

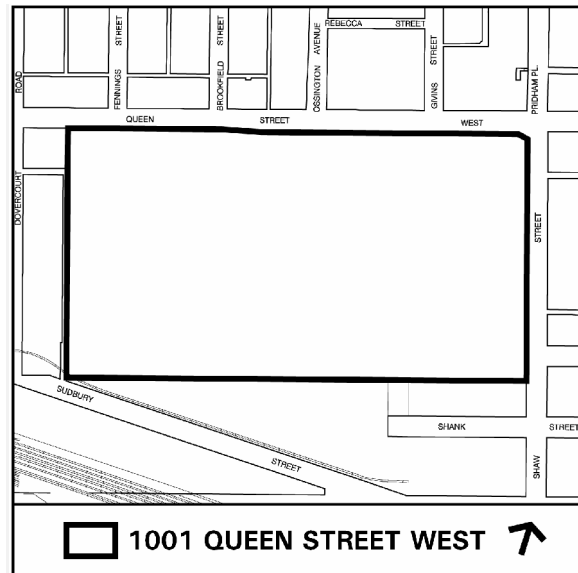
1001 Queen Street West, Centre for Addiction and Mental Health – Progress Report on the Approval Process and Site Plan Review Committee

Date:	October 17, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	19 – Trinity-Spadina
Reference Number:	02 – 035244 STE 19 0Z

SUMMARY

The purpose of this report is to provide:

- a. an update on the activities of the Site Plan Review Committee that was established to provide a forum for community input into site plan applications on the Centre for Addiction and Mental Health (CAMH) lands; and
- b. an assessment of the current approval process for site plan applications on the CAMH lands, whereby applications are approved by City Council and not through delegated authority to the Director of Community Planning, Toronto and East York District.



This report recommends that the Site Plan Review Committee and public meetings continue to be held and that approval of Site Plan applications be delegated to the Director of Community Planning, Toronto and East York District.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The Site Plan Review Committee be retained in order to continue providing input into each Site Plan application, and that public meetings continue to be held after the submission of each application to provide a forum for wider community input; and
2. Site plan applications on the CAMH lands be delegated to the Director of Community Planning, Toronto and East York District for approval.

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 Queen Street 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 and Design Guidelines were prepared, which were the basis for Official Plan and Zoning By-law Amendment applications made in 2002.

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. 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 liveable.

DECISION HISTORY

The Official Plan Amendment and Zoning By-law Amendment applications applying to the entire CAMH site were approved by City Council at its meeting of September 22, 2003. However, the applications were appealed to the Ontario Municipal Board (OMB)

by the *Concerned Neighbours of the Centre for Addiction and Mental Health*. A settlement was reached, however conditions of the settlement included that:

- a) all future Site Plan applications were to be approved by City Council and not through delegated authority; and
- b) a Site Plan Review Committee be established to provide a forum for community input into site plan applications and a public meeting be held.

At its meeting on May 18, 19 and 20, 2004 City Council considered a confidential report (April 28, 2004) from the City Solicitor that contained a number of recommendations (the recommendations are now public). The recommendations numbered 3, 4 and 5 related to the approval process and Site Plan Review Committee:

- “#3 subject to recommendation 5 below, applications for Site Plan Approval within the CAMH site be approved by City Council and not through the delegated authority to the Commissioner of Urban Development Services...;*
- #4 City Council establish a Site Plan Review Committee, in the manner set out in this report, to provide a forum for community input into the Site Plan Approval process;*
- #5 the Commissioner of Urban Development Services be directed to report back to City Council three years after Council’s adoption of this report with a progress report outlining the activities of the Site Plan Review Committee and an assessment of the approval process as identified in Recommendation 3”.*

The site plan application for Phase 1a, consisting of four new buildings, was submitted prior to the settlement and therefore was not subject to a decision by City Council. Phase 1a was approved in 2006 and construction is now complete.

At their meetings on June 10, 2008 and June 23 and 24, 2008, the Toronto and East York Community Council and City Council respectively, approved the site plan application for Phase 1b, consisting of three new buildings on the site.

This report is in response to recommendation #5. Although four years have now passed, it was necessary to finish one full site plan application in order to respond to recommendation #5.

COMMENTS

Activities of the Site Plan Review Committee

The Site Plan Review Committee was appointed by City Council on the recommendation of the Ward Councillor (Deputy Mayor Joe Pantalone), and includes the Ward Councillor, City staff, CAMH representatives, Queen Street West business representatives and neighbourhood representatives. The notice and scheduling of meetings is done by the City or applicant under the City’s direction.

The Committee holds the following meetings:

- (i) a meeting to review and comment on a conceptual Site Plan application prior to the submission of a Site Plan application to the City;
- (ii) if required, as determined by the Ward Councillor, a further meeting to review the proposed Site Plan application; and
- (iii) after the submission of an application for Site Plan approval, a public meeting will be held in the community by the Ward Councillor or City Planning staff.

A Committee meeting was held prior to the submission of the Phase 1b application in order for the committee to have input into the project. A public meeting was held 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.

CAMH worked with City staff and the Ward Councillor to address the issues raised by the committee and other issues. The issues were relatively minor in nature and there were no fundamental objections to the overall project. It was determined that a second Committee meeting was not necessary.

It is the opinion of staff that the Site Plan Review Committee and the public meetings add significant value to the assessment process. Therefore it is recommended that the Site Plan Review Committee continue to meet and provide input into each Site Plan application, and that public meetings continue to be held post submission of each application to provide a forum for wider community input.

Site Plan Approval Process

Under the City's site plan delegation bylaw, the approval of site plan applications is deferred to the Director, Community Planning unless a member of City Council requests the application be referred to City Council (this is commonly referred to as "Bumping Up" the application). In this instance, due to the OMB settlement, applications for site plan approval on the CAMH site are to be approved by City Council and not through delegated authority, subject to reassessment after three years.

Staff have undertaken an assessment of the approval process based on the experience during the Phase 1b application and it is the opinion of staff that it is no longer necessary to automatically refer applications to City Council, for the following reasons:

- As long as the Site Plan Review Committee and public meeting process remains in place there will be community input and participation in each application;
- If the applicant fails to meet the concerns of either the Committee or another member of the public, the Local Area Councillor has the ability to refer the application to City Council for a decision;

- While no major issues were raised during the assessment of Phase 1B, at the time of the Council agenda closing deadline, there were some outstanding minor issues in relation to landscaping and materials. Therefore, staff had to include pre-approval conditions requiring CAMH to submit revised plans after the Community Council meeting. This requirement could have been avoided if the agenda deadline did not have to be met; and
- There were no objections made by any members of the public in relation to the Phase 1B application when it was considered at the Council meetings;

Staff recommend that site plan applications on the CAMH lands be delegated to the Director, Community Planning for a decision, which is in line with the standard process for other site plan applications throughout the City.

Consultation

Staff attended the September 9, 2008 meeting of the Neighbourhood Liaison Committee, which includes a number of the neighbourhood representatives of the Site Plan Review Committee, to discuss the proposal to delegate Site Plan applications to the Director, Community Planning. No objections were raised to the proposal to remove the automatic “Bump Up” process.

The Deputy Mayor and Ward 19 Councillor Joe Pantalone, Technical Services and CAMH representatives were also consulted during the preparation of this report.

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SIGNATURE

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