

GOAL, DESIGN PRINCIPLES AND SITE MANAGEMENT GUIDELINES

*** Note:**

This summary of Sections 4 and 5 of the Master Design & Implementation Plan incorporates revisions adopted by Etobicoke Council on April 28, 1997, per Resolution 178.

1. Goal

To conserve the heritage features, evoke historical land uses and restore ecological integrity to the site while providing a place that is distinctive, accessible and conducive to the public's education, recreation, and well-being.

This goal is the guiding vision providing a basis for decision making on all matters related to the planning, design and management of the Lakeshore Grounds.

2. Design Principles

2.1 Heritage Conservation Principles

a) Former Hospital Site

Future development and management should recognize the hospital grounds as an evolved heritage landscape, that continues to mature in character and is being transformed in use from a semi-public hospital site to a public landscape accommodating recreational, educational, and health care uses.

- Document extant conditions of the site prior to further alteration and development.
- Respect the design intent: continue use of the site as a therapeutic landscape incorporating a variety of landscape types and involving special groups and the public in therapeutic construction, maintenance, and education.
- Respect the overall character of the site, including the hierarchy and relationships of units and features, spatial patterns, materials, scale, and proportions of open spaces and buildings.
- Maintain, enhance and restore major character units and features associated with the primary period of significance, with the exception of those units which have poor integrity of an irreversible nature.
- Develop road and pathway systems to take advantage of extant features and to reinforce their original character.
- Integrate site furniture and lighting systems that are contemporary in design yet compatible with the turn of the century site character.
- Educate site owners, students, seniors, local residents and others about the history of the hospital, including both health programs and site development.

b) Farm Site

Future development and management should recognize the former farm site not as a heritage resource but as a contemporary landscape with an interesting history, with vestiges of heritage features remaining within the site

- Maintain as much of the orchard as possible, integrating this extant feature into future site development. Encourage collection of seeds or other reproductive techniques that will ensure the ability to replant the original species of trees as they age and die.
- Consider reflecting the former agricultural character in the patterns, materials, forms and features of this part of the landscape.
- Develop buildings in a scale and pattern that is complementary to the architectural character east of the hospital complex.
- Develop road, pathway, site furniture and lighting systems that are consistent with those of the hospital grounds.
- Educate site owners, students, seniors, local residents and others about the history of this site and its relationship to the hospital.

2.2 Ecological Restoration Principles

The site is an urban landscape that has been manipulated for over 100 years. It is a relatively large area and consequently there is potential to restore, improve and establish ecological systems and units.

- Introduce and establish vegetation throughout the site that is representative of the Deciduous and Great Lakes-St. Lawrence forest regions, but retain the heritage design forms and patterns where appropriate.
- Diversify age and species composition of vegetation.
- Enhance habitat for bird life by planting trees and shrub groupings that provide food and cover.
- Extend the landscape regenerating area into the southwest section of the site.
- Develop a storm water management design that retains water and reduces total site runoff.
- Adopt maintenance practices that reduce and eliminate the use of toxic chemicals, pesticides, and herbicides.

2.3 Public Accessibility Principles

The development of a safe and convenient public access and circulation system will be one of the main features of the site. It is now a public domain and this must be conveyed to all visitors.

- Develop a continuous pedestrian walkway system that utilizes the historic circulation routes as much as possible to link the various use areas together.

- Improve pedestrian connections with the surrounding residential areas.
- Provide clear and continuous links from Lake Shore Boulevard West to the waterfront.
- Mark each entrance to the site as a gateway to let the users know that they are entering a distinctive place
- Improve vehicle access by the extension of Kipling Avenue as a park road with a low operating speed and a park-like character and scale. The entrance to the site at Kipling and Lake Shore should mark the transition from an urban arterial road to park and campus.
- Retain the existing Ring Road to provide access to the Assembly Hall, Quadrangle, Cumberland House, and the existing parking areas only.
- Provide public parking facilities as unobtrusively as possible recognizing that this is primarily a pedestrian environment.

2.4 Public Education Principles

Humber College and the proposed separate schools establish that the site is a location for public education.

- Provide a high quality setting and facilities for a variety of formal education activities catering to a diverse range of students.
- Provide an opportunity for park users to learn about the heritage significance and environmental features of the site.
- Provide an opportunity to fulfill part of the cultural needs of South Etobicoke by providing a high quality setting and facilities that are necessary to support a variety of cultural activities.

2.5 Public Recreation Principles

Parts of the former hospital grounds were specifically designed and constructed to provide a place for recreation. This use should be continued and expanded.

- Areas and facilities for active and passive recreation should be provided with the qualification that passive recreation facilities should dominate at this location.
- Recreation facilities and areas should only be developed in a manner that is compatible with existing heritage and environmental features.
- Public recreation should be provided in a manner that encourages multiple use of areas. Single purpose facilities which occupy large land areas should be discouraged at this specific site.
- In recognition that this is a waterfront site, provide leisure facilities and services that are water dependent or related as top priority, especially within the waterfront viewshed area.

2.6 Public Restoration Principles

Health care and social services have been provided on this site since it was developed in 1890. The present transformation of the area to public parkland should be undertaken in a manner that safeguards the provision of these restorative services as they are consistent with the purpose of providing public parkland

- Provide a high quality setting and facilities for the provision of health care services conducive to restoring human health.
- Continue use of the site as a therapeutic landscape providing opportunities for special groups and the public to be involved in therapeutic construction maintenance and education.
- Recognize that the character and scale of the grounds provides opportunities for a range of restorative passive activities by individuals. Preserve this special ambiance.

3. Site Management Guidelines

The site was divided into six management units (Map 4), and guidelines were established for the planning, development, and maintenance activities in each area.

3.1 Heritage Conservation Unit Guidelines

- The landscape and buildings within this area should be carefully protected and restored respecting the original design intent.
- Horticultural planting should be permitted and encouraged within the ravine area. The feasibility of restoring the previous water course should be examined.
- Landscape restoration around the Quadrangle should include re-planting of street trees, restored foundation plantings and annual beds reflecting turn of the century patterns.
- No new buildings should be permitted beyond the limits of the existing Quadrangle.
- The Pedestrian and vehicle circulation system should use the historical circulation routes as much as possible.
- The original orchards should be re-established and maintained where possible and appropriate.
- Landscape modifications within the area should maintain the openness, spatial qualities and the visual access to the waterfront.
- The landscape should be maintained as a mowed grass ground plane with groupings of deciduous and coniferous trees.
- Perimeter buffer planting should be installed adjacent to the eastern property line to provide increased privacy and spatial definition.
- The building restorations should be guided by the Heritage Protocols. The former porches and the tower of the Administration building should be restored.

3.2 Landscape Regeneration Unit Guidelines

- The landscape within this unit should be managed to encourage the natural succession process, biological diversification, and habitat creation
- Generally, no new buildings should be permitted in this area
- Native vegetation species should be planted
- The landscape in this unit should be self-sustaining with a minimum amount of human intervention.

3.3 Park Transformation Unit Guidelines

- This site will be transformed to accommodate new uses.
- A -- 30 metre setback from existing and proposed roadways and property lines should be maintained (except 20 m where the MSSB site has been reduced at the south end).
- Building envelope III is reserved specifically to accommodate the future Health Care Services if needed.
- Building heights should not exceed three storeys.
- Develop buildings in a scale and style that is complementary to the architectural character of the Quadrangle complex. New buildings should be distinguishable from the original buildings while respecting and enhancing the spirit of the architecture of the Quadrangle.
- Building mass should reflect the built form pattern created by the complex of cottages in the Quadrangle. Repetition, rhythm, proportion and enclosure are design principles that should be applied.
- Parking required for new buildings should be located underground or should be integrated into the landscape and screened in sensitive areas. No on-street parking should be permitted.
- The Assembly Hall is proposed to be refurbished to create a community cultural centre. This includes exterior areas adjacent to the building which are to be designed to accommodate related public uses. A feasibility study should be commissioned by the City and used to guide the redevelopment of this project.
- The Power House is proposed to be retained and refurbished to create a park centre. This includes parking, outdoor seating areas, park services, recreation facilities, pleasure skating track, and an access point to the walkway system and Amusement Green.
- The roadways, pathways, site furniture, and lighting system should be similar in character to those of the Heritage Conservation unit. A historical and traditional design style of light standards and furniture should be selected.
- The park transformation unit development should extend the campus atmosphere that prevails east of Kipling Avenue to the western part of the site. This will help to unify the east and west sectors along the Kipling Avenue axis.

3.4 Waterfront Transition Guidelines

- This area should create a harmonious transition between the Heritage Conservation and Landscape Regeneration units.
- The former shoreline should be expressed in the landscape design.
- Planting of native grasses and forbes along the trail verges should be considered.
- A continuous, clearly defined pedestrian and bicycle corridor, connecting east and west boundaries of the site should be developed. The key intersections with the north-south trail systems should be articulated.

3.5 Boating Basin Guidelines

- The site of the Lakeshore Yacht Club and the marina expansion area should be managed to accommodate the needs of recreational boaters.
- Public access along the marina promenade should be maintained.
- Landscape buffers should be established to screen automobile parking.

3.6 Primary Shoreline Guidelines

- A diverse range of visitor experiences and views should be provided along the shoreline area.
- Cobble beaches and armoured headlands should be made accessible with a continuous walkway that is connected with the main trail system.
- Vegetation should be kept relatively low between the walkway and shoreline so that views of the lake and distant shores are not obstructed.
- Seating should be provided at convenient intervals and locations along the shoreline trail.

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EXTRACT FROM MASTER DESIGN & IMPLEMENTATION PLAN

SECTION 7 - IMPLEMENTATION

7.0 Implementation of the Plan

This report recommends the goal, principles, design guidelines and an illustrative plan for the Lakeshore Grounds. While this planning and design exercise has considered the site as a single, unified study area, it is clearly a composite with five owners, each with different mandates. The public also has great interest in the future of the site. The Health Care Service agencies have important roles to play as well even though they are not landowners.

The preparation of the master plan is the initiation of a co-ordinated planning and design process for the entire site that will continue as this distinctive place is transformed from a semi-private space to a public one. It is absolutely essential that decisions are based on one common goal and a consistent interpretation of the guidelines and master plan. In order to achieve this, the following special measures are recommended:

- **Establish a Design and Management Committee**
- **Appoint a Public Advisory Group**
- **Initiate a formal Design Review Process**

We have elaborated on these recommendations in the following sections.

7.1 The Design and Management Committee

It is recommended that a **Design and Management Committee** be established with representation from each of the land owners and a representative from the Health Care and Social Service Agencies. This should be a co-ordinating and design review committee that will be responsible for ensuring that the site is being developed, restored and managed in a manner that is consistent with the stated goal and the master plan guidelines.

It is beyond the scope of this investigation to specify the detailed mandate and responsibilities for this committee. We do recommend that a formal written agreement or partnership be negotiated that sets these out and that this be approved by each land owner. This agreement should establish the responsibilities of the different parties and their intent to work in a collaborative fashion. The existing Humberwood Agreement establishes a precedent in Etobicoke for this type of arrangement and may provide a relevant model for the Lakeshore Grounds.

To be effective, this Committee should have the ability to undertake specific projects that are mutually beneficial. These could include research (tree management program), capital improvements (such as a sign and gateway projects) or operational activities (facilitating special events or festivals). Cost sharing arrangements should be included as part of the formal agreement. The Committee should meet on a regular basis with recorded minutes.

Approaches to the management of special resources have often resulted in the establishment of Boards

and Commissions (The National Capital Commission, Niagara Parks Commission, The C. A. Pippy Park Commission, The Wascana Commission). The Design and Management Committee recommended for this project is not proposed to be a legislated body but should be a new partnership that is strongly committed to achieving design excellence, heritage conservation and ecological integrity

7.2 The Public Advisory Group

The public has clearly demonstrated that they have an ongoing interest in the future of this site. Although there are many citizen groups in south Etobicoke, we recommend that a specific Public Advisory Group be appointed by City Council, in consultation with other land owner agencies, to provide input to the Design and Management Committee. Members should represent a wide variety of interests (the arts, boaters, naturalists, heritage, social services, etc.) This group should be comprised of volunteers from Etobicoke and the Greater Toronto Area to represent regional interests.

The Chair of this group should attend the Design and Management Committee meetings to assist with the communication process. The City of Etobicoke should help to facilitate the operation of this group. A mission statement, role and operating procedures should be defined for the Public Advisory Group.

7.3 The Design Review Process

The development of design plans for any project within the site boundaries should be subject to a formal Design Review Process. The design review should be conducted by the Design and Management Committee with comment by the Public Advisory Group (this would be in addition to any municipal or provincial regulations). If necessary, funds should be made available to the Design and Management Committee to retain professional consulting services necessary to help with the review of a particular project.

There is a need for all parties to make a commitment to the design review process. There will often be conflicting viewpoints and different interpretations of the goal and master plan guidelines. The satisfactory resolution of these differences will require that alternatives are investigated, evaluations are undertaken and compromises reached. The planning and design context will also change over time resulting in a need to periodically consider changes to the master plan. We recommend that each of the land owners formally make a commitment to subjecting their individual projects to the design review process. Further, the master plan should be reviewed and updated on a regular basis (every five years). This approach should be included in the formal written agreement that is negotiated between the landowners.