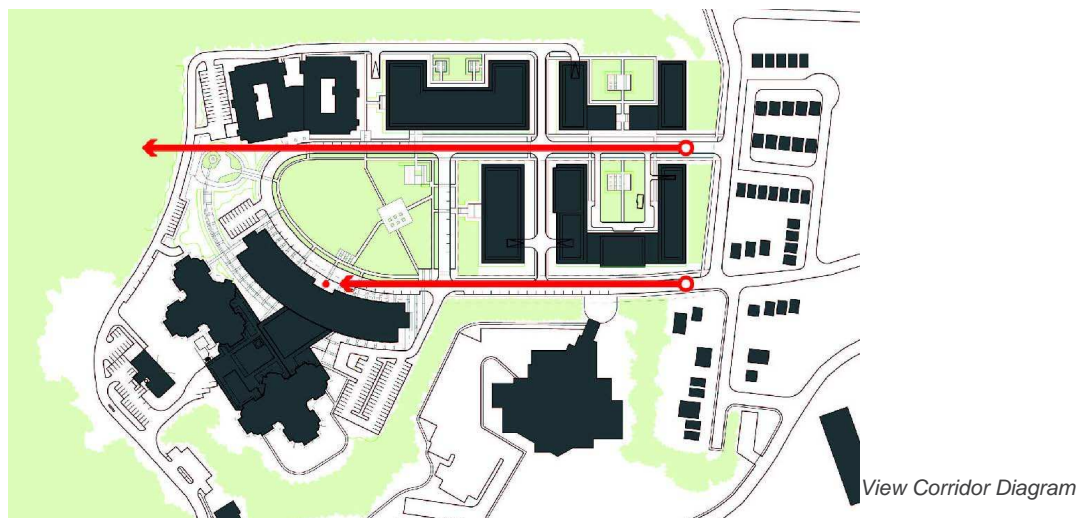
An advantage of making East-West Street the main entry drive is the wider range of street activity it can support. Buttonwood Avenue is bordered by a forested slope to the south and can only be developed to the north, while East-West Street can be developed on both sides of the street. The residential buildings proposed for the east end of the site will all front on East-West Street, creating an animated streetscape of pedestrian, bicycle and vehicle traffic. Buildings A and C are accessed through a garden courtyard, which, along with the other open spaces on the site, functions as an outdoor room, moderating the scale of the buildings and the pace and nature of activity around it.

This system of streets and courts extends at a larger scale to the Central Lawn. The north side of the Private Driveway is continuously faced by new and existing buildings, creating a solid view corridor that extends out to the Humber River Ravine. This hard edge becomes a consistent backdrop to the Central Lawn, complementing its horizontal vistas with a vertical plane and setting the stage for the varied activity the street and Central Lawn support.

Opportunities for pedestrian movement are provided on both sides of all streets circling the Central Lawn, promoting pedestrian circulation and varying the pedestrian experience. An extensive network of pathways is provided across the Central lawn to connect the campus buildings and encourage perpendicular crossing of the streets by pedestrians. This cross-traffic between buildings and garden spaces will help to define the streets as having a complex urban character with a purpose beyond that of simple transport.

The hospital requires a large amount of parking space, provided during the early phases of the project in the form of surface parking. To both increase the parking available and add variety to the street life, parallel parking lines the streets ringing the Central Lawn and the south side of Buttonwood Avenue. This parking will vary the pace of traffic and create multiple destination points along each street.



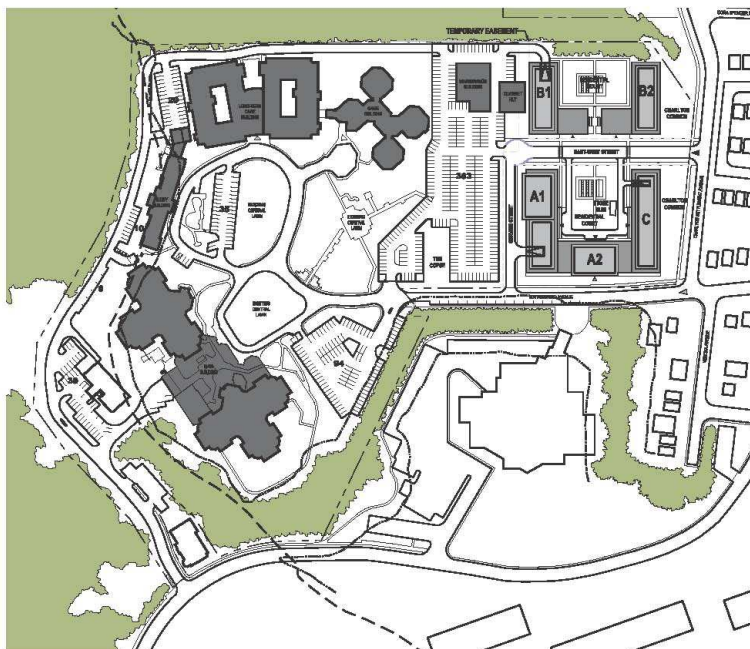


## 2.3 Views

The Ruddy Building will be demolished as part of the redevelopment. With this demolition, views of the Humber Valley will be available from the site for the first time in 30 years. The location of the future East-West Street is planned on axis with a new Promontory on the former site of the Ruddy building. This axial view will bring a feeling of openness to the West Park site, connect the campus to its natural context and draw patients, residents, staff, visitors and neighbours into the site from Charlton Settlement Avenue. The view will also feature prominently in the approach to the new addition to the Main Building.

Views and sight lines are generally important to the success of the Master Plan. The new addition to the Main Building has been sited to provide a highly visible public face to the hospital. Its form gently hugs the Central Lawn, giving prominence to its presence from across the Lawn. The building is also highly visible and inviting when viewed from Buttonwood Avenue.

Views are also important to the internal planning of the new addition and other campus buildings. The height and location of the new addition takes advantage of views of both the Humber Valley Ravine and of the Central Lawn. Any future hospital buildings will similarly address the Central Lawn.



2.4

▲ Development Phase 1

## 2.4 Three Development Zones

The site is divided into three distinct zones that are to be developed in separate phases.

### Phase 1: Complementary Use Lands

Located at the east end of the site and divided into two blocks by the future East-West Street, these lands will be leased for private development. Revenue from this phase will support the redevelopment of the Hospital Expansion Lands in Phase 2.

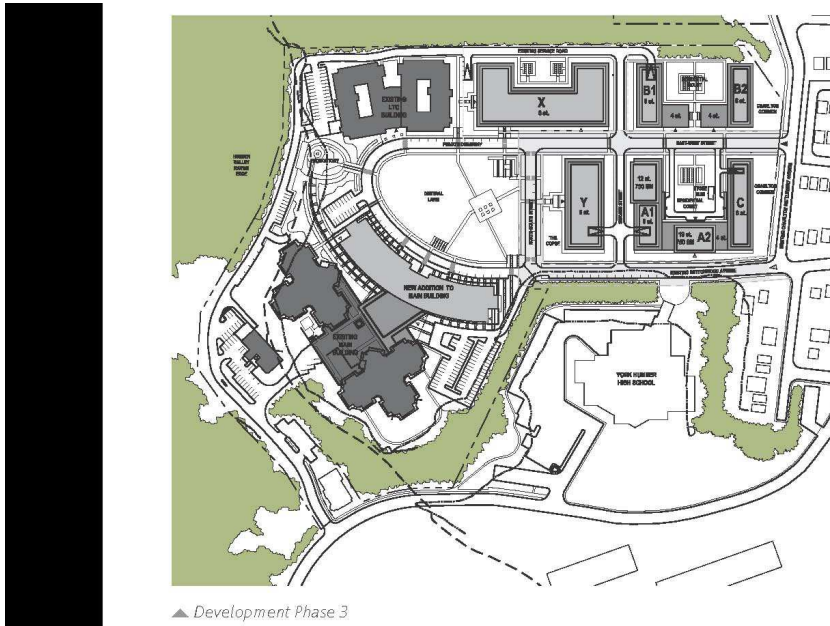
The first block is bordered by Charlton Settlement Avenue to the east, Buttonwood Avenue to the south and the future East-West Street to the north. The second block abuts Charlton Settlement Avenue to the east, the future East-West Street to the south and the existing residential development to the north. At the close of Phase 1 both blocks will be bordered to the west by new surface parking lots. These parking lots will be the sites of new hospital buildings in Phase 3.

The complementary use buildings are planned around garden courtyards that provide drop-off areas and outdoor amenity space. Charlton Common provides a landscaped recreation space for both residents and the neighbouring community. The heights of the buildings increase westward and southward to provide a scale that respects the residential neighbourhoods to the north and east of the site. This distribution of building heights minimizes the shadows cast on neighbouring homes.

#### *Development Phase 1*

- new residential buildings A1, A2, B1, B2, and C
- new underground parking
- new Charlton Common park
- new cul-de-sac





### Phase 3: Flex Lands

Located between the complementary use and hospital expansion lands is a flex zone that allows for some flexibility in the nature of development. The lands are planned for use by the hospital as an expansion of the medical campus. They will likely have a hospital related use although a compatible development, such as long-term care or retirement living, may be considered.

Prior to redevelopment of the lands, the surface parking of the first two phases will be replaced by structured or underground parking within the boundaries of the Flex Lands. The new buildings will be located north of the future East-West Street next to the Long-Term Care Building and east of the future North-South Street. Both will address and be level with the Central Lawn, further cementing the role of the Lawn as the centre of the West Park campus.

#### *Development Phase 3*

- new compatible use buildings X and Y
- new underground or structured parking





- 1 - Existing Trees
- 2 - Removed Trees
- 4 - Complete Trees
- 3 - New Trees



## 2.5 Sustainability

The natural context of the site is among the most valued resources of the hospital. Ensuring that the hospital's relationship to its context is respectful and sustainable into the future is a high priority. The following are key objectives to be met:

**Densification** – The redevelopment of West Park supports compact, low-impact residential living. This has been shown to not only reduce negative impacts on natural systems, but also results in better health outcomes for people.

**Urban Forest** – There is a large urban forest on the existing site, most of which will be retained. Trees that are removed as part of the redevelopment will be replaced with native species to a degree satisfying TRCA requirements. The Humber River Valley Corridor natural feature will remain undisturbed.

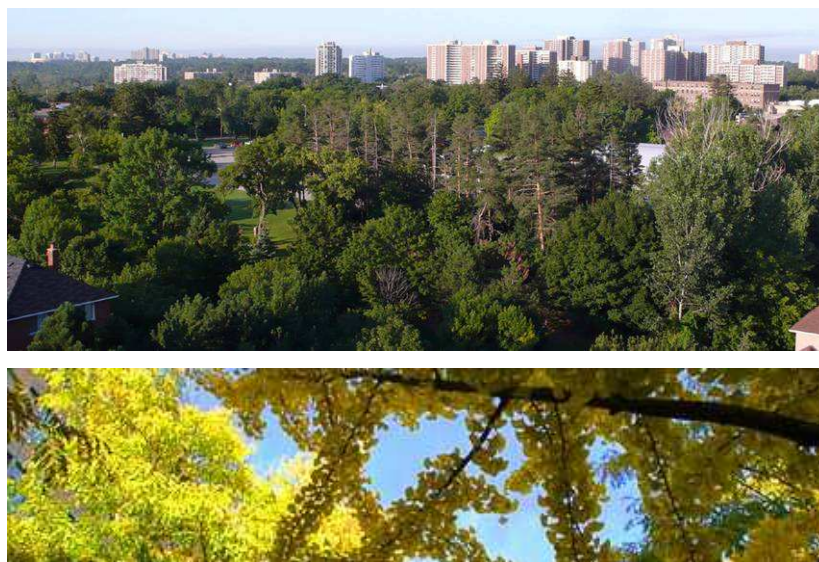
**Stormwater Management** – The redeveloped property will manage rainwater and snow melt to prevent flash and contaminated run-off from negatively affecting the nearby river ecosystems. A management system will be instituted that encourages infiltration, evapotranspiration and water reuse. This could include the use of permeable paving, bioswales and retention areas. The project will adhere to the City of Toronto's Green Roof Strategy. West Park has maintained a green roof on the Main Building since its opening and the future redevelopment will continue that tradition.

**Urban Heat Island** – The project will reduce its contribution to the City's urban heat island by employing high albedo paving and roofing (or a green roof if necessary) and extensive soft ground and tree cover.

**Alternative Transportation** - Bicycle parking will be provided in frequent and convenient locations in accordance with the City of Toronto Green Development Standards. Parking will be made available for alternative fuel vehicles. West Park is committed to working with the Toronto Transit Commission (TTC) to improve transit access to the site.

**Leadership in Energy and Environmental Design (LEED)** – The project aims to achieve a minimum rating of LEED Silver under the Canada Green Building Council's sustainability rating system for new buildings.

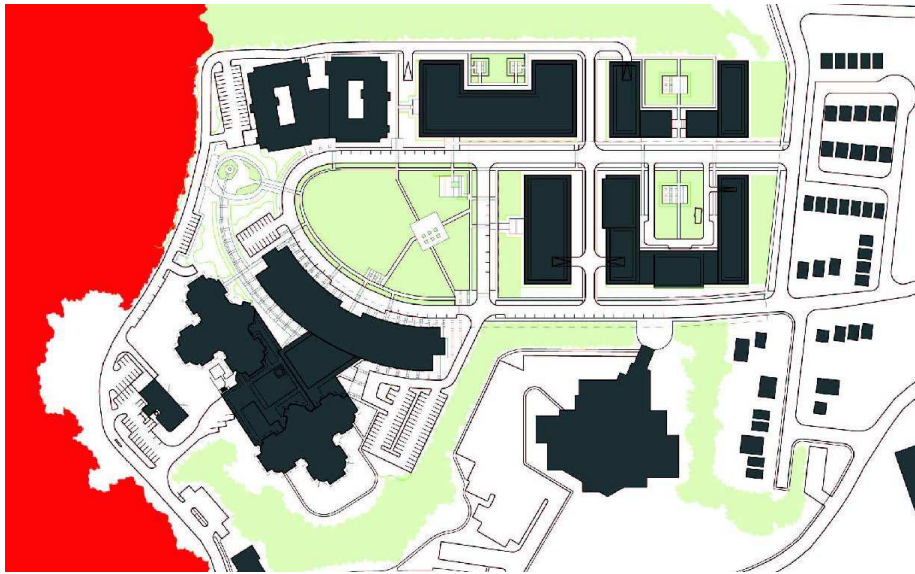
**Toronto Green Development Standards** – The project aims to achieve a rating of Tier 1 under the City of Toronto's Green Development Standard for mid to high-rise buildings.





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### 3.1 Humber River Ravine Edge

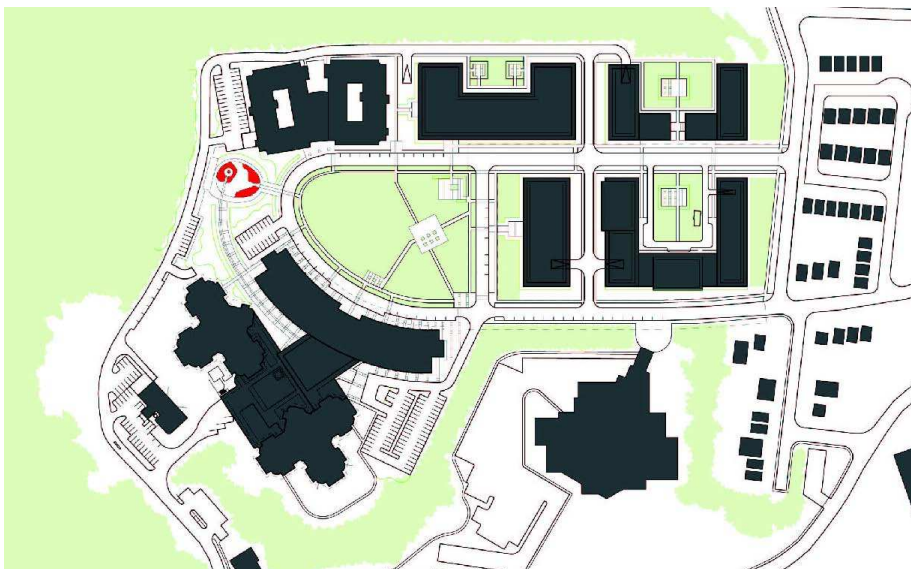
3.1.1 The ravine has two boundaries that restrict the extent of development on the site: the Ravine Protection Boundary as set by the City of Toronto, and the Flood Plain and Fill Regulation Line as set by the Toronto and Region Conservation Authority (TRCA). The Humber River Valley is designated as a natural heritage feature within these two boundaries.

3.1.2 The development must not encroach upon the Humber River Valley Corridor. The valley edge will be left as existing with all new buildings set back a minimum of 10m from the stable top of bank line (to be confirmed during the Site Plan Agreement stage of the redevelopment).

3.1.3 Will have improved access and visibility with the creation of a Promontory in place of the demolished Ruddy Building.

*Existing ravine edge*





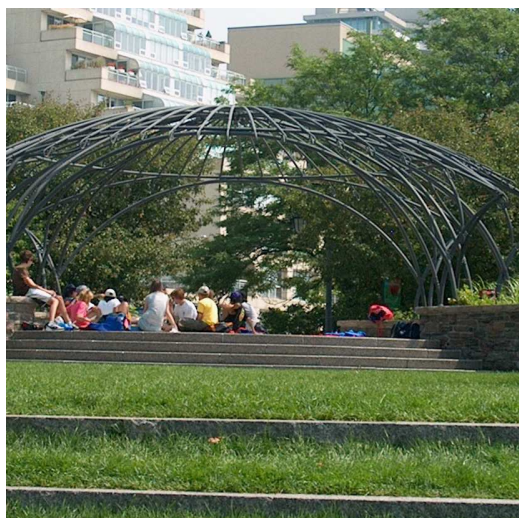
### 3.2 Promontory

3.2.1 Defined as “a projection over lowland”, the Promontory will be a garden court with a view west towards the Humber River Ravine.

3.2.2 Will be a destination and oasis providing a quiet contemplative space for small groups.

3.2.3 Will be provided with a sheltering overhead lattice with well designed furniture and lighting. All surfaces and furniture will be universally accessible to all patients, staff and visitors.

*Open Space diagram : Promontory*







### 3.3 Central lawn

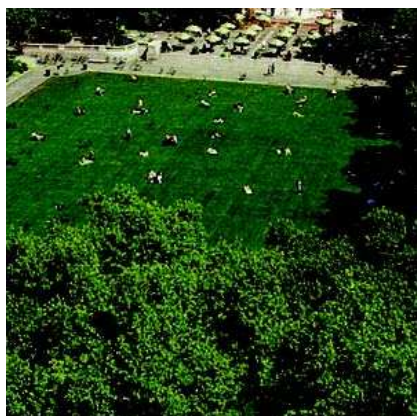
3.3.1 The Central Lawn has historically been the symbolic heart of the West Park Campus and will continue to play that role. All buildings, streets, pathways and trees will be designed to address and complement the Lawn.

3.3.2 Will serve as an accessible passive recreation place for both the hospital and the neighbouring community.

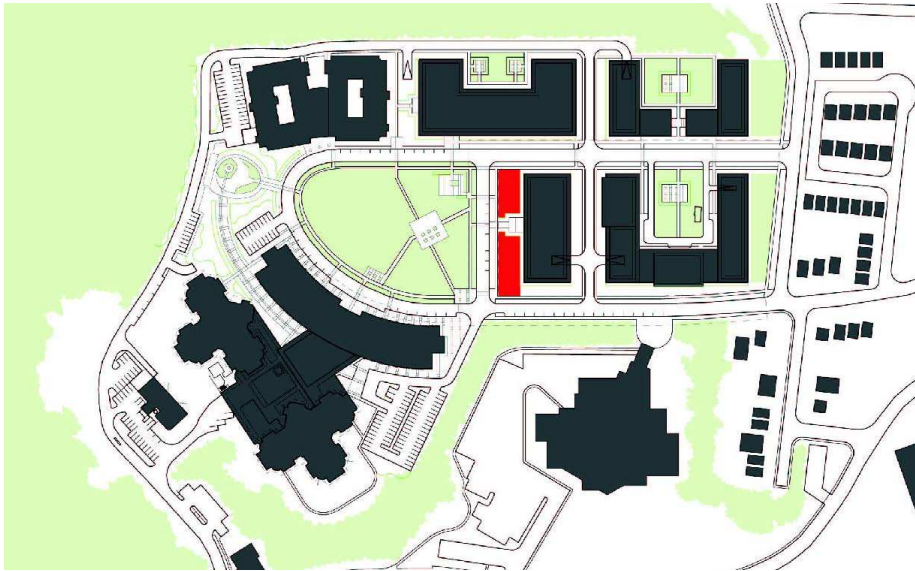
3.3.3 Will be clearly defined by the facades of new and existing buildings, streets and a double row of new trees around its perimeter.

3.3.4 Will be connected to views of the Humber River Ravine via the Promontory.

3.3.5 Existing mature trees will be preserved in addition to the existing hard surface sitting areas and pedestrian pathways. These will be integrated with new paved areas and pathways and furnished with lighting and furniture that will assist in way-finding and orientation.



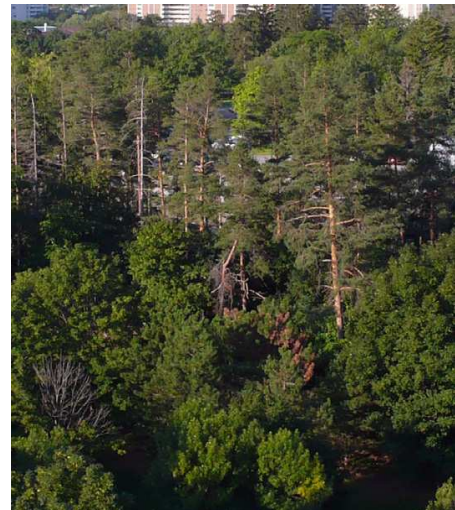


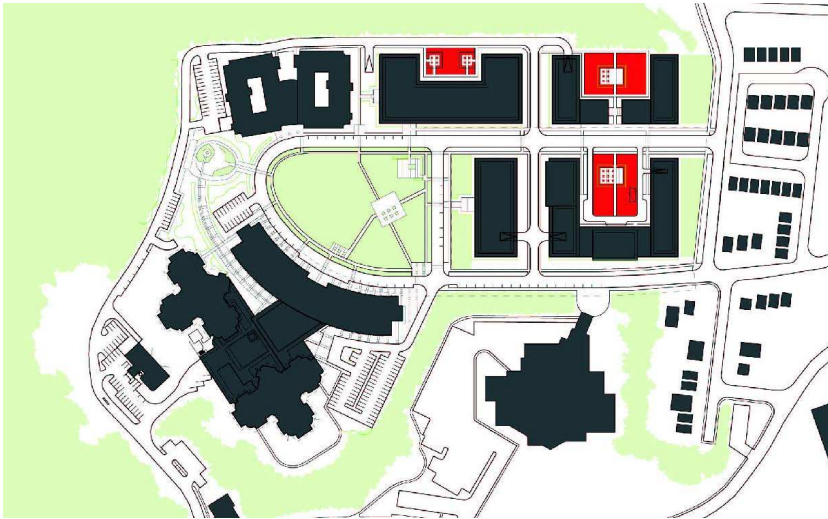


### 3.4 The Copse

3.4.1 A thicket of existing mature trees, the Copse will be preserved opposite the south-east edge of the Central Lawn. It will be a naturalized landscape with accent lighting.

3.4.2 The Copse will not be accessible for recreational purposes. In Phase 1 and 2 of the redevelopment it will soften the edge of the proposed surface parking lots. At the end of Phase 3 it will be preserved as landscaped space in front of a new hospital or complementary use building.





*Open Space diagram : Residential Courts*

### 3.5 Residential Courts

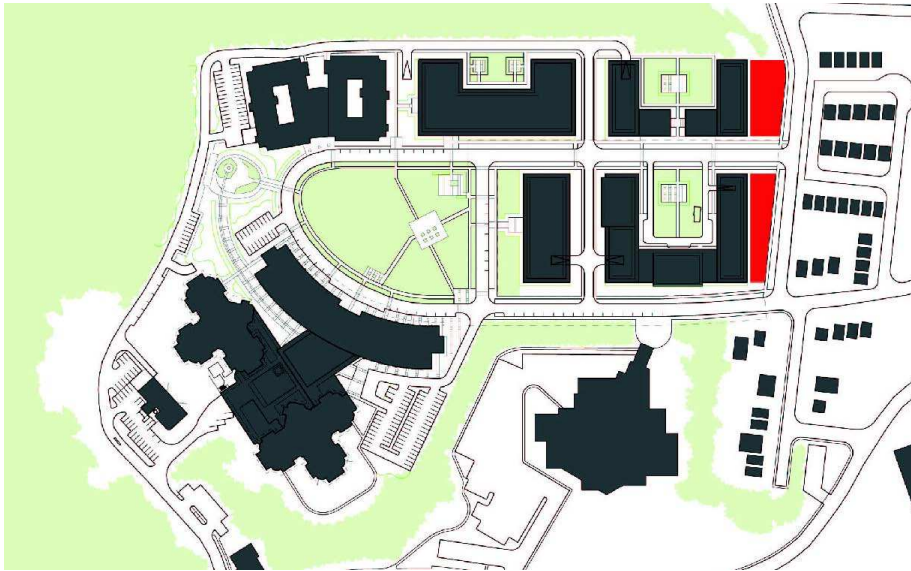
3.5.1 Will serve the residents of the residential buildings on the east of the site, providing recreational outdoor space appropriate to the healthcare environment.

3.5.2 Entrances to residential buildings will front onto the courts. Vehicle drop-off will be provided at the entrances of buildings A1, A2 and C by way of an entry drive.

3.5.3 Will be characterized by hard and soft landscaping that is varied and interesting, and complemented by well designed lighting and furniture. The stone ruins will be restored and retained as part of the landscaping of the south courtyard.







Open Space diagram : Charlton Common

### 3.6 Charlton Common

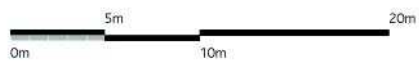
3.6.1 Will be a generous buffer park between the existing Charlton Settlement Avenue neighbourhood and the new complementary use development. It will function as a meeting place and shared recreation space for both communities. The Common is to be an expansion of the parkette currently owned by West Park at the corner of Buttonwood Avenue and Charlton Settlement Avenue.

3.6.2 Will be characterized by formal landscaped gardens, mature existing and new trees, well designed lighting and furniture.

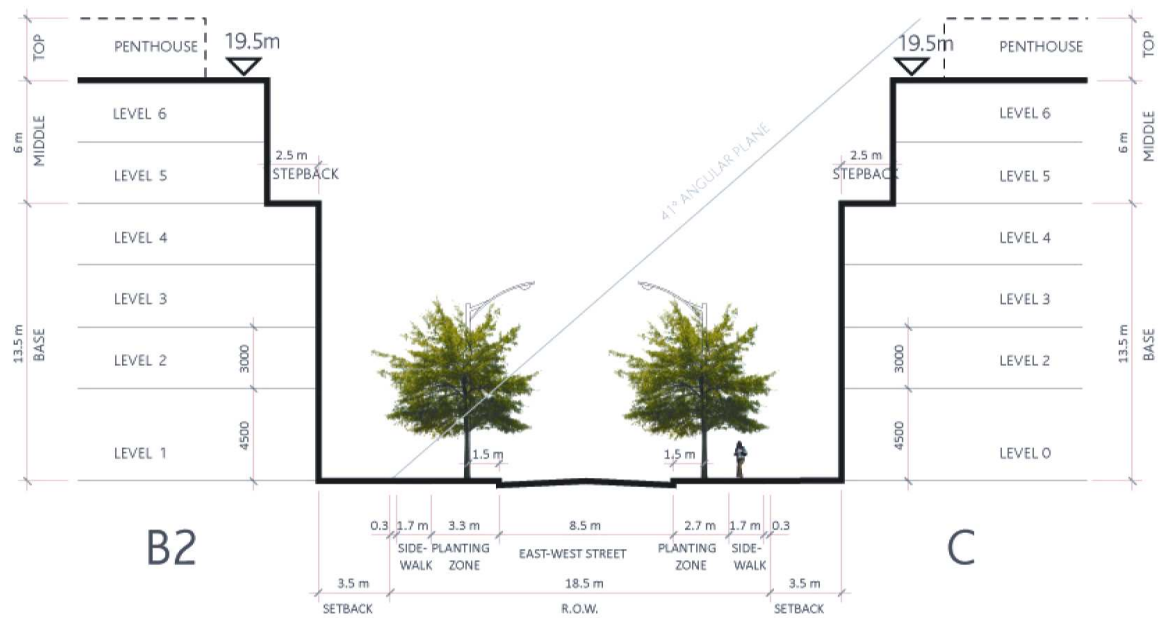


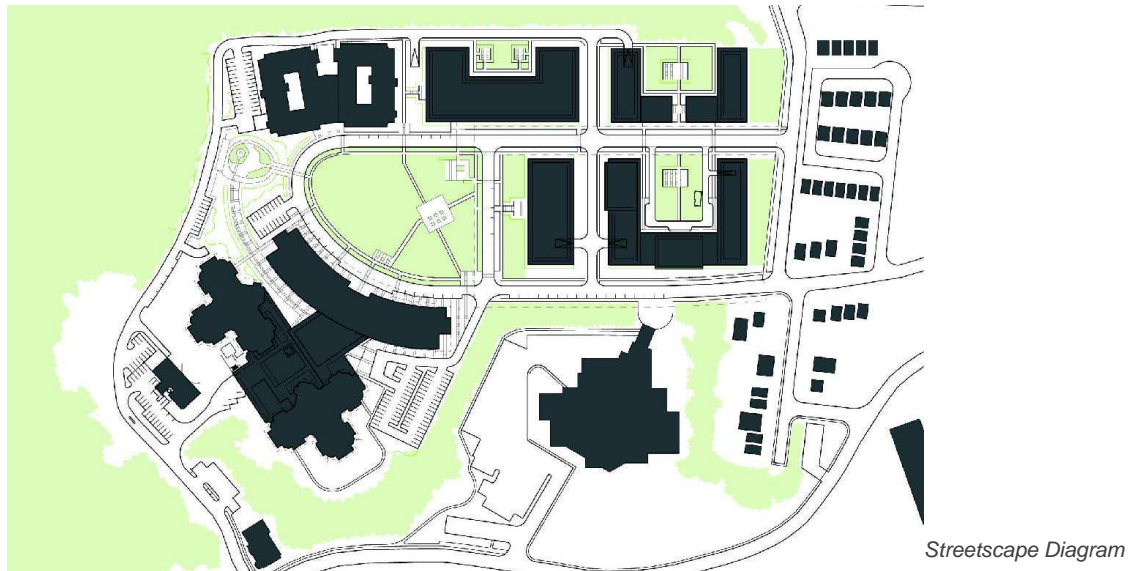
1.0	Introduction
2.0	Design Approach
3.0	Public Realm: Open Spaces
<b>4.0</b>	<b>Public Realm: Streetscape</b>
5.0	Public Realm: Built Form
6.0	Public Realm: Pedestrian Movement
7.0	Vehicular Movement, Parking, loading and Servicing





Scale





#### 4.1 General

4.1.1 All streets will be bracketed on both sides by rows of trees planted at regular intervals. Each street will be planted with a distinct tree species (to be determined during the Site Plan Agreement stage of the redevelopment).

4.1.2 Will be bracketed on both sides of the street by pedestrian sidewalks. Attractively paved crosswalks will be provided where pedestrian paths cross the street to aid in wayfinding.

4.1.3 All streets will be provided with special paving treatments that integrate building and landscape into a cohesive whole and aid in wayfinding.

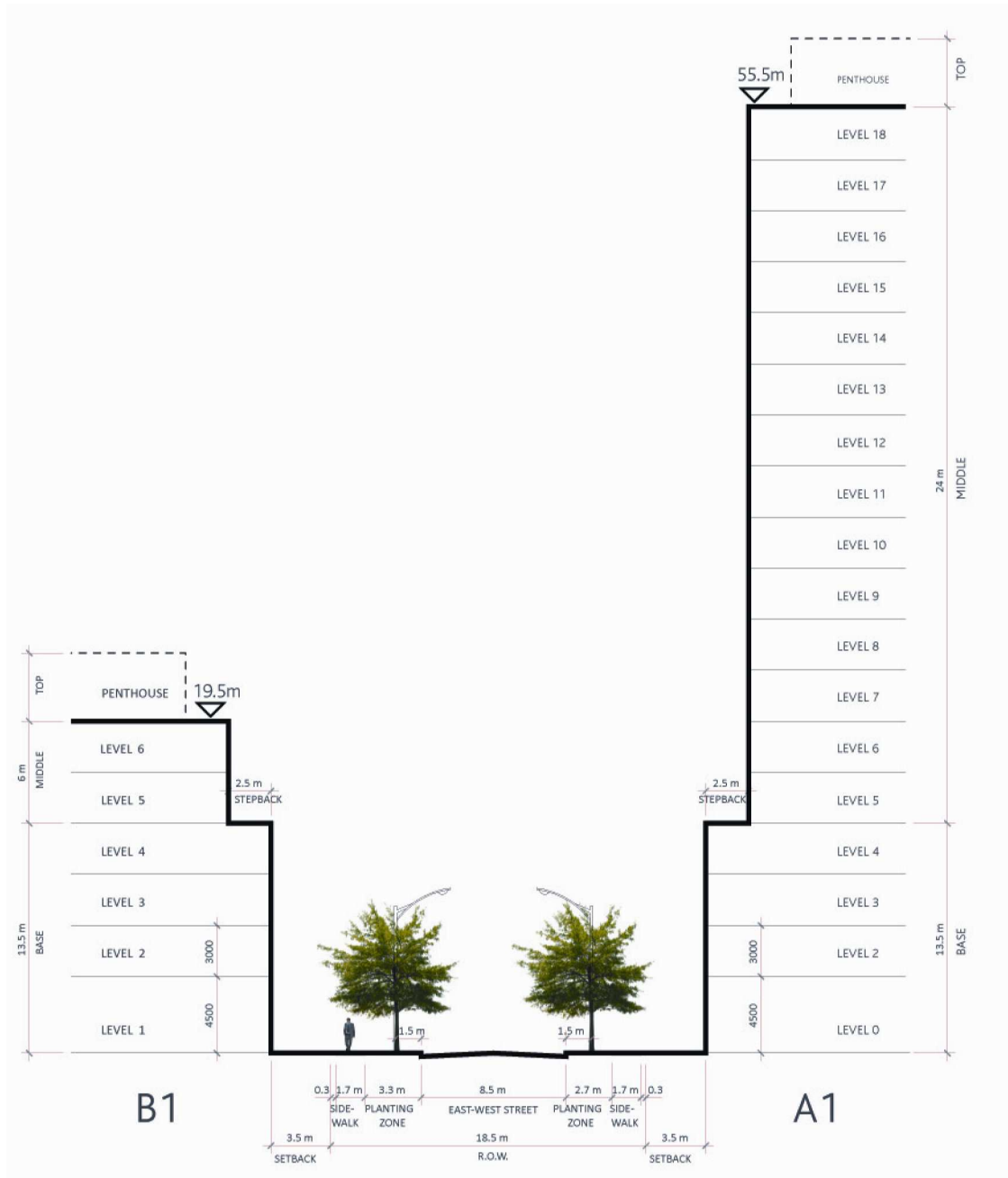
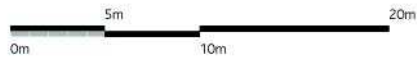
4.1.4 All streets will have benches, low walls and other places to sit, spaced at regular intervals and appropriately shaded for comfort. Attractive street furniture with back and arm rests will complement a material palette that is consistent with landscaping and lighting strategies.

4.1.5 All streets will have places to park bicycles in close proximity to building entrances.

4.1.6 All private roads will be built and maintained to the same quality standards as public roads in the City of Toronto.

4.1.7 All public and private roads will be built to ensure pedestrian safety and appropriate vehicle speeds.

4.1.8 Appropriate streetscape solutions to accommodate West Park's population and natural heritage will be developed in consultation with the City of Toronto.





*Streetscape Diagram*

## 4.2 East-West Street

4.2.1 Will be a new access street into the site from Charlton Settlement Avenue, sharing vehicle and pedestrian traffic with Buttonwood Avenue. The streetscape will be designed to emphasise East-West Street as an entry point for both the hospital and complementary use developments. Buttonwood will be designed as an exit point, but both streets will accommodate two-way traffic.

4.2.2 Will join seamlessly with the end of the Private Driveway at the north-east corner of the Central Lawn.

4.2.3 The north side of the street will form a hard edge of existing and new buildings that will create a visual corridor that draws people into the site.

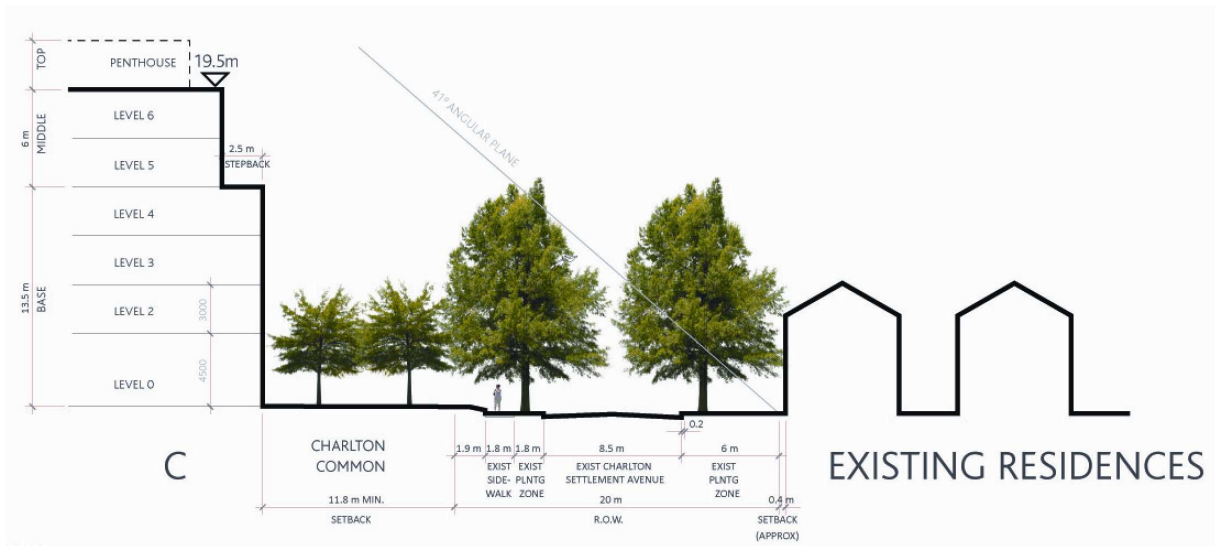
4.2.4 The south side of the street will form a variagated edge of buildings and open spaces that opens and tightens to create a diverse pedestrian experience. The south side will complement the strong built edge of the north side of the street.

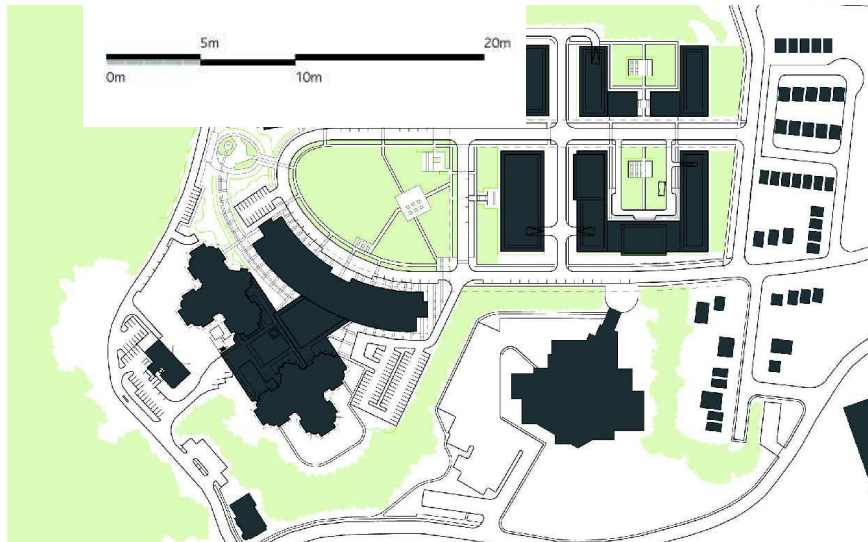
4.2.5 The streetscape shall be designed to accommodate opportunities for special events.

4.2.6 Tree species will be selected to aid in wayfinding and to clearly define the entry experience. Shade trees with tall, high-branching canopies will help to maintain and emphasise views into the site.









#### 4.3 Charlton Settlement Avenue

4.3.1 Charlton Settlement Avenue is the main road bringing patients and visitors to the West Park site. Consequently, the eastern edge of the site bordering Charlton Settlement Avenue is the public face of the hospital. Entry points into the site via East-West Street and Buttonwood Avenue will be clearly and attractively marked and appropriately landscaped.

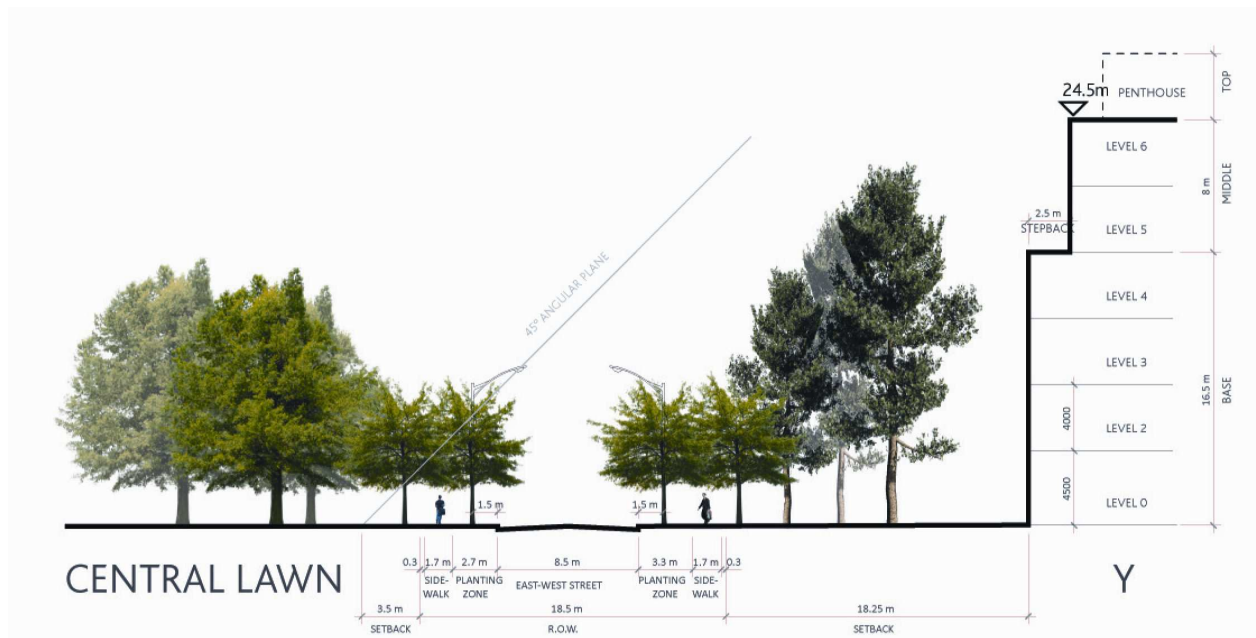
4.3.2 New developments will be generously set-back to create space for a public garden-park called Charlton Common. The design of Charlton Common will be welcoming and inviting so as to be perceived as a public place that may be used by the community.

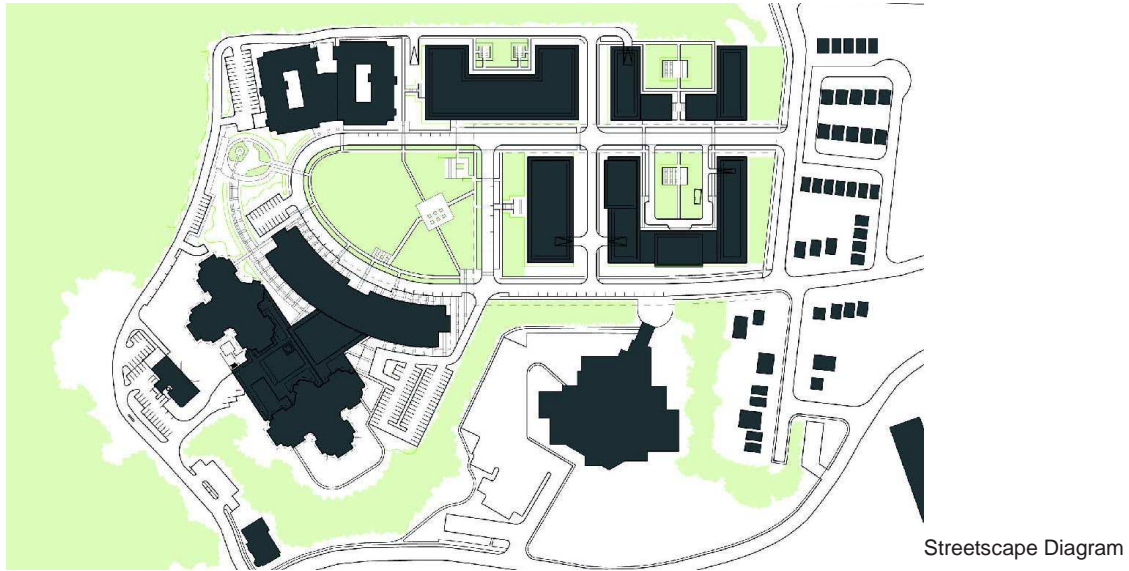
4.3.3 The design of the Charlton Settlement Avenue elevations for building blocks B2 and C will be appropriately scaled and employ warm materials that relate positively with those of the surrounding neighbourhood.

4.3.4 Sidewalks will be extended into the site to create a continuous pedestrian environment with multiple options for access on both sides of East-West Street and Buttonwood Avenue.



Scale

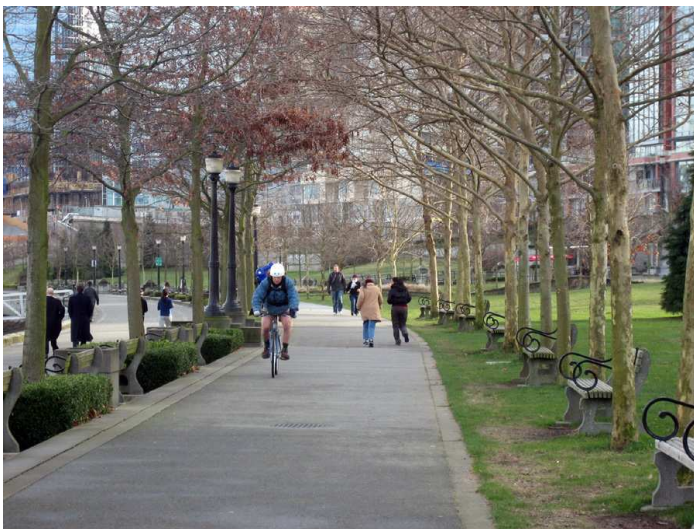




#### 4.4 North-South Street

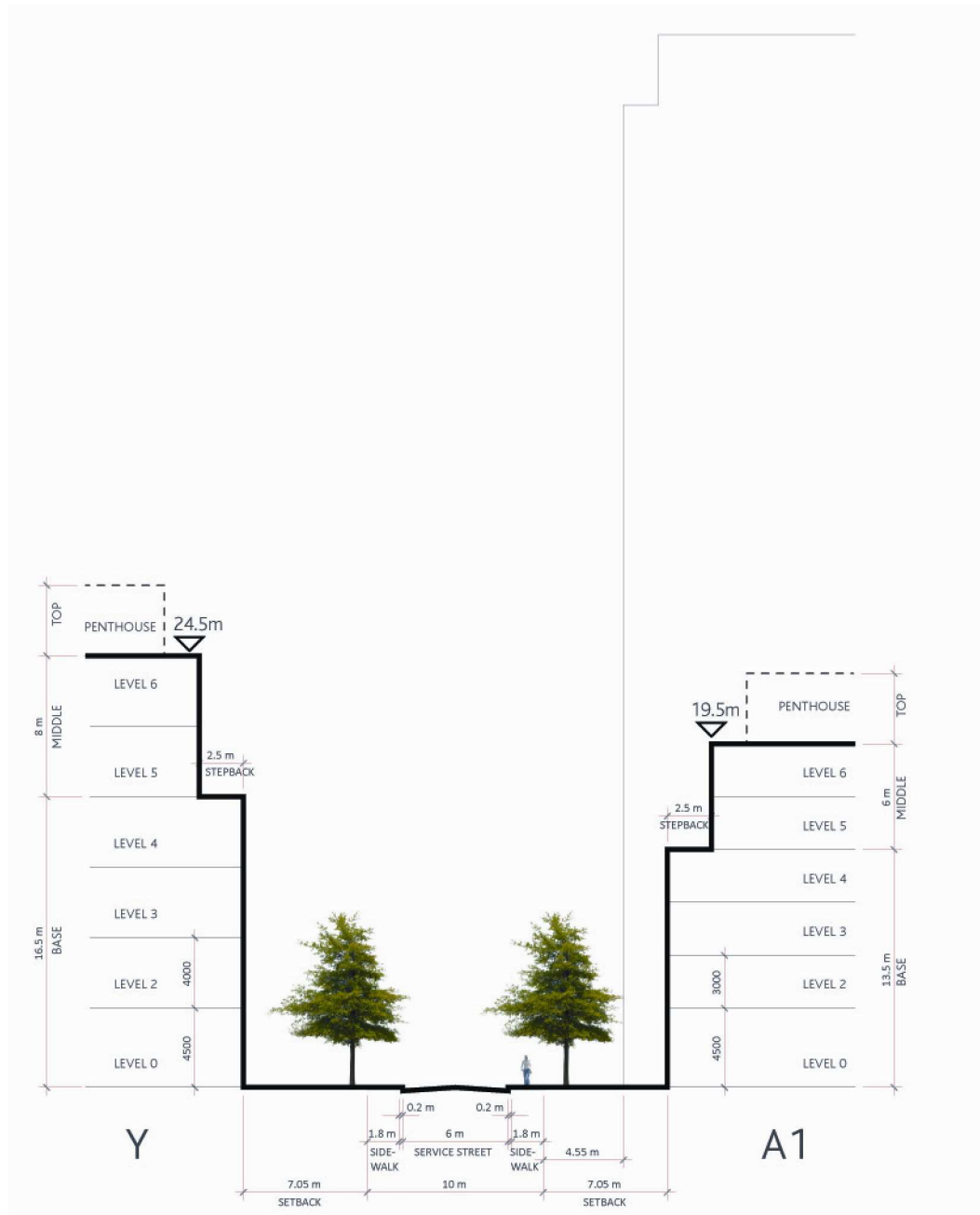
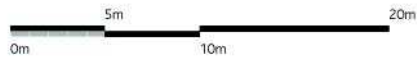
4.4.1 Will connect the East-West Street with Buttonwood Avenue along the eastern edge of the Central Lawn.

4.4.2 Will have new hospital or complementary development on its eastern side, set back generously to preserve an existing stand of mature trees called The Copse.





Scale



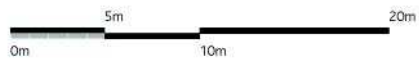


*Streetscape Diagram*

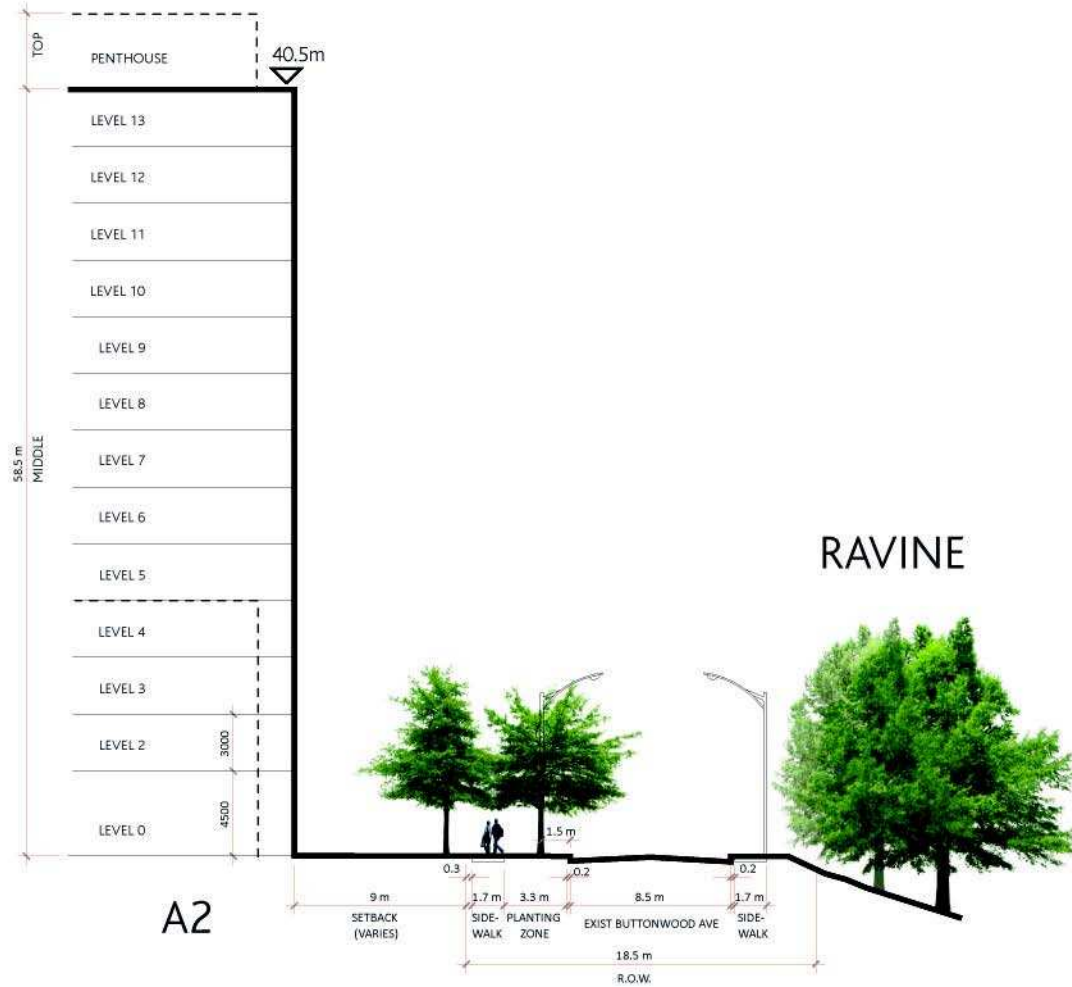
#### 4.5 Service Street

4.5.1 Will function as a service street for buildings X,Y,A, and B1.

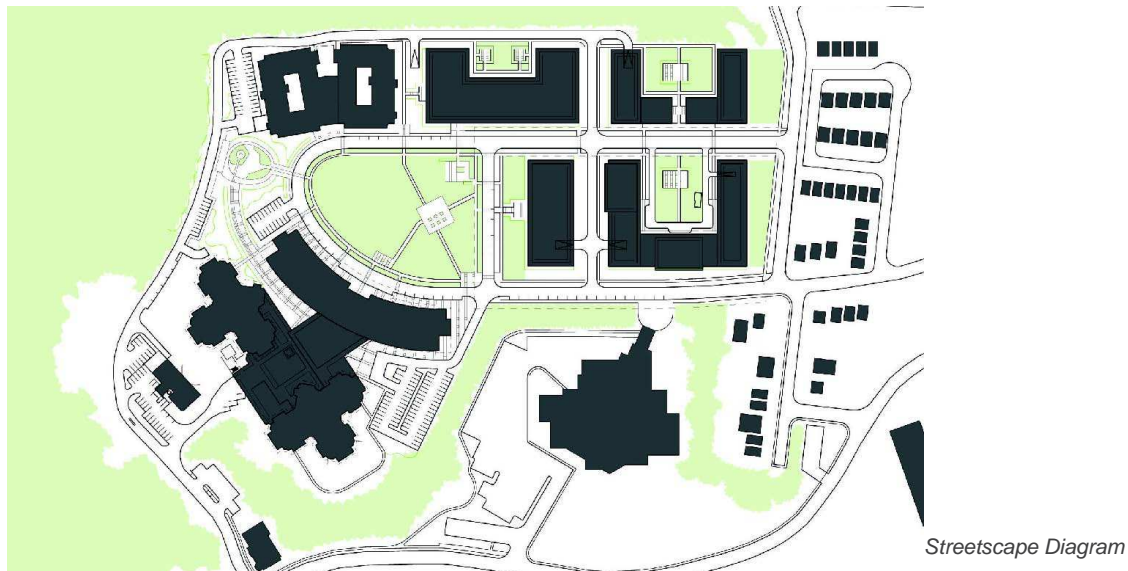
4.5.2 Will connect East-West Street to Buttonwood Avenue solely as a service street, and is not intended for through traffic.



Scale







#### 4.6 Buttonwood Avenue

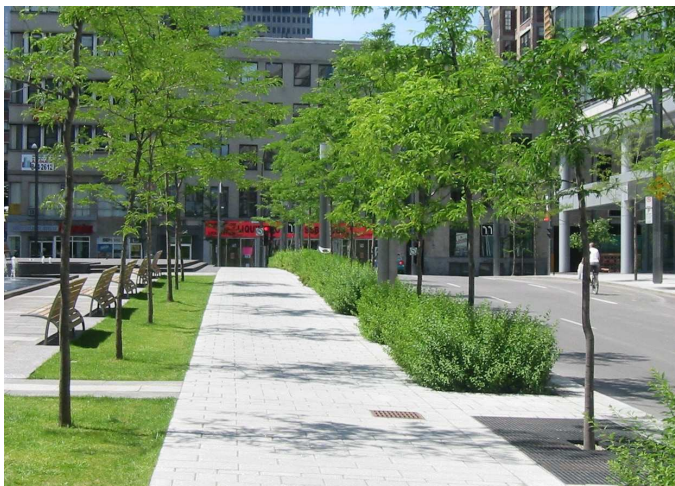
4.6.1 Will function as the secondary access street into the site from Charlton Settlement Avenue.

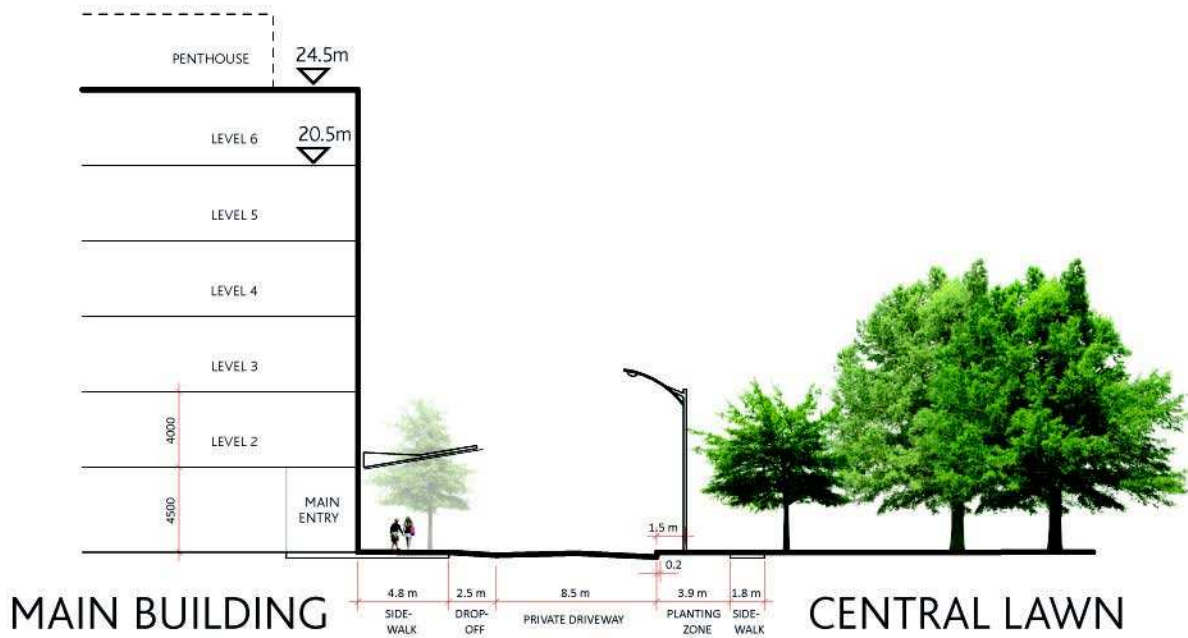
4.6.2 Will join seamlessly with the end of the Private Driveway at the south-east corner of the Central Lawn. The new addition to the Main Building is located at this junction and positioned on the site so that a direct view is provided along Buttonwood Avenue from Charlton Settlement.

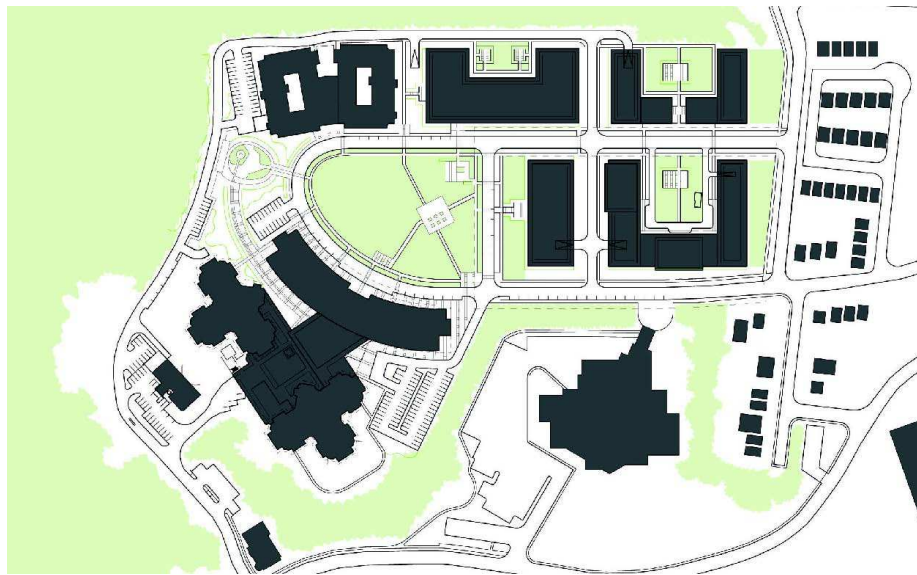
4.6.3 Will be lined by new residential and hospital developments along its northern edge. The ground floor of the residential developments will provide units or common spaces that address Buttonwood Avenue and support a welcoming and convivial street life.

4.6.4 Will be lined with a double row of trees along its northern edge. Tree species will be selected to aid in wayfinding and to clearly define the entry experience. Shade trees with tall, high-branching canopies will help to maintain and emphasise views into the site.

4.6.5 On-street parallel parking will be maintained along its southern edge.







*Streetscape Diagram*

#### 4.7 Private Driveway

4.7.1 Will loop south from the termination of East-West Street, around the western side of the Central Lawn to the join seamlessly with the end of Buttonwood Avenue. A view of the Humber River Valley will be available at the western edge of the street through the Promontory.

4.7.2 Will significantly define the extent and character of the Central Lawn.

4.7.3 Will provide street addresses for the existing and new healthcare-related buildings.

4.7.4 The north side of the street will form a hard edge of existing and new buildings that will function as a backdrop to the Central Lawn and create a visual corridor that extends out over the Humber River Ravine.

4.7.5 Will have a generous sidewalk on its outer edge for ease of accessibility and circulation between healthcare buildings.

4.7.6 Will be provided with vehicle drop-off space adjacent to the entrance canopy of the new addition to the Main Building.

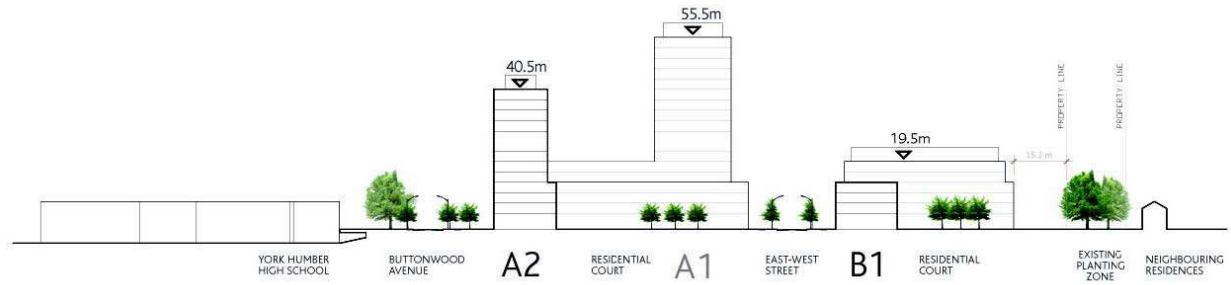
4.7.7 Will have on-street parking along its outer edge, adjacent to the hospital buildings. Parallel parking may also accommodate short-stay bus parking (e.g. Wheel-Trans).



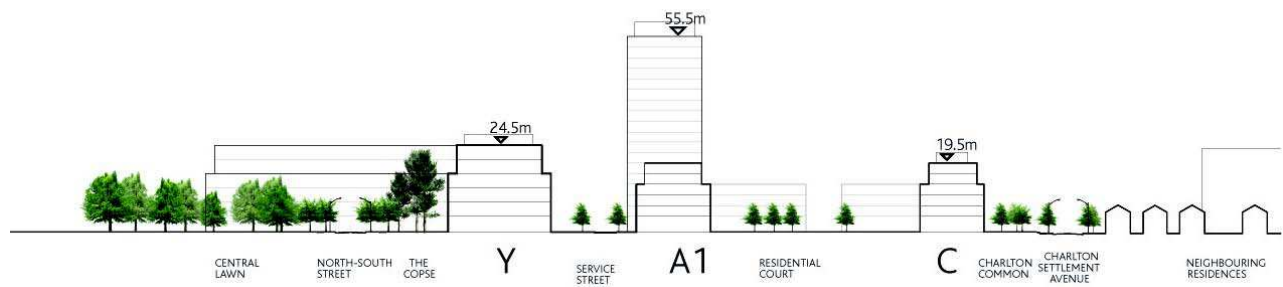


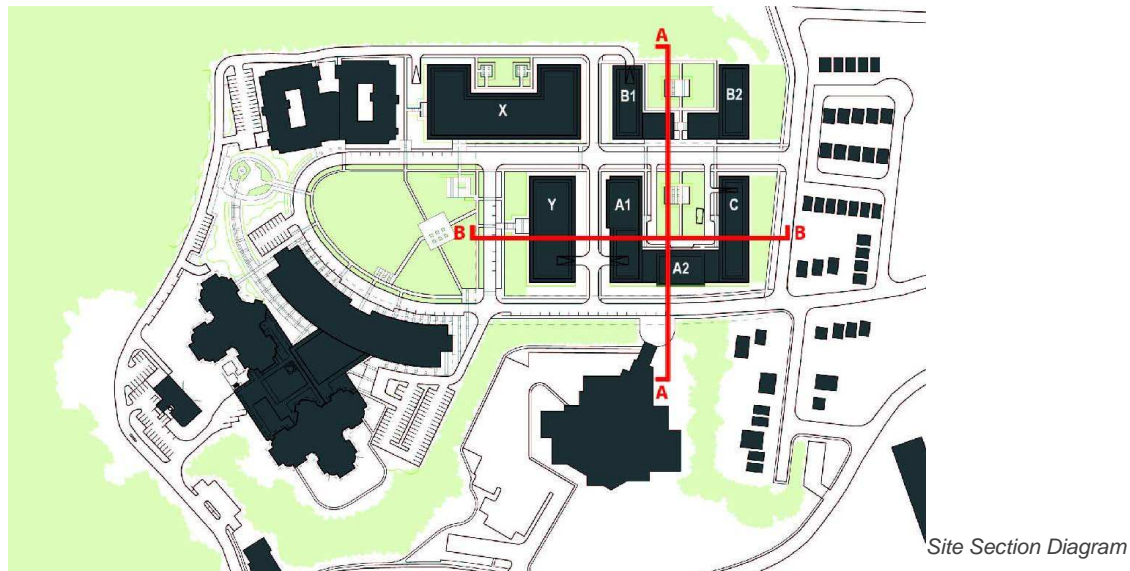
1.0	Introduction
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Site Section A



Site Section B





## 5.1 General

5.1.1 New buildings will transition in height, from lower buildings adjacent to neighbouring residential areas to higher buildings at the centre of the site. Shadows from the taller buildings will not adversely affect the neighbouring residential areas.

5.1.2 New buildings will have a base podium of four (4) storeys. The podiums will be architecturally distinct from the upper portions of the buildings.

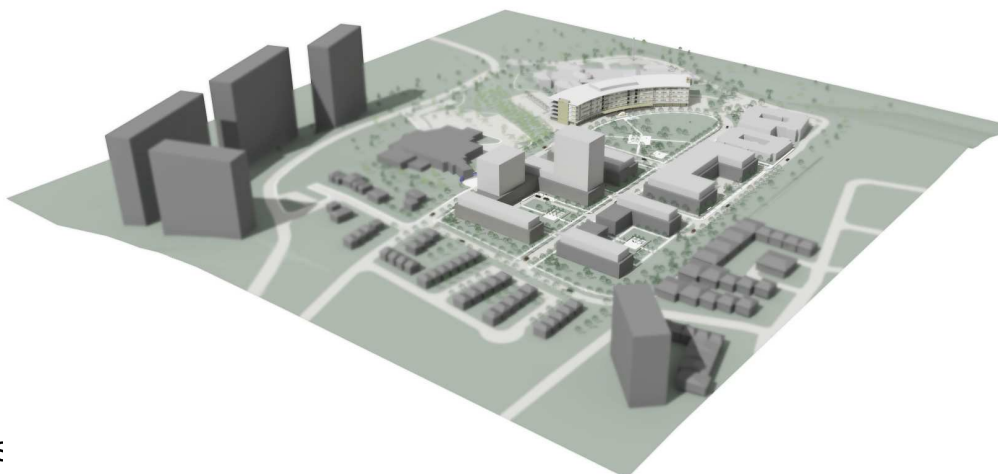
5.1.3 Residential buildings will have street addresses on East-West Street and be serviced from either Buttonwood Avenue or the Service Street. Driveway access for individual buildings will not be taken from Charlton Settlement Avenue.

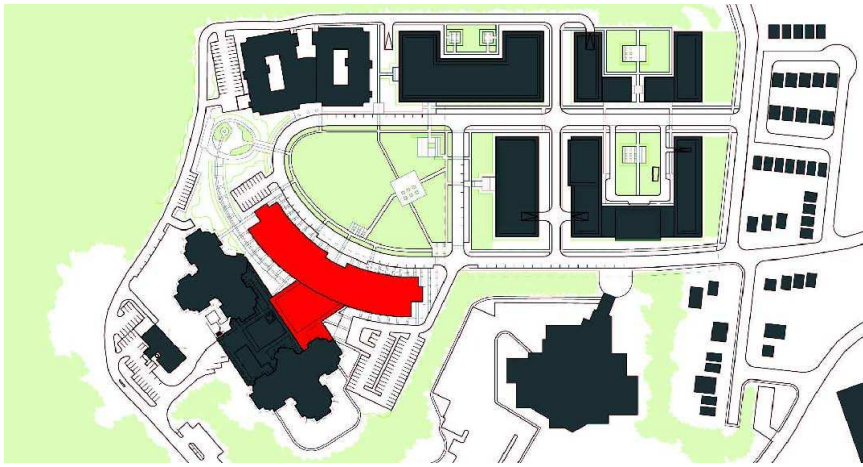
5.1.4 Healthcare-related buildings will have addresses on the Private Driveway and North-South Road and front onto the Central Lawn.

5.1.5 Buildings fronting the Central Lawn will form a strong edge and backdrop to the open space.

5.1.6 Where possible new buildings will have ground related retail, common rooms and units to bring activity and security to the streetscape.

## Site Perspective





## 5.2 New Addition to Main Building

5.2.1 Will be built in Phase 2 of the redevelopment.

5.2.2 Will be a new iconic building with a form that addresses the curve of the adjacent Private Driveway and Central Lawn.

5.2.3 Will have a significant drop off canopy along the Private Driveway that is welcoming and provides clear, intuitive access to the public amenities of the building.

5.2.4 Will have a main entrance directly addressing the Central Lawn that encourages frequent pedestrian traffic between the two areas. This is to be achieved through the use of level, accessible and accented paving and appropriately located pedestrian paths.

5.2.5 Will internally resolve the grade differential between the Central Lawn and the existing Main Building.

5.2.6 Will have a publicly accessible Promenade connecting with the larger site path networks.

5.2.7 Will have Terraces and accessible outdoor spaces from which to engage the site at upper levels.

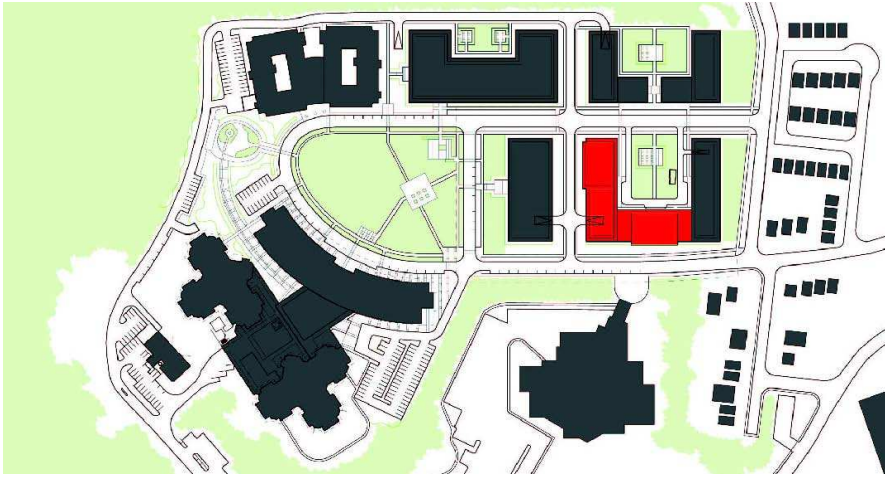
5.2.8 Will be serviced internally through the existing main building from the existing south loading dock.

5.2.9 Will be supported by interim surface parking lots on the Phase 3 lands. These lots will ultimately be redeveloped and the parking will be relocated underground or into an on-campus parking structure.

*West Park Healthcare Centre Expansion viewed from Buttonwood Avenue*







### 5.3 Building A

5.3.1 Will be built in Phase 1 of the redevelopment.

5.3.2 Will be a new residential development arranged around a landscaped courtyard.

5.3.3 The main street address will be on East-West Street. The main entrance will face the courtyard and be accessed by an entry drive surrounding the courtyard. The main entrance will be sheltered with a canopy and be provided with a drop-off area.

5.3.4 Will have a specified setback above the fourth (4th) storey on East-West Street.

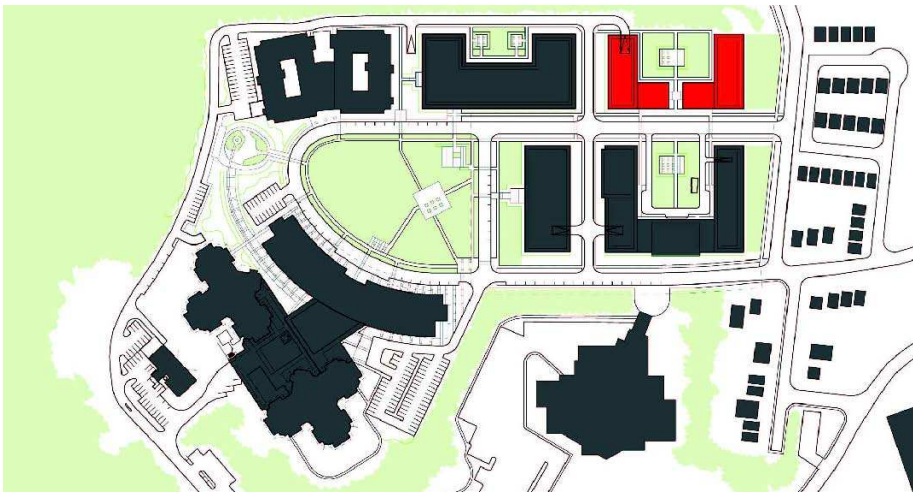
5.3.5 Will have a specified setback above the fourth (4th) storey on Buttonwood Avenue.

5.3.6 Ground floor commercial, office or service uses, common areas or residential units shall relate to and support the adjacent street life through the use of appropriately designed entrances, windows and landscaping.

5.3.7 We be serviced from Service Street, not from public streets.

5.3.8 Parking will primarily be provided on-site in underground garages, with a portion of the visitor parking requirement possibly provided in a shared configuration with other campus parking lots.





## 5.4 Building B1 & B2

5.4.1 Will be built in Phase 1 of the redevelopment.

5.4.2 Will be a new residential development arranged around a private landscaped courtyard.

5.4.3 The main street address will be on East-West Street. The main entrance will be accessed from East-West Street and will be sheltered with a canopy.

5.4.4 Will have a specified setback above the fourth (4th) storey on East-West Street.

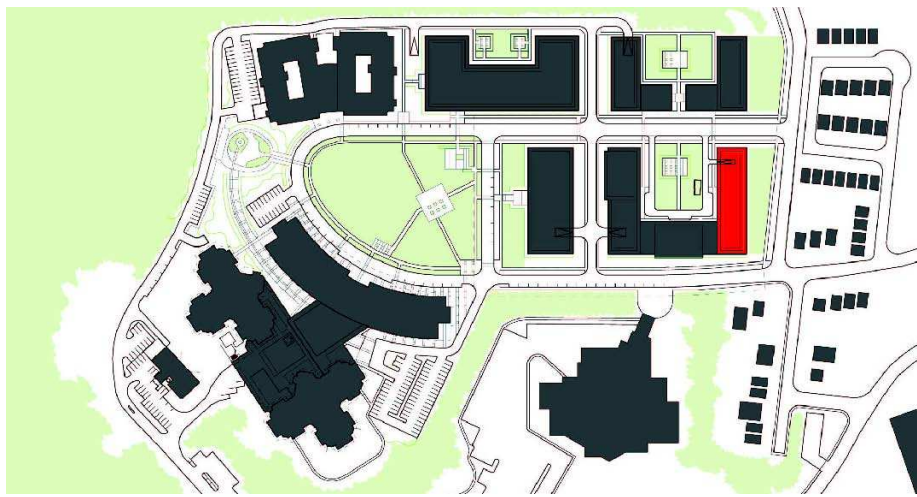
5.4.5 Ground floor commercial, office or service uses, common areas or residential units shall relate to and support the adjacent street life through the use of appropriately designed entrances, windows and landscaping.

5.4.6 Will have facades respectfully designed to relate to the neighbouring residential neighbourhood.

5.4.7 Will be serviced from Service Street.

5.4.8 Parking will primarily be provided on-site in underground garages, with a portion of the visitor parking requirement possibly provided in a shared configuration with other campus parking lots.





## 5.5 Building C

5.5.1 Will be built in Phase 1 of the redevelopment.

5.5.2 Will be a new residential development arranged around a landscaped courtyard.

5.5.3 The main street address will be on East-West Street. The main entrance will face the courtyard and be accessed by an entry drive surrounding the courtyard. The main entrance will be sheltered with a canopy and be provided with a drop-off area.

5.5.4 Will have a specified setback above the fourth (4th) storey on East-West Street.

5.5.5 Will have a specified setback above the fourth (4th) storey on Buttonwood Avenue.

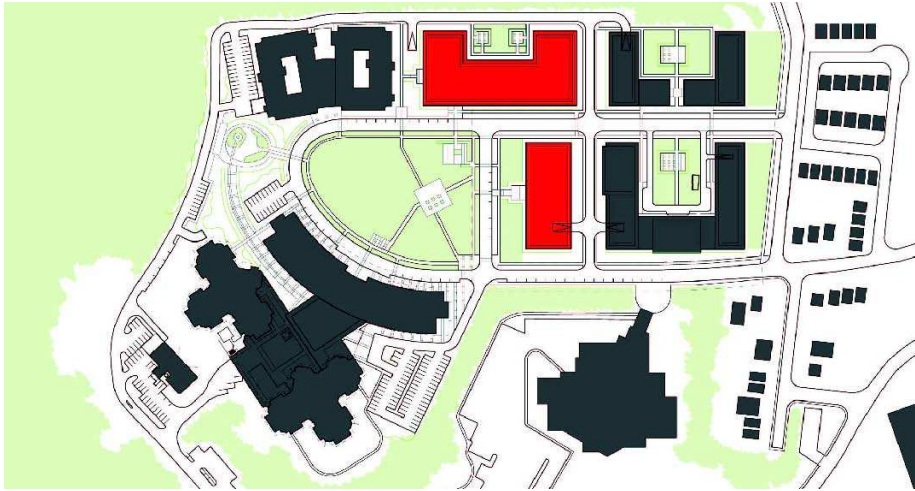
5.5.6 Ground floor commercial, office or service uses, common areas or residential units shall relate to and support the adjacent street life through the use of appropriately designed entrances, windows and landscaping.

5.5.7 Will have facades respectfully designed to relate to the neighbouring residential neighbourhood.

5.5.8 Parking will primarily be provided on-site in underground garages, with a portion of the visitor parking requirement possibly provided in a shared configuration with other campus parking lots.







## 5.6 Building X

5.6.1 Will be built in Phase 3 of the redevelopment.

5.6.2 Will likely have a hospital related use although a compatible development, such as long-term care or retirement living, may be considered.

5.6.3 Will displace interim surface parking lots supporting buildings constructed prior to Phase 3. Parking for buildings X, Y and the other hospital buildings will be provided on the Phase 3 lands, in a below-grade or above-grade structure.

5.6.4 For the purposes of these guidelines a higher floor to floor height has been provided to permit a hospital related use.

## 5.7 Building Y

5.7.1 Will be built in Phase 3 of the redevelopment.

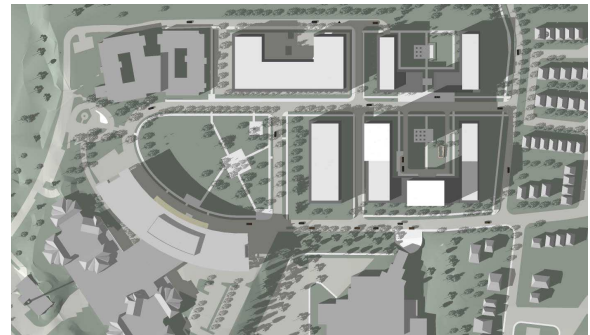
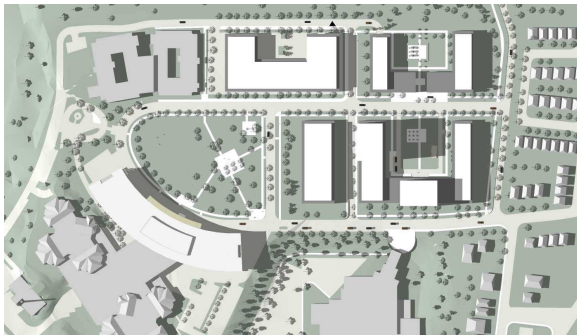
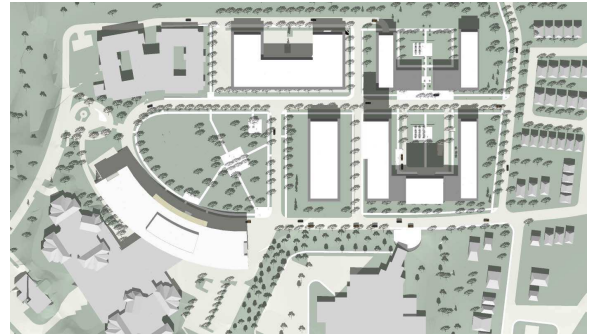
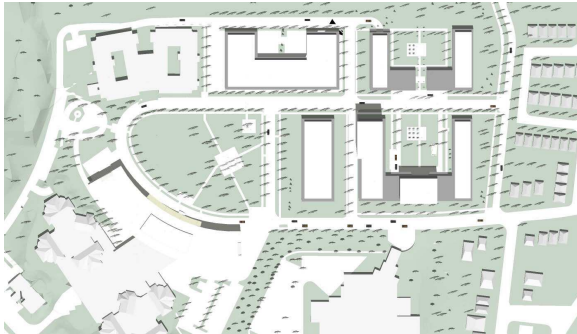
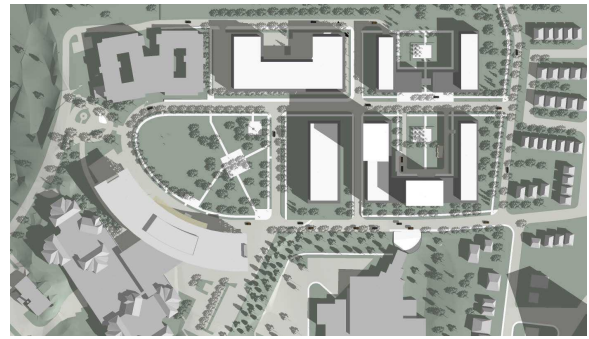
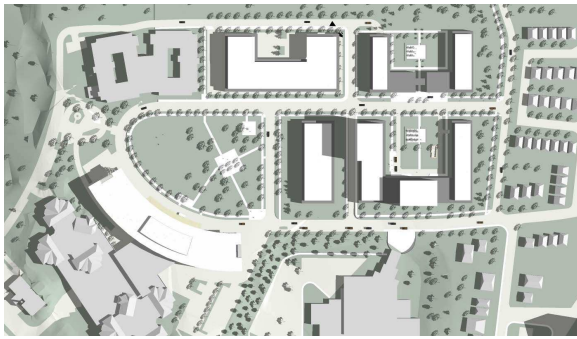
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5.7.4 For the purposes of these guidelines a higher floor to floor height has been provided to permit a hospital related use.







*12:00 pm June 21st - Summer Solstice*

*9:00 am September 21st – Equinox*

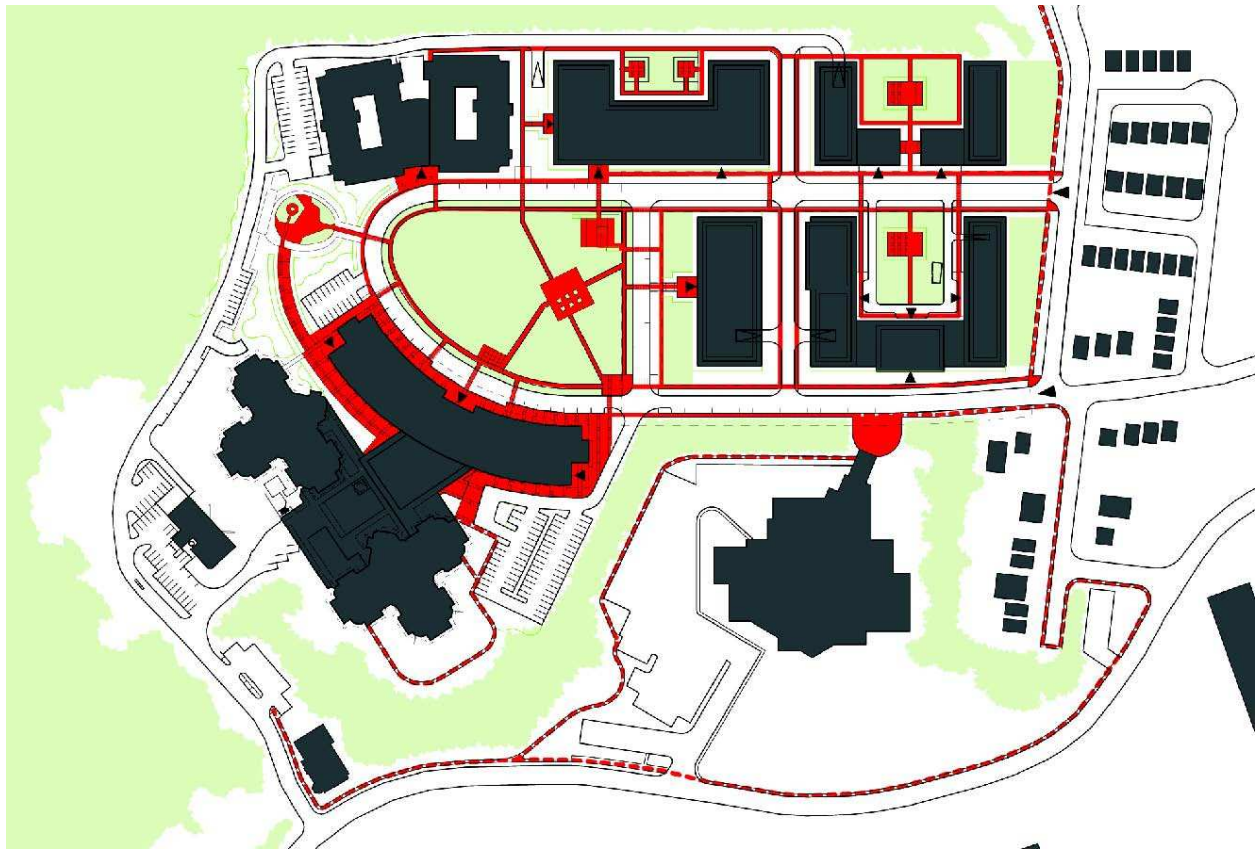
*3:30 pm June 21st - Summer Solstice*

*12:00 pm September 21st – Equinox*

*9:00 am June 21st - Summer Solstice*

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7.0	Vehicular Movement, Parking, Loading & Servicing



*Pedestrian Movement Diagram*

## 6.1 General

6.1.1 Sidewalks will be provided on both sides of the street to improve the pedestrian environment and movement between buildings.

6.1.2 All sidewalks will have curb cuts and crosswalks with accented paving at street intersections.

6.1.3 Where appropriate, accented paving will be provided adjacent to building entrances to encourage cross-street circulation between buildings and open spaces.

## 6.2 Continuous Pedestrian Paths & Entrances

6.2.1 Pedestrian paths will build upon the existing network of sidewalks.

6.2.2 Pedestrian paths across the site will be universally accessible to patients, residents, staff, visitors and neighbours.

6.2.3 Pedestrian paths will maximize circulation on the site and be separate from vehicular and bicycle traffic.

6.2.4 Pedestrian paths will be provided with attractive and frequently spaced furniture for rest and meeting places. Spacing of furniture shall reflect the needs of the patient population of the hospital.

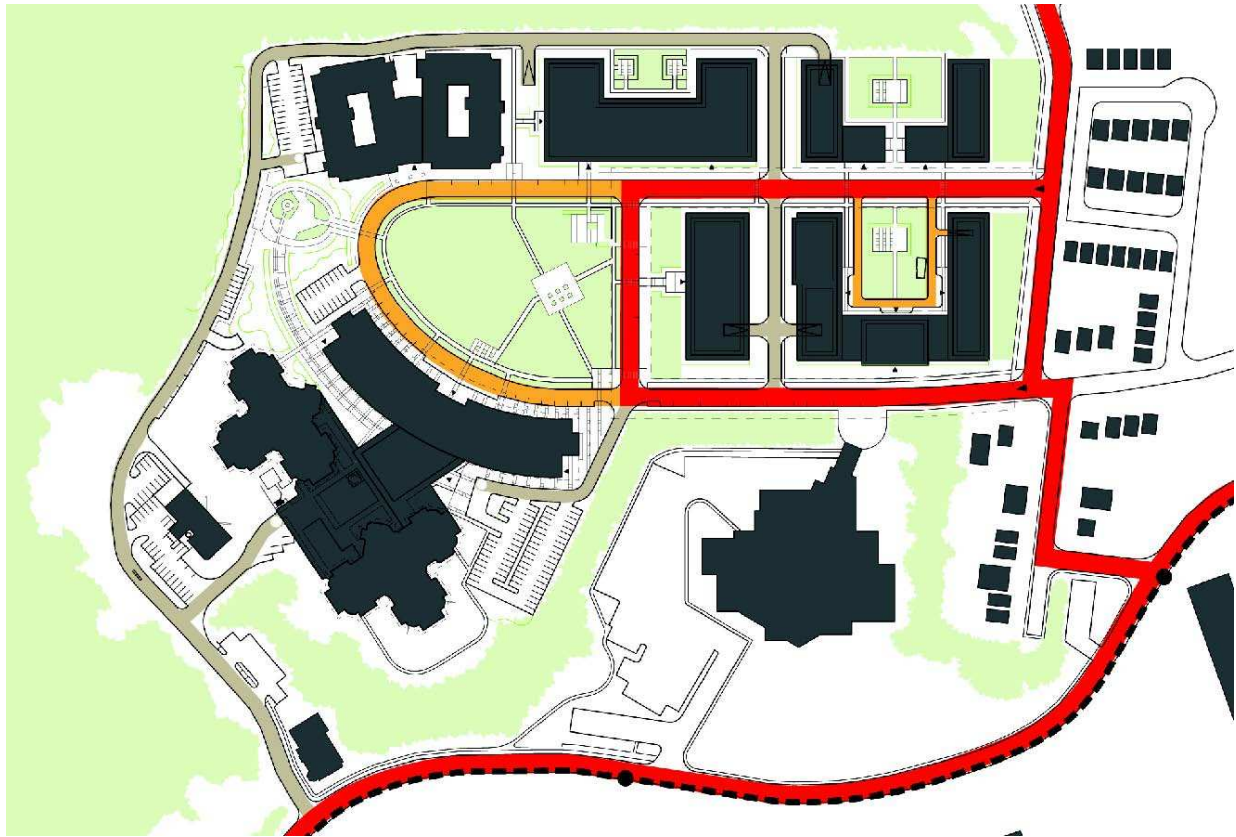
6.2.5 Buildings addressing the Central Lawn will be provided with entrances that front onto and relate to the Lawn. Entrances will provide easy access to pedestrian paths through the Central Lawn.

6.2.6 Will connect the site to the park and trail system of the Humber Valley Ravine. This connection will encourage active transportation for staff and use of the ravine as amenity space by staff, patients, visitors and residents.





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<b>7.0</b>	<b>Vehicular Movement, Parking, Loading &amp; Servicing</b>



*Vehicular Movement Diagram*

building entrance

access to underground parking

servicing

primary street

private driveway

service street

TTC bus route

TTC bus stop

## 7.1 Parking Lots & Street Parking

7.1.1 Short-term and accessible parking spaces will be integrated throughout the site as on-street parallel parking.

7.1.2 The interim hospital surface parking lots required in Phase 1 and 2 will function as parking courts with landscaped edges. The run-off and containment of storm water from the parking courts will be appropriately managed to avoid negatively impacting the nearby river ecosystems.

7.1.3 Phase 3 will displace the interim parking lots. Parking for the hospital in Phase 3 will relocate into above or below-ground parking structures on the Phase 3 lands. Access to the relocated parking will be from secondary streets or private driveways.

7.1.4 Bicycle parking and shower and change room facilities will be provided for all of the hospital, residential and complementary use developments.

## 7.2 Loading and Servicing

7.2.1 The new addition to the Main Building will be serviced internally through the existing Main Building from the existing south loading dock. This dock and the other hospital buildings on the site will continue to be serviced from the existing ring road (via Emmett Avenue).

7.2.2 The complementary use developments will be serviced independently from Buttonwood Avenue, East-West Street or Service Street.