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To: Toronto and East York Community Council

**Re: Toronto East General Hospital – 825 Coxwell Avenue –
amendments to timing of certain required studies relating to the
Site Plan approval of Phase 1 of the hospital redevelopment**

Summary

At its meeting of July 12, 13 and 14, 2011, City Council amended the former Borough of East York Zoning By-law to permit the Phased redevelopment of Toronto East General Hospital.

At the time of approval, there were a number of conditions relating to additional Plans that needed to be submitted at certain points in the approval process. Specifically, the conditions of approval required that a Heritage Interpretation and Conservation Plan and a Construction Management Plan be submitted for approval prior to the issuance of the Notice of Approval Conditions (NOAC) for Site Plan Approval, that a Construction Liaison Committee be established prior to the issuance of any above or below grade building permit and that prior to submitting the Construction Management Plan for Phase 1 that the owner consult with the Construction Liaison committee.

The Hospital is currently in the process of hiring the team of professionals that will be doing the building permit drawings and the building construction, amongst others.

As such, the requested studies are premature at this time and they would be appropriately prepared by the team who will be undertaking the construction.

Nonetheless, the Hospital would like to move forward with the issuance of the NOAC and ultimately Site Plan Approval as this is an important milestone for the redevelopment plan.

As such, the hospital has requested that the Heritage Interpretation and Conservation Plan and the Construction Management Plan be Site Plan Approval conditions and that they be required prior to any above or below grade permit being issued for the construction of Phase 1 of the hospital redevelopment, and that as a condition of the NOAC that the Hospital undertake an 'Early Works' Construction Management Plan for the preliminary demolitions and site preparation that are required on the site to facilitate the construction of the Phase 1 development.

Recommendation

That City Council:

- A. Amend Recommendations 5, 6 and 7 contained in Item TE8.8 – Final Report 825 Coxwell Avenue – Zoning Amendment Application, adopted by City Council at its meeting of July 12, 13 and 14, 2011 to read as follows:
 - "5. Prior to the issuance of any above or below grade building permits for Phase 1, with the exception of the early works site preparation, City Council require the owner to submit a Heritage Interpretation and Conservation Plan, satisfactory to the Chief Planner and Executive Director of City Planning that includes how the heritage elements applicable to Phase 1 pursuant to the Salvage and Preservation Plan are being integrated, conserved and interpreted, in Phase 1 of the development proposal.
 - 6. Prior to the issuance of any above or below grade building permits for Phase 1 of the development, with the exception of the early works site preparation, City Council require the owner to submit a Construction Management Plan satisfactory to the Chief Planner and Executive Director of City Planning.
 - 7. Prior to the issuance of Site Plan of Approval, City Council require the owner to establish a Construction Liaison Committee which includes members of the local community, local Councillors and staff of the MLS Investigation Unit."
- B. Add a new Recommendation 12, as follows:
 - "12. Prior to the issuance of Site Plan Approval, City Council require the owner to submit an 'Early Works' Construction Management Plan for demolition and site preparation for the Phase 1 development, satisfactory to the Chief Planner and Executive Director of City Planning and that the owner consult with the established Construction Liaison Committee prior to finalizing the Construction Management Plan."