

Authority: Toronto East York Community Council Report No. 8, Clause No. 30, adopted as amended, by City of Toronto Council on September 22, 23, 24 and 25, 2003
Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 893-2003

**To adopt Amendment No. 262 to the Official Plan for the former City of Toronto
respecting the lands known as 1001 Queen Street West.**

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

- 1.** The text and map annexed hereto as Schedule “A” are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
- 2.** This is Official Plan Amendment No. 262.

ENACTED AND PASSED this 24th day of September, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

1. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18.609 and the attached Map 18.609;

“18.609 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 18.609 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. The layout of the development blocks, proposed public and private streets, public parks and private open spaces will be generally in accordance with Map 18.609.
- (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 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 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 18.609, 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 on Blocks 2A, 3A, 7A and 12, as shown on Map 18.609, 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 Storage Building (Storage Building shown on Map 18.609) are permitted on Block 12.

HERITAGE

- (l) The Wall, as identified on Map 18.609, 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 portions of the Wall and the east and west Storage Buildings, as shown on Map 18.609, will be retained and will form part of the public parks and private open spaces. Openings may be provided in the south portion of the 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 façade to provide an attractive face to the street and so that parked cars are not directly visible. Pedestrian entrances and landscaping will be encouraged to provide an attractive grade-level experience.

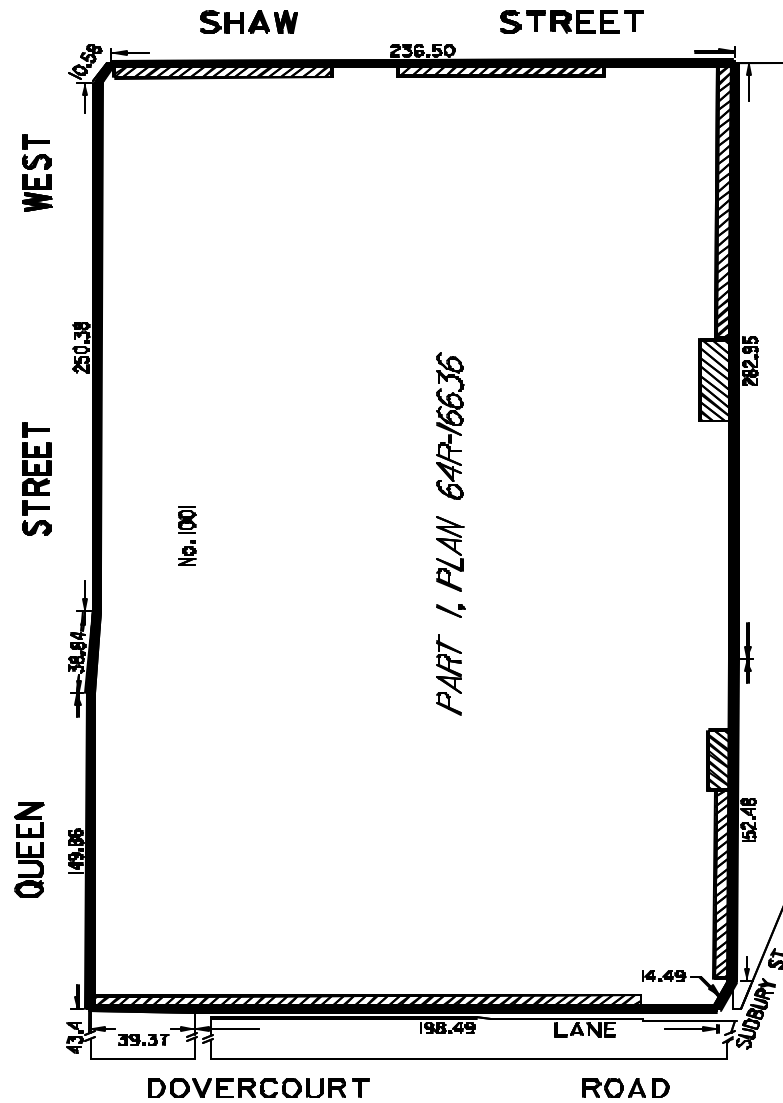
SERVICING

- (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 provision 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.

MAP 18.609
(MAP 1 of 2)



STORAGE BUILDING



THE WALL (THICKNESS NOT TO SCALE)

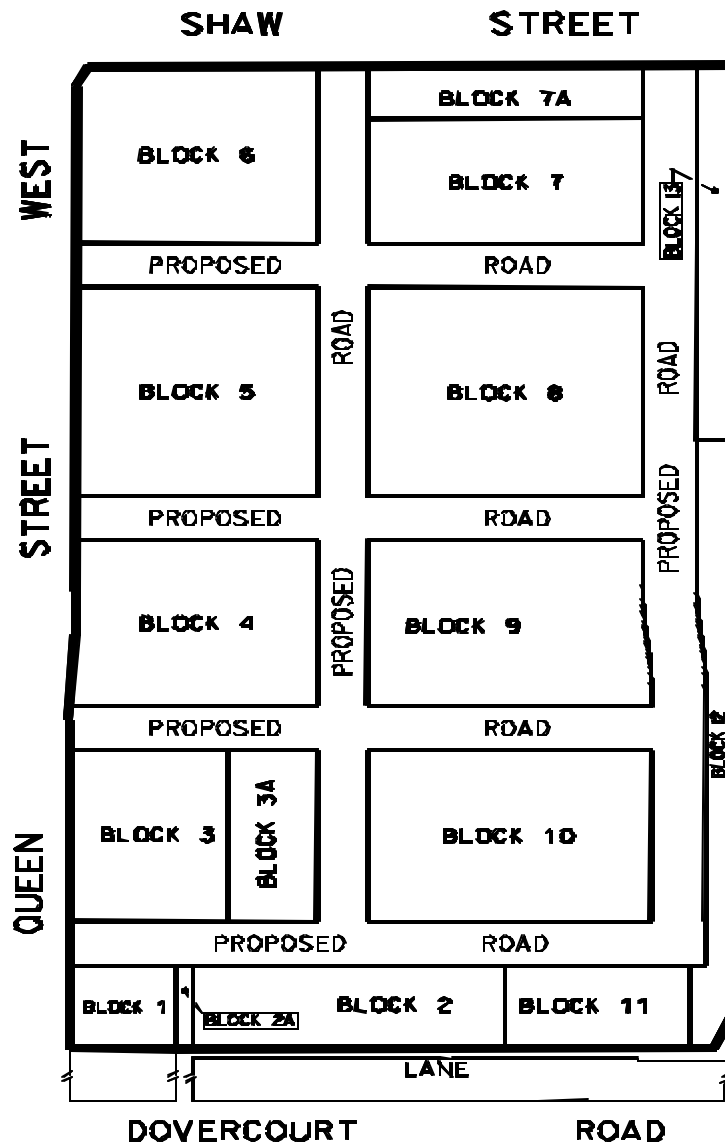
25 0 25 60 METRES



SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER 22, 2003
OPACS/18609A.DON
FILES: 02-280
MAP No. 496-322 DRAWN: W.S.

MAP 18.609
(MAP 2 of 2)

(MAP 2 of 2)



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER 22, 2003
0PA03/186098-00N
FILES: 02-ZBO
MAP No. 490-322 DRAWN: W.S.