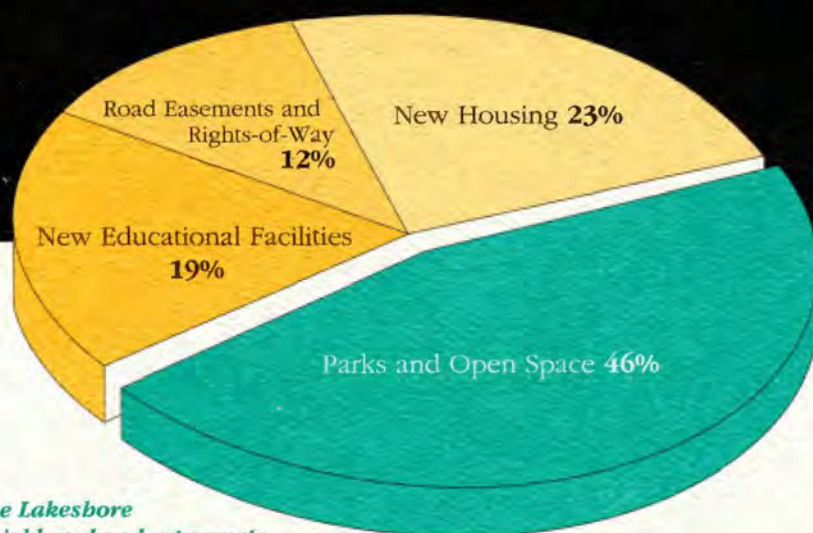


REPORT FROM HUMBER COLLEGE ON THE Lakeshore

March 29, 1992 Issue No. 1

Neighbourhood

Lakeshore Neighbourhood Land Use



The Lakeshore Neighbourhood represents 63.4 acres of the original 100-acre hospital property (not including existing Metro parkland). In 1989, the area was the subject of an application. This newsletter brings you up to date on recent developments.

Continuing the Tradition

Since the turn of the century, the original hospital property has been dedicated to community use. It is with a view to respecting community priorities that we continue the tradition of consultation and planning to determine what is best in the short and long term for the Lakeshore Neighbourhood. As a result of public concerns and further study, significant and promising changes have been made to the 1989 plan, including the restoration of valuable heritage property, an increase in the amount of parkland, the addition of a new school site, a reduction in the number of housing units and an increased percentage of ownership housing.

The New Plan

- restored historic hospital buildings to accommodate Humber College
- parks and open space on 29.3 acres (or 46% of the site), meaning that the amount of parkland—including Metro lands—will exceed 100 acres, the total size of the original hospital property.
- a new junior-middle school site
- new community facilities and access to Humber's amenities
- 1350 new housing units (or 23% of the site)
- new investment in the Lakeshore community

Notice that the percentage of ownership housing has increased from 50% (as originally planned) to 70% in the new plan, and that the number of units in the development has declined in the new plan from 1,990 to 1,350.

Of equal significance to the community, the historic hospital buildings are finally to be restored to their original splendour. And the project, which is self-financing, will bring new jobs, new investment and a revitalization of the waterfront.

Community Involvement

As we discuss the revised plan with the City, we want your input. A successful plan for the future of the original hospital property depends on a partnership with the community of South Etobicoke. To field your questions and comments, we have organized a public open house to be held in the auditorium at Humber's Lakeshore Campus on April 25 between noon and 4:00 p.m., have set up a permanent drop-in centre (open daily from 9:00 a.m. till 5:00 p.m.) in Room A-114 of Humber's Lakeshore Campus, will hold detailed discussions with community groups, and will publish follow-up reports—like this one—to keep you up to date.

Names and Numbers

If you have any questions or comments, or wish to have a copy of the site plan, please call John Liphardt or Patricia Connelly at 252-5571, ext. 3223.

Or write to us care of

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We look forward to hearing from you.



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Lakeshore Lodge Home for Aged

The Lakeshore Neighbourhood

Park

School

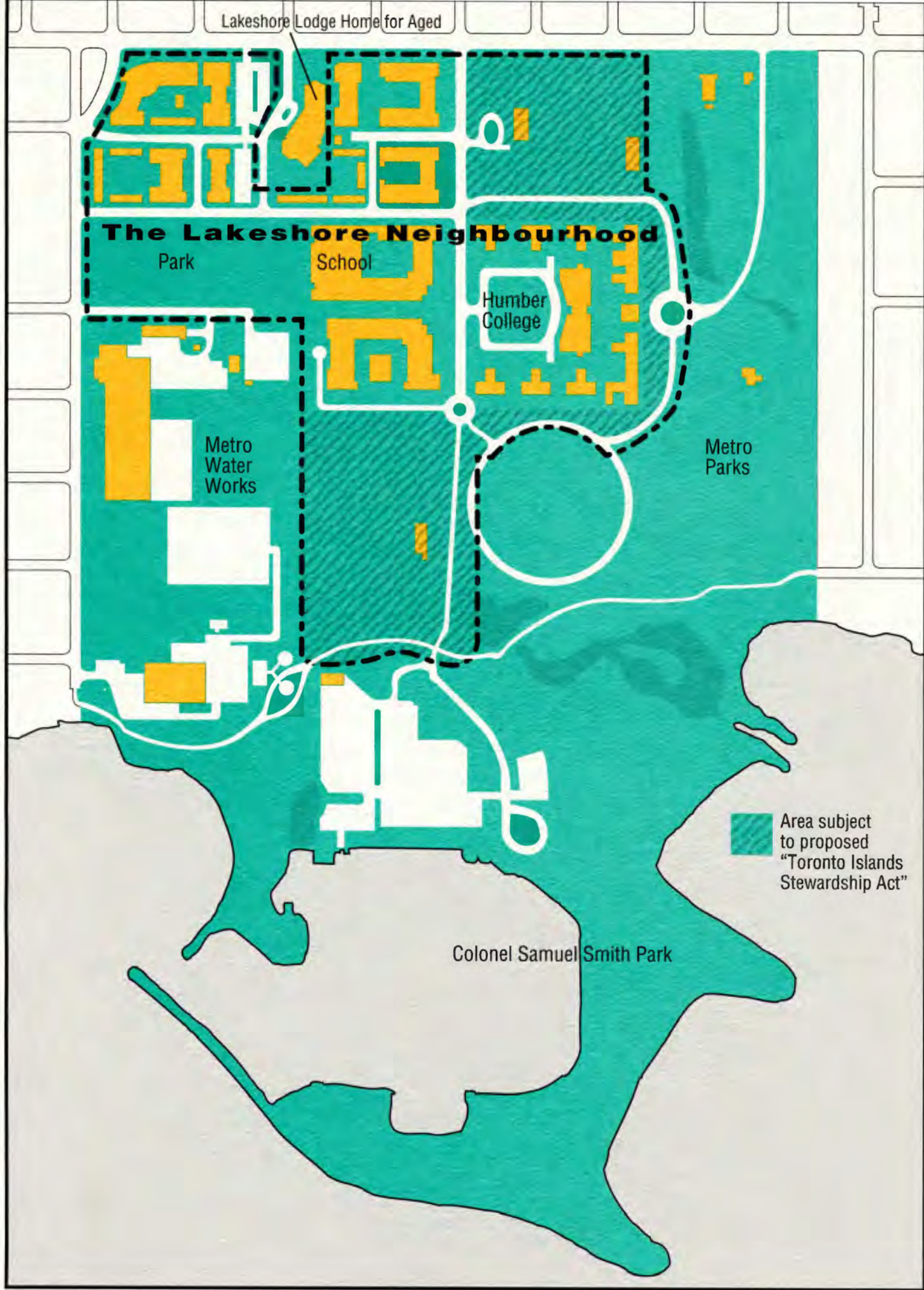
Humber
College

Metro
Water
Works

Metro
Parks

Area subject
to proposed
"Toronto Islands
Stewardship Act"

Colonel Samuel Smith Park



REPORT FROM HUMBER COLLEGE ON THE Lakeshore

November 21, 1992 Issue No. 2

Neighbourhood

Planning for future parkland on the Lakeshore Psychiatric Hospital property is proceeding and there have been some significant developments as the Joint Venture continues to plan its Lakeshore Neighbourhood. We are pleased to bring you up to date.

Province Spends \$7 Million to Preserve Hospital Buildings

You may have noticed that work is being done to preserve the former Lakeshore Hospital buildings. This restoration program is a result of a \$7 million Jobs Ontario Capital investment by the Province of Ontario. The intent was to create employment (over 100,000 person hours) and to preserve an important heritage resource in South Etobicoke. As many as 300 people will be working on the site at one time. The workplan for this exciting project includes extensive liaison with the City's Historical Board, on-site health service agencies and representatives of community groups.

Questions and Answers Concerning the Humber College/Ministry of Government Services Joint Venture Agreement

A Joint Venture Agreement concerning the hospital and college grounds in South Etobicoke has now been signed by Humber College and the Ministry of Government Services. Some of you have raised many questions about the Joint Venture Agreement. The following points provide answers to some of them.

1. How would the site be developed?

The Joint Venture is seeking approval for a plan covering the land which remains after the transfer of 32 acres to MTRCA for parkland. The proposal divides the land into development parcels. Some would be for housing and others for such community use as schools, parks, community commercial space, and roads. If the development plan is approved, the Joint Venture would

service the first phase (roads, sewers, etc.). At the same time, parcels transferred to public bodies would be developed for parks and open space. The remaining individual parcels would be sold to various profit and non-profit builders as well as institutions for development.

2. Will the hospital buildings be preserved?

Yes. There is a clause in the Agreement that specifies the requirement for a heritage easement to ensure the long-term maintenance of this historic resource.

3. Will Humber College relocate to the historic hospital buildings?

Yes. Humber's Lakeshore Campus, together with a new mix of theatre and music programming and performance space, will move into the restored hospital buildings.

4. Can existing on-site health and community services continue to operate?

Yes. The Agreement expressly allows, commencing with a ten year lease, for existing health and community services to continue their activities in their current location.

5. Will any of the development proceeds be used for Humber's proposed campus development in the City of York?

Humber College's mandate is to provide educational services in the cities of Etobicoke and York. Humber acquired its Lakeshore campus in exchange for land in Rexdale. The Joint Venture Agreement provides that Humber may use up to \$7 million to upgrade educational services elsewhere in its service area. Humber intends to develop a campus in the City of York.

6. What if there are inadequate development revenues?

If there are inadequate revenues to fund all of the planned activities, the



Agreement establishes a sequence of investments. The first of these would be development costs (approvals, surveys, etc.) and site servicing costs (roads, sewers, etc.), as well as the restoration of the hospital building exteriors. The second of these investments would be a combination of the costs of relocating Humber to the Quad and the costs of a new campus in the City of York.

7. What happens now that the hospital buildings are being preserved?

The \$7 million allocated by Jobs Ontario for the restoration of the exterior of the hospital buildings are to be repaid to the province *only* if the proposed development is approved and investments are paid for. If the development is not approved, other users will have to be found for the buildings.

Joint Venture Requests OMB Hearing for Lakeshore Neighbourhood

Late in September, the Joint Venture asked the Ontario Minister for Municipal Affairs to refer its planning application to an Ontario Municipal Board (OMB) hearing. It was never our desire to go before the OMB, however, it seemed

unlikely that a hearing could altogether be avoided. Humber submitted its original development proposal to the City of Etobicoke in 1989. In response to concerns raised by the city and the community to that plan, many changes have been incorporated into a revised proposal. In April 1992, City Council resolved that it will not consider our application until it has completed a secondary plan for the entire area west of Islington. We believe that our application deals with many of the issues the City says will be dealt with in the secondary plan. We are concerned that the secondary planning process for this area will unreasonably delay a decision on our application, and so we have requested that an OMB hearing be held as soon as possible.

Exhaustive studies have been undertaken in this area since the hospital closed in 1979. Furthermore, material that addresses area-wide issues has been submitted to the City with our applica-

tion. We feel confident, therefore, that an appropriate decision that respects comprehensive planning principles can be reached by the Board.

The Joint Venture remains committed to extensive community consultation. We will continue to contact school boards, human service agencies, citizens' groups, Etobicoke officials and others in an effort to address all issues relating to our revised application.

The Assembly Hall

The Assembly Hall is a historic property whose preservation is important to the heritage of the community. Many proposals have been offered for the possible future use of the facility. As part of the overall community consultation process, discussions are underway with Arts Etobicoke, The Etobicoke Arts Commission and other community groups—the results of which will generate important ideas about how this building should be used.

The Lakeshore Campus

The facility at the current Lakeshore Campus has constrained Humber in its ability to offer programs of the highest quality. A new facility in the restored hospital buildings would allow the college to broaden and improve its programs. Not only will the Business and Community and Social Services Programs currently at the campus be allowed to expand, but also Music and Theatre are slated to move from the North and Queensway Campuses, respectively, to provide an "arts" presence in the community.

The students and staff of the college are preparing a "new vision" for the campus that will emphasize strong links with the community. If you have ideas about additional community activities that could make use of the new facility, or about courses and programs the college could offer, please contact John Liphardt, Dean of Humber's Lakeshore Campus.

Community Consultation and Involvement

Extensive consultation has been and will continue to be a valuable part of the planning process. Feedback has come in and discussions have been held with representatives of over 30 groups and agencies in South Etobicoke.

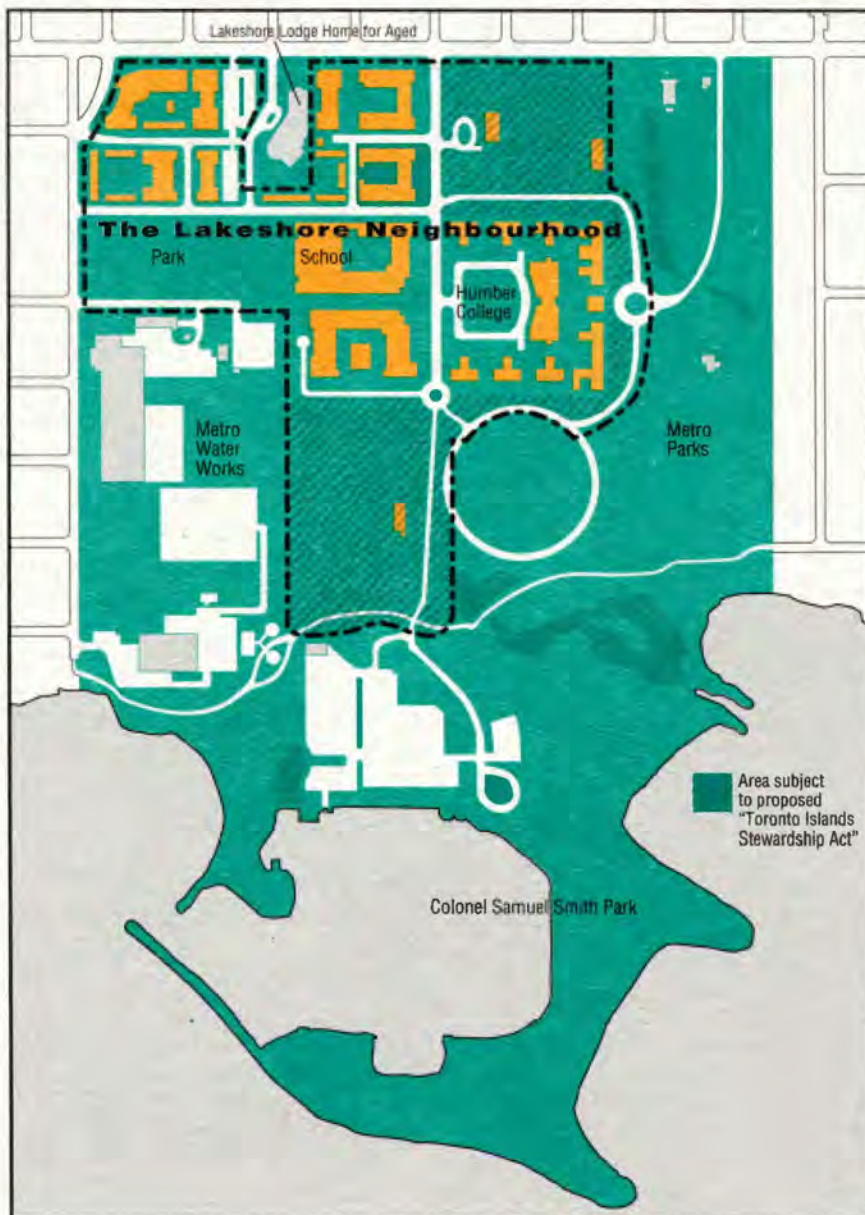
An open house held in the spring and attended by over 200 people, encouraged residents of the area to voice their opinions. The following remarks appeared in many of the 100 comment forms that were completed on that occasion:

- a) there should be more park land and less or no housing;
- b) there is a need for more recreational activities; and
- c) we must ensure that the hospital buildings are restored and preserved.

We need and continue to seek your comments about the exciting developments outlined in this newsletter. If there is anything you would like us to know or any agency or group you would like us to contact, please call John Liphardt or Patricia Connelly at 252-5571, ext. 3223, or write to us care of

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We look forward to hearing from you.



REPORT FROM HUMBER COLLEGE ON THE Lakeshore

May 10, 1993

Issue No. 3

Neighbourhood

Since the last issue of this newsletter in November, planning for parkland and the future use of the Lakeshore Psychiatric Hospital property has continued. We would like to inform you of recent and upcoming events with respect to planning for both the Hospital lands and the Lakeshore Neighbourhood.

Exterior Renovations of Historic Quadrangle Buildings Unveiled

On March 26, 1993 the eagerly anticipated unveiling of the exterior renovation of the historic Lakeshore Psychiatric Hospital quadrangle buildings was held. More than 100 people were in attendance including: Local MPP and Minister of Health Ruth Grier; David Crombie, Commissioner of the Toronto Waterfront Regeneration Trust; Commissioner of Parks for Metro Toronto, Robert Bundy; Bill Granger, Chairman of the MTRCA; and Brian Charlton, Chairman of Management Board.



PHOTO: RICK CHARD

In 1992, a Heritage Master Plan was prepared which guided the exterior restoration of the Administration building and the ten residential Cottages of the Lakeshore Psychiatric Hospital. The buildings were originally designed in the 1880s and '90s by Ontario's outstanding provincial

architect, Kivas Tully. The Hospital was the first in the province to be designed as a facility for "decentralized" psychiatric care and the complex is distinguished by its relationship to a park setting. The Cottages were finely detailed using the Queen Anne style to impart a distinctive picturesque quality to the institutional buildings. The Administrative Building reflects the Romanesque style and is the focus of the Quadrangle of buildings. In the 1930s, a depression-era "make work" project resulted in the modernization and interior renovation of the Hospital buildings through sun porch additions.

The recent exterior restoration work included the repair and cleaning of the facades of the buildings, which are red and orange handmade clay brick and Credit Valley sandstone. The original slate roofs were replaced at a cost of \$2 million. The entrance to each Cottage was restored to its 19th century condition. The original windows were restored and are important architectural features of the buildings.

This \$9 million investment in Etobicoke's heritage was funded by



PHOTO: RICK CHARD

jobsOntario, which put to work very skilled restoration craftsmen including masons, slaters, carpenters and window restorers. The team worked through the worst winter we have seen in years to finish on time and on budget; an average of 160 people were working on site at any given time, sometimes as many as 300.

The progress of the work was followed closely and with great interest by Etobicoke architectural and historical groups. The Ministry of Culture and Communications and the Ontario Heritage Foundation provided valued support and encouragement for the efforts of the restoration team.

The project manager for the exterior restoration is Vanbots Construction Corporation. The Consultants were Taylor/Hazell Architects with C.E. Welsh Consulting, Crossey Engineering Limited, and Wendy Shearer, Landscape Architect.

Waterfront Trail is Open!

At the March 26, 1993 public event, the opening of a new link to the Martin Goodman Waterfront Trail was announced and \$200,000 was pledged by Management Board Secretariat to the trail improvement program. Running along the southern edge of Colonel Samuel Bois Smith Park and the Metro Waterworks Facility the new link is a key part of the waterfront trail that is part of a region-wide effort to increase public accessibility and enjoyment of the waterfront.

Community Public Meeting was Held

A Community Public Meeting was held on the evening of May 5, 1993 to discuss the conclusions of the Environmental Management Master Plan (EMMP) and the current development application for the Humber College/

Lakeshore Psychiatric Hospital lands. More than 100 members of the community attended to hear presentations by the Joint Venture Committee on the revised concept plan and how it responds to the recommendations of the EMMP. Mr. John Planck of Cumming Cockburn Limited was introduced. He, as per the Order in Council requirement, has been retained to act as the environmental "watchdog" responsible for ensuring that the recommendations of the EMMP are followed through. Unfortunately, many members of the community chose to leave immediately following the presentations. The meeting continued and questions from a number of members of the public were addressed. These covered a range of issues including: land use; view corridors; building heights; access points to Lakeshore Boulevard; density; and proposed official plan and zoning amendments.

Ontario Municipal Board Pre-Hearing

The OMB Pre-Hearing Conference is scheduled for May 26, 1993. The purpose of a pre-hearing is to identify the issues, to identify the parties (those who may present evidence and question witnesses) and other participants and to hear motions. No evidence or formal statements are heard at a pre-hearing conference. A Board hearing commencing July 12, 1993 is tentative pending the outcome of the pre-hearing.

Community Consultation and Involvement

The Joint Venture remains committed to extensive community consultation. We will continue to keep school boards, human service agencies, citizens and business groups informed of our progress.

If you have any questions or if there is anything you would like us to know, please call John Liphardt or Patricia Connelly at 252-5571, ext. 3223, or write to us care of

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