

1001 Queen St W – Site Plan Application – Final Report

Date:	May 23, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	07 238305 STE 19 SA

SUMMARY

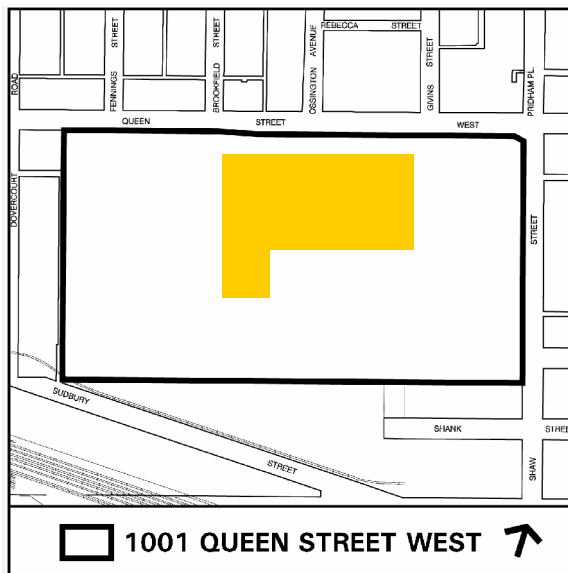
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application is to permit the development of three new buildings in Phase 1b of the CAMH (Centre for Addiction and Mental Health) redevelopment that will result in the transformation of the CAMH site into an “Urban Village” that is integrated into the surrounding neighbourhood.

This report has been referred to the Toronto and East York Community Council for a decision because it is a requirement that all applications for Site Plan Approval (excluding Phase 1a) on the CAMH lands be approved by City Council.

This report reviews and recommends approval of the application.

This report also recommends that the Chief Planner, or his designate, be authorized to give final approval to the site plan when the conditions required prior to site plan approval, contained in the Notice of Approval conditions in Attachment 1, have been fulfilled.



RECOMMENDATIONS

The City Planning Division recommends that Council:

1. Approve in principle the three proposed new buildings as indicated on the drawings listed in the Notice of Approval Conditions (Attachment 1), subject to:
 - (a) the satisfaction of the conditions prior to site plan approval included in Attachment 1; and
 - (b) the satisfaction of the conditions to be fulfilled after site plan approval included in Attachment 1.
2. Authorize the Chief Planner and Executive Director, City Planning Division, or his designate to add conditions to clarify the City's requirements or make minor amendments to conditions in the Notice of Approval Conditions that the Chief Planner and Executive Director, City Planning Division, or his designate deem necessary and appropriate in the interests of the City;
3. Authorize the Chief Planner and Executive Director, City Planning Division, or his designate to give final approval to the site plan when the conditions required prior to site plan approval contained in Attachment 1 have been fulfilled;
4. Direct the City Solicitor to prepare and register the necessary Site Plan Agreement;
5. Authorize the Acting Director, Toronto and East York District, Community Planning to implement the Site Plan Agreement.

Financial Impact

The recommendations in this report have no financial impact.

SITE HISTORY

The subject site was originally established in 1850 as a mental institution and was mostly redeveloped into its current form during the 1970s. After the consolidation of four separate organizations into the Centre for Addiction and Mental Health in 1998, it was determined that the site should become the 'central hub' of the newly created organization with the other locations acting as 'satellites' and that the mental health facility should be upgraded.

In 2000, CAMH began the process of creating a vision for the subject site by holding a series of charettes, public meetings and planning workshops that included participation from a wide range of stakeholders. The visioning process led to the creation of a general framework and guiding principles for the site redevelopment and to respect the landscape on the Queen Street site. In 2001, a Master Plan for the site was undertaken which was the basis for Official Plan and Zoning By-law Amendment applications made in 2002.

As part of the application process, further Design Guidelines were prepared to inform the redevelopment.

The result is a proposed mixed use community that is located on a grid of streets that connect to the existing street network, the purpose of which is to integrate the CAMH lands into the surrounding community and develop an 'Urban Village' atmosphere. The primary uses on the site will be CAMH uses, however an estimated 48% of the site can be utilized for market 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 are generally mid-rise 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.

DECISION HISTORY

The Official Plan Amendment and Zoning By-law Amendment applications were approved by Council at its September 22, 2003 meeting, however they were appealed by the *Concerned Neighbours of the Centre for Addiction and Mental Health* to the Ontario Municipal Board (OMB). After a successful mediation, amended applications were approved by the OMB in a decision dated October 4, 2004 and By-laws 893-2003 (OPA) and 895-2003 (Zoning By-law) were passed. A condition of the settlement was that all Site Plan applications be approved by City Council and not through delegated authority, save for the Phase 1a site plan which was submitted and being assessed by staff prior to the settlement date.

Section 4 of By-law 893-2003 required:

- 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 (HEA) to secure matters with respect to the historic wall located on the lands.

A holding symbol was placed on the land to limit the use of the lands until such time as the subdivision agreement and HEA were executed. Both of these agreements have now been executed and the holding symbol was removed in June 2006.

A site plan application for Phase 1a on the western portion of the site (Block 2) was approved in 2006 and construction of the building is almost complete. The application for Phase 1b site plan approval was submitted in July, 2007.

A number of proposed variances, including height and setbacks, were approved for each of the buildings by the Committee of Adjustment at its October 22, 2007 meeting.

ISSUE BACKGROUND

Proposal

The proposal is to permit the development of three new buildings on portions of Blocks 4, 5 and 9 and associated infrastructure as shown on the Site Plan (Attachment 2) and Elevations (Attachment 3). The existing Administration Building and a portion of the CAMH Community Centre are to be demolished.

Building B2 is to be located on the southeast corner of Block 5 and will consist of:

- In-Patient Core Beds, Out Patient, Clinical Support and Administrative and Facility Support functions;
- The building will be six storeys above grade, with a rooftop mechanical penthouse and one level of below grade parking. It is intended for the building to contain primarily hospital uses. No retail would be located at grade;
- 9,651.21m² of gross floor area.

Building C2 is to be located on the southern half of Block 4 and will consist of:

- Out Patient, Clinical Support, Research and Administrative and Facility Support functions;
- The building will be seven stories above grade with a rooftop mechanical penthouse and one level below grade;
- 18,525.65m² of gross floor area.

Building G1 is to be located on the north western corner of Block 9 and will consist of:

- The central plant, at grade retail, above grade parking and gymnasium;
- Eight storeys above grade and two levels below grade;
- 14,292.59m² of gross floor area.

Associated infrastructure will include:

- The construction of future public roads on Blocks 22, 23, 25, 26, 28 and 29 subject to the conveyance procedure set out in the Subdivision Agreement. The application does not require CAMH to convey any lands to the City at this time;
- A private road, referred to on the drawings as “New Street” on Blocks 30, 31 and 32;
- Utilities and related infrastructure.

Refer to Attachment 4 for project data.

A key feature of the redevelopment of the site includes the location of all underground services beneath the travelled portion of the road as opposed to underneath the side walk, with the goal of reducing ongoing disruption for maintenance and protecting the roots of the street trees.

The Phase 1b site plan application does not trigger any repairs to the Heritage Wall under the Heritage Easement Agreement.

Site and Surrounding Area

The CAMH site is located on the south side of Queen Street West, west of Shaw Street and East of Dovercourt Road. The entire site is approximately 10.8ha (108,601m²).

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

Block 5 (Building B2) is located between the future Freedom Drive to the west (Block 26), the future Workman Way (Block 29) to the east and the future 'New Street' (Block 32) to the south, which would be an internal east-west local street running through the middle of the entire site. The future Shaw Park would be located to the east.

Block 4 is located between the future Gordon Bell Road to the west (Block 23), the future Freedom Drive (Block 26) to the east and the future 'New Street' (Block 31) to the south.

Block 9 is located between the future Gordon Bell Road (Block 21), the future Freedom Drive to the west (Block 24), and the future New Street to the north (Block 31).

Zoning

The majority of the site is zoned 'CR' (Commercial Residential), however there are three 'G' (Park) locations and the portion of land along Queen Street between future Gordon Bell Road and Shaw Street is zoned MCR (Mixed Commercial Residential) T3.0 C1.0. The three blocks under consideration in this application are zoned CR.

A mix of uses is permitted, including all types of institutional, commercial and residential uses. Industrial uses which are compatible with the surrounding uses are also permitted. Single use and mixed use buildings are permitted and retail and other such similar uses are required to be located along the Queen Street frontage to continue its "main street" role.

Reason for Report to Council

Under the City's site plan delegation bylaw, the approval of site plan applications are deferred to staff unless a member of City Council requests the application be referred to City Council for a decision.

In this instance, one of the outcomes of the OMB settlement was that applications for Site Plan Approval within the CAMH site be approved by City Council and not through delegated authority, save for the Site Plan Application for Phase 1a. Therefore this application has been referred to City Council for a decision.

Community Consultation

In addition to the visioning process that included extensive community involvement in workshops and charettes, and resulted in the masterplan for the site, a Site Plan Review Committee was formed to review each site plan prior to formal submission of the application to the City. The Committee members include the Ward Councillor (Deputy Mayor Joe Pantalone), City staff, CAMH representatives, Queen Street West business representatives and neighbourhood representatives. A Committee meeting was held in June 2007 prior to the submission of the Phase 1b application in order for the committee to have input into the project. Key issues/points of discussion raised at this meeting include:

- The need to maintain the flexibility of the buildings so they can be used for a number of different uses over time;
- The number of trees that are being removed to facilitate the development and the need for as many new trees as possible to be planted;
- Plant and tree species selection and tree protection and maintenance requirements; and
- The loss of parking spaces during construction.

A community consultation meeting was also held on October 3, 2007, post submission of the application in order to allow the community to have input on the plans prior to a resubmission of the plans and to ask questions. The meeting notice was sent out to all properties within 120m of the site. Key issues/points of discussion raised during this meeting included:

- The visual appearance of the site during the construction of the current and future phases;
- The loss of parking spaces during construction;
- Compliance with the City's Green Development Standards and the Ministry of Health's environmental design targets for new hospital construction; and
- Tree removal, replacement and protection.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate conditions of Draft Plan Approval.

COMMENTS

Building Design

During the review of the buildings, emphasis was placed on the exterior treatment of the buildings, including mechanical penthouses, selection of materials and the inclusion of a high level of detail at the ground floor to ensure a high quality pedestrian realm.

Building B2

The mechanical penthouse is in a highly visible location with long views to the building from the park and other locations on the CAMH site. Staff have worked with the applicant to ensure the mechanical penthouse is integrated into the design of building as a whole as opposed to it just sitting on top of the building like a 'hat'. The applicant has attempted to reduce the bulk of the penthouse and set it further back from the edges of the roof.

Building C2

The south elevation of Building C2 is very long (77m) and is located opposite Building G1, which is another very long building. In an effort to relieve the potential of monotony of these facades, which is emphasized by the substandard width of 'New Street', and to convey the impression of a finely grained downtown neighbourhood, staff worked with the project architects to divide the façade into smaller modules. The result is that the building gives the impression of three buildings rather than one.

Building G1

Building G1 contains 6 levels of above grade parking. Zoning By-law 893-2003 specifies that above grade parking structures should be enclosed by a fully articulated façade to provide an attractive face to the street and so that parked cars are not directly visible.

There has been much discussion between the applicant and staff to ensure the parking structure looks like a building and not an above ground parking structure. However, staff are still concerned with the appearance and design of the building, particularly the lack of colour and prevalence of grey metal cladding and other grey or black materials. These materials have the potential to detract from the creation of a comforting and welcoming environment for CAMH patients and other visitors to the site.

Staff are also concerned about the appearance of the building at the street level, next to the pedestrian sidewalk. Architectural concrete block is proposed for the façade of building at ground level, which in staff's opinion has the potential to look flat and dull. Staff would prefer to see alternative materials and a higher level of detail at the ground level.

Another concern relates to the use of metal panels on the mechanical penthouse on Building G1. Although an attempt has been made by the applicant to set the penthouse back and reduce the height, it is still in a highly visible location. Given the predominance of other grey metal cladding on this building and previous staff experience with other

buildings in the city that have metal cladding on the mechanical penthouses, staff would prefer to see an alternative material or colour used on G1's mechanical penthouse.

To address the outstanding design concerns, staff have included a pre-condition in the Notice of Approval Conditions to require CAMH to work further with staff on the design of Building G1, to the satisfaction of the Director of Community Planning, South District.

Parking

During construction of Phase 1b, the overall number of parking spaces available to CAMH clients and visitors will be reduced temporarily. This issue will be resolved by CAMH through temporary off-site lots serviced by shuttle buses.

Servicing

CAMH and City staff jointly explored the possibility of combining the majority of underground services and locating them under the vehicular portion of the right-of-way roadway rather than under the boulevard. Locating the utilities under the vehicular portion of the roadway would allow for more space for tree roots and reduce ongoing disruption for maintenance and impact on street trees.

Under the requirements of the Subdivision Agreement, CAMH cannot commence construction of services until the engineering drawings and reports have been accepted by the Executive Director of Technical Services. As there are still some outstanding servicing issues approval of the engineering drawings has not yet been issued. The subdivision agreement already secures engineering obligations, therefore CAMH requested that the engineering approval be separated from the Site Plan approval to allow CAMH to resolve some of the outstanding servicing matters. Approvals for Phase 1a on Block 2 were also separated in this manner. Technical Services and City Planning staff have agreed to this request and therefore the attached Notice of Approval Conditions does not include Site Servicing approval conditions.

Streetscape/Landscaping

One of the outstanding features of the CAMH site is the number of existing mature trees which line the streetscape and open spaces. There has been an extensive dialogue between City staff and CAMH representatives about the need to retain as many existing trees as possible and to plant a considerable number of new trees during the redevelopment. The overall approach is to allow as many trees as possible to remain and to keep the trees that are to be removed for as long as possible. During Phase 1b, 44 trees are to be removed and 51 new trees will be replanted. As discussed above, services are being located underneath the travelled portion of the roadway in order to protect and enhance trees located adjacent to the sidewalks.

Urban Forestry has some outstanding concerns related to tree planting techniques to ensure the viability of the trees. Therefore a condition has been included in the Notice of Approval conditions to require the resubmission of Drawing numbers L2 and L3 to the satisfaction of the Supervisor Urban Forestry – Tree Protection and Review.

Toronto Green Development Standard

The applicant has submitted a completed Toronto Green Development Standard checklist. CAMH has made a considerable effort to comply with many items in the Checklist including; provision of cycling and pedestrian infrastructure, indoor low emitting materials, stormwater retention and rainwater harvesting. Items on the checklist that are not being provided include a Green Roof, energy efficient fixtures and appliances, re-use of building materials or grey water re-use. However, compliance with the Checklist is not mandatory at this time so staff are unable to enforce provision these items.

Development Charges

Development Charges (DCs) are not collected for hospital related uses, however DCs are collected for retail or residential uses. At the time the subdivision agreement was prepared the applicant requested that applicable DCs 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. The deferral was necessitated by the fact that the Zoning By-law permits both hospital and non-hospital uses at the site and at the time the Subdivision Agreement was prepared CAMH did not have the details of the form and quantum of the proposed non-hospital development. As a result, DCs for hard services normally due at subdivision stage could not be calculated and collected.

Development Charges related to the retail portion of Phase 1b will be payable at the building permit stage. It is estimated that the DCs for this project will be \$38,384. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONCLUSION

This Site Plan application is to permit the development of three new buildings in Phase 1b of the CAMH redevelopment. One of the key objectives of the redevelopment is to transform the site into an “Urban Village” that is integrated into the surrounding neighbourhood.

The three buildings are amongst the first to be constructed in the development of the Urban Village and it is important that the buildings are attractive, well designed and set a high standard for the remaining phases. Staff recommend approval of the three new buildings, however to address outstanding concerns about some design aspects of

buildings G1 preconditions have been included to require the applicant to continue working with staff to improve the design of these buildings.

CONTACT

Jamaica Hewston, Planner
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Fax No. (416) 392-1330
E-mail: jhewsto@toronto.ca

SIGNATURE

Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Notice of Approval Conditions
Attachment 2: Site Plan
Attachment 3: Elevations
Attachment 4: Application Data Sheet

Attachment 1: Notice of Approval Conditions

Mccarthy Tetrault
Box 48 Suite 4700
Toronto Dominion Bank Tower
Toronto ON M5K 1E6

Re: **Notice of Approval Conditions**
Site Plan Control Application No. 07 238305 STE 19 SA
1001 Queen St West
PL ORDNANCE RESERVE LT TORONTO ASYLUM GROUNDS
Ward 19 - Trinity-Spadina

The City Planning Division Toronto and East York District, has completed the review of your proposal for three new buildings and associated infrastructure forming Phase 1b of the Centre for Addiction and Mental Health site redevelopment, as outlined in the following plans and drawings:

Drwg. No	Drawing Title	Date	Prepared by	Date Stamped
A1.01	Context Plan and Statistics	May 20, 2008	C3 – Consortium	May 22, 2008
A1.02	Site Plan (Buildings B2, C2 and G1)	May 20, 2008	C3 – Consortium	May 22, 2008
A1.04	Site Sections	March 14, 2008	C3 – Consortium	March 14, 2008
A2.00	Building B2 Underground Parking Plan	May 20, 2008	C3 – Consortium	May 22, 2008
A2.05	Building B2 Penthouse Plan	March 14, 2008	C3 – Consortium	March 14, 2008
A2.06	Building B2 Roof Plan	March 14, 2008	C3 – Consortium	March 14, 2008
A2.08	Building C2 Ground Floor Plan (as it relates to the retail and café uses)	March 14, 2008	C3 – Consortium	March 14, 2008
A2.12	Building C2 Penthouse Plan	March 14, 2008	C3 – Consortium	March 14, 2008
A2.13	Building C2 Roof Plan	March 14, 2008	C3 – Consortium	March 14, 2008
A2.16	Building G1 Ground Floor Plan (Central Plant)	May 20, 2008	C3 – Consortium	May 22, 2008
A2.17	Building G1 Second Floor Plan (Central	May 20, 2008	C3 – Consortium	May 22, 2008

	Plant)			
A2.18	Building G1 Third to Sixth Floor Plan (Typical) (Central Plant)	May 20, 2008	C3 – Consortium	May 22, 2008
A 2.19	Building G1 Seventh Floor Plan (Central Plant)	May 20, 2008	C3 – Consortium	May 22, 2008
A2.20	Building G1 Eighth Floor Plan (Central Plant)	June 29, 2007	C3 – Consortium	July 6, 2007
A2.21	Building G1 Roof Plan (Central Plant)	June 29, 2007	C3 – Consortium	July 6, 2007
A4.01	Building B2 South Elevation	March 14, 2008	C3 – Consortium	March 14, 2008
A4.02	Building B2 East Elevation	March 14, 2008	C3 – Consortium	March 14, 2008
A4.03	Building B2 North Courtyard Elevation	March 14, 2008	C3 – Consortium	March 14, 2008
A4.04	Building B2 West Courtyard Elevation	March 14, 2008	C3 – Consortium	March 14, 2008
A4.05	Building C2 South	March 14, 2008	C3 – Consortium	March 14, 2008
A4.06	Building C2 North Elevation	March 14, 2008	C3 – Consortium	March 14, 2008
A4.07	Building C2 East Elevation	March 14, 2008	C3 – Consortium	March 14, 2008
A4.08	Building C2 West Elevation	March 14, 2008	C3 – Consortium	March 14, 2008
A4.09	Building G1 North Elevation	May 20, 2008	C3 – Consortium	May 22, 2008
A4.10	Building G1 South Elevation	March 14, 2008	C3 – Consortium	March 14, 2008
A4.11	Building G1 East Elevation	March 14, 2008	C3 – Consortium	March 14, 2008
A4.12	Building G1 West Elevation	May 20, 2008	C3 – Consortium	May 22, 2008
A5.01	Building B2 North-South Section	March 14, 2008	C3 – Consortium	March 14, 2008
A5.02	Building B2 East-West Section	March 14, 2008	C3 – Consortium	March 14, 2008
A5.03	Building C2 North - South Section	March 14, 2008	C3 – Consortium	March 14, 2008
A5.04	Building C2 East-West Section	March 14, 2008	C3 – Consortium	March 14, 2008

A5.05	Building G1 North-South Section	June 29, 2007	C3 – Consortium	July 6, 2007
A5.06	Building G1 East-West Section	June 29, 2007	C3 – Consortium	July 6, 2007
A10.01	Building B2 South Street Elevation Details	May 20, 2008	C3 – Consortium	May 22, 2008
A10.02	Building B2 East Street Elevation Details	May 20, 2008	C3 – Consortium	May 22, 2008
A10.02.A	Building B2 South Street Section Details	May 20, 2008	C3 – Consortium	May 22, 2008
A10.03	Building C2 South Street Elevation Details	May 20, 2008	C3 – Consortium	May 22, 2008
A10.03A	Building C2 East Street Section Details	May 20, 2008	C3 – Consortium	May 22, 2008
A10.04	Building G1 North Elevation Street Level Details	May 20, 2008	C3 – Consortium	May 22, 2008
A10.04A	Building G1 North Elevation Street Level Section details	May 20, 2008	C3 – Consortium	May 22, 2008
M1	Mechanical Site Plan	March 14, 2008	MMM Group	March 14, 2008
L1	Tree Protection and Removals	May 22, 2008	Janet Rosenberg and Associates Landscape Architects	May 23, 2008
L2	Streetscape Landscape Layout	May 16, 2008	Janet Rosenberg and Associates Landscape Architects	May 22, 2008
L3	Streetscape Details	March 7, 2008	Janet Rosenberg and Associates Landscape Architects	March 14, 2008
L3A	Streetscape Details	May 16, 2008	Janet Rosenberg and Associates Landscape Architects	May 22, 2008
L4	B2 Courtyard	March 7, 2008	Janet Rosenberg	March 14,

	Landscape Layout		and Associates Landscape Architects	2008
L5	B2 Courtyard Planting Plan	February 22, 2008	Janet Rosenberg and Associates Landscape Architects	March 14, 2008
L6	B2 Courtyard Landscape Details	March 7, 2008	Janet Rosenberg and Associates Landscape Architects	March 14, 2008
L7	B2 Courtyard Landscape details	March 7, 2008	Janet Rosenberg and Associates Landscape Architects	March 14, 2008
IR-1	Streetscape Irrigation Plan	March 14, 2008	Janet Rosenberg and Associates Landscape Architects	March 14, 2008
	Stormwater Management Plan	May 15, 2008, 2008	MMM Group	May 15, 2008 (Date Stamped by Technical Services)
	Functional Servicing Report	May 15, 2008	MMM Group	May 16, 2008 (Date Stamped by Technical Services)
ES-1	Erosion and Sediment Control Plan	March 14, 2008	MMM Group	May 22, 2008
SG-1	Site Grading Plan	May 15, 2008	MMM Group	May 22, 2008
SG-2	Site Grading Plan	May 15, 2008	MMM Group	May 22, 2008
SS-1	Site Servicing Plan	May 15, 2008	MMM Group	May 22, 2008
SS-2	Site Servicing Plan	May 15, 2008	MMM Group	May 22, 2008
NT-1	General Notes and Details	May 15, 2008	MMM Group	May 22, 2008
08306_R- 01	Plan of Survey of Block 4 and Block 5 Registered Plan 66M-2445	April 15, 2008	MMM Geomatics Ontario Limited	May 22, 2008

The issuance of the City's Notice of Approval Conditions letter does not constitute site plan approval. The Chief Planner's designate, the Director of Community Planning, South District will be in a position to issue approval of the plans and drawings listed herein and to satisfy applicable law requirements of Section 41 of the *Planning Act* and

Section 114 of the *City of Toronto Act*, once the Owner has satisfied all of the pre-approval conditions set out herein.

It is the owner's responsibility to work with the respective City divisions to satisfy the pre-approval conditions set out below. Please note that if the pre-approval conditions are not fulfilled within two (2) years of the date of this notice, then this notice is no longer valid and a new submission is required unless a written request for time extension is received and granted by the Chief Planner or his designate.

A. PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Kelly Matsumoto, Phone: 416 392 8042

1. Enter into the City's standard site plan agreement to be registered, at the owner's sole expense, on title to the subject lands described as all of Block 9 on Registered Plan 66M-2445 and parts of Blocks 4 and 5 on Plan 66M-2445, more specifically described as Parts 2 , 3 and 5 as shown on Registered Plan 66R-23669.

TECHNICAL SERVICES – Fred Ball, Phone: 416 392 8311

2. Widening of Highways that abut on the Land

- 2.1 Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City;
- 2.2 Submit all environmental site assessment reports prepared in accordance with the Record of Site Condition Regulation (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan based on the site condition standards approach, to the Executive Director, Technical Services, for peer review;
- 2.3 Pay all costs associated with the City retaining a third-party peer reviewer including a 7% administrative cost to the City, and submit a certified cheque payable to the City of Toronto in the amount of \$3,000.00, as an initial deposit towards the cost of the peer review to the Executive Director; Technical Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer;
- 2.4 At the completion of the site remediation process submit to the Executive Director, Technical Services, for peer review and concurrence a Statement from the Qualified Person that, based on all necessary supporting environmental documents:
 - a) the land to be conveyed to the City meets the Site Condition Standards of the intended land use OR the most environmentally sensitive adjacent land use, whichever is more stringent, and

- b) it is unlikely that there is any off-site contamination resulting from past land uses on or in the vicinity of the development site, that has migrated on to the adjacent rights-of-way, that would exceed the applicable Site Condition Standards;
- 2.5 File the Record of Site Condition (RSC) confirming that the lands are suitable for residential purposes, on the Ontario's Environmental Site Registry and submit the Ministry of the Environment's Letter of Acknowledgement of Filing of the Record of Site Condition (RSC) confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04, and that the MOE will not audit the RSC at this time or that the RSC has passed an MOE audit, to the Executive Director, Technical Services.
- 3. Off-street Vehicular Loading and Parking Facilities and Access/Driveways**
- 3.1 Submit revised site plan drawings to show the dimensions of the parking spaces that are obstructed whether on one or both sides, in accordance with the dimensions specified in Zoning By-Law No. 494-2007 and.
- 3.2 Submit revised site plan drawings to show driving aisles with a minimum width of 6.0m throughout.

CITY PLANNING (including Urban Design, Transportation Planning, Heritage Preservation Services) – Jamaica Hewston 416 392 0758

- 4. A letter of credit is required by the City Planning Division to secure landscaping requirements related to the streetscapes and B2 Courtyard prior to approval. City Staff have reviewed the cost estimate that you submitted and have determined that the financial security required is \$460,665.60.
- 5. Continue to work with staff to ensure that the quality and character of Building G1 (above grade parking structure) is consistent with high quality of architecture and materials displayed on the other buildings that are a part of this application, and submit revised elevation drawings for Building G1 that demonstrate a high quality of architecture and materials, and create a comforting and welcoming environment to CAMH patients, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

URBAN FORESTRY – Mark Ventresca 416 392 7390

- 6. Prior to Site Plan Approval, the owner shall provide a Tree Protection Security Deposit in the form of a Letter of Credit, certified cheque or money order payable to Treasurer, City of Toronto, in the amount of \$1,346.00 to cover the appraised tree value, and set fees of the City owned tree involved in this project, identified

- as Tree 708 in the Arborist Report prepared by the Bruce Tree Expert Company Ltd., dated 31 May 2007. This Tree Protection Security Deposit must be submitted to the attention of the Supervisor of Urban Forestry - Tree Protection & Plan Review.
7. Prior to Site Plan Approval, the owner shall provide a Cash-in-lieu payment for replacements for Private trees to be removed as part of this project of \$47,223.00 (certified cheque or money order payable to Treasurer, City of Toronto). This Cash-in-lieu payment must be submitted to the attention of the Supervisor of Urban Forestry - Tree Protection & Plan Review.
 8. Prior to Site Plan Approval, the owner shall provide an Arborist Letter Deposit of \$3,000.00 to ensure compliance with requirement to submit reports to the Supervisor of Urban Forestry - Tree Protection & Plan Review.

B. POST APPROVAL CONDITIONS

In addition to the above pre-approval conditions, the following post approval conditions are to be fulfilled by the Owner following site plan approval and will be incorporated into a site plan agreement:

The Owner agrees to complete all of the Works required by this Agreement within three years from the date of final site plan approval, failing which this approval shall require an extension by the Director prior to the issuance of any building permit and the City may exercise the other remedies set out in this Agreement.

The proposed development shall be carried out and maintained in accordance with the plans and drawings referred to herein, to the satisfaction of the City of Toronto.

TECHNICAL SERVICES

1. Facilities to Provide Access to and from the Land

- 1.1 Remove all existing accesses, curbs cuts, traffic control signs, etc., along the development site frontage that are no longer required and re-instate the curb, gutter and boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director, Technical Services;
- 1.2 Pay all costs associated with the relocation of public utilities including traffic signs, street lights and utility poles;

2. Stormwater Management, Grading and Site Servicing

- 2.1 Construct and maintain stormwater management measures/facilities and site grading as recommended in the Stormwater Management Report prepared by MMM Group and dated May 15, 2008, and drawings SG-1 and SG-2 prepared by MMM Group and last revised May 15, 2008;

- 2.2 Construct and maintain site servicing indicated as recommended on site servicing drawings SS-1 and SS-2 prepared by MMM Group and last revised May 15, 2008;
- 2.3 Provide certification to the Executive Director of Technical Services by the Professional Engineer who designed and supervised the construction that the stormwater management facilities and site grading have been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans;
- 2.3 Provide certification to the Executive Director of Technical Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.
- 3. Off-street Vehicular Loading and Parking Facilities and Access/Driveways**
- 3.1 Provide and maintain parking space widths, whether the spaces are obstructed on one or both sides, in accordance with Zoning Bylaw No. 494-2007.
- 3.2 Provide and maintain a minimum drive aisle width of 6.0 metres throughout.

CITY PLANNING (including Urban Design, Transportation Planning, Heritage Preservation Services)

4. Construct and maintain the public walkways on the site as shown on the approved plans and drawings to the satisfaction of the Director, Community Planning, South District.
5. Install and maintain signage as part of the building's proposed way finding signage system directing bicycle users to the bicycle parking spaces shown on the approved Site Plan (Drawing number A1.02) to the satisfaction of the Director, Community Planning, South District.
6. Install the artwork on the louvers on Building G1, as noted on the approved elevation drawings, prior to occupancy of Building G1 and maintain the artwork in good condition to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

URBAN FORESTRY

7. Submit revised Landscape Drawing numbers L-2 and L-3 to demonstrate appropriate tree planting techniques and provide adequate soil volumes for each tree or alternatively the use of soil cells to hold the paver loads while providing a continuous soil volume, prior to the release of any demolition or building permits

for Phase 1b, satisfaction of the Supervisor of Urban Forestry, Tree protection and Plan Review.

8. Prior to registration of the Transfer to the City of the Public Road Lands, the owner shall submit a financial guarantee in the form of an irrevocable letter of credit or certified cheque, made payable to the Treasurer, City of Toronto, to secure tree planting for all replacement tree plantings within the Public Road Lands in the amount of \$583.00 per replacement tree, to the satisfaction of the General Manager Parks, Forestry & Recreation. The deposit may be drawn upon to cover all costs incurred by the City of Toronto in enforcing and ensuring that the trees are planted and kept in a healthy and vigorous state during the two-year guarantee period.
9. The owner shall plant 51 replacement trees within the Public Road Lands, to the satisfaction of the General Manager of Parks, Forestry & Recreation and in accordance with Planting Detail No. 101 for Balled and Burlapped Trees in Turf Areas, dated June, 2002.
10. The owner shall provide a two-year renewable guarantee for all new tree plantings within the Public Road Lands and shall notify the Supervisor of Urban Forestry - Tree Protection & Plan Review in writing, of the planting date prior to planting. This date is used to establish the anniversary date of the required two-year renewable guarantee.
11. The owner shall maintain all new tree plantings within the Public Road Lands in good condition. Trees will be inspected during and prior to conveyance of the Public Road Lands to the City. If the trees are not in good condition, require maintenance or require replacement, the owner will be responsible for rectifying the problem as determined by and to the satisfaction of the General Manager of Parks, Forestry and Recreation.
12. The owner shall be responsible for the maintenance or replacement of all replacement tree plantings within the Public Road Lands if during or at the end of the renewable guarantee period the trees are not in good condition, require maintenance or require replacement. The owner will be responsible for rectifying the problem as determined by and to the satisfaction of the General Manager of Parks, Forestry & Recreation.
13. The General Manager of Parks, Forestry & Recreation shall hold the tree planting security deposit for the duration of the renewable guarantee period.
14. The owner shall ensure a clearance of 1.2 metres from the edge of a tree's root ball to the edge of the underground utility(s). For clearance less than 1.2 metres but greater than or equal to 0.6 metres, a root deflector must be installed in the tree pit between the tree's root ball and the utility(s).
15. The owner shall conduct an investigation of underground utilities prior to new tree planting within the Public Road Lands. If planting is not possible due to a utility conflict, a utility locate information sheet from the respective utility

company must be provided to the General Manager of Parks, Forestry and Recreation.

16. The owner shall provide and maintain an irrigation system for the proposed trees within the Public Road Lands, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a backflow preventor to the satisfaction of the General Manager of Parks, Forestry and Recreation, including requirements to maintain in good order and operation.
17. For landscaped open space areas where tree planting is proposed over top of any underground structure including parking structures, the applicant must provide and maintain the following to permit the installation and mature growth of all proposed plant material, in particular large growing shade trees: sandy loam soil (comprising 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less) to a sufficient depth of not less than 1.5 metres; and an engineered drainage system which prevents soil saturation.
18. The owner shall plant private replacement trees generally in accordance with the Plans reviewed to the satisfaction of the General Manager of Parks, Forestry and Recreation.
19. The owner shall protect all private trees listed for retention in the Arborist Report prepared by Ian Bruce Tree Expert, on 31 May 2007, as per the report and follow all recommendations of the report except where those recommendations are superseded by direct requirements of the City.
20. The owner shall provide Arborist letters to the City at each stage of construction (installation of hoarding for trees to be protected, tree removals, demolition, excavation, 3 reports during construction, construction completion, landscaping, completions of planting/landscaping in accordance with approved plans, final report on preservation and planting) outlining the applicants compliance or not with the Bylaw requirements and recommendations of the Arborist Report prepared by Ian Bruce Tree Expert, on 31 May 2007.
21. Upon completion of each phase of the planting, please contact the Supervisor Urban Forestry at 416-392-7390 for a site inspection to facilitate the commencement of the warranty period. The private tree permit application file will be closed upon confirmation that all the required planting has been completed to the satisfaction of Urban Forestry.

The site plan agreement is being prepared by Legal Services. They will forward it to you shortly for your execution and return to the City.

Please find attached advisory comments to assist you with your application.

Attached is a copy of the standard form letter of credit required by the City of Toronto. We have found in the past that the failure of applicants to provide the City with a letter of credit in the proper format has resulted in the City's Finance Division rejecting the letter

with a resulting delay in the issuance of building permits. Please ensure that the letter of credit follows the format and content verbatim of the sample letter.

Should you have any questions, please contact Jamaica Hewston, Planner at (416) 392 0758.

Yours truly,

Raymond David
Acting Director, Community Planning,
Toronto and East York District

(date)

Attachment: Site Plan Advisory Comments

cc: Centre For Addiction And Mental Health, 1001 Queen St W, Toronto ON M6J 1H4

Manager, Plan Examination, Toronto Building

Manager, Technical Services Division

Supervisor of Law Clerks, Planning & Administrative Tribunal Law, Legal Services

Supervisor of Urban Forestry - Tree Protection and Plan Review

SITE PLAN ADVISORY COMMENTS

Technical Services

The owner is advised that the following approvals and/or permits are required for this development:

1. Right-of-Way Permit

The owner will be required to obtain approval from the Transportation Services Division for any work within the City's right-of-way. For further information, please contact your district Right-of-Way Management Section at Toronto & East York District 416-392-7877.

In order to obtain approval for work in the City's right-of-way the owner will be required to provide up to date stake out information for most construction related work. For further information, please contact Ontario One Call at 1-800-400-2255 to arrange for an appointment.

2. Site Servicing Connections

The owner will be required to make an application to Toronto Water Division for the installation of any proposed services within the City's right-of-way after acceptance of the stormwater management report and site servicing plan. For further information, please contact District Operations, Toronto Water at 416-338-8888.

3. Encroachments

The Owner must submit an application for the review and approval of the General Manager of Transportation, in consultation with the Chief Building Official, for the proposed canopy encroachments and enter into an encroachment agreement for the approved encroachments;

4. Fire Services

A Central Alarm Control Facility (CACF) on the storey containing the entrance for firefighter access is required and be readily accessible to fire fighters entering the building.

The owner will be required to make an application to the Fire Chief to have the driveway designated as a fire route under Chapter 880 of the Municipal Code, Fire Routes.

5. Solid Waste

For the purposes of assessing eligibility for City garbage and recycling collection, this development is classified as “Institutional”. Institutional developments are not eligible for City of Toronto garbage or recycling collection and as such, the owner(s) must arrange for private waste collection.

6. Toronto Water

The owner is advised that the necessary application will need to be made to Toronto Water for the connection of the new watermain and sewers into the existing ones on Queen Street West. Please call Jeff Buchyns at (416) 392-7845.

7. Municipal Numbering

The owner is advised of the requirement to apply for revised municipal numbering following conveyance of the Future Public Road to the City.

Urban Forestry

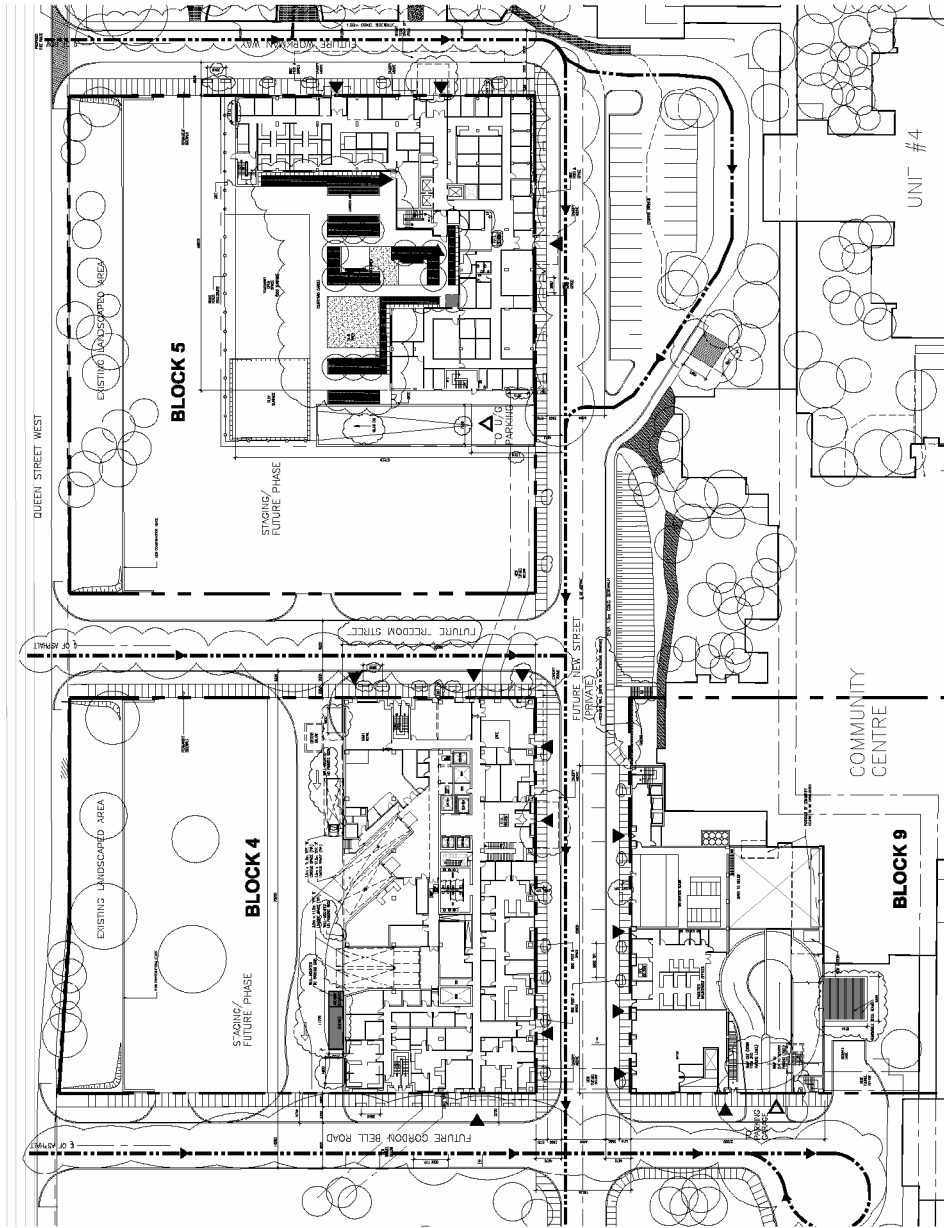
6. The privately owned trees, inventoried as tree nos. 434, 436, 440, 441, 442, 446, 447, 449, 451, 453, 454, 456, 482, 489, 496, 498, 506, 508, 519, 526, 527, 528, 533, 537, 559, 562, 570, 574, 575, 584, 585, 592, 596, 597, 608, 611, 612, 613, 621, 626, 628, 634, 635, 637, 646, 647, 648, 661, 662, 663, 671, 681, 684, 685, 686, 690, 696, 697, 704, 707, 709, 710, 714, 715, 779, 780, 785, 786, 792, 793, 794, 795, 796, 799, 803, 804, 806, 809, 811, and 815, indicated in the Arborist Report by Bruce Tree Expert Company Ltd., dated 14 March 2008, and as shown on Plan L1 Tree Protection & Removals, date stamped as received by City Planning on 14 March 2008, meet the criteria for protection under the City of Toronto’s Private Tree By-law. There are other trees on the property but they do not qualify for protection under the bylaw due to their size or condition or distance from this project.
7. An application was submitted to Urban Forestry requesting permission to remove forty-four (44) of the privately owned trees noted above. As required under Section 813-17, of the City of Toronto Municipal Code, Chapter 813, Trees, Article III, a ‘Notice’ of application sign was posted on the subject property for the minimum 14 day posting period. During this period 3 objections were received. The Ward Councillor was consulted as per Section 813-16(5)(d).
8. A *Permit to Injure or Destroy* the 44 noted trees, is available for pickup by the applicant when appropriate approvals for construction are issued by the City of Toronto.

Heritage Preservation Services

9. In the event that buried archaeological remains are encountered on the property during the construction activities, the owner should immediately notify the Heritage Operations Unit of the Ministry of Culture 416-314-7146 as well as the City of Toronto, City Planning Division, Policy and Research Section, Heritage Preservation Services Unit 416-338-1096;

10. In the event that human remains are encountered during construction, the owner should immediately contact both the Ministry of Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services 416-326-8404.

Attachment 2: Site Plan



Site Plan

1001 Queen Street West

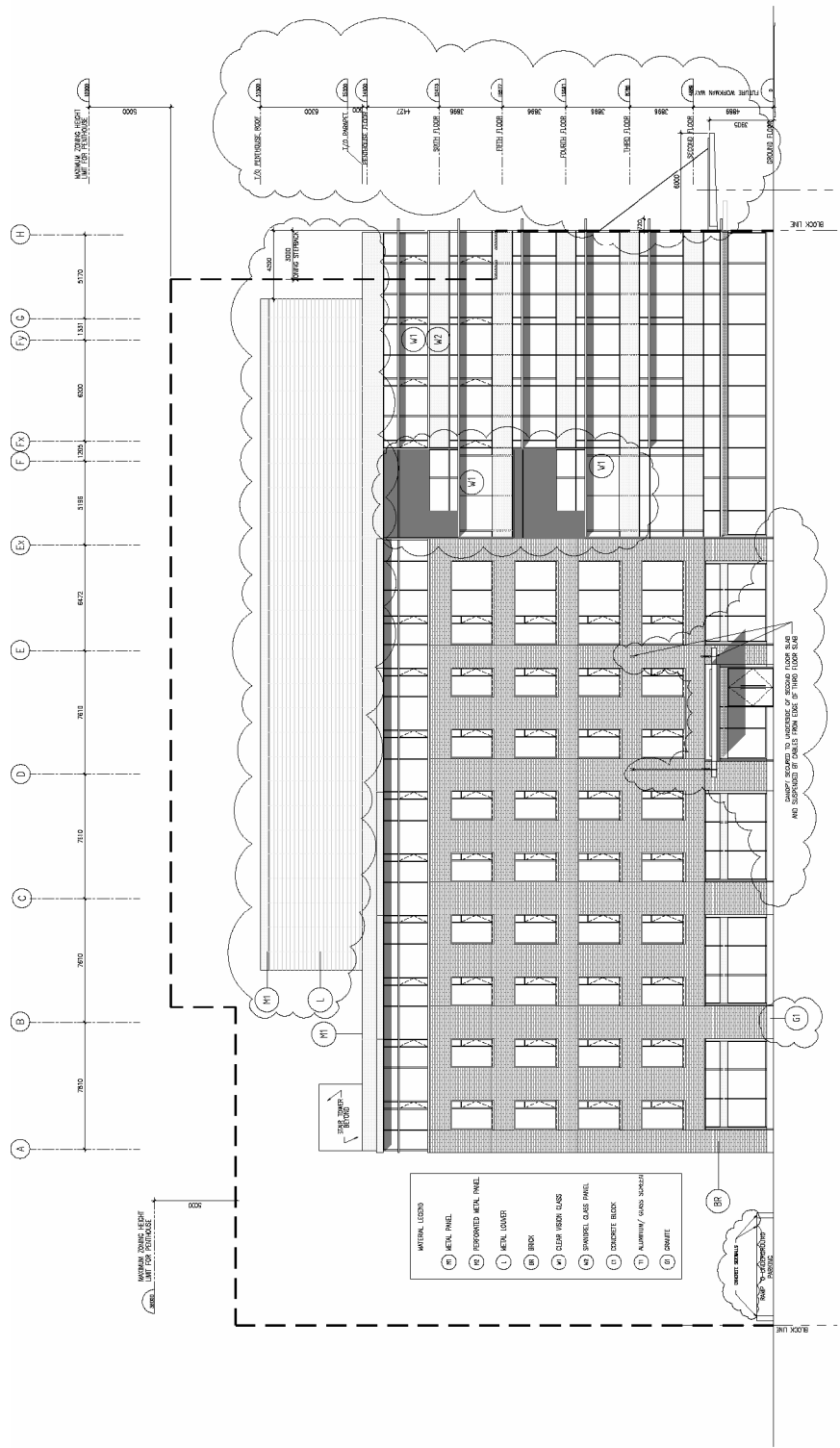
Applicant's Submitted Drawing

Not to Scale
05/08/06



File # 07_238305

Attachment 3: Elevations



Elevations

Applicant's Submitted Drawing

Not to Scale

05/08/08

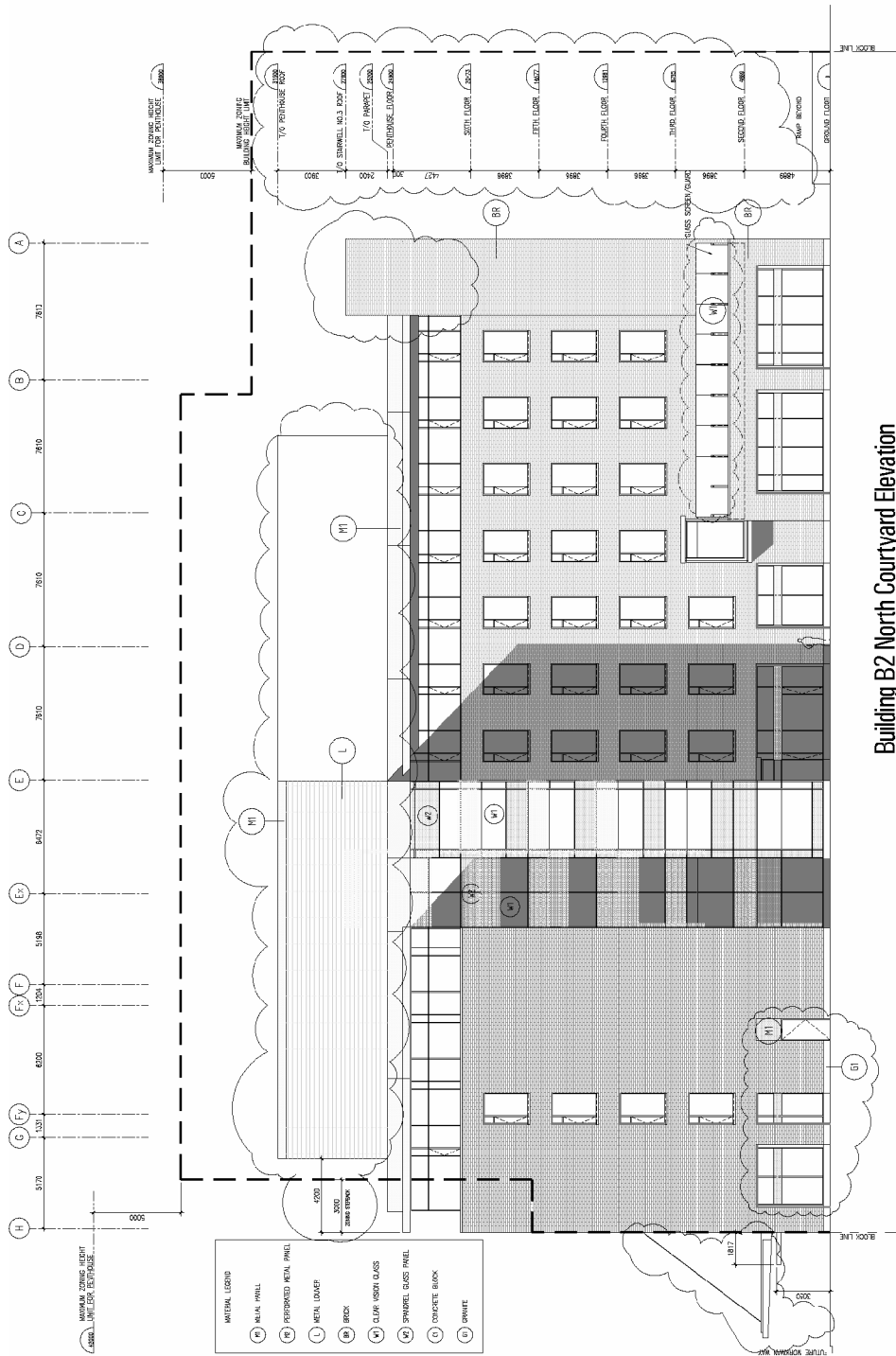
1001 Queen Street West

Building B2 South Elevation

File # 07_238305



File # 07_238305



Elevations

Applicant's Submitted Drawing

Not to Scale
05/08/08

1001 Queen Street West

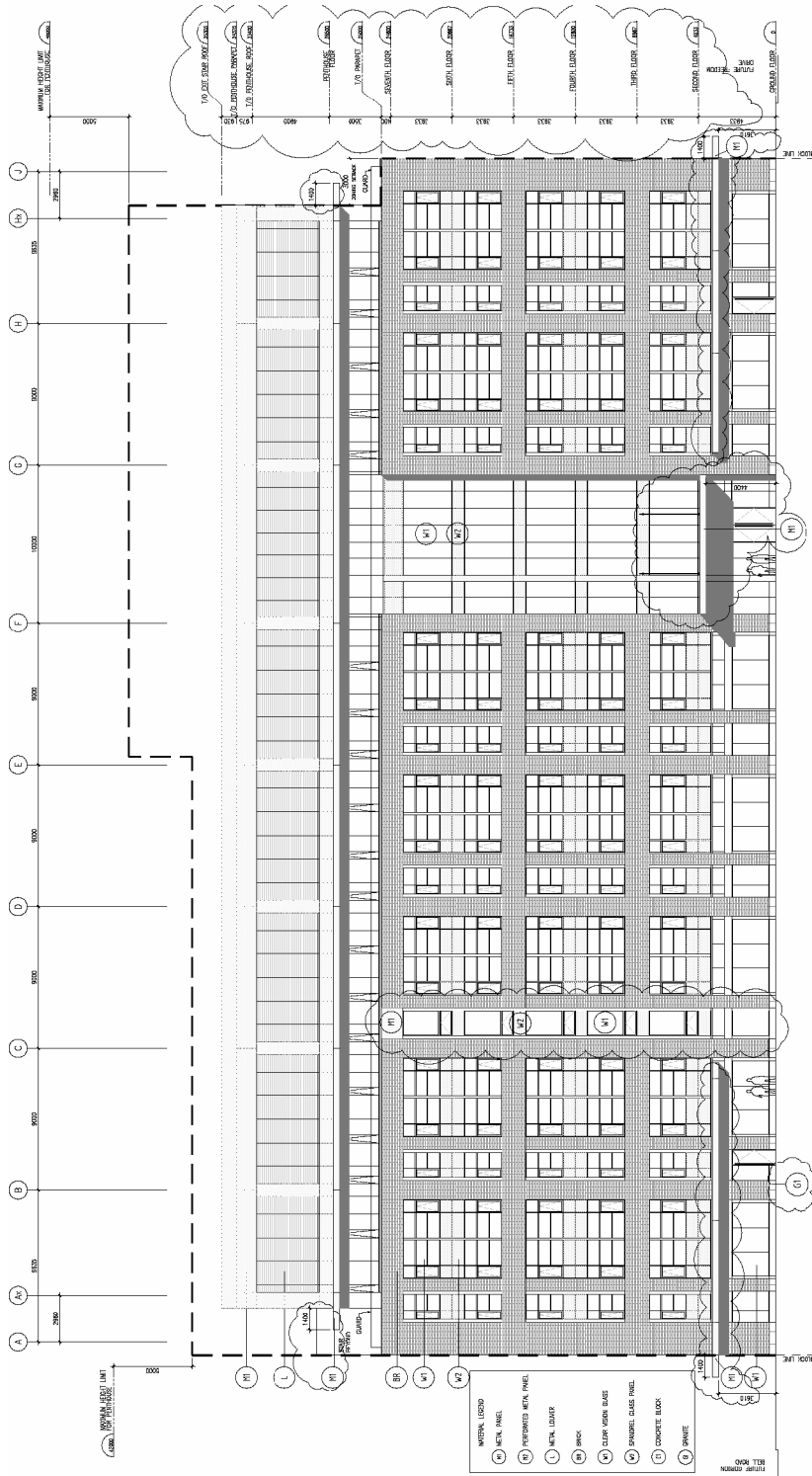
File # 07_238305



1001 Queen Street West

Not to Scale
05/08/08

File # 07_238305



Building C2 South Elevation

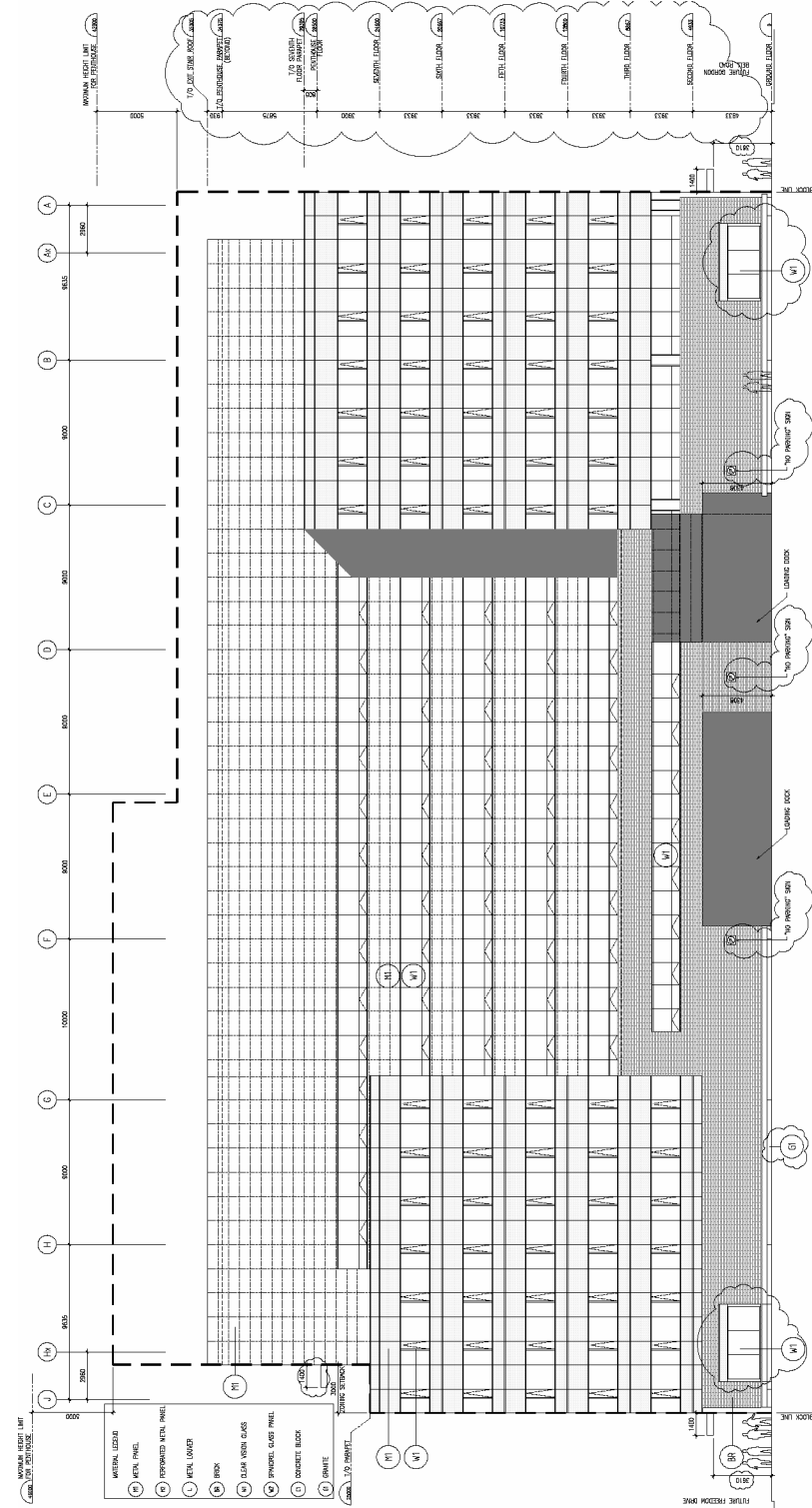
Elevations

Applicant's Submitted Drawing

Not to Scale
05/09/08

1001 Queen Street West

File # 07_238305



Building C2 North Elevation

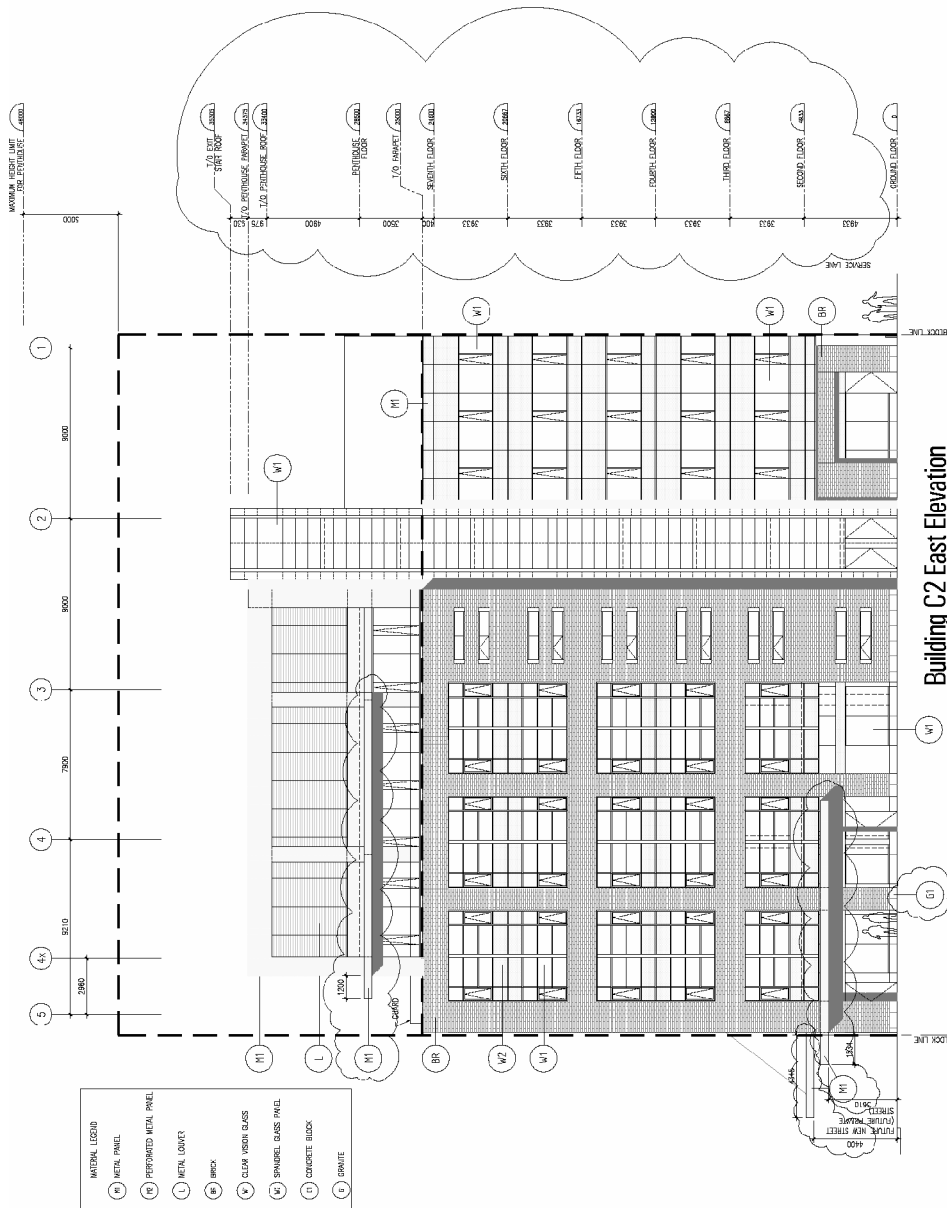
1001 Queen Street West

Elevations

Applicant's Submitted Drawing

Not to Scale
05/09/08

File # 07_238305



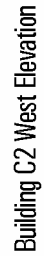
Elevations

Applicant's Submitted Drawing

Not to Scale
05/08/08

1001 Queen Street West

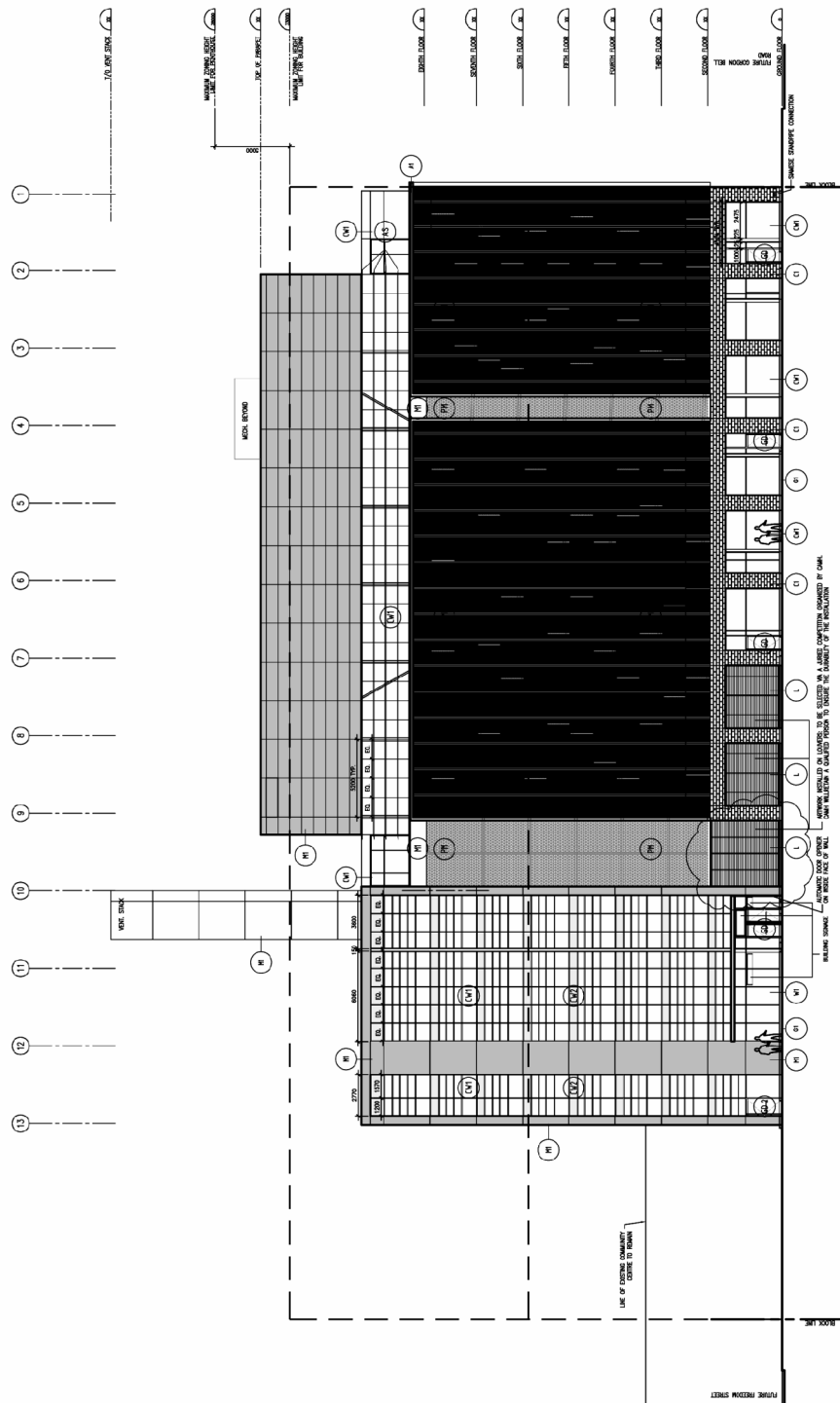
File # 07 238305



1001 Queen Street West

Not to Scale
05/08/08

05/08/08



Building G1 North Elevation

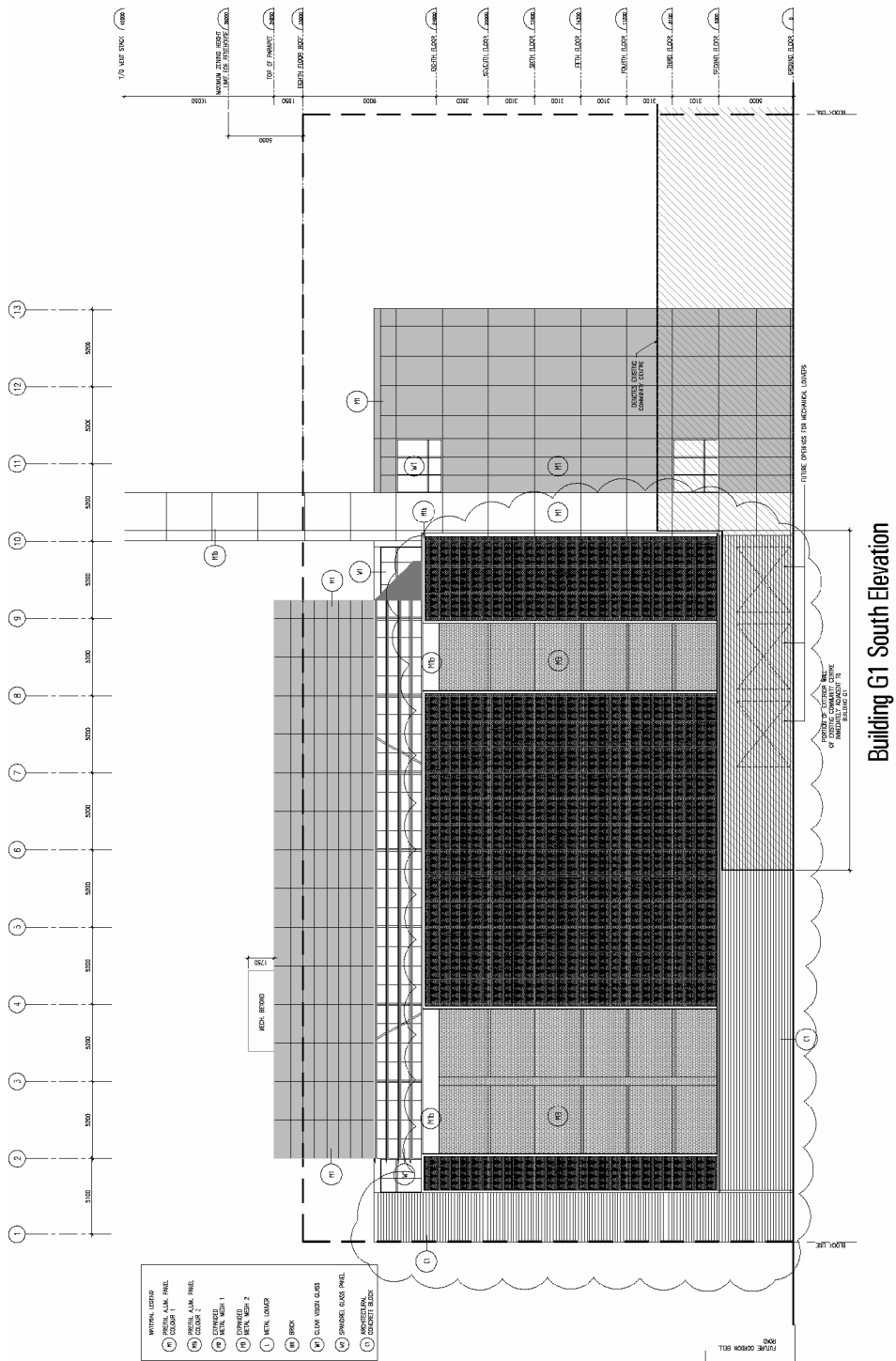
Elevations

Applicant's Submitted Drawing

Not to Scale
05/22/08

1001 Queen Street West

File # 07_238305



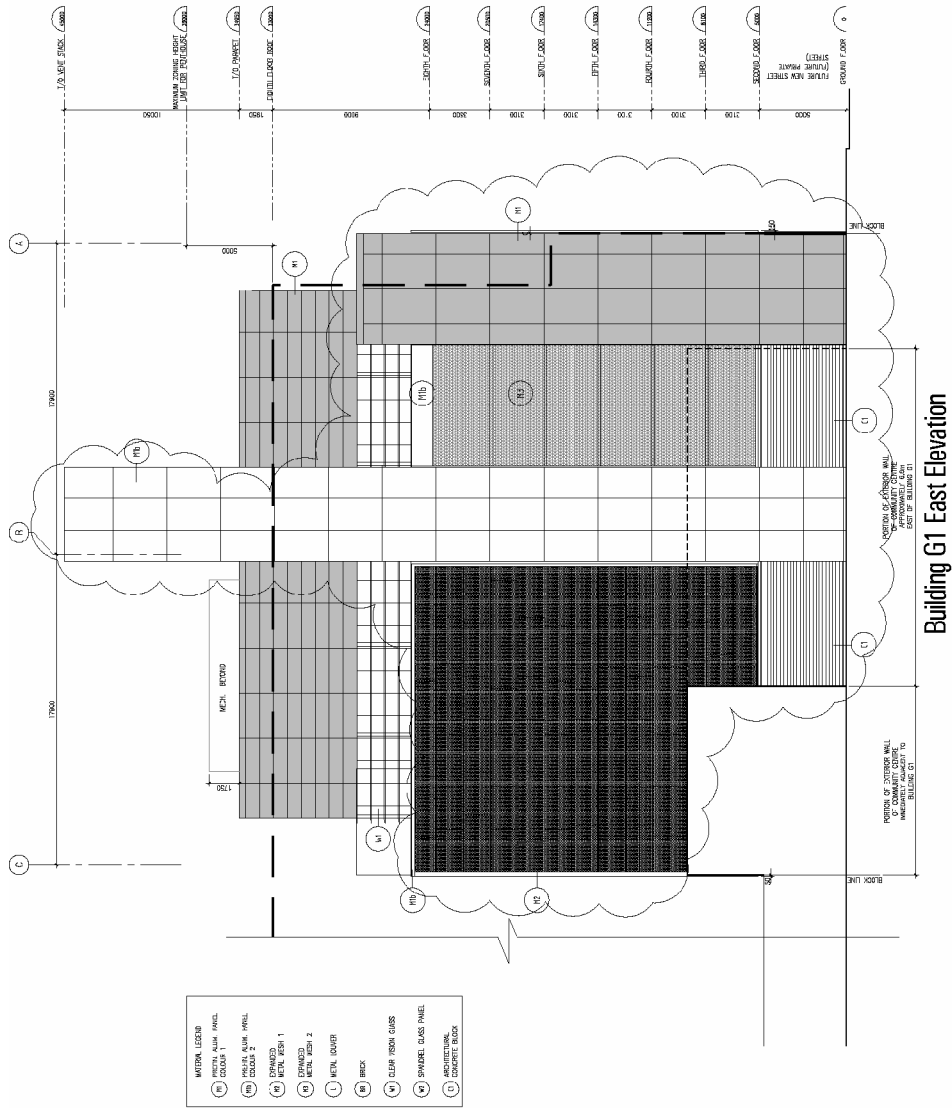
Elevations

Applicant's Submitted Drawing

Not to Scale
05/08/08

1001 Queen Street West

File # 07 238305



Elevations

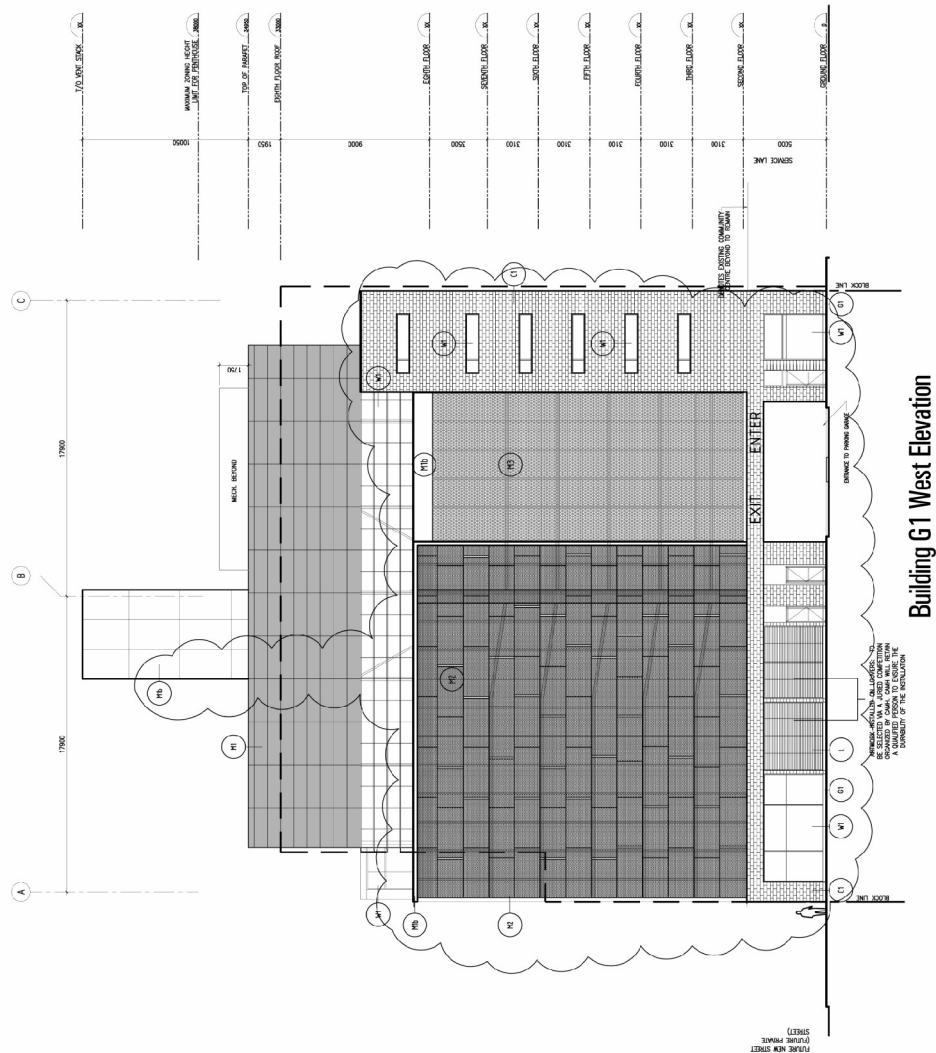
Applicant's Submitted Drawing

Not to Scale
05/08/08

Not to Scale
05/08/08

1001 Queen Street West

File # 07_238305



Elevations

Applicant's Submitted Drawing

Not to Scale
05/22/08

1001 Queen Street West

File # 07_238305

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Site Plan Approval	Application Number:	07 238305 STE 19 SA
Details		Application Date:	June 29, 2007

Municipal Address:	1001 QUEEN ST W, TORONTO ON M6J 1H4
Location Description:	PL ORDNANCE RESERVE LT TORONTO ASYLUM GROUNDS **GRID S1908
Project Description:	PHASE Ib - THREE NEW BUILDINGS INCLUDING: BUILDING B2 (BLOCK 5) SIX-STOREY IN- OUT-PATIENT CLINICAL SUPPORT AND ADMIN; BUILDING C2 (BLOCK 4) SEVEN-STOREY IN- OUT-PATIENT RESEARCHA DN ADMIN; AND BUILDING G1 (BLOCK9) EIGHT-STOREY FACILITY AND PARKING GARAGE WITH RETAIL AT GRADE.

Applicant:	Agent:	Architect:	Owner:
MCCARTHY TETRAULT			CENTRE FOR ADDICTION AND

PLANNING CONTROLS

Official Plan Designation:		Site Specific Provision:	895-03, 575-07
Zoning:	CR	Historical Status:	Y
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	108601	Height: Storeys:	8
Frontage (m):	448	Metres:	34.95
Depth (m):	243		
Total Ground Floor Area (sq. m):	0		Total
Total Residential GFA (sq. m):	0	Parking Spaces:	658
Total Non-Residential GFA (sq. m):	96877	Loading Docks	10
Total GFA (sq. m):	96877		
Lot Coverage Ratio (%):	0		
Floor Space Index:	0.89		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0

1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	96877	0
Total Units:	0			

CONTACT: **PLANNER NAME:** **Jamaica Hewston, Planner**
TELEPHONE: **(416) 392-0758**