

TORONTO STAFF REPORT

June 20, 2006

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

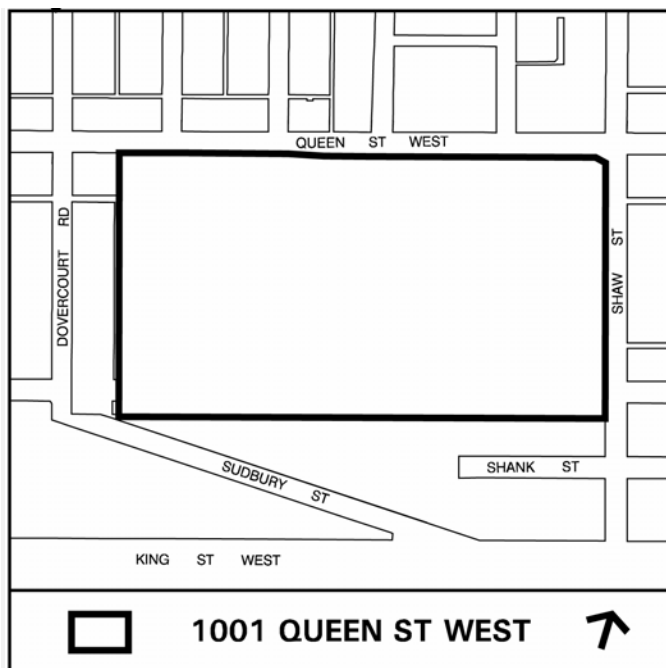
Subject: Final Report
Removal of Holding (H) Symbol and Deferral of Development Charges
1001 Queen Street West
Applicant: Centre For Addiciton & Mental Health
06-115284 STE 19 OZ
Ward 19 - Trinity-Spadina

Purpose:

This report reviews and recommends approval of an application to amend the Zoning By-law to lift the Holding Symbol provisions as they relate to the redevelopment of the lands at 1001 Queen Street West, the Centre for Addiction and Mental Health (CAMH) site and seeks authorization to defer collection of development charges for hard services to be payable at the building permit issuance stage.

Financial Implications and Impact Statement:

Acceptance of the recommendations contained in this report will result in deferring the collection of development charges for hard services from the subdivision agreement stage to the building permit issuance stage. The deferral has been necessitated by the fact that the Zoning By-law permits both hospital and non-hospital uses at the site and CAMH currently does not have the details of the form and quantum of the proposed non-hospital development. As a result, development charges for hard services due at subdivision stage cannot be calculated and collected.



The Deputy City Manager and Chief Financial Officer has reviewed the report and concurs with the recommendation to defer collection of development charges for hard services to the building permit issuance stage.

Recommendations:

It is recommended that City Council:

- (1) amend Zoning By-law 895-2003 to remove the Holding Symbol (H) in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2;
- (2) authorize the City Solicitor to remove the Holding Symbol and make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) authorize the City Solicitor to amend the subdivision agreement to require that applicable development charges for hard services (water, sanitary sewers, road and storm water management) be payable at the building permit issuance stage.

Background:

Proposal

The Centre for Addiction and Mental Health (CAMH) has submitted a request for the removal of the Holding Symbol (H) appended to the zoning on the property.

Site History

In October 2004 By-law 895-2003 was passed by the Ontario Municipal Board to permit the redevelopment of the lands municipally known as 1001 Queen Street West. The site had undergone an extensive planning process including a series of planning sessions and public meetings to achieve the final design. The result is a proposed mixed use community that is located on a grid of streets which connect the existing street network. The primary use of the site will be a minimum of 70,000 square metres for CAMH uses, however, up to an estimated 48% of the site can be used for market uses including a proposed mix of other uses including residential, employment, office and retail. Three public parks are being conveyed to the City and three additional private open space areas will be publicly accessible. The massing and heights of the proposed new buildings were developed to have minimal impacts on the adjacent residential neighbourhoods and to create an area that is attractive and livable. The historic wall around CAMH is being preserved and integrated into the development.

Site and Surrounding Area

The site is located on the south side of Queen Street West, west of Shaw Street and east of Dovercourt Road.

North: Queen Street mixed-use properties with residential to the north (2 to 5 storeys)

South: Residential townhouse development, Joseph Workman Park, and a 9-storey co-op building

East: Low rise residential (2 to 6 storeys)

West: Low rise residential (2 to 3 storeys)

Reasons for the Application

A Holding Symbol (H) was placed on the lands to limit the use of the lands until such time as the conditions for lifting the (H) had been fulfilled to the satisfaction of Council.

Section 4 of By-law 895-2003 requires the following conditions be fulfilled prior to the removal of the (H):

- the execution of a subdivision agreement to secure matters such as, the phasing of transportation and servicing improvements; and
- the execution of a heritage easement agreement(s) to secure matters with respect to the historic wall located on the lands.

In addition, the applicant is requesting that applicable development charges for hard services, which are normally payable at the time of the execution of the subdivision agreement, be deferred and payable at the building permit stage.

Comments:

Heritage, Parks, Legal, Development Engineering and Planning staff have been working with the applicant to execute the subdivision and heritage easement agreements. The Heritage Easement Agreement is finalized and the Subdivision Agreements is in the process of being finalized. Staff are satisfied that the process for the removal of the “H” can proceed. The final bills for Council will not be introduced until the Subdivision Agreement has been finalized.

The zoning by-law permits a variety of uses at the site in addition to CAMH facilities. The applicant had requested approval for a total of approximately 250,830 sq m of GFA - 130,060 sq m for CAMH uses and approximately 120,770 sq m for non-CAMH uses. Phase 1, which is currently in the process for Site Plan Approval, consists of all hospital uses. While public hospitals are exempt from development charges, the type and size of non-hospital development at the site, some of which may be exempt from the payment of development charges, is not known at this time. Consequently, development charges for hard services due upon entering into a subdivision agreement cannot be calculated and collected at this stage.

CAMH has funding to develop some of the hospital uses now for Phase 1. Staff are recommending that development charges, including those for municipal services be collected at the building permit issuance stage for each phase of development. This will allow the City to collect charges for all market development as it occurs but not delay the delivery of new hospital services as funding becomes available.

Conclusions:

The Heritage Easement Agreement has been finalized and the Subdivision Agreement is in its final stages of approval. This application fulfils the criteria for the removal of the “H” and therefore should be approved, subject to the enactment of the removal of the “H” when the Subdivision Agreement is finalized.

CAMH is a public institution that is looking to developing hospital and non-hospital features. The requirement to pay development charges for hard services upon entering into a subdivision agreement should be deferred to the building permit issuance stage when the specifics of non-hospital development on the site are known.

Contact:

Heather Inglis Baron, Planner, West Section

Ph: (416) 392-0760

Fax: (416) 392-1330

Email: hinglis@toronto.ca

Gary Wright

Director, Community Planning, Toronto and East York District

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List of Attachments:

Schedule 1: Zoning

Attachment 1: Draft Zoning By-law Amendment

Attachment 3: Application Data Sheet

Attachment 1: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Report No. ~, Clause No. ~ as
adopted by City of Toronto Council on ~, 2006

Enacted by Council: ~, 2006

Bill No.~

CITY OF TORONTO

BY-LAW No. ~ 2006

**To amend Zoning By-law No. 895-2003, as amended,
With respect to the lands municipally known as
1001 Queen Street West**

WHEREAS authority is given to Council by Section 36 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, by the use of the holding symbol in conjunction with any use designation, to specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the zoning by-law; and

WHEREAS it is appropriate that the “H” symbol be lifted in relation to certain lands; and

WHEREAS Council of the City of Toronto has provided notice of the intent to pass this by-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Map 3 contained in Zoning By-law 895-2003, as amended, is further amended to remove the holding symbol (“h”) as shown on the attached Schedule 1.

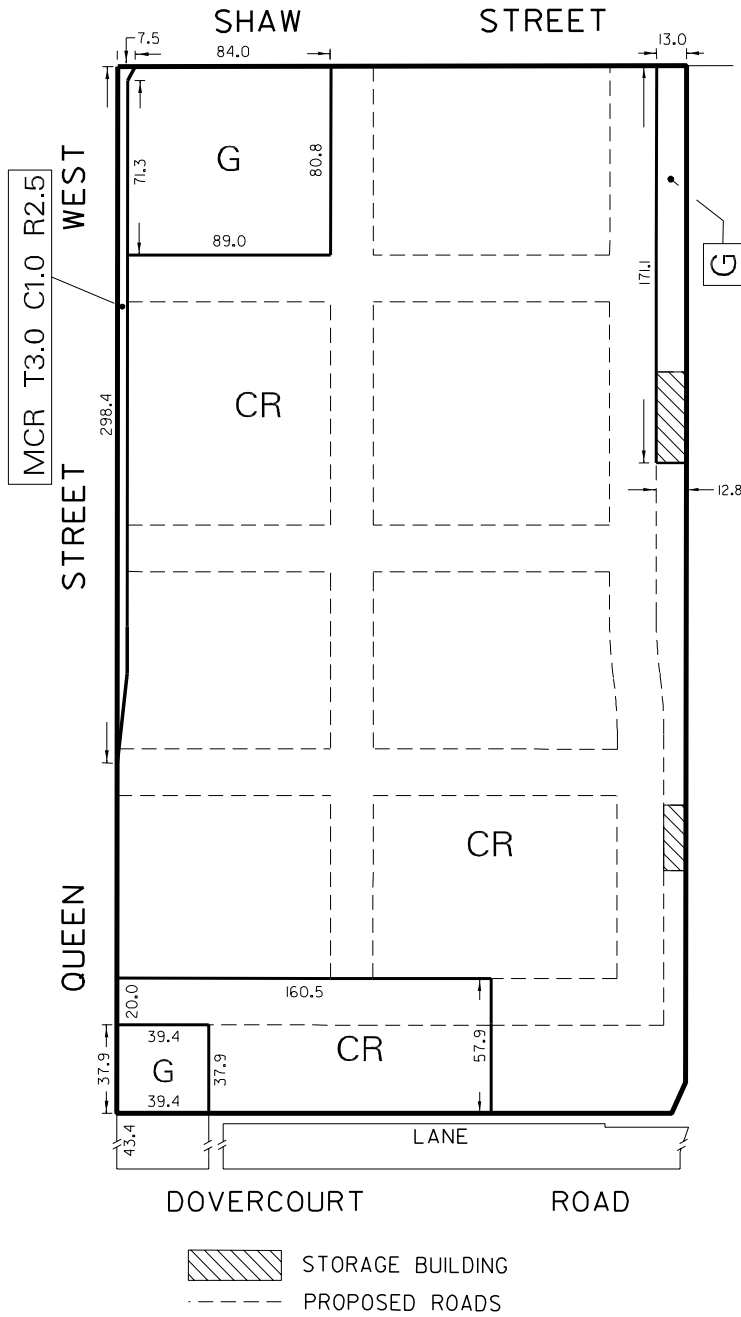
ENACTED AND PASSED this ~ day of ~, 2006

DAVID R. MILLER
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule 1: Zoning



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METRES



SURVEY AND MAPPING SERVICES
TORONTO JUNE 2006
BL 06/1001QUEEN.DGN
FILES: 02-Z80 & 2402.53-3
MAP No. 496-322 DRAWN: W.S.

Attachment 2: Application Data Sheet

Application Type	Rezoning	Application Number:	02 035244 STE 19 OZ
Details	Rezoning, Standard	Application Date:	August 13, 2002

Municipal Address: 1001 QUEEN ST W, Toronto ON
Location Description: 1001 QUEEN ST W
Project Description: Queen Street Mental Health centre Mixed commercial, residential and institutional uses over redeveloped site.

PLANNING CONTROLS

Official Plan Designation:	LDRA	Site Specific Provision:	No
Zoning:	R3 Z1.0	Historical Status:	Y
Height Limit (m):	31	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area:	108600	Height:	Storeys:	0
Frontage:	448.06		Metres:	0
Depth:	243.84			
Ground Floor GFA:	0		Total	
Residential GFA:	0	Parking Spaces:	0	
Non-Residential GFA:	0	Loading Docks	0	
Total GFA:	120,770			
Lot Coverage Ratio:	0			
Floor Space Index:	0			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA:	0
Bachelor:	0	Retail GFA:	0
1 Bedroom:	0	Office GFA:	0
2 Bedroom:	0	Industrial GFA:	0
3 + Bedroom:	0	Institutional/Other GFA:	0
Total Units:	0		

CONTACT: **PLANNER NAME:** Heather Inglis Baron, Planner
TELEPHONE: (416) 392-0760