



CAMH Queen Street Redevelopment

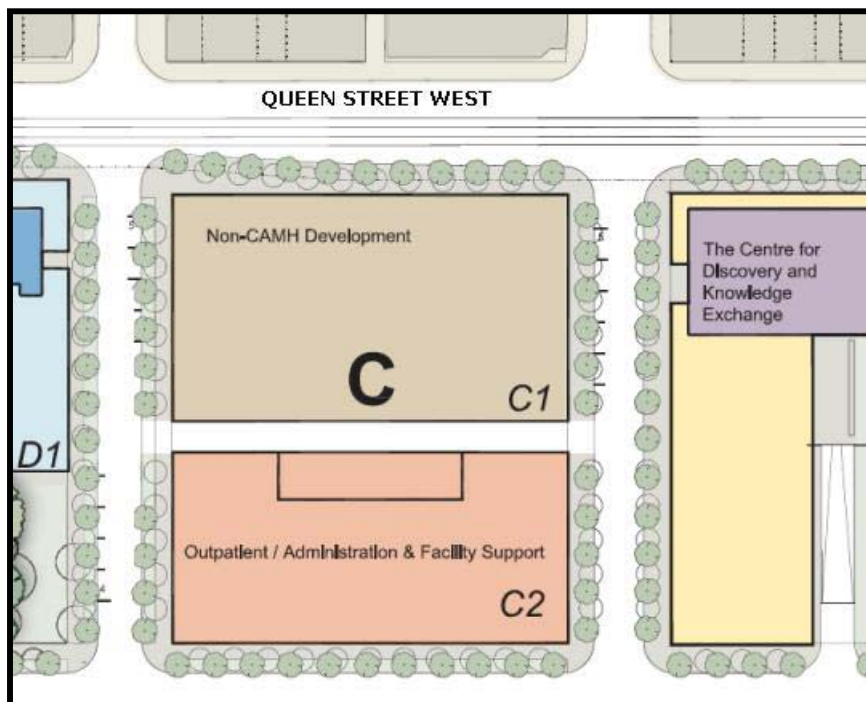
progress update: December 13, 2007

In this **Centre for Addiction and Mental Health (CAMH) Queen Street redevelopment project bulletin**, please find an update on non-CAMH development as well as a brief update on Phases 1A and 1B.

Non-CAMH development – the next step in the urban village

Almost one half of the redeveloped Queen Street site will be composed of non-CAMH uses. The introduction of new shops, residences, businesses and other land uses will complement CAMH's new facilities in an integrated urban village.

The planned 2009 demolition of CAMH's existing Administration Building, as part of Phase 1B of the Queen Street redevelopment project, will make the first block of land available for non-CAMH development. This parcel is located at the southwest corner of the intersection of Queen Street West and Ossington Avenue (which will continue as 'Freedom Drive' south of Queen Street). This prominent location will be an important gateway into the emerging urban village.



It is CAMH's intention to develop this block roughly concurrently with the three buildings of Phase 1B so that the Queen Street façade can be delivered as early as possible and so that construction activities (and disruptions) can be contained into one period.

Prospective buildings on this Block (shown at left) are permitted to have a height of 13m (approximately three stories) along Queen Street West, stepping up to 25m (six stories) for the remainder of the property. Also, the ground level of any building is required to have publicly accessible uses (e.g. retail stores, restaurants) along the majority of the Queen Street frontage. The municipal zoning for this property permits a wide range

Above: Block C1 is located at the southwest corner of Queen Street West and Ossington Avenue and is adjacent to several planned CAMH buildings.

of residential and commercial uses, but requires any development to provide for the required number of parking spaces, either underground or within the building. Non-CAMH Site Plan Applications will be reviewed by the *Site Plan Review Committee* and will be the subject of a later Public Meeting, just as CAMH's Phase 1B Site Plan Application was.

It is CAMH's intention to solicit development proposals for this block via an open proposal call process. We are planning to issue such a proposal call in Spring 2008. The evaluative criteria for these proposals, while not yet finalized, will be based upon the work and broad consultations conducted thus far, and will include the [Guidelines for the Development of non-CAMH lands](#) (which a number of you contributed to). CAMH's overriding goals with respect to non-CAMH development are: to achieve the Queen Street redevelopment project vision (i.e. provide a new model of care in an integrated community to help break down stigma and support recovery); to generate financial return for CAMH; and to maintain future flexibility.

The next Neighbourhood Liaison Committee meeting will include a presentation on non-CAMH development by two consultants who have been advising CAMH on non-CAMH development. It will focus on the prospective built form of future development, the key factors to consider in future decision-making and prospects for the retail market on the redeveloped site and West Queen West as a whole. CAMH will also outline the next steps in the development process for the first non-CAMH block. We invite all of our stakeholders to join us for this event on Tuesday January 15 at 7:00pm at 1001 Queen Street West. A separate formal notification of this meeting will follow in the near future.

Phase 1A construction update

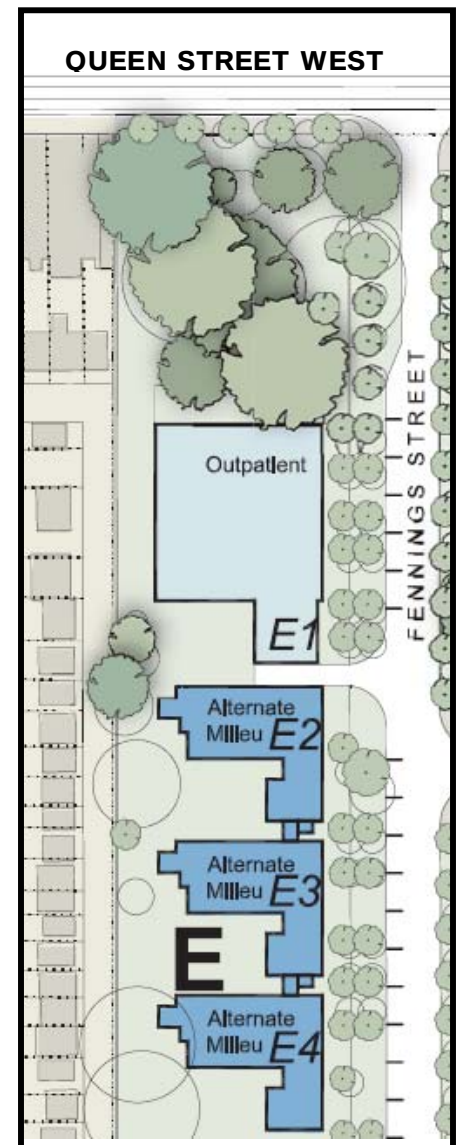
Eastern Construction remains on-track to have the four Buildings of Phase 1A (shown at right) ready for CAMH to move-in and begin operations in April 2008. However, heavy November rains and the early arrival of winter have slowed completion of final outdoor details and landscaping.

Hard landscape elements (e.g. courtyards, building entrances, light standards) are being installed now, along with new street trees. Future Fennings Park requires approximately four weeks of work, including the removal of the remaining lead-impacted soil, grading and installation of the belowground irrigation and electrical systems, before park planting can proceed. As trying to complete the tree and flowerbed plantings in January would not be advisable or beneficial, park planting will be pushed to Spring 2008.

The [plans for the park](#) include 11 large growing shade trees framing a bosque of flowering trees, with planting beds along the Heritage Wall and future White Squirrel Way. After completion, CAMH will complete the handover of this new public park to the City of Toronto.

Phase 1B Notes

As part of the Site Plan Application process for [Phase 1B of the Queen Street redevelopment project](#), CAMH has submitted an application to the City to remove 44 trees from its property required for the construction of the new buildings and associated infrastructure. CAMH will plant 51 new trees as part of Phase 1B and is reviewing the submitted landscape plans with the City of Toronto to identify locations for further new tree plantings. No trees will be removed until construction activities require them to be. A notice board advising the community of this application will be posted at 1001 Queen Street West.



Above: Phase 1A of the redevelopment project

If you have any specific questions about the update, or items that you would like addressed in future e-updates, please contact Christopher Edey, whose contact information is provided below.

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