

Clause embodied in Report No. 8 of the Toronto East York Community Council, as adopted by the Council of the City of Toronto at its meeting held on September 22, 23, 24 and 25, 2003.

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**Draft By-laws - Official Plan Amendment and Rezoning
and Authority to Execute Heritage Easement Agreement -
1001 Queen Street West
(Centre for Addiction and Mental Health)
(Trinity-Spadina, Ward 19)**

(City Council on September 22, 23, 24 and 25, 2003, amended this Clause:

(1) in accordance with the supplementary report dated September 15, 2003, from the Commissioner of Urban Development Services, embodying the following recommendations:

“It is recommended that:

- (1) the draft official plan amendments (Attachments 9 and 10 to the report (August 20, 2003) from the Director, Community Planning, South District), be replaced with Attachments 1 and 2 of this report;*
- (2) the draft by-law (Attachment 11 to the report (August 20, 2003) from the Director, Community Planning, South District), be replaced with Attachment 3 of this report;*
- (3) the Proposed Heights map contained in the report (August 20, 2003) from the Director, Community Planning, South District), be amended to change the height on the south-west corner of Block 4 to 37 metres from 33 metres;*
- (4) the Proposed Zoning map contained in the report (August 20, 2003) from the Director, Community Planning, South District), be amended to change the zoning on Block 13 to G from CR(h);*
- (5) Recommendation No. (5) of the Final Report (August 20, 2003) from the Director, Community Planning, South District), be amended to read:

(5) approve the design guidelines for the redevelopment of 1001 Queen Street West, entitled “Design Guidelines for the Centre for Addiction and Mental Health, 1001 Queen Street”, prepared by Urban Strategies Inc, date stamped as received September 15, 2003, and on file with the Commissioner of Urban Development Services;’;*

(6) *the City Solicitor be authorized to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required; and*

(7) *no further notice be given of the proposed amendments.”; and*

(2) *by adding thereto the following:*

“It is further recommended that, as recommended in the communication dated September 22, 2003, from Councillor Pantalone, Trinity-Spadina, a Neighbourhood Committee be established, chaired by the Ward Councillor, to discuss land use issues relating to the Holding Provision and Site Plan Review.”)

The Toronto East York Community Council recommends that:

- (1) the proposed use of “grocery store” or any other non institutional use be restricted to preclude “big box” stores as part of the development;**
- (2) the report (August 20, 2003) from the Director, Community Planning South District, as amended by Recommendation No. (1) above and by his further report dated September 8, 2003, be adopted;**
- (3) the City accept the dedication of lands identified as Adelaide Common East, Block 13, on the Block Plan contained in the report (August 20, 2003) from the Director, Community Planning South District, for the purposes of parkland and that appropriate City officials be directed to revise the Official Plan and Zoning By-law amendments and the Urban Design Guidelines to reflect the future City ownership of these lands as parkland, rather than as private open space**
- (4) the owner enter into and register a Heritage Easement Agreement for the brick walls and the east and west storage buildings that form part of the south wall, with the City prior to the lifting of the ‘H’ or the approval of site plans in accordance with the phasing of the site;”.**
- (5) the owner provide a condition assessment, a Conservation Strategy that describes the overall approach to the heritage features and a detailed Conservation Plan that specifies the details of the Conservation Strategy for the walls and the east and west storage buildings that form part of the south wall, to the satisfaction of the Manager, Heritage Preservation Services, prior to the approval of any plan of subdivision or site plan;**
- (6) the owner provide financial security in a form satisfactory to the Commissioner of Economic Development, Culture and Tourism to implement the Conservation Plan, prior to the issuance of any building permit;**
- (7) the owner provide a Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services prior to the approval of any site plan;**

- (8) the owner undertake a Stage 2 archaeological assessment prior to any sub-surface soil disturbance in each phase of work at 1001 Queen Street West, to the satisfaction of the Heritage Operations Unit of the Ministry of Culture and the Manager of Heritage Preservation Services, City of Toronto;**
- (9) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 1001 Queen Street West, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services;**
- (10) City Council concur with the recommendations contained in the communication (May 15, 2003) from the City Clerk, Toronto Preservation Board respecting the Open Ideas Competition for the East Historic Wall of 1001 Queen Street West; and**
- (11) City Council determine that no further notice is required to be given to implement the above, and that appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.**

The Toronto East York Community Council reports having requested the Chief Administrative Officer, the Medical Officer of Health and the Commissioner of Community and Neighbourhood Services:

- (1) to report to Community Services Committee on Public Private Partnership (P3), such report to include:
 - (a) background information on P3 as a financing model;
 - (b) strengths and weaknesses of the P3 model, including issues related to public participation and transparency;
 - (c) information on the experience of P3s in Toronto, Ontario and other jurisdictions;
 - (d) potential implications for the City of Toronto of the use of P3s
 - (e) the impact of P3s on the quality of health care generally, and specifically in the field of mental health, the City's shelter system and the City's public health system;
 - (f) an assessment of impacts of P3 on the wages, hours of work, health and safety, and other issues affecting employees; and
- (2) to meet with the deputants who have expressed concerns about the P3 model, to discuss those concerns.

- (6) granted authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 1001 Queen Street West, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager of Heritage Preservation Services; and
- (7) authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

Background:

Proposal

The Centre for Addiction and Mental Health (CAMH) is proposing to redevelop its lands at 1001 Queen Street West. As part of this application, CAMH put forward a Master Plan which provided an overall concept for the site redevelopment, including street layouts, paths for pedestrian circulation, open spaces, development blocks and general building heights. Specific details for the buildings themselves will come forward in the Site Plan Approval applications for each block, as they are developed. The Master Plan formed the basis of the Official Plan and Zoning By-law Amendments proposed by the applicant. Site redevelopment is to occur in phases to ensure minimum disruption to the hospital operations.

The redevelopment concept is to integrate the site with the surrounding neighbourhood by extending the existing street network and creating a series of blocks, public and private open spaces and a series of buildings each with their own street address. The maximum building envelopes proposed have a capacity of approximately 250,830 square metres (2.7 million square feet).

The applicant is requesting that in addition to the CAMH uses, the following uses also be permitted: other institutional facilities, laboratories, offices, community facilities, commercial (including retail), cafes, restaurants, a grocery store, light industrial, residential and open spaces. The applicant is proposing that new buildings be permitted with heights ranging from 16 to 41 metres.

The two historic brick storage buildings along the south wall will be retained.

Site Description

The site is located on the south side of Queen Street West between Shaw Street and Dovercourt. The site has an area of approximately 10.9 hectares (27 acres). The property is owned by the Centre for Addiction and Mental Health. The site has been used for the treatment of the mentally ill since 1850.

The property contains several buildings used by CAMH which cover approximately 20% of the lot and have a total gross floor area of 76,223 square metres.

There are approximately 500 surface parking spaces servicing the site which cover approximately 20% of the lot. The remainder of the lot (approximately 60%) is comprised of open spaces, containing a large number of mature trees and an internal road network. The open space system includes two large landscaped spaces at the northeast and northwest corners of the site that are directly accessible from Queen Street.

Portions of the original brick wall built around the property remain along the south, east and west boundaries of the site. Large portions of the walls have been removed over the years. The wall along the Queen Street frontage was removed in the 1970s.

Surrounding Areas

East: The Candy Factory, a six-storey former industrial building at the corner of Queen and Shaw Streets converted to residential lofts and two to four-storey residential buildings along Shaw Street.

South: Terra Bella, a nine-storey co-op building on Shaw Street, Joseph Workman Parkette, and a new townhouse development on the former Massey Ferguson industrial lands.

North: A stable residential area containing mainly low-rise houses. East of Shaw Street on the north side of Queen Street is Trinity-Bellwoods Park. Along Queen Street are 3-5 storey mixed use buildings.

West: There are two to three-storey houses and some industrial and warehouse uses that are still operational. To the southwest is King-Liberty, an industrial area that includes television, film and animation studios, graphic design and internet firms, live-work buildings and cafes.

Official Plan

The site is designated "Low Density Residence Area" by the Garrison Common North Part II Plan. This designation permits residential development at a density of 1 times the area of the lot.

The Part I Official Plan of the (former) City of Toronto recognizes the existence of hospitals in Low Density Residence Areas and contains policies allowing for their expansion provided there is a need for the expansion, that the proposed expansion is compatible with adjacent areas and the expansion is generally to take place on lands used by the hospital at the time of the application.

Section 12.5(a) and Section 16.4 of the Official Plan require a study to be undertaken when redesignating Low Density Residence Areas to any other land use category and when considering large scale development proposals which may have a major impact on the structure or character of the city, or which may alter the form of streets and/or blocks of the city. The proposed amendments to the Official Plan and Zoning By-law will be considered the required study.

New Official Plan for the City of Toronto

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. No hearing date has been set.

Once the Plan comes into full force and effect, it will designate the property as Institution Area. The Plan also includes Secondary Plans to guide growth and change in specific local areas of the city. The CAMH site falls within the Garrison Common North Secondary Plan. The Secondary Plan contains policies which recognize CAMH as an important part of the community, and anticipate the redevelopment of the Queen Street site in a manner that makes the property less institutional in character and better integrated with the surrounding neighbourhood. These policies are:

“Policy 14.2.2. The Centre for Addiction and Mental Health plays an important role as a centre of excellence in research and in serving the needs of the broader community. Amendments to this plan and corresponding bylaws will be considered if they support and foster the role of the Centre and reconnect the Centre into the surrounding urban fabric; and

Policy 14.9.7 The Centre for Addiction and Mental Health should connect into the surrounding neighbourhood, by extending the existing city grid of streets and sidewalks onto the site.”

It is proposed that the existing and new Official Plan be amended to include the development criteria set out in this report.

Zoning

The site is zoned R3 Z1.0, which permits most residential uses at a density of 1 times the area of the lot. The Zoning By-law does not set a height limit for this property.

Section (1)72 of the Zoning By-law permits the use of a mental hospital and ancillary use at 1001 Queen Street West, provided that the aggregate non-residential gross floor area of all the buildings does not exceed the floor area that existed on July 24, 1979.

Site Plan Control

The site and the proposed development are subject to Site Plan Control. As the applicant has proposed that the development be phased over several years, applications for Site Plan Approval will be made as each block is developed.

As part of the first phase of the proposed development, the owner has submitted an application for Site Plan Approval for Block 2 (Application No. 303059). The proposal is for a 4-storey institutional office building and three, 4-storey buildings containing patient care rooms and facilities. Staff are currently reviewing this application.

Plan of Subdivision

An application for Draft Plan of Subdivision has been submitted and is currently being reviewed. This application will be the subject of a separate report. It is anticipated that this report will be submitted to the Community Council meeting in January of 2004. The plan of subdivision will secure matters such as: public parks; required public infrastructure; phasing requirements; community services; and heritage preservation.

Heritage

The property is subject to a historical designation by the City of Toronto, pursuant to the Ontario Heritage Act (By-law 1997-0085). The designation applies to the brick walls along the east, south and west boundaries of the site and two brick storage buildings adjacent to the south wall.

Tree Preservation

There are a number of trees located on the site, some of which have been identified for removal. A tree removal application will be processed with each site plan application.

Community Improvement Plan

The Niagara and Massey Ferguson neighbourhoods, which are adjacent to 1001 Queen Street West, have been undergoing a tremendous amount of change, due largely to the redevelopment of industrial properties and a general revitalization of the area. In July 2001, the area bounded by Bathurst Street on the east, the railway on the south, and the south boundary of the CAMH site on the north was designated as a Community Improvement Project Area (By-law No. 250-2002- Garrison Common North Community Improvement Project Area). This report recommends that the Community Improvement Plan be amended to include the CAMH lands.

Reasons for the Application

The applicant is requesting permission for a total gross floor area of approximately 250,830 square metres (2.7 million square feet), of which up to 130,060 square metres (1.4 million square feet) will comprise the CAMH facilities and up to 120,770 square metres (1.3 million square feet) will be available for the various non-CAMH developments. The proposed gross floor area will exceed the maximums of 1.0 times the area of the lot permitted by both the Official Plan and Zoning By-law, which allow a maximum gross floor area of approximately 109,270 square metres or 1,176,200 square feet.

The applicant is proposing to introduce non-residential uses throughout the site. The proposed non-residential uses are not permitted in the Low Density Residence area or in the R3 zoning district.

Community Consultation

The Community Consultation Meeting was held November 13, 2002. Approximately 80 people attended the meeting. Issues raised were the preservation of the heritage walls, traffic, the

amount of parking proposed, the loss of mature trees, the proposed height of buildings along Queen Street, the need for housing, patient's access to green-spaces and the need for day care and community centre spaces. The issue related to the provision of health care was also raised.

During the evolution of the applications, CAMH has undertaken extensive consultation with a wide range of key stakeholders and the community at large. The consultation included a series of workshops, a design charette, numerous presentations and community meetings, the production of various documents and plans sent to stakeholders for review, and a number of public open houses. The consultation process has involved over 200 people from the surrounding neighbourhood; the CAMH staff, physicians and volunteers, CAMH Board of Trustees; current and former CAMH clients/patients and their families and supporters; partner hospitals and service agencies; University of Toronto; Ministry of Health and Long-Term Care; City of Toronto staff; and the Ward Councillor.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Comments:

Land Use

CAMH's vision for the redevelopment of the site was to create a plan to replace the existing institutional character of the site with an active urban setting. The new development would extend the neighbourhood streets and create a series of blocks with various open spaces and buildings located throughout the site. In addition to the CAMH facilities it is proposed that a mix of uses including commercial, institutional, residential, light industrial and open spaces be permitted. The mix of uses will help create an active urban setting and may help reduce the stigma associated with the property. The proposed uses will provide an opportunity to help revitalize the site and surrounding areas. It is proposed that the site be rezoned to CR with additional permission for specific light industrial uses.

Holding Symbol

It is proposed that the zoning contain a holding symbol ("H") pursuant to Section 36 of the Planning Act. A holding provision may be applied when the use of the land has been determined, and when conditions necessary for development cannot be ensured on a pre-zoning basis. The holding symbol will require a subdivision agreement, a heritage easement, or other agreements to evaluate and secure matters with respect to transportation and servicing improvements, the provision of public parks within the area, heritage matters and community services and facilities before the redevelopment can proceed. The holding symbol may be removed from the entire site, or on a block-by-block basis, when the conditions required to lift the hold have been satisfied.

Density

It is recommended that the zoning by-law not include density limits for this area. The proposed height limits along with the Design Guidelines will establish a well-defined and predictable envelope for each new building site and determine the scale of development. In recognizing the important role CAMH plays in the City it is recommended that the zoning by-law include a requirement for a minimum of 70,000 square metres of floor area devoted to CAMH uses.

Height

The recommended height limits are shown on the Proposed Heights Map. The proposed heights range from 16 to 41 metres. The lowest building heights are in areas directly adjacent to the neighbouring houses to the west, with highest heights located within the centre of the site and adjacent to the private/public open spaces along the eastern and southern portions of the property.

A concern was raised at the public meeting regarding the shadowing on Queen Street. It is proposed that the buildings along Queen Street West be 17 metres at the street line and stepped up to a height of 25 metres. The shadow studies submitted by the applicant demonstrate that these heights will have a minimal shadow impact on the north sidewalks on Queen Street.

Design Guidelines

As part of the proposed redevelopment of the CAMH lands, Design Guidelines have been developed. The Design Guidelines establish a detailed urban design framework for new development and provide a context for the co-ordination of the proposed incremental development. The guidelines will assist in the evaluation of the Site Plan Approval Applications for each phase of development. The guidelines will provide guidance on issues including: the civic role, layout and schematic design of the streets; building organization, including the location of the building entrances and site servicing; general building design; and tree preservation.

Blocks and Roads

The vision for the redevelopment of the site includes better integration of the development with the surrounding neighbourhood through the addition of new streets that will align with existing north-south streets. This layout will divide the site into a series of development blocks. These development blocks could be further subdivided into parcels to accommodate a number of different buildings on each block, each having frontage on a public street, as in any other part of the City.

The streets plan comprises the southerly extension of Givins Street, Ossington Avenue, Brookfield Street and Fennings Street and the westerly extension of Adelaide Street West to the Fennings Street extension. An additional east-west street is proposed, which extends between Shaw Street and Fennings Street extension, approximately mid-block between Queen Street West and the Adelaide Street extension. At this time, the applicant has not determined whether the east-west street will be established as a public highway or retained as a private road. All other roads will be secured through the plan of subdivision application.

The streets will be designed as typical neighbourhood streets creating a safe and comfortable pedestrian realm. The new streets will include trees and pedestrian scale lighting.

Traffic

A Traffic Impact Study was prepared by the applicant for the proposed development. In the report the consultant analyses the traffic impacts associated with the full-build-out of the site (estimated to occur in 2021). Minimum and maximum trip generation scenarios were determined in this regard, and distributed to the proposed road network. The consultant concluded that site-related traffic could be accommodated at the boundary road intersections under both scenarios. However, under the maximum scenario, the requirement for an exclusive left-turn lane, and a shared through-right lane is identified on the northern approach of the Queen Street West/Ossington Avenue intersection. As noted by the consultant, this will involve a slight widening immediately south of the intersection to allow northbound right-turning vehicles to proceed around left-turning vehicles.

Notwithstanding the above, under the maximum scenario analyzed by the consultant, it is noted that some of the unsignalized intersection capacity analyses do not include applicable heavy vehicle volumes. Incorporating such volumes in the analyses could cause certain movements, that are projected to operate at level-of-service "E", to operate at a level-of-service "F". This level-of-service is generally associated with unacceptable delays. In particular, this is in reference to:

- the northbound left/right movement at Queen Street West and Brookfield Street;
- the southbound left/right movement at Queen Street West and Givins Street;
- the westbound left/right movement at Shaw Street and Adelaide Street West; and
- the eastbound left/right movement at Shaw Street and Adelaide Street West.

Given the above, the applicant is advised that turn prohibitions may be implemented in the future at these intersections, unless acceptable documentation is submitted that justifies otherwise.

As these streets will be constructed and operated initially as private driveways on an interim basis prior to their dedication as public highways, the owner is advised that any interim public street system must be configured as a continuous circulation system or, alternatively, appropriate turnaround facilities must be provided at the terminus of any streets that temporarily end in a cul-de-sac.

The owner will be required to assess the operations of the proposed driveways for each development block in conjunction with the respective Site Plan Applications.

Driveway Access and Site Circulation

It is proposed that access to each development block be provided via the newly created public streets. However, the Design Guidelines for this project, prepared by Urban Strategies Inc. in

support of this application, identify only potential access points which are based on the anticipated building program for each block. As a result, a detailed site access and circulation assessment is required to be prepared and submitted by the owner to the Commissioner of Works and Emergency Services for review and acceptance as each block proceeds through the Site Plan approval process.

Parking

The Traffic Impact Study stipulates the parking standards proposed by the applicant for each potential land use. The parking standards proposed by the applicant, with the exception of those for residential land use, are acceptable. For the proposed residential uses the following parking rates are recommended: 0.3 spaces/bachelor unit; 0.7 spaces/1-bedroom unit; 1.0 spaces/2-bedroom unit; 1.2 spaces/3+ bedroom unit; and 0.12 spaces/unit for visitors.

For CAMH and related uses a ratio of 1 space for every 181 square metres of floor area is recommended.

Loading

The applicant has proposed to use the "Downtown" loading standards contained in Section 4(5) of By-law 438-86 for the proposed CAMH uses only. This was primarily based on a comprehensive loading survey which was undertaken by the consultant at the existing Queen Street CAMH site. The applicant has also requested that the loading spaces be shared for CAMH uses, amongst the proposed development blocks. For the non-CAMH uses the applicant will comply with the general loading standards in zoning by-law.

Works and Emergency Services staff have reviewed the applicant's Loading Assessment, and have no objections to the recommendations put forth by the applicant. Staff noted that all loading spaces proposed for the subject lands should be designed in such a manner that will allow vehicles using these facilities to enter and exit the abutting public streets in a forward motion. The sharing of the loading spaces for the CAMH uses was acceptable provided appropriate and convenient below-grade service corridors/tunnels are provided to connect the shared loading facilities and the respective uses within each development block. The transport of goods along public roads and sidewalks would not be permitted. Any development blocks that will not be connected to the below-grade tunnels will be subject to separate loading space requirements.

Municipal Class Environmental Assessment

The Ossington Street and Adelaide Street West extensions are proposed to be classified as "collector" streets. Accordingly they will be subject to a Municipal Class Environmental Assessment, which the owner will be required to undertake and have approved by the Ministry of the Environment prior to the approval of the Plan of Subdivision.

Heritage

The property was designated under Part IV of the Heritage Act by City Council on February 3, 1997 (By-law 0085-97). Heritage features on the site include the designated heritage wall, portions of which remain on the west, south and east sides. The two historic brick buildings that form part of the wall will be preserved in the development.

CAMH intends to maintain the wall along the westerly and southerly limits of the lands, with the exception of a proposed new opening in the south wall to facilitate a pedestrian connection between Adelaide Commons East private open space with Joseph Workman Parkette. Portions of the east wall will also be removed to accommodate the extension of Adelaide Street West and the location of New Street.

CAMH, in partnership with the City of Toronto, hosted an Open Ideas Competition dealing with the historic wall along Shaw Street on the east side of the 1001 Queen Street West property. This is the most intact portion of the historic wall that originally enclosed the entire site. It is also the part most visible to the public. The Open Ideas Competition was held to generate ideas on how to creatively incorporate sections of the east wall into the proposed Shaw Park (Block 6) and private open space area on Block 7. The competition was intended to generate design concepts to recognize the historical importance of the wall while improving visibility from the street into these open spaces. The Competition resulted in a tremendously positive response from the community with the receipt of over 125 entries. The submissions were judged by a panel of eight jurors which included area residents, CAMH staff, Councillor Pantalone, the Director of Urban Design, the Manager of Heritage Preservation Services and Mr. Geoffrey Reaume, Psychiatric Patients' Historian. Submissions were judged based on the ability of the design to address a number of evaluation criteria, which included heritage aspects, community integration, the creation of safe and pleasant spaces and maintenance.

The jury panel selected two winning designs and on May 15, 2003, the designs were endorsed by the Toronto Preservation Board. The final design of the east wall will be completed by CAMH to incorporate the best elements of both winning submissions and will be subject to the approval of City Council.

At this time the applicant has not provided details regarding alterations to the walls and the two storage buildings. Heritage Preservation Staff will comment further on the proposed alterations as part of the review of the Site Plan applications. It is recommended that a condition to the lifting of the holding symbol in the Zoning By-law require a Heritage Easement Agreement for portions of the wall.

As the proposed development on Block 2 is further advanced, it is recommended that a Heritage Easement Agreement be executed for the western wall, prior to final Site Plan approval for the initial phase of development on Block 2.

The applicant will also be required to undertake a Stage 2 archaeological assessment prior to any sub-surface soil disturbance in each phase of development. The Stage 2 archaeological assessment will be secured in through the subdivision application.

Trees

The existing vegetation on the site is mature and significantly adds to the character of the area. The applicant has indicated that in the development of the Master Plan consideration was given to maintaining significant groups of mature and health trees. The areas identified for parkland and private open space are intended to maintain mature stands of trees.

CAMH is proposing to apply for the removal of trees on private property on a phased basis in connection with applications for Site Plan approval. Given that the build-out on the lands is expected to take place over several years, this approach will ensure that trees are only removed when necessary, rather than in advance of development. This approach also recognises that the condition of trees will change over time, the result being that some trees will not require a permit for removal in the future due to declining health while others may require a permit due to an increase in size.

CAMH has undertaken a preliminary assessment of the impact of the introduction of the proposed street network. It is estimated that a total of 215 trees will be removed in order to accommodate the new streets, of which 70 would require permits and 145 would not require a permit. However, it should be noted that based on the proposed streetscape plans for this site, an estimated 415 new street trees will be planted. The actual number of new street trees will be determined in connection with Site Plan applications for each phase of development.

Park Land

CAMH has proposed to dedicate three parcels of land to the City for public open space (Blocks 1, 6 and 13). Staff of Economic Development, Culture and Tourism have indicated that they are agreeable to the dedication of Blocks 1 and 6 for public parkland dedications, however the conveyance of Block 13 is not desirable. EDCT staff recommended that Block 13 be utilized as private open space in conjunction with the private open space to the west that is used for community gardens. EDCT staff recommended that CAMH retain this private open space and be responsible for the assessment of the heritage structure and wall portion on these lands, as well as a restoration strategy.

CAMH has stated that should the City decide to accept Block 13 as parkland, CAMH would be willing to provide such lands. In the event that Council decides not to accept the conveyance of Block 13, CAMH proposes to use Block 13 as private open space to accommodate additional CAMH programmes.

CAMH has requested compensation from the City for the proposed conveyances. Given that these parks are not located in preferred locations, as indicated by EDCT, for parkland blocks and the City is assuming maintenance and liability costs for these heavily treed blocks, EDCT staff have indicated that they will not be compensating CAMH for these conveyances. However, EDCT staff have stated they are prepared to recognize the parkland dedication as a parks levy credit that can be used for any non-exempt development that occurs on the development blocks in the future.

Private Open Space

In addition to the proposed public parks, CAMH is proposing private open spaces on Blocks 2a, 3a 7a, 12 and 13. These private open spaces will be integrated with adjacent development and provide programmed open space for CAMH. It is proposed that uses and structures such as gardens, market gardens, greenhouses, storage and utility buildings and ornamental structures be permitted. Within these private open spaces, the preservation of existing healthy mature trees will be encouraged.

Community Improvement Plan

City Council designated certain lands within the Niagara Area and Massey Ferguson Neighbourhood as a Community Improvement Project Area, known as the Garrison Common North Community Improvement Project Area (By-law No. 250-2002). The CAMH site was originally left out of the Community Improvement Project Area because it was undergoing its own master planning process at the time. It is recommended that the CAMH property be incorporated into the Community Improvement Project Area, to ensure that any changes to the overall neighbourhood are implemented in a coherent, integrated and co-ordinated manner.

Community Services

CAMH is responsible for a wide range of services related to addiction and mental health, and currently plays a fundamental role in Toronto's network of community services. The site will be redeveloped to provide for the integration of patient/client care, research, education and health promotion activities in a central hub. The redevelopment of the CAMH lands will include the provision of community facilities such as the proposed parks and a day care centre. Presently, a community information centre is located off-site and will be relocated to the Queen Street West site as the new facilities develop. Community programmes will be offered from time to time, such as the community gardens and other programmes that will involve both CAMH clients and members of the community working together. As well, CAMH has provided meeting space to the community in the past and will continue to do so subject to availability. CAMH presently operates a 48- space day care centre, which provides day care for staff and to residents of the wider community. Priority for the day care spaces is given to staff of CAMH. CAMH will continue to provide this service on site, although the existing location will change as part of the redevelopment.

At this time the number of new residential units that may be built within the development is unknown. It is recommended that community services and facilities needs assessment be undertaken to assess the potential demand for these services and facilities, as development proceeds. The scope of the study and the threshold for undertaking the work will be secured through the subdivision agreement.

Phasing

The site redevelopment is to occur in phases to ensure minimum disruption to the hospital operations. Phasing has been identified as an important component of the redevelopment, as CAMH will need to maintain its programs and services during construction. CAMH proposed

that phasing begin with the vacant land, which will allow a significant amount of new program space to be constructed without requiring any demolition of existing facilities. The timing of each phase will depend on the ability to build the required public infrastructure, the need to replace program space, opportunities for partnerships, and the interest of other uses to locate on the site.

To ensure that the phased development of the site will occur in a coordinated manner and that each phase will be adequately serviced the applicant has submitted a Minimum Servicing Requirement for Development Blocks Plan. The plan identifies the requirements for roads, sanitary sewage, storm drainage and watermains as each of the phases of development proceeds. The phasing of the development and the timing of the public infrastructure will be secured through the plan of subdivision application.

The applicant has already made an application for Site Plan Approval for part of the first phase of development (Application No. 303059). The proposal for Block 2 is for a 4-storey institutional office building and three, 4-storey buildings containing patient care rooms and facilities. This application is currently being reviewed.

Conclusions:

The proposed redevelopment of the CAMH site will create a new mixed use neighbourhood and will better integrate the facility into the surrounding neighbourhood. It is recommended that the proposed official plan and zoning by-law amendments be approved. It is also recommended that the zoning by-law incorporate holding provisions to secure phased transportation and servicing improvements, the provision of public parks, the provision of community services and facilities and heritage matters.

Contact:

Gregory Byrne, Senior Planner, West
Telephone: 416-394-8238; Fax: 416-394-6063; E-Mail: gbyrne@toronto.ca

(Copies of attachments, referred to in the foregoing report, were distributed to all Members of Council with the September 9, 2003 agenda of the Toronto East York Community Council, and a copy is also on file in the office of the City Clerk.)

Attachment 9

Draft Official Plan Amendment

1. The Garrison Common North Secondary Plan is hereby amended by replacing Map 14-1 with the attached Map-14-1 and by amending Section 10, Site and Area Specific Policies by adding the following Section 5;

“Area 5. On the lands shown as 5 on Map 14-1 the following policies apply:

Overall Objectives

- (a) The property will be redeveloped over time as the organizational hub for The Centre for Addiction and Mental Health (CAMH), representing key parts of the organization and containing key central functions and programs.
- (b) As well as CAMH functions, a mix of uses will be permitted, including the uses permitted in *Institutional Areas*, as well as all types of institutional uses, commercial uses and residential uses. *Employment Area* uses which are compatible with surrounding uses are also permitted. Single use and mixed use buildings will be permitted.
- (c) The area will be developed in phases with a network of public and private streets and sidewalks, public and private open spaces, which will serve to integrate the property into the surrounding city fabric, subject to the policies contained in Section 5. The layout of the development blocks, proposed public and private streets, public parks and private open spaces will be generally in accordance with Map 14-2.
- (d) The lands will be included within the Niagara Area and Massey Ferguson Neighbourhood Community Improvement Project Area, to ensure that changes to the overall neighbourhood, such as streetscape and façade improvements, are implemented in a coherent, integrated and coordinated manner.

Urban Structure Built Form

- (e) Existing City streets will be extended over time to create a network of new public and private streets.
- (f) Buildings that are generally mid-rise will be permitted, with the lowest building heights in areas directly adjacent to the neighbouring housing forms to the west of the area and a mid-rise scale along Queen Street. Taller buildings may be located within the centre of the area.
- (g) Retail and restaurant uses are encouraged to locate in areas which will be compatible with neighbouring residential uses and activate streets and open spaces:
 - (i) Retail uses and other such similar uses which serve to animate the street, including publicly accessible CAMH uses, are required along Queen Street to continue its "main street" role.
 - (ii) Retail uses, cafes and restaurants are encouraged to locate around the area's public parks to improve pedestrian interest and casual views into the public parks.

- (h) Urban Design Guidelines will be adopted by Council for the lands in the area. The Guidelines will illustrate and describe desired urban design concepts for the area and will provide a context for coordinated incremental development in keeping with the objectives and polices of this plan and will assist in the evaluation of applications for subdivision and site plan approval. The Guidelines will not form part of this Secondary Plan.

Parks And Open Spaces

- (i) The preservation of healthy mature trees will be encouraged and the planting of a range of tree species throughout the area along streets and as part of landscaping associated with development.
- (j) Two sites are proposed for public parks, as shown on Map 14-2, and referred to as Shaw Park (Block 6) and Fennings Park (Block 1), which contain large groupings of existing healthy mature trees and which reinforce the neighbourhood pattern of open spaces.
- (k) The provision of additional sites for private open space, as shown on Map 14-2, which will be integrated with adjacent development, will be encouraged to preserve existing healthy mature trees and provide programmed open space for CAMH. Uses and structures such as gardens, market gardens, green houses and the Brick Storage Building are permitted on Blocks 12 and 13.

Heritage

- (l) The Wall, as identified on Map 14-2, is recognized as an important part of the area's heritage.
- (m) CAMH will enter into a Heritage Easement Agreement or Agreements with the City with respect to portions of the Wall and Storage Buildings.
- (n) CAMH will undertake an assessment of the entire Wall and associated structures to be prepared by a restoration architect which will include a conservation strategy. The assessment and conservation strategy may be prepared and implemented on a phased basis.
- (o) The south and west walls and the east and west Storage Buildings, as shown on Map 14-2 will be retained and will form part of the public parks and private open spaces. Openings may be provided in the south wall to allow for a connection to Joseph Workman Parkette.
- (p) The east wall may be modified having regard to the outcome of the Open Ideas Competition, which will be reflected in a Heritage Easement Agreement(s).

Traffic And Parking

- (q) The use of public transit to and from the area will be encouraged through the provision of minimum and maximum parking standards, as appropriate.
- (r) Large surface parking lots will not be permitted after the completion of the final phase of development in the area. New or replacement parking spaces are encouraged to locate below grade as part of new development, in a limited number of above-grade structures, in small areas of convenience parking near buildings, and on the streets of the area.
- (s) Above-grade parking structures will be designed to achieve the following general built form principles:
 - (i) Enclosure within a fully articulated facade to provide an attractive face to the street.
 - (ii) Contain commercial or other public uses on the ground floor facing adjacent streets. Parking structures should be enclosed by an architectural facade to provide an attractive face to the street and so that parked cars are not directly visible. Pedestrian entrances will be encouraged and landscaping to provide an attractive grade-level experience.

Servicing

- (t) It is recognized that a series of underground service tunnels may be required to link institutional and other facilities and that the service tunnels may be located beneath public streets within the area.

Implementation

- (u) A heritage easement agreement shall be entered into with respect to that portion of the Wall located on Block 2, prior to the issuance of a building permit for any development on Block 2.
- (v) A zoning by-law may incorporate holding provisions in accordance with Section 36 of the *Planning Act*, as amended, to require a subdivision agreement, heritage easement agreement(s), or other agreement(s), in order to secure such matters including but not limited to transportation and servicing improvements, the provisions of public parks within the area, the provision of community services and facilities and heritage matters. The holding symbol may be removed by by-law when the conditions required to lift the hold, as set out in the zoning by-law, have been satisfied.

Attachment 10

Draft Official Plan Amendment

1. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18. and the attached Map 18.;

“18. On the lands known in the year 2003 as 1001 Queen Street West

Notwithstanding any other provisions of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18. in accordance with the following policies:

Overall Objectives

- (w) The property will be redeveloped over time as the organizational hub for The Centre for Addiction and Mental Health (CAMH), representing key parts of the organization and containing key central functions and programs.
- (x) As well as CAMH functions, a mix of uses will be permitted, including all types of *institutional* uses, *commercial* uses and *residential* uses. *Industrial* uses which are compatible with surrounding uses are also permitted. Single use and mixed use buildings will be permitted.
- (y) The area will be developed in phases with a network of public and private streets and sidewalks, public and private open spaces, which will serve to integrate the property into the surrounding city fabric, subject to the policies contained in Section 5. The layout of the development blocks, proposed public and private streets, public parks and private open spaces will be generally in accordance with Map 18.
- (z) The lands will be included within the Niagara Area and Massey Ferguson Neighbourhood Community Improvement Project Area, to encourage that changes to the overall neighbourhood, such as streetscape and façade improvements, are implemented in a coherent, integrated and co-ordinated manner.

Urban Structure Built Form

- (aa) Existing City streets will be extended over time to create a network of new public and private streets.
- (bb) Buildings that are generally mid-rise will be permitted, with the lowest building heights in areas directly adjacent to the neighbouring housing forms to the west of the area and a mid-rise scale along Queen Street. Taller buildings may be located within the centre of the area.

- (cc) Retail and restaurant uses are encouraged to locate in areas which will be compatible with neighbouring residential uses and activate streets and open spaces:
 - (i) Retail uses and other such similar uses which serve to animate the street, including publicly accessible CAMH uses, are required along Queen Street to continue its "main street" role.
 - (ii) Retail uses, cafes and restaurants are encouraged to locate around the area's public parks to improve pedestrian interest and casual views into the public parks.
- (dd) Urban Design Guidelines will be adopted by Council for the lands in the area. The Guidelines will illustrate and describe desired urban design concepts for the area and will provide a context for co-ordinated incremental development in keeping with the objectives and polices of this plan and will assist in the evaluation of applications for subdivision and site plan approval. The Guidelines will not form part of this Plan.

Parks And Open Spaces

- (ee) The preservation of healthy mature trees will be encouraged and the planting of a range of tree species throughout the area along streets and as part of landscaping associated with development.
- (ff) Two sites are proposed for public parks, as shown on Map 18.●, and referred to as Shaw Park (Block 6) and Fennings Park (Block 1), which contain large groupings of existing healthy mature trees and which reinforce the neighbourhood pattern of open spaces.
- (gg) The provision of additional sites for private open space, as shown on Map 18.●, which will be integrated with adjacent development, will be encouraged to preserve existing healthy mature trees and provide programmed open space for CAMH. Uses and structures such as gardens, market gardens, green houses and the Brick Storage Building are permitted on Blocks 12 and 13.

Heritage

- (hh) The Wall, as identified on Map 18., is recognized as an important part of the area's heritage.
- (ii) CAMH will enter into a Heritage Easement Agreement or Agreements with the City with respect to portions of the Wall and Storage Buildings.

- (jj) CAMH will undertake an assessment of the entire Wall and associated structures to be prepared by a restoration architect to include a conservation strategy. The assessment and conservation strategy may be prepared and implemented on a phased basis.
- (kk) The south and west walls and the east and west Storage Buildings, as shown on Map 18. will be retained and will form part of the public parks and private open spaces. Openings may be provided in the south wall to allow for a connection to Joseph Workman Parkette.
- (ll) The east wall may be modified having regard to the outcome of the Open Ideas Competition, which will be reflected in a Heritage Easement Agreement(s).

Traffic And Parking

- (mm) The use of public transit to and from the area will be encouraged through the provision of minimum and maximum parking standards, as appropriate.
- (nn) Large surface parking lots will not be permitted after the completion of the final phase of development in the area. New or replacement parking spaces are encouraged to locate below grade as part of new development, in a limited number of above-grade structures, in small areas of convenience parking near buildings, and on the streets of the area.
- (oo) Above-grade parking structures will be designed to achieve the following general built form principles:
 - (i) Enclosure within a fully articulated facade to provide an attractive face to the street.
 - (ii) Contain commercial or other public uses on the ground floor facing adjacent streets. Parking structures should be enclosed by an architectural facade to provide an attractive face to the street and so that parked cars are not directly visible. Pedestrian entrances will be encouraged and landscaping to provide an attractive grade-level experience.

Servicing

- (pp) It is recognized that a series of underground service tunnels may be required to link institutional and other facilities and that the service tunnels may be located beneath public streets within the area.

Implementation

- (qq) A heritage easement agreement shall be entered into with respect to that portion of the Wall located on Block 2, prior to the issuance of a building permit for any development on Block 2.

A zoning by-law may incorporate holding provisions in accordance with Section 36 of the *Planning Act*, as amended, to require a subdivision agreement, heritage easement agreement(s), or other agreement(s), in order to secure such matters including but not limited to transportation and servicing improvements, the provisions of public parks within the area, the provision of community service and facilities and heritage matters. The holding symbol may be removed by by-law when the conditions required to lift the hold, as set out in the zoning by-law, have been satisfied.

Attachment 11

Draft Zoning By-law Amendment

CITY OF TORONTO

BY-LAW No. ____-2003

To amend By-law 438-86, of the former City of Toronto, as amended,
respecting lands known in the year 2003 as 1001 Queen Street West

NOW THEREFORE the Council of the City of Toronto ENACTS as follows:

2. District Map 49G-322 contained in Appendix 'A' of By-law 438-86, as amended, is hereby further amended by re-designating the lands delineated by heavy lines to "CR", "CR(h)" and "G" as shown on Map 3.
3. None of the provisions of Section 2(1) with respect to the definition of *grade*, *ornamental structure* and Sections 4(2)(a), 4(4), 4(6), 4(11), 4(16), 5(1)(a), 8(1)(a), 8(3), 12(1)72 and 12(2)270. of Zoning By-law 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the uses or the erection or use of a building or structure for any purpose permitted in Sections 5(1) and 8(1) of By-law 438-86 and the additional uses as permitted below on the lands delineated by heavy lines on Map 1 provided that:
 - (a) in addition to the uses permitted in Section 5(1)(a) of By-law 438-86, community related uses including *market gardening*, *accessory* uses and *ornamental structures* shall be permitted on *Blocks* zoned G, as shown on Map 3;
 - (b) notwithstanding any other provisions of this By-law, *Blocks 2a, 3a, 7a, 12 and 13* shall only be used for *landscaped open space* and *accessory* uses and structures which includes *ornamental structures*, greenhouses, storage and utility buildings, the existing Storage Buildings the location of which is shown on Map 3, retaining walls, curbs, wheelchair ramps, fences, stairs, *market gardening* and *accessory* sales and structures;

- (c) a minimum of 70,000 sq.m. of *non-residential gross floor area* shall be provided for one or more of the following uses: *psychiatric hospital, public hospital, research and development institute and laboratory class A uses* and any *accessory uses* on the lands delineated by heavy lines on Map 1;
- (d) in addition to the uses permitted in Section 8(1)(a) of By-law 438-86, *a mixed use building, dwelling room, artist live/work studio, designer's studio, performing arts studio, food warehouse, food wholesaling establishment, recycling shop, storage warehouse class A, wholesaling establishment – general, bookbinder's shop, carpenter's shop, contractor's shop, class A, industrial catering service, postal sorting station, security service and business equipment, market garden, ornamental structure* and suite hotel and *accessory uses* thereto shall be permitted on *Blocks* zoned CR as shown on Map 3;
- (e) no person shall, erect or use a building or structure on *Blocks 3, 4 and 5* within 5.0 m of the property line abutting Queen Street West unless a minimum of 60% of the length of the building face abutting Queen Street West within the subject *Block* is used for *street-related retail and service uses*, and/or publicly accessible areas of a *psychiatric hospital* and/or a *public hospital* on *Block 5*;
- (f) no part of any building or structure erected or used above finished ground level is located otherwise than wholly within the areas delineated by the heavy lines on Map 4, except the following structures shall be permitted beyond the heavy lines shown on Map 4:
 - (i) eaves, cornices, fences and safety railings, chimney breasts, vents, wheelchair ramps, stairs and landings, retaining walls;
 - (ii) uncovered platforms to a maximum horizontal projection of not more than 1.5 m and a height not to exceed 1.2 metres above finished ground level;
 - (iii) balconies to a maximum horizontal projection of not more than 1.5 metres;
 - (iv) roofs over a first floor platform or terrace to a maximum horizontal projection of not more than 2.5 metres;
 - (v) canopies to a maximum horizontal projection of not more than 2.5 metres;
 - (vi) bay windows to a maximum horizontal projection of not more than 0.75 metres and with a width not to exceed 3.0 metres; and,
 - (vii) notwithstanding Section F. above, bay windows on *Block 2* shall be permitted beyond the heavy lines shown on Map 4 to a maximum horizontal projection of 0.75 metres and a width not to exceed 7.0 metres;

- (g) No person shall erect or use a *residential building* or a *mixed use building* on a *Block* in which a window of a *dwelling unit* (other than a window of a kitchen or a bathroom) or window of a *dwelling room* in the building is closer than:
- (i) 11.0 metres to a window of another *dwelling unit* (other than a window of a kitchen or bathroom) or a window of a *dwelling room* on the same *Block*;
 - (ii) the requirements of Sections (i) shall not apply to windows on walls which form an angle of 90 degrees or greater to each other, on a horizontal plane;
- (h) no part of any building or structure to be erected shall exceed the *height* limits specified by the numbers following the symbol “H” as shown on Map 4, but such *height* limits do not prevent the erection or use of the building elements or structures identified in Section 4(4) of By-law 438-86, subject to the limitations contained therein;
- (i) notwithstanding Section 2.(h) of this By-law, no part of any building or structure to be erected on *Block 2*, shall exceed the *height* limits specified by the number following the symbol “H” as shown on Map 4, but this does not prevent the erection or use of the following:
- (i) a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of a building, or a fence, wall or structure enclosing such elements, provided:
 - A. the maximum *height* of the top of such elements or enclosure is not higher than the sum of 6.0 metres and the *height* limit applicable to the *Block*;
 - B. the aggregate horizontal area of such elements, including the area contained within an enclosure, measured at a point above the level of the *height* limit, does not exceed 40% of the area of the roof of the building; and,
 - C. the width of any such elements, including the width of an enclosure, located within 6.0 metres of a boundary of a *Block* that is a *street* line, does not exceed 60% of the width of the main wall of the building facing the *Block* boundary, provided the width is to be measured parallel to the *Block* boundary;
 - (ii) structures identified in Section 4(2)(a)(ii) of By-law 438-86, subject to the limitations contained therein;
 - (iii) parapets to a maximum vertical projection of 1.07 metres;

- (j) the number of *parking spaces* shall be provided in accordance with Section 4(4)(b), except for the following uses which shall be subject to the following minimum standards:
- (i) *parking spaces* for a *residential building* or that portion of a building containing *dwelling units*, except *alternative housing*, shall be provided on the block and maintained at the rate of:
 - A. 0.3 *parking space* for each *bachelor dwelling unit*;
 - B. 0.7 *parking space* for each one *bedroom dwelling unit*;
 - C. 1.0 *parking space* for each two *bedroom dwelling unit*;
 - D. 1.2 spaces for each *dwelling unit* containing 3 or more *bedrooms*; plus,
 - E. 0.12 *parking space* for each *dwelling unit* for visitors;
 - (ii) *parking spaces* for a *psychiatric hospital*, *public hospital*, research and development institute and *laboratory class A* and any *accessory* uses shall be provided and maintained at a rate of 1 *parking space* per 181 square metres of *non-residential gross floor area* and shall be calculated based on the total *non-residential gross floor area* devoted to such uses on the lands delineated by heavy lines on Map 1;
- (k) *non-residential parking spaces* shall be provided, in the following locations:
- (i) on the same *Block* containing the use for which the *parking spaces* are to be provided; and/or
 - (ii) on any of *Blocks 3, 4, 5, 7, 8, 9, 10 or 11*; and/or
 - (iii) within 300 metres of the *Block* containing the use for which the parking spaces are to be provided;
- (l) loading spaces shall be provided in accordance with Section 4(6) of By-law 438-86;
- (m) notwithstanding section (l) above, loading spaces required for *psychiatric hospital*, *public hospital*, research and development institute and *laboratory class A* and any *accessory* uses shall be provided in accordance with the following:
- (i) the number and type of loading spaces shall be provided in accordance with Schedule 1 of Section 4(5) and shall be located on the same *Block* as the use; or

- (ii) where two or more *Blocks* are connected by a *service tunnel*, the following shall also apply:
 - A. the number and type of loading spaces shall be calculated based on the total *non-residential gross floor area* on the *Blocks* connected by a *service tunnel*; and,
 - B. the loading spaces may be located on any of the *Blocks* connected by a *service tunnel*;
 - (iii) notwithstanding the foregoing provisions of Sections (i) and (ii) above, 2 *loading spaces – type C* shall be provided on *Block 2*, of which one loading space may be partially located on *Block 11*.
- 4. None of the provisions of this By-law shall apply to prevent the operation of *psychiatric hospital, public hospital*, research and development institute, laboratory *class A* uses and any *accessory* uses or any other uses existing as of the date of this By-law in any building or structure erected prior to the passing of this By-law.
- 5. Blocks zoned “CR(h)” shall not be used for any purpose permitted by Section 2. of this By-law until the “(h)” symbol has been removed from all or part of a Block. An amending by-law to remove the “(h)” symbol shall be enacted by Council when the following conditions have been fulfilled to the satisfaction of Council:
 - (a) the execution of a subdivision agreement or other agreement(s) to secure matters such as, but not limited to the phasing of transportation and servicing improvements, a daycare centre and the provision of public parks in connection with the Blocks or portion of the Blocks designated “CR(h)” on Map 3; and,
 - (b) the execution of heritage easement agreement(s) to secure matters with respect to the historic wall located on Blocks 1, 6, 7a, 11, 12 and 13.
- 6. Definitions:
 - (a) For the purpose of this By-law, the terms set forth in italics, subject to Section 2. of this By-law, have the same meaning as such terms have for the purposes of By-law 438-86, as amended;
 - (b) the following definitions shall apply:
 - (i) “*Block(s)*” means any or all of the Blocks defined in Section 5.(b)(ii) below, as the case may be;

- (ii) “*Block 1, Block 2, Block 2a, Block 3, Block 3a, Block 4, Block 5, Block 6, Block 7, Block 7a, Block 8, Block 9, Block 10, Block 11, Block 12 and Block 13*” means the areas identified as “*Block 1, Block 2, Block 2a, Block 3, Block 3a, Block 4, Block 5, Block 6, Block 7, Block 7a, Block 8, Block 9, Block 10, Block 11, Block 12 and Block 13*” respectively, on Map 2 appended hereto;
- (iii) “*grade*” means the average elevation of the finished ground level adjoining the front wall of a building;
- (iv) “*ornamental structure*” means a ornamental fountain or other such structure, a statue, monument, cenotaph, historically designated walls, outdoor art structure, or other memorial except a mausoleum or columbarium; and,
- (v) “*service tunnel*” means a connection below finished ground level between buildings on different *Blocks* which provides for the movement of goods.

7. Despite any existing or future severance, partition, or division of any *Block*, the provisions of this By-law shall apply to the whole of each of the *Blocks* as if no severance, partition or division occurred.

ENACTED AND PASSED this th day of , A.D. 2003

CASE OOTES,
Deputy Mayor

ULLI WATKISS
City Clerk

The Toronto East York Community Council also submits the report (September 8, 2003) from the Director, Community Planning, South District:

Purpose:

This report recommends a further technical amendment to the proposed zoning by-law governing development at 1001 Queen Street West.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) Section 3(k) of the draft by-law (Attachment 11 to the report (August 20, 2003) from the Director, Community Planning, South District), be amended to read:

"(k) *parking spaces* for non-residential uses shall be provided:

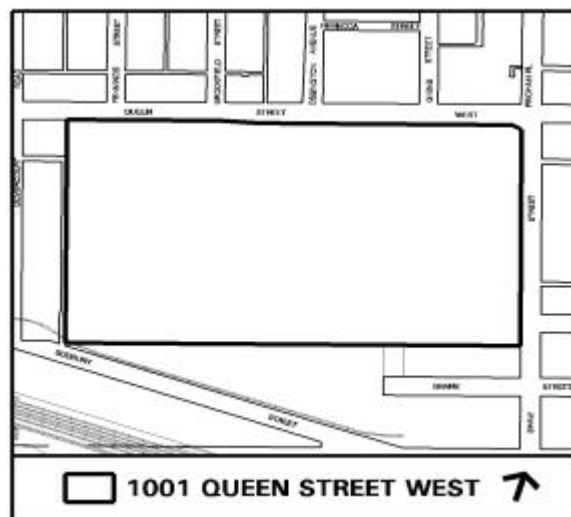
- (i) on the same *Block* containing the use for which the *parking spaces* are to be provided, or within 300 metres of that *Block*;
- (ii) employee parking for a *psychiatric hospital, public hospital, research and development institute, and laboratory, class A* and any accessory uses, on any of the lands delineated by heavy lines on Map 1 excluding streets and *Blocks 1, 3A, 6, 7A, 12 and 13*;"

(2) Section 4 of the draft by-law be amended to read:

"Notwithstanding any provisions of this by-law *psychiatric hospital, public hospital, research and development institute, laboratory class A* uses and any accessory uses, or any other uses existing as of the date of this by-law, are permitted within the lands delineated by the heavy lines on Map 1, and may be located in any buildings or structures erected prior to the passing of this by-law."

(3) Recommendation (6) of the Final Report (August 20, 2003) from the Director, Community Planning, South District), be amended to read:

"authority be granted for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 1001 Queen Street West, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager of Heritage Preservation Services, as a condition of the lifting of the holding symbol with respect to the southern and eastern walls and two storage buildings and Site Plan Approval for Block 2 with respect to the western wall; and".



(4) No further notice be given of the proposed amendments.

Background:

The Final Report related to this development area is on today's Community Council agenda. Since submission of the report, further discussions have taken place with respect to locations where future parking may occur. These discussions have resulted in technical amendments to the recommended by-law.

Comments:

The proposed by-law standards would have permitted parking related to "non-residential uses" including the uses related to the Centre for Addiction and Mental Health (CAMH), either on the site or within 300 metres of the block containing the use for which the parking was being provided. The applicant has subsequently agreed to requirements that would limit parking for the CAMH employees to the site itself. Staff are therefore recommending amendments to Section 3(k).

Staff are recommending re-wording of Section 4 to clarify that the existing uses within the site, including parking, can be maintained.

In addition, staff are recommending re-wording of Condition (6) to clarify the timing of the Heritage Easement Agreement, as a condition of the lifting of the holding symbol with respect to the southern and eastern walls and two storage buildings and Site Plan Approval for Block 2 with respect to the western wall.

Staff of Works and Emergency Services concur with the recommended amendments.

Contact:

Dave McKillop, Manager, West Section
Telephone: 416-392 13176; Fax: 416-392-1317; E-mail: dmckillo@toronto.ca

The Toronto East York Community Council also submits the report (July 30, 2003) from the Commissioner of Economic Development, Culture and Tourism:

Purpose:

To obtain Council authority to enter into a Heritage Easement Agreement to provide for the permanent protection of the designated walls and two historic brick storage buildings.

Financial Implications and Impact Statement :

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) the owner enter into and register a Heritage Easement Agreement for the brick walls and the east and west storage buildings that form part of the south wall, with the City prior to the introduction of Bills in Council;
- (2) the owner provide a condition assessment, a Conservation Strategy that describes the overall approach to the heritage features and a detailed Conservation Plan that specifies the details of the Conservation Strategy for the walls and the east and west storage

- buildings that form part of the south wall, to the satisfaction of the Manager, Heritage Preservation Services, prior to the approval of any plan of subdivision or site plan;
- (3) the owner provide financial security in a form satisfactory to the Commissioner of Economic Development, Culture and Tourism to implement the Conservation Plan, prior to the issuance of any building permit;
 - (4) the owner provide a Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services prior to the approval of any site plan;
 - (5) the owner undertake a Stage 2 archaeological assessment prior to any sub-surface soil disturbance in each phase of work at 1001 Queen Street West, to the satisfaction of the Heritage Operations Unit of the Ministry of Culture and the Manager of Heritage Preservation Services, City of Toronto;
 - (6) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 1001 Queen Street West, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services, and;
 - (7) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The property at 1001 Queen Street West (Attachment No. 1) was designated under Part IV of the Ontario Heritage Act by City Council on February 3, 1997 – By-Law No. 0085-97. Portions of the brick walls, (Attachment No. 2) surrounding the former Provincial Lunatic Asylum, a facility that opened in 1850, survive. Dating to 1851, the walls are one of the few extant structures designed by the important Toronto architect and engineer Frederick Cumberland, during his brief partnership with Thomas Ridout. The design of the walls, brick with stone trim, mirrors the materials of the main block of the Asylum, designed by John Howard and lost to demolition in 1976.

The City has received an application to redevelop the site (27 acres) at 1001 Queen Street West. The applicant, Urban Strategies Inc., on behalf of the Centre for Addiction and Mental Health (CAMH), proposes a better integration of the development with the surrounding neighbourhood through the addition of new streets that will align with existing north-south streets and will divide the site into a series of development blocks (Attachment No. 3).

Heritage features on the site include the designated heritage wall, portions of which remain on the west, south and east sides of the site. Two historic brick storage buildings that form part of the south wall will be preserved in the redevelopment and should be part of the Heritage Easement Agreement but are not designated under the Ontario Heritage Act.

The proposed redevelopment will retain the west and south walls essentially in their current form, with the exceptions of connections to Joseph Workman Parkette and to Sudbury Street, and the provision of hedging to replace the chain-link fence connecting remaining portions of the wall. Some openings will be required in the east wall to accommodate new streets and access points into the property.

The CAMH, in partnership with the City of Toronto, hosted an Ideas Competition dealing with the historic wall along Shaw Street on the east side of the 1001 Queen Street West property. This is the most intact portion of the historic wall that originally enclosed the entire site. It is also the part most visible to the public.

Comments:

As the subject application is for an Official Plan Amendment and rezoning only, the applicant has not provided details regarding alterations to the walls and the two storage buildings at this time. Culture Division staff will comment further on the proposed alterations as part of the review of the site plan application.

In order to provide permanent protection for the heritage elements to be retained, the owner has agreed to enter into the a Heritage Easement Agreement (HEA). As the development involves alterations in the designated features, a Conservation Strategy that describes the overall approach to the heritage features and a detailed Conservation Plan that specifies the details of the Conservation Strategy for the walls and the east and west storage buildings that form part of the south wall, satisfactory to the Manager, Heritage Preservation Services, will be required prior to the approval of any plan of subdivision or Site Plan for inclusion in the HEA. This plan will provide detailed drawings and specifications designed to mitigate the impact of interventions in the heritage features, in accordance with generally accepted conservation principles. To ensure fulfilment of the conservation plan and protection of the heritage features during construction, security from the owner, satisfactory to the Commissioner, will be required.

A Landscape Plan, satisfactory to the Manager, Heritage Preservation Services, will be required prior to any site plan approval.

A Stage 2 archaeological assessment must be undertaken prior to any sub-surface soil disturbance in each phase of work at 1001 Queen Street West, to the satisfaction of the Heritage Operations Unit of the Ministry of Culture and the Manager, Heritage Preservation Services.

Conclusions:

The Centre for Addiction and Mental Health (CAMH) is proposing to redevelop its land at 1001 Queen Street West. As part of this application, CAMH has put forward a Master Plan which provides an overall concept for the site redevelopment. This development will require alterations to and have impacts on the heritage features. It is appropriate at this time to grant authority to enter into a Heritage Easement Agreement to provide for the permanent protection of these heritage features.

Contact:

Rita Davies, Executive Director of Culture

Tel: 416-397-5323; Fax: 416-395-0278; E-mail: rdavies@toronto.on.ca

(Copies of attachments, referred to in the foregoing report, were distributed to all Members of Council with the September 9, 2003 agenda of the Toronto East York Community Council, and a copy is also on file in the office of the City Clerk.)

The Toronto East York Community Council also submits the communication (August 19, 2003) from the City Clerk, Toronto Preservation Board:

Recommendation:

The Toronto Preservation Board recommended to the Toronto East York Community Council, and Council, the adoption of the report (July 30, 2003) from the Commissioner of Economic Development, Culture and Tourism, subject to amending Recommendation No. (1) of the report by deleting the words “prior to the introduction of the Bills in Council” and inserting in lieu thereof the words “prior to the lifting of the ‘H’ or the approval of site plans in accordance with the phasing of the site”, so Recommendation No. (1) now reads as follows:

“(1) the owner enter into and register a Heritage Easement Agreement for the brick walls and the east and west storage buildings that form part of the south wall, with the City prior to the lifting of the ‘H’ or the approval of site plans in accordance with the phasing of the site;”.

Background:

The Toronto Preservation Board at its meeting held on August 19, 2003, had before it the report (July 30, 2003) from the Commissioner of Economic Development, Culture and Tourism recommending that:

- (1) the owner enter into and register a Heritage Easement Agreement for the brick walls and the east and west storage buildings that form part of the south wall, with the City prior to the introduction of Bills in Council;
- (2) the owner provide a condition assessment, a Conservation Strategy that describes the overall approach to the heritage features and a detailed Conservation Plan that specifies the details of the Conservation Strategy for the walls and the east and west storage buildings that form part of the south wall, to the satisfaction of the Manager, Heritage Preservation Services, prior to the approval of any plan of subdivision or site plan;

- (3) the owner provide financial security in a form satisfactory to the Commissioner of Economic Development, Culture and Tourism to implement the Conservation Plan, prior to the issuance of any building permit;
- (4) the owner provide a Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services prior to the approval of any site plan;
- (5) the owner undertake a Stage 2 archaeological assessment prior to any sub-surface soil disturbance in each phase of work at 1001 Queen Street West, to the satisfaction of the Heritage Operations Unit of the Ministry of Culture and the Manager of Heritage Preservation Services, City of Toronto;
- (6) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 1001 Queen Street West, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services; and
- (7) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto Preservation Board reports having received a communication (August 18, 2003) from Ms. Cynthia A. MacDougall, McCarthy Tetrault LLP, on behalf of the Centre for Addiction and Mental Health, expressing concern about the timing of the Heritage Easement Agreement.

Ms. Cynthia MacDougall, McCarthy Tetrault LLP, appeared before the Toronto Preservation Board in connection with the foregoing matter.

The Toronto East York Community Council also submits the communication (May 15, 2003) from the City Clerk, Toronto Preservation Board:

The Toronto Preservation Board reports, for the information of the Toronto East York Community Council, and Council, having:

- (1) received the presentation regarding the Open Ideas Competition for the East Historic Wall 1001 Queen Street West; and
- (2) endorsed the results of the Competition and supported the efforts of the Centre for Addiction and Mental Health in this regard.

Background:

The Toronto Preservation Board at its meeting held on May 15, 2003, received a presentation by Ms. Judy Josefowicz, Urban Strategies Inc., regarding the winners of the Open Ideas Competition for the East Historic Wall at 1001 Queen Street West.

Ms. Joanne Campbell, Vice President Community Relations, Centre for Addiction and Mental Health, also appeared before the Toronto Preservation Board in connection with the foregoing matter.

(Copies of presentation material, referred to in the foregoing report, were distributed to all Members of Council with the September 9, 2003 agenda of the Toronto East York Community Council, and a copy is also on file in the office of the City Clerk.)

The Toronto East York Community Council also submits the communication (March 27, 2003) from the City Clerk, Economic Development and Parks Committee:

Recommendations:

The Economic Development and Parks Committee:

- (1) referred Recommendation No. (3) from the Disability Issues Committee, embodied in the communication (March 3, 2003) from the City Clerk, to the Toronto East York Community Council for consideration with the final report on the Official Plan Amendment for the site, viz:
 - “(3) the Economic Development and Parks Committee support the psychiatric survivor community in its opposition to any alterations of the wall at 999/1001 Queen Street West and Shaw Street.”;
- (2) requested that the results of the Open Ideas Competition, which is being undertaken by the Centre for Addiction and Mental Health, be forwarded to the Toronto East York Community Council; and
- (3) referred Recommendation Nos. (1) and (2), from the Disability Issues Committee, embodied in the communication (March 3, 2003) from the City Clerk, to the Commissioner of Economic Development, Culture and Tourism for report thereon to the Economic Development and Parks Committee.

Background:

The Economic Development and Parks Committee at its meeting held on March 24, 2003, had before it the following communications:

- (a) (March 3, 2003) from the City Clerk, advising that the Disability Issues Committee, at its meeting held on February 19, 2003, recommended to the Economic Development and Parks Committee, and Council, that:
- (1) the Commissioner of Economic Development, Culture and Tourism be requested to prioritize the preservation of disability related built heritage in the City of Toronto;
 - (2) the Commissioner of Economic Development, Culture and Tourism be requested to perform an audit of the City of Toronto Preservation Services to determine the number of designated historic sites that are of significance to the disabled community; and
 - (3) the Economic Development and Parks Committee support the psychiatric survivor community in its opposition to any alterations of the wall at 999/1001 Queen Street West and Shaw Street; and
- (b) (March 19, 2003) from Ms. Joanne Campbell, Vice President, Community Relations, Centre for Addiction and Mental Health, requesting that this item be forwarded to the Toronto East York Community Council meeting at which time the City's final report on the application for Official Plan and Zoning By-law Amendment of this site will be considered.

The following persons appeared before the Economic Development and Parks Committee in connection with the foregoing matter:

- Ms. Janet Bruch;
- Ms. Joanne Campbell, Vice President, Community Relations, Centre for Addiction and Mental Health; and
- Mr. Don Weitz, Psychiatric Survivors Archives of Toronto.

(Copies of attachments, referred to in the foregoing communication, were distributed to all Members of Council with the September 9, 2003 agenda of the Toronto East York Community Council, and a copy is also on file in the office of the City Clerk.)

The Toronto East York Community Council reports, having also had before it during consideration of the foregoing matter, the following communications, and a copy is on file in the office of the City Clerk:

- (August 28, 2003) from Peter Aziz;
- (August 29, 2003) from the Director, Planning and Administrative Tribunal Law, responding to the communication (August 28, 2003) from Mr. Aziz;

- (September 8, 2003) from Bill Simpson, Drake Hotel;
- (September 8, 2003) from Robin Taylor and Hugo Miglioni;
- (undated) from Stephen Pyke;
- (September 8, 2003) from Ben Woolfitt, Woolfitt Art Enterprises Inc.;
- (September 8, 2003) from Ben Woolfitt, Woolfitt Art Enterprises Inc.;
- (September 8, 2003) from Roman Balicki and Vincenzo Logiudice;
- (September 8, 2003) from Bert Schmitz;
- (September 8, 2003) from Ken Sedgwick;
- (September 7, 2003) from Elizabeth Marrie;
- (September 7, 2003) from Stephen White;
- (September 7, 2003) from Tom Turnbull;
- (September 7, 2003) from M.J. Jacques;
- (September 4, 2003) from Pat Futterer, Toronto Health Coalition submitting 84 E-mails;
- (September 5, 2003) from Peter A. Aziz;
- (September 5, 2003) from Robin Coster and Monica Kerr-Coster;
- (September 4, 2003) from Denise Carter;
- (September 4, 2003) from Sasha Jarh, Ergo Productions;
- (September 5, 2003) from Dennis M. O'Neil, A & P Properties Limited;
- (September 8, 2003) from Stephen Bulger;
- (undated) from Lorne M. Gertner, Hill and Gertner Capital Corporation;
- (September 9, 2003) from Dennis M. O'Neil, A & P Properties Limited;
- (September 8, 2003) from Kevin D. Simpson;
- (September 9, 2003) from Peter A. Aziz and Kate Hanley;
- (September 8, 2003) from Steve Lurie;

- (September 9, 2003) from Joyce Penner;
- (September 9, 2003) from Don Forsythe and Beamer Smith, Co-Chairs of the Empowerment Council; and
- (August 2002) Master Plan for the Centre for Addiction and Mental Health, submitted by Frank Lewinberg, Urban Strategies Inc.

The following addressed the Toronto East York Community Council:

- Ali Lennox, Empowerment Council for the Centre for Addiction and Mental Health;
- Don Forsythe, Empowerment Council for the Centre for Addiction and Mental Health;
- Angie Hains, Ecuhome Corporation;
- Paula Bowley;
- Brenda Bloomberg;
- John Mohler;
- Jacques Tremblay;
- Geoffrey Reaume;
- Steve Lurie, Executive Director, CMHA Toronto Branch;
- David S. Goldbloom, Senior Medical Advisor, Centre for Addiction and Mental Health;
- Don Weitz, Psychiatric Survivor Archives Toronto;
- John Cartwright, Toronto and York Region Labour Council;
- Natalie Mehra, Ontario and Toronto Health Coalitions;
- Danielle Latulippe-Larmand, Ontario Nurses Association, Local 054;
- Nancy Pridham, OPSEU Local 500;
- Robin Taylor;
- Sasha Jarh;
- Nicola Joy;
- Alberta Watson;
- Roman Balicki;
- Joyce Penner;
- Peter Aziz;
- Paul Garfinkel, President and CEO, CAMH;
- Frank Lewinberg, Urban Strategies Inc.;
- David Hanna; and
- Marcia Taylor, Ontario Nurses' Association.

(City Council at its meeting on September 22, 23, 24 and 25, 2003, had before it, during consideration of the foregoing Clause, the following report (September 15, 2003) from the Commissioner of Urban Development Services:

Purpose:

This report recommends amendments to the proposed official plan and zoning by-law governing development at 1001 Queen Street West to preclude "big box" stores as part of the development;

to include Block 13 as a public park; and to recommend a technical amendment to the proposed height on a portion of Block 4.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) the draft official plan amendments (Attachments 9 and 10 to the report (August 20, 2003) from the Director, Community Planning, South District), be replaced with Attachments 1 and 2 of this report;*
- (2) the draft by-law (Attachment 11 to the report (August 20, 2003) from the Director, Community Planning, South District), be replaced with Attachment 3 of this report;*
- (3) the Proposed Heights map contained in the report (August 20, 2003) from the Director, Community Planning, South District), be amended to change the height on the south-west corner of Block 4 to 37 metres from 33 metres;*
- (4) the Proposed Zoning map contained in the report (August 20, 2003) from the Director, Community Planning, South District), be amended to change the zoning on Block 13 to G from CR(h);*
- (5) Recommendation No. (5) of the Final Report (August 20, 2003) from the Director, Community Planning, South District), be amended to read:

 “(5) approve the design guidelines for the redevelopment of 1001 Queen Street West, entitled Design guidelines for the Centre for Addiction and Mental Health, 1001 Queen Street, prepared by Urban Strategies Inc, date stamped as received September 15, 2003 and on file with the Commission of Urban Development Services”;*
- (6) the City Solicitor be authorized to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required; and*
- (7) no further notice be given of the proposed amendments.*

Background:

On September 9, 2003, the Toronto East York Community Council adopted the recommendations in my final report on the official plan and zoning by-law amendments for 1001 Queen Street West (Report No. 8, Clause 30). At that meeting Toronto East York Community Council recommended that the proposed use of “grocery store” or any other non-institutional use be restricted to preclude “big box” stores as part of the development. Toronto East York

Community Council also recommended that the City accept the dedication of lands identified as Adelaide Common East, Block 13, on the Block Plan for the purposes of parkland and that appropriate City officials be directed to revise the Official Plan and Zoning By-law amendments and the Urban Design Guidelines to reflect the future City ownership of these lands as parkland, rather than as private open space.

Comments:

Staff are recommending that the draft zoning by-law be amended to include the provision: that no single retail use shall exceed a maximum non-residential gross floor area of 1,800 square metres, except that one grocery store shall be permitted up to a maximum non-residential gross floor area of 4,650 square metres, provided the parking spaces required for the grocery store are located within a building or a portion of a building. In addition staff are recommending that prior to the removal of the holding symbol that applicant submit an addendum traffic assessment which includes a grocery store with a non-residential gross floor area over 3,360 square metres.

Staff are recommending a technical amendment to the Proposed Height map contained in the report (August 20, 2003) from the Director, Community Planning, South District. The height for the south-west corner of Block 4 should be changed from to 33 metres from 37 metres.

Staff have put forward revised Official Plan and Zoning By-law amendments to address the recommendation of Toronto East York Community Council to include Block 13 as public parkland. These are attached as Attachments 1, 2 and 3 to this report. Staff are also recommending that City Council approve revised Urban Design Guidelines which has been amended to include Block 13 as public park.

Conclusions:

It is recommended that the Final Report (August 20, 2003) from the Director, Community Planning, South District regarding 1001 Queen Street, be amended by replacing the proposed Official Plan and Zoning By-law amendments as attached to this report and City Council approve the revised Urban Design Guidelines.

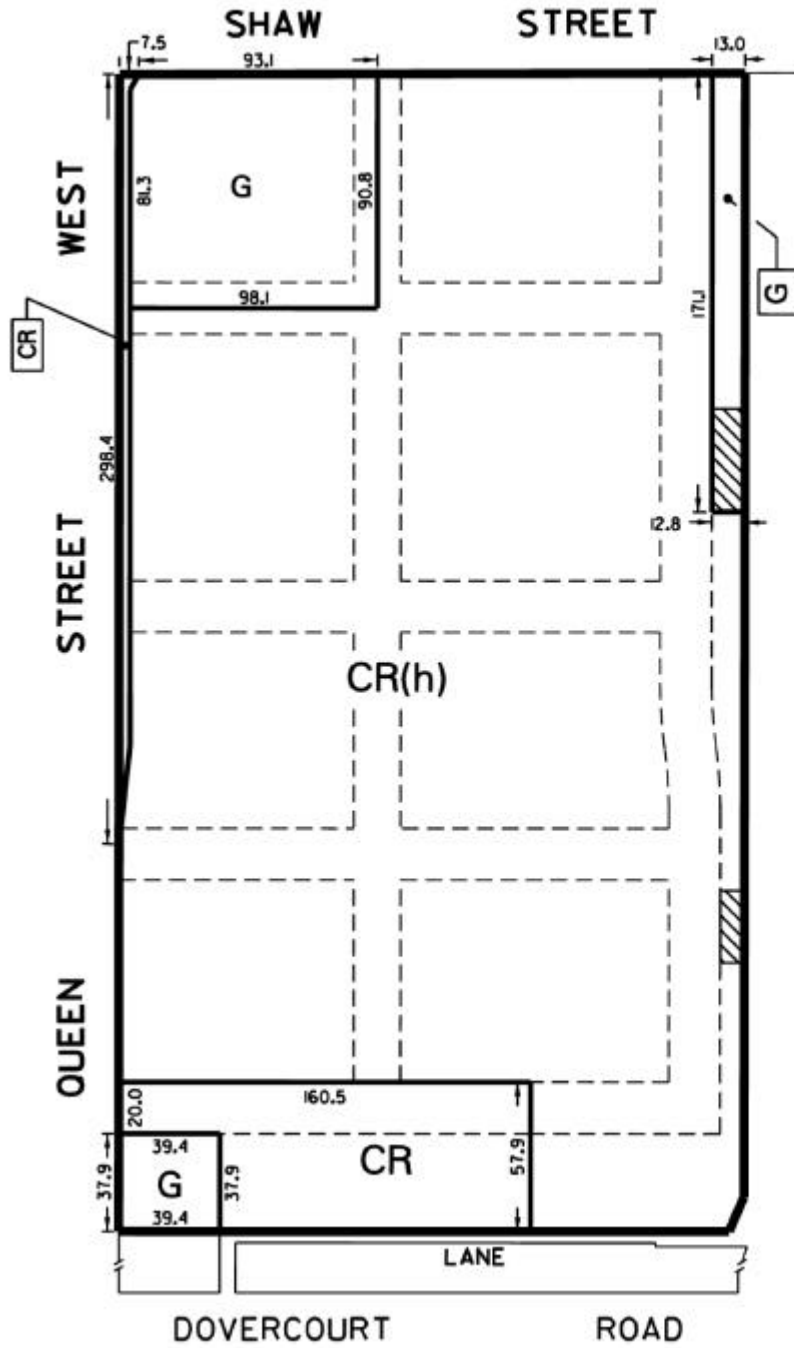
Contact:

*Gregory Byrne, Senior Planner
Telephone: 416-394-8238; Fax: 416-394-6063; E-mail: gbyrne@toronto.ca*

List of Attachments:

*Block Plan
Proposed Zoning
Proposed Heights
Attachment 1: Draft Official Plan Amendment
Attachment 2: Draft Official Plan Amendment
Attachment 3: Draft Zoning By-law Amendment*





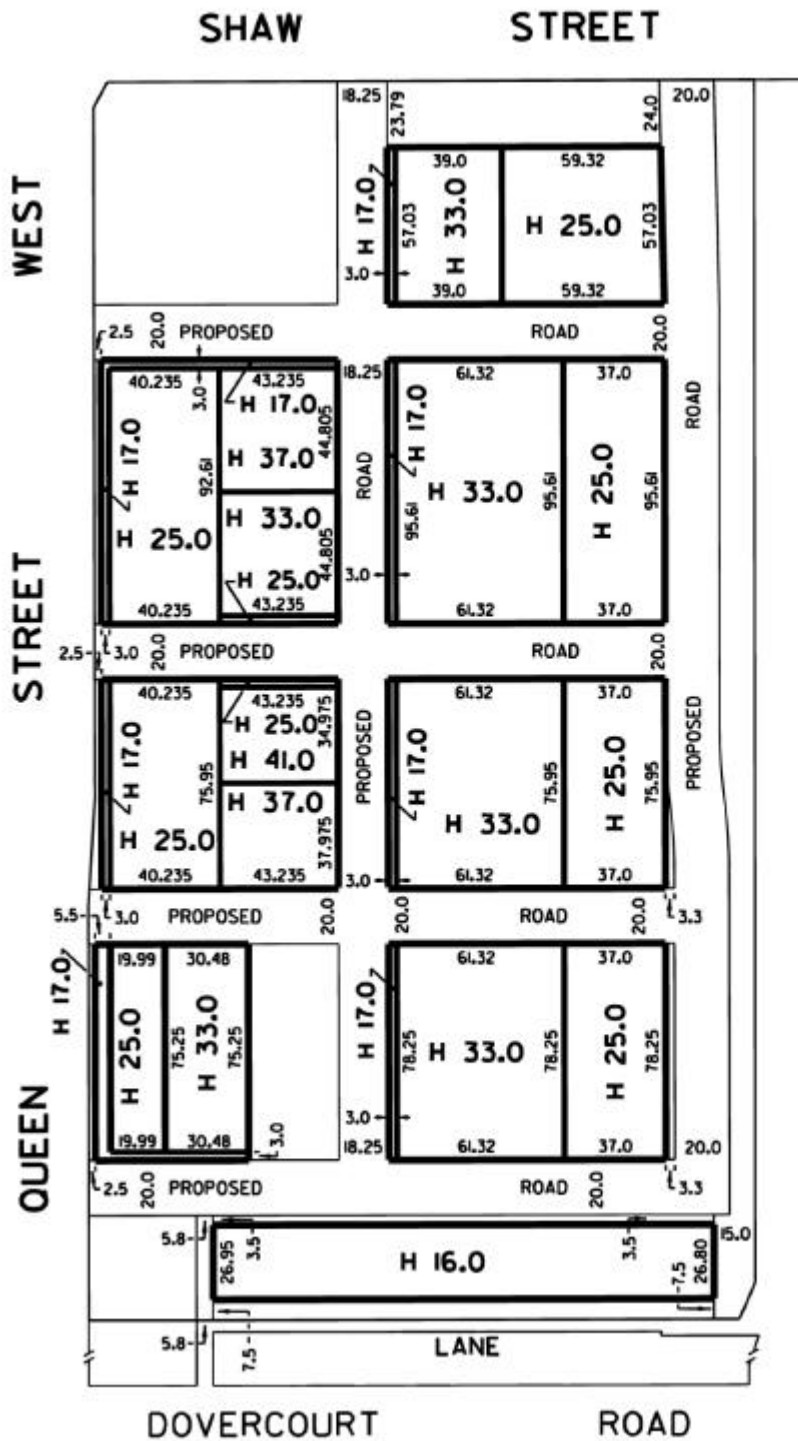
STORAGE BUILDING
PROPOSED ROADS

1001 Queen Street West

Proposed Zoning

North to Scale
08/15/03

File # TE CMB 2002.0014



H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE

1001 Queen Street West

Proposed Heights



Not to Scale
 09/15/03

File # TE CMB 2002.0014

Attachment 1- Draft Official Plan Amendment

1. *The Garrison Common North Secondary Plan is hereby amended by replacing Map 14-1 with the attached Map-14-1 and by amending Section 10, Site and Area Specific Policies by adding the following Section 5;*

“Area 5. On the lands shown as 5 on Map 14-1 the following policies apply:

OVERALL OBJECTIVES

- (a) *The property will be redeveloped over time as the organizational hub for The Centre for Addiction and Mental Health (CAMH), representing key parts of the organization and containing key central functions and programs.*
- (b) *As well as CAMH functions, a mix of uses will be permitted, including the uses permitted in Institutional Areas, as well as all types of institutional uses, commercial uses and residential uses. Employment Area uses which are compatible with surrounding uses are also permitted. Single use and mixed use buildings will be permitted.*
- (c) *The area will be developed in phases with a network of public and private streets and sidewalks, public and private open spaces, which will serve to integrate the property into the surrounding city fabric, subject to the policies contained in Section 5. The layout of the development blocks, proposed public and private streets, public parks and private open spaces will be generally in accordance with Map 14-2.*
- (d) *The lands will be included within the Niagara Area and Massey Ferguson Neighbourhood Community Improvement Project Area, to encourage that changes to the overall neighbourhood, such as streetscape and façade improvements, are implemented in a coherent, integrated and co-ordinated manner.*

URBAN STRUCTURE BUILT FORM

- (e) *Existing City streets will be extended over time to create a network of new public and private streets.*
- (f) *Buildings that are generally mid-rise will be permitted, with the lowest building heights in areas directly adjacent to the neighbouring housing forms to the west of the area and a mid-rise scale along Queen Street. Taller buildings may be located within the centre of the area.*
- (g) *Retail and restaurant uses are encouraged to locate in areas which will be compatible with neighbouring residential uses and activate streets and open spaces:*

- (i) *Retail uses and other such similar uses which serve to animate the street, including publicly accessible CAMH uses, are required along Queen Street to continue its "main street" role.*
- (ii) *Retail uses, cafes and restaurants are encouraged to locate around the area's public parks to improve pedestrian interest and casual views into the public parks.*
- (h) *Urban Design Guidelines will be adopted by Council for the lands in the area. The Guidelines will illustrate and describe desired urban design concepts for the area and will provide a context for co-ordinated incremental development in keeping with the objectives and policies of this plan and will assist in the evaluation of applications for subdivision and site plan approval. The Guidelines will not form part of this Secondary Plan.*

PARKS AND OPEN SPACES

- (i) *The preservation of healthy mature trees will be encouraged and the planting of a range of tree species throughout the area along streets and as part of landscaping associated with development.*
- (j) *Three sites are proposed for public parks, as shown on Map 14-2, and referred to as Shaw Park (Block 6), Fennings Park (Block 1) and Adelaide Common East (Block 13) which contain large groupings of existing healthy mature trees and which reinforce the neighbourhood pattern of open spaces.*
- (k) *The provision of additional sites for private open space, as shown on Map 14-2, which will be integrated with adjacent development, will be encouraged to preserve existing healthy mature trees and provide programmed open space for CAMH. Uses and structures such as gardens, market gardens, green houses and the Brick Storage Building are permitted on Block 12.*

HERITAGE

- (l) *The Wall, as identified on Map 14-2, is recognized as an important part of the area's heritage.*
- (m) *CAMH will enter into a Heritage Easement Agreement or Agreements with the City with respect to portions of the Wall and Storage Buildings.*
- (n) *CAMH will undertake an assessment of the entire Wall and associated structures to be prepared by a restoration architect which will include a conservation strategy. The assessment and conservation strategy may be prepared and implemented on a phased basis.*

- (o) *The south and west walls and the east and west Storage Buildings, as shown on Map 14-2 will be retained and will form part of the public parks and private open spaces. Openings may be provided in the south wall to allow for a connection to Joseph Workman Parkette.*
- (p) *The east wall may be modified having regard to the outcome of the Open Ideas Competition, which will be reflected in a Heritage Easement Agreement(s).*

TRAFFIC AND PARKING

- (q) *The use of public transit to and from the area will be encouraged through the provision of minimum and maximum parking standards, as appropriate.*
- (r) *Large surface parking lots will not be permitted after the completion of the final phase of development in the area. New or replacement parking spaces are encouraged to locate below grade as part of new development, in a limited number of above-grade structures, in small areas of convenience parking near buildings, and on the streets of the area.*
- (s) *Above-grade parking structures will be designed to achieve the following general built form principles:*
 - (i) *Enclosure within a fully articulated facade to provide an attractive face to the street.*
 - (ii) *Built to the street line with commercial or other public uses on the ground floor where appropriate. Where commercial or public uses are not appropriate, the parking structure should contain an attractive grade-level facade, pedestrian entrances will be encouraged and landscaping to provide an attractive grade-level experience.*

SERVICING

- (t) *It is recognized that a series of underground service tunnels may be required to link institutional and other facilities and that the service tunnels may be located beneath public streets within the area.*

IMPLEMENTATION

- (u) *A heritage easement agreement shall be entered into with respect to that portion of the Wall located on Block 2, prior to the issuance of a building permit for any development on Block 2.*
- (v) *A zoning by-law may incorporate holding provisions in accordance with Section 36 of the Planning Act, as amended, to require a subdivision agreement, heritage easement agreement(s), or other agreement(s), in order to secure such matters including but not limited to transportation and servicing improvements, the*

submission of an addendum traffic assessment which includes a grocery store with a non-residential gross floor area over 3,360 square metres, the provisions of public parks within the area, the provision community services and facilities and heritage matters. The holding symbol may be removed by by-law when the conditions required to lift the hold, as set out in the zoning by-law, have been satisfied.

Attachment 2-Draft Official Plan Amendment

2. *Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18. · and the attached Map 18. · ;*

“18.· On the lands known in the year 2003 as 1001 Queen Street West

Notwithstanding any other provisions of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.· in accordance with the following policies:

OVERALL OBJECTIVES

- (a) The property will be redeveloped over time as the organizational hub for The Centre for Addiction and Mental Health (CAMH), representing key parts of the organization and containing key central functions and programs.*
- (b) As well as CAMH functions, a mix of uses will be permitted, including all types of institutional uses, commercial uses and residential uses. Industrial uses which are compatible with surrounding uses are also permitted. Single use and mixed use buildings will be permitted.*
- (c) The area will be developed in phases with a network of public and private streets and sidewalks, public and private open spaces, which will serve to integrate the property into the surrounding city fabric, subject to the policies contained in Section 5. The layout of the development blocks, proposed public and private streets, public parks and private open spaces will be generally in accordance with Map 18.· .*
- (d) The lands will be included within the Niagara Area and Massey Ferguson Neighbourhood Community Improvement Project Area, to encourage that changes to the overall neighbourhood, such as streetscape and façade improvements, are implemented in a coherent, integrated and co-ordinated manner.*

URBAN STRUCTURE BUILT FORM

- (e) *Existing City streets will be extended over time to create a network of new public and private streets.*
- (f) *Buildings that are generally mid-rise will be permitted, with the lowest building heights in areas directly adjacent to the neighbouring housing forms to the west of the area and a mid-rise scale along Queen Street. Taller buildings may be located within the centre of the area.*
- (g) *Retail and restaurant uses are encouraged to locate in areas which will be compatible with neighbouring residential uses and activate streets and open spaces:*
 - (i) *Retail uses and other such similar uses which serve to animate the street, including publicly accessible CAMH uses, are required along Queen Street to continue its "main street" role.*
 - (ii) *Retail uses, cafes and restaurants are encouraged to locate around the area's public parks to improve pedestrian interest and casual views into the public parks.*
- (h) *Urban Design Guidelines will be adopted by Council for the lands in the area. The Guidelines will illustrate and describe desired urban design concepts for the area and will provide a context for co-ordinated incremental development in keeping with the objectives and policies of this plan and will assist in the evaluation of applications for subdivision and site plan approval. The Guidelines will not form part of this Plan.*

PARKS AND OPEN SPACES

- (i) *The preservation of healthy mature trees will be encouraged and the planting of a range of tree species throughout the area along streets and as part of landscaping associated with development.*
- (j) *Three sites are proposed for public parks, as shown on Map 18., and referred to as Shaw Park (Block 6), Fennings Park (Block 1) and Adelaide Common East (Block 13) which contain large groupings of existing healthy mature trees and which reinforce the neighbourhood pattern of open spaces.*
- (k) *The provision of additional sites for private open space, as shown on Map 18., which will be integrated with adjacent development, will be encouraged to preserve existing healthy mature trees and provide programmed open space for CAMH. Uses and structures such as gardens, market gardens, green houses and the Brick Storage Building are permitted on Block 12.*

HERITAGE

- (l) *The Wall, as identified on Map 18., is recognized as an important part of the area's heritage.*
- (m) *CAMH will enter into a Heritage Easement Agreement or Agreements with the City with respect to portions of the Wall and Storage Buildings.*
- (n) *CAMH will undertake an assessment of the entire Wall and associated structures to be prepared by a restoration architect to include a conservation strategy. The assessment and conservation strategy may be prepared and implemented on a phased basis.*
- (o) *The south and west walls and the east and west Storage Buildings, as shown on Map 18. will be retained and will form part of the public parks and private open spaces. Openings may be provided in the south wall to allow for a connection to Joseph Workman Parkette.*
- (p) *The east wall may be modified having regard to the outcome of the Open Ideas Competition, which will be reflected in a Heritage Easement Agreement(s).*

TRAFFIC AND PARKING

- (q) *The use of public transit to and from the area will be encouraged through the provision of minimum and maximum parking standards, as appropriate.*
- (r) *Large surface parking lots will not be permitted after the completion of the final phase of development in the area. New or replacement parking spaces are encouraged to locate below grade as part of new development, in a limited number of above-grade structures, in small areas of convenience parking near buildings, and on the streets of the area.*
- (s) *Above-grade parking structures will be designed to achieve the following general built form principles:*
 - (i) *Enclosure within a fully articulated facade to provide an attractive face to the street.*
 - (ii) *Built to the street line with commercial or other public uses on the ground floor where appropriate. Where commercial or public uses are not appropriate, the parking structure should contain an attractive grade-level facade, pedestrian entrances will be encouraged and landscaping to provide an attractive grade-level experience.*

SERVICING

- (t) *It is recognized that a series of underground service tunnels may be required to link institutional and other facilities and that the service tunnels may be located beneath public streets within the area.*

IMPLEMENTATION

- (u) *A heritage easement agreement shall be entered into with respect to that portion of the Wall located on Block 2, prior to the issuance of a building permit for any development on Block 2.*
- (v) *A zoning by-law may incorporate holding provisions in accordance with Section 36 of the Planning Act, as amended, to require a subdivision agreement, heritage easement agreement(s), or other agreement(s), in order to secure such matters including but not limited to transportation and servicing improvements, the submission of an addendum traffic assessment which includes a grocery store with a non-residential gross floor area over 3,360 square metres, the provisions of public parks within the area, the provision of a community services and facilities and heritage matters. The holding symbol may be removed by by-law when the conditions required to lift the hold, as set out in the zoning by-law, have been satisfied.*

Attachment 3-Zoning By-law Amendment

BY-LAW No. _____-2003

To amend By-law 438-86, of the former City of Toronto, as amended, respecting lands known in the year 2003 as 1001 Queen Street West

NOW THEREFORE the Council of the City of Toronto ENACTS as follows:

- 1. District Map 49G-322 contained in Appendix 'A' of By-law 438-86, as amended, is hereby further amended by re-designating the lands delineated by heavy lines to "CR", "CR(h)" and "G" as shown on Map 3.*
- 2. None of the provisions of Section 2(1) with respect to the definition of grade, ornamental structure and Sections 4(2)(a), 4(4), 4(6), 4(11), 4(16), 5(1)(a), 8(1)(a), 8(3), 12(1)72 and 12(2)270. of Zoning By-law 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the uses or the erection or use of any buildings or structures for any purpose permitted in Sections 5(1) and 8(1) of By-law 438-86 and the additional uses as permitted below on the lands delineated by heavy lines on Map 1 provided that:*

- (a) *in addition to the uses permitted in Section 5(1)(a) of By-law 438-86, community related uses including market gardening, accessory uses and ornamental structures shall be permitted on Blocks zoned G, as shown on Map 3;*
- (b) *notwithstanding any other provisions of this by-law, Blocks 2a, 3a, 7a and 12 shall only be used for landscaped open space and accessory uses and structures which includes ornamental structures, greenhouses, storage and utility buildings, the existing Storage Building the location of which is shown on Map 3, retaining walls, curbs, wheelchair ramps, fences, stairs, market gardening and accessory sales and structures;*
- (c) *a minimum of 70,000 square metres of non-residential gross floor area shall be provided for one or more of the following uses: psychiatric hospital, public hospital, research and development institute and laboratory class A uses and any accessory uses on the lands delineated by heavy lines on Map 1;*
- (d) *no single retail use shall exceed a maximum non-residential gross floor area of 1,800 square metres, except that a grocery store shall be permitted up to a maximum non-residential gross floor area of 4,650 square metres, provided the parking spaces required for the grocery store are located within a building or a portion of a building;*
- (e) *in addition to the uses permitted in Section 8(1)(a) of By-law 438-86, a mixed use building, dwelling room, artist live/work studio, designer's studio, performing arts studio, food warehouse, food wholesaling establishment, recycling shop, storage warehouse class A, wholesaling establishment – general, bookbinder's shop, carpenter's shop, contractor's shop, class A, industrial catering service, postal sorting station, security service and business equipment, market garden, ornamental structure and suite hotel and accessory uses thereto shall be permitted on Blocks zoned CR as shown on Map 3;*
- (f) *no person shall, erect or use a building or structure on Blocks 3, 4 and 5 within 5.0 meters of the property line abutting Queen Street West unless a minimum of 60% of the length of the building face abutting Queen Street West within the subject Block is used for street-related retail and service uses, and/or publicly accessible areas of a psychiatric hospital and/or a public hospital on Block 5;*
- (g) *no part of any building or structure erected or used above finished ground level is located otherwise than wholly within the areas delineated by the heavy lines on Map 4, except the following structures shall be permitted beyond the heavy lines shown on Map 4:*
 - (i) *eaves, cornices, fences and safety railings, chimney breasts, vents, wheelchair ramps, stairs and landings, retaining walls;*
 - (ii) *uncovered platforms to a maximum horizontal projection of not more than 1.5 metres and a height not to exceed 1.2 metres above finished ground level;*

- (iii) *balconies to a maximum horizontal projection of not more than 1.5 metres;*
 - (iv) *roofs over a first floor platform or terrace to a maximum horizontal projection of not more than 2.5 metres;*
 - (v) *canopies to a maximum horizontal projection of not more than 2.5 metres;*
 - (vi) *bay windows to a maximum horizontal projection of not more than 0.75 metres and with a width not to exceed 3.0 metres; and,*
 - (vii) *notwithstanding Section (vi) above, bay windows on Block 2 shall be permitted beyond the heavy lines shown on Map 4 to a maximum horizontal projection of 0.75 metres and a width not to exceed 7.0 metres;*
- (h) *No person shall erect or use a residential building or a mixed use building on a Block in which a window of a dwelling unit (other than a window of a kitchen or a bathroom) or window of a dwelling room in the building is closer than:*
- (viii) *11.0 metres to a window of another dwelling unit (other than a window of a kitchen or bathroom) or a window of a dwelling room on the same Block;*
 - (ix) *the requirements of Section (i) above shall not apply to windows on walls which form an angle of 90 degrees or greater to each other, on a horizontal plane;*
- (i) *no part of any building or structure to be erected shall exceed the height limits specified by the numbers following the symbol "H" as shown on Map 4, but such height limits do not prevent the erection or use of the building elements or structures identified in Section 4(4) of By-law 438-86, subject to the limitations contained therein;*
- (j) *notwithstanding Section 2.(i) of this By-law, no part of any building or structure to be erected on Block 2, shall exceed the height limits specified by the number following the symbol "H" as shown on Map 4, but this does not prevent the erection or use of the following:*
- (x) *a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of a building, or a fence, wall or structure enclosing such elements, provided:*
 - A. *the maximum height of the top of such elements or enclosure is not higher than the sum of 6.0 metres and the height limit applicable to the Block;*

- B. *the aggregate horizontal area of such elements, including the area contained within an enclosure, measured at a point above the level of the height limit, does not exceed 40% of the area of the roof of the building; and*
- C. *the width of any such elements, including the width of an enclosure, located within 6.0 metres of a boundary of a Block that is a street line, does not exceed 60% of the width of the main wall of the building facing the Block boundary, provided the width is to be measured parallel to the Block boundary;*
- (xi) *structures identified in Section 4(2)(a)(ii) of By-law 438-86, subject to the limitations contained therein;*
- (xii) *parapets to a maximum vertical projection of 1.07 metres;*
- (k) *the number of parking spaces shall be provided in accordance with Section 4(4)(b) of By-law 438-86, except for the following uses which shall be subject to the following minimum standards:*
 - (xiii) *parking spaces for a residential building or that portion of a building containing dwelling units, except alternative housing, shall be provided on the Block containing the use for which the parking spaces are to be provided and maintained at the rate of:*
 - A. *0.3 parking space for each bachelor dwelling unit;*
 - B. *0.7 parking space for each one bedroom dwelling unit;*
 - C. *1.0 parking space for each two bedroom dwelling unit;*
 - D. *1.2 spaces for each dwelling unit containing three or more bedrooms; plus,*
 - E. *0.12 parking space for each dwelling unit for visitors;*
 - (xiv) *parking spaces for a psychiatric hospital, public hospital, research and development institute and laboratory class A and any accessory uses shall be provided and maintained at a rate of 1 parking space per 181 square metres of non-residential gross floor area and shall be calculated based on the total non-residential gross floor area devoted to such uses on the lands delineated by heavy lines on Map 1;*
- (l) *parking spaces for non-residential uses shall be provided:*
 - (xv) *on the same Block containing the use for which the parking spaces are to be provided or within 300 metres of that Block; and/or,*

- (xvi) *employee parking for a psychiatric hospital, public hospital, research and development institute and laboratory class A and any accessory uses, on any of the lands delineated by heavy lines on Map 1, excluding streets and Blocks 1, 3A, 6, 7A, 12 and 13;*
 - (m) *loading spaces shall be provided in accordance with Section 4(6) of By-law 438-86;*
 - (n) *notwithstanding Section (l) above, loading spaces for psychiatric hospital, public hospital, research and development institute and laboratory class A and any accessory uses shall be provided in accordance with the following:*
 - (xvii) *the number and type of loading spaces shall be provided in accordance with Schedule 1 of Section 4(5) of By-law 438-86 and shall be located on the same Block as the use; or*
 - (xviii) *where two or more Blocks are connected by a service tunnel, the following shall also apply:*
 - A. *the number and type of loading spaces shall be calculated based on the total non-residential gross floor area on the Blocks connected by a service tunnel; and,*
 - B. *the loading spaces may be located on any of the Blocks connected by a service tunnel;*
 - (ix) *Notwithstanding the foregoing provisions of Sections (i) and (ii) above, 2 loading spaces – type C shall be provided on Block 2, of which one loading space may be partially located on Block 11.*
3. *Notwithstanding any provisions of this By-law, psychiatric hospital, public hospital, research and development institute, laboratory class A uses and any accessory uses or any other uses existing as of the date of this By-law, are permitted within the lands delineated by heavy lines on Map 1, and may be located in any buildings or structures erected prior to the passing of this By-law.*
4. *Blocks zoned “CR(h)” shall not be used for any purpose permitted by Section 2 of this By-law until the “(h)” symbol has been removed from all or part of a Block. An amending by-law to remove the “(h)” symbol shall be enacted by Council when the following conditions have been fulfilled to the satisfaction of Council:*
 - (a) *the execution of a subdivision agreement or other agreement(s) to secure matters such as, but not limited to the phasing of transportation and servicing improvements, the submission of an addendum traffic assessment which includes a grocery store with a non-residential gross floor area over 3,360 square metres, the provision of community services and facilities and the provision of public parks in connection with the Blocks or portion of the Blocks designated “CR(h)” on Map 3; and,*

- (b) *the execution of heritage easement agreement(s) to secure matters with respect to the historic wall located on Blocks 1, 6, 7a, 11, 12 and 13.*

5. *Definitions:*

- (a) *For the purpose of this By-law, the terms set forth in italics, subject to Section 2. of this By-law, have the same meaning as such terms have for the purposes of By-law 438-86, as amended;*

- (b) *the following definitions shall apply:*

- (i) *“Block(s)” means any or all of the Blocks defined in Section 5.(b)(ii) below, as the case may be;*

- (ii) *“Block 1, Block 2, Block 2a, Block 3, Block 3a, Block 4, Block 5, Block 6, Block 7, Block 7a, Block 8, Block 9, Block 10, Block 11, Block 12 and Block 13” means the areas identified as “Block 1, Block 2, Block 2a, Block 3, Block 3a, Block 4, Block 5, Block 6, Block 7, Block 7a, Block 8, Block 9, Block 10, Block 11, Block 12 and Block 13” respectively, on Map 2 appended hereto;*

- (iii) *“grade” means the average elevation of the finished ground level adjoining the front wall of a building;*

- (iv) *“ornamental structure” means a ornamental fountain or other such structure, a statue, monument, cenotaph, historically designated walls, outdoor art structure, or other memorial except a mausoleum or columbarium; and,*

- (v) *“service tunnel” means a connection below finished ground level between buildings on different Blocks which provides for the movement of goods.*

Despite any existing or future severance, partition, or division of any Block, the provisions of this By-law shall apply to the whole of each of the Blocks as if no severance, partition or division occurred.

(A copy of the Attachments referred to in the foregoing report is on file in the office of the City Clerk.)

(City Council also had before it, during consideration of the foregoing Clause, a communication (September 22, 2003) from Councillor Joe Pantalone:

Recommendation:

- (1) *That the report be amended as follows:*

- 12) *That City Council authorize the establishment of a Neighbourhood Committee, chaired by the Ward Councillor, to discuss land use issues relating to the Holding Provision and Site Plan Review; and*

(2) *That the report as amended be adopted.*

Discussion:

As detailed in the report, CAMH and Urban Strategies engaged in substantive community consultation with community members and stakeholders. However, community members both at the Toronto East York Community Council and at a subsequent ad hoc meeting, expressed concerns regarding the Master Plan and Holding Provisions and further expressed their desire to be closely involved in the Site Plan Review process. To this end, I propped a series of bi-monthly meetings, for community members' involvement in the detailed discussions of Site Plan Review and the Holding Provision.

Thank you for your anticipated support for establishment of a neighbourhood committee.)

(City Council also had before it, during consideration of the foregoing Clause, communications received from the following:

- (i) (September 9, 2003) from Brenda Bloomberg, on behalf of the Centre for Addiction and Mental Health;*
- (ii) (September 9, 2003) from Alberta Watson;*
- (iii) (September 19, 2003) from Stephen Bulger, Stephen Bulger Gallery;*
- (iv) (September 19, 2003) from Don Forsythe and Beamer Smith, Co-Chairs of the Empowerment Council, Centre for Addiction and Mental Health, Clark Site;*
- (v) (September 22, 2003) from Dennis M. O'Neil, Vice President, Real Estate and Development, A & P Properties Limited;*
- (vi) (September 22, 2003) a petition containing approximately 220 signatures, submitted by the Community and Stakeholders of queen West Queen Neighbourhood, a copy of which is on file in the office of the City Clerk; and*
- (vii) (September 22, 2003) from Nicola Joy.)*