



CAMH Queen Street Redevelopment progress update: Friday February 6, 2009

Happy New Year! 2009 will see dramatic changes to CAMH's site at 1001 Queen Street West, including the shutdown of our Administration Building. This edition of the redevelopment progress guide will provide a wide-ranging update on what to expect in 2009.

Phase 1B of the Queen Street redevelopment project

On January 15, the next phase in CAMH's transformation of its Queen Street site got a little bit closer with the release of the Request for Proposals (RFP) for this three-building, 450,000 square foot phase of construction. This phase will feature CAMH's first new Core Client Care building (shown below), which will include 12 new beds for youth aged 14 to 18 who are dealing with both mental health and addictions issues (a vulnerable and high-needs group). These beds are the first in their kind in Toronto and reflect CAMH's commitment to extending high-quality care towards under-served groups. This building will also house CAMH's Geriatric Mental Health Program, which combines 48 in-patient beds with a suite of outpatient programming and supports. The integration of Geriatric Mental Health inpatient and outpatient programs in one building will simplify and improve client access to CAMH's programs and reflects our client-centered philosophy of care.



Above left: The courtyard of the planned Core Client Care Building, which will serve CAMH's Youth & Family and Geriatric Mental Health Programs. Above right: The same building viewed from future Shaw Park.

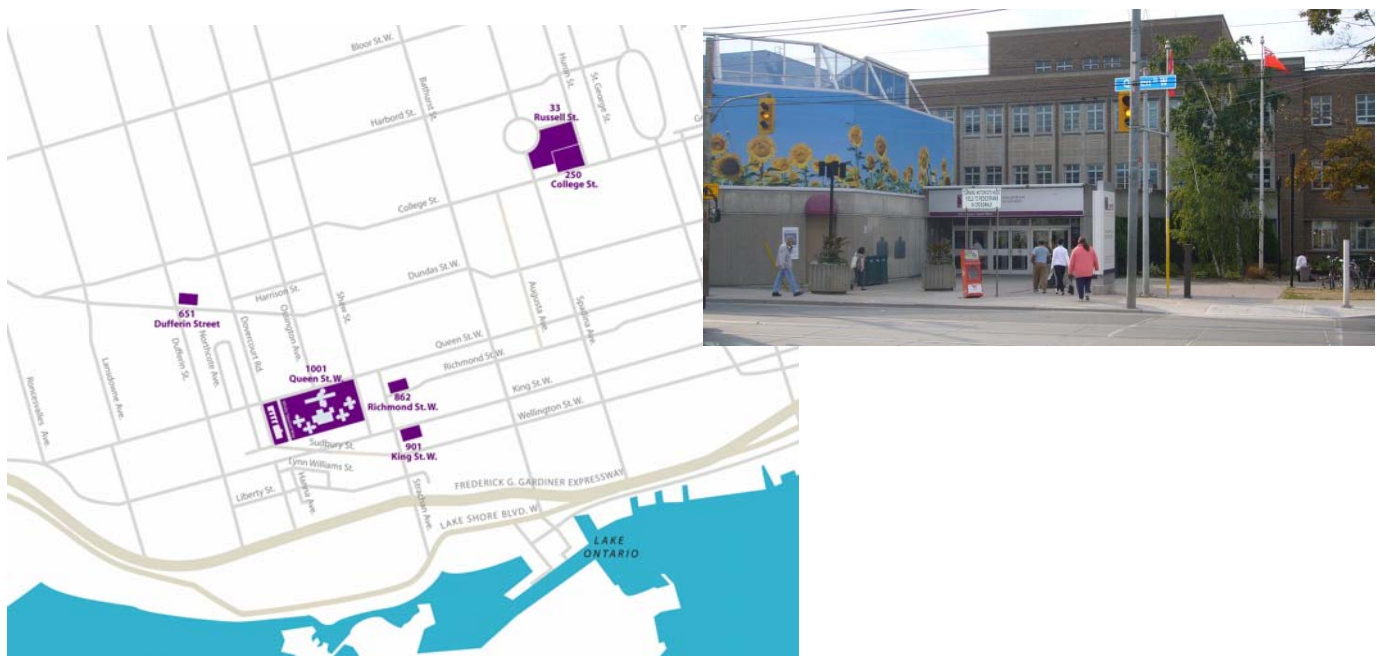
Once submissions to the RFP are received and reviewed, a winning project team will be selected and announced in late fall 2009; construction is scheduled to begin in early 2010. Three project teams were pre-qualified to bid on CAMH's project through a Request for Qualifications (RFQ) process conducted in mid-2008.

The first order of business for the selected Phase 1B Project Team in 2010 will be the demolition of CAMH's existing Administration Building; however, before that can take place a series of preparatory projects must be completed.

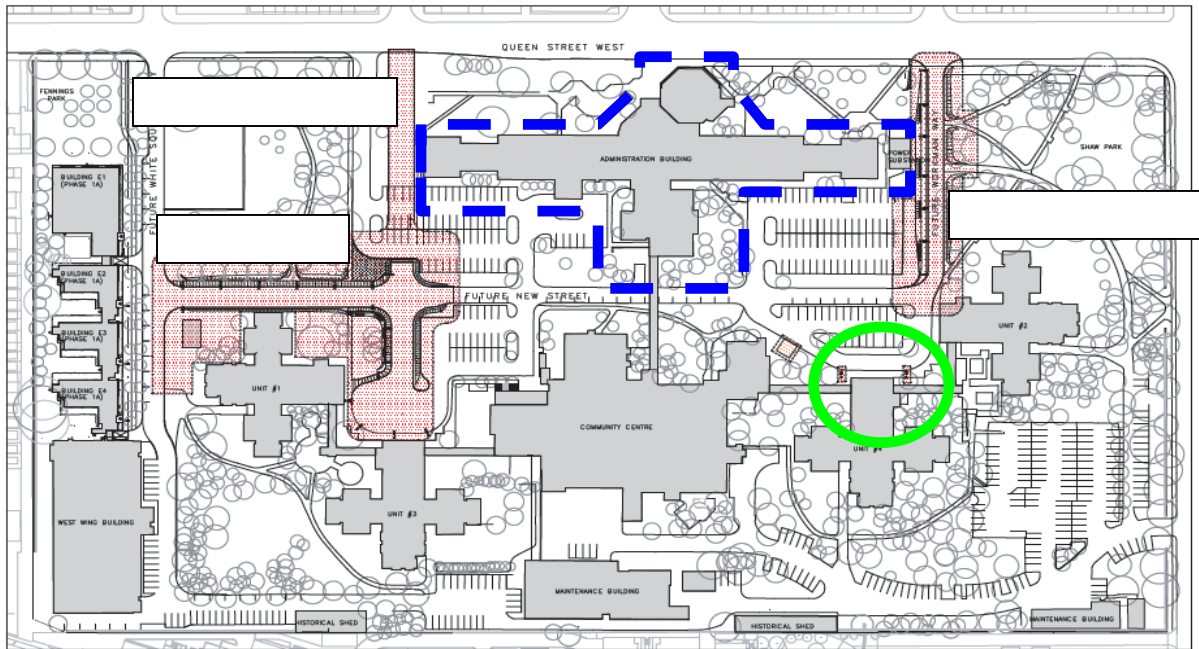
Temporary relocation of CAMH programs and 2009 construction activities

The demolition of the existing Administration Building (shown below) is scheduled to begin in early 2010 and will require a series of temporary adjustments, as a number of programs and staff are to be relocated into interim accommodations. The majority of the affected operations will remain at the Queen Street site, or move to CAMH's other major Toronto location at the intersection of College Street and Spadina Avenue. However, some CAMH administrative and outpatient services will be moving into leased office space near the Queen Street site.

CAMH has leased office space at 901 King Street West (King and Strachan) and 862 Richmond Street West (Richmond and Strachan). Several outpatient support programs successfully moved to 862 Richmond Street West in December 2008. This summer CAMH's core administrative personnel will move to 901 King Street West. As well, Workman Arts will be moving to 651 Dufferin Avenue in April 2009. This series of renovations and moves will continue throughout 2009, until the Administration Building is completely vacant. CAMH's downtown locations are shown in the map below.



A number of construction projects (collectively called "Enabling Works") will be carried out at 1001 Queen Street West in 2009 to prepare the site for the removal of the Administration Building and to ensure that the hospital can continue to operate smoothly while Phase 1B construction proceeds from early 2010 to Fall 2012. A noticeable change will be the re-location of CAMH's front door to Unit 4 (see map below) in October 2009.



Above: Significant changes at 1001 Queen Street West in 2009 — new municipal infrastructure will be constructed in the areas shaded in red, the Administration Building (outlined in blue) will be closed with CAMH's main entrance moving to Unit 4, which is circled in Green.

To ensure that pedestrians and vehicles can continue to access CAMH's existing buildings during Phase 1B construction, two sections of road (New Street and Workman Way shown above) will be constructed beginning this March. In addition, the below ground services (e.g. storm and sanitary sewers) will be constructed in the right-of-way of Gordon Bell Road, and the road itself will be built at the same time as the new Phase 1B buildings. Construction work will be staged to minimize disruption. In general, work will begin on the west end of the site and gradually move to the east. CAMH has consulted with an arborist and City of Toronto staff regarding the protection of trees in the construction areas. Trees in the path of the planned works will have to be removed while those bordering the work areas will be protected. New trees will be planted to the north of New Street and to the east of Workman Way. The planned completion date for all Enabling Works is October 2009.

Non-CAMH Development

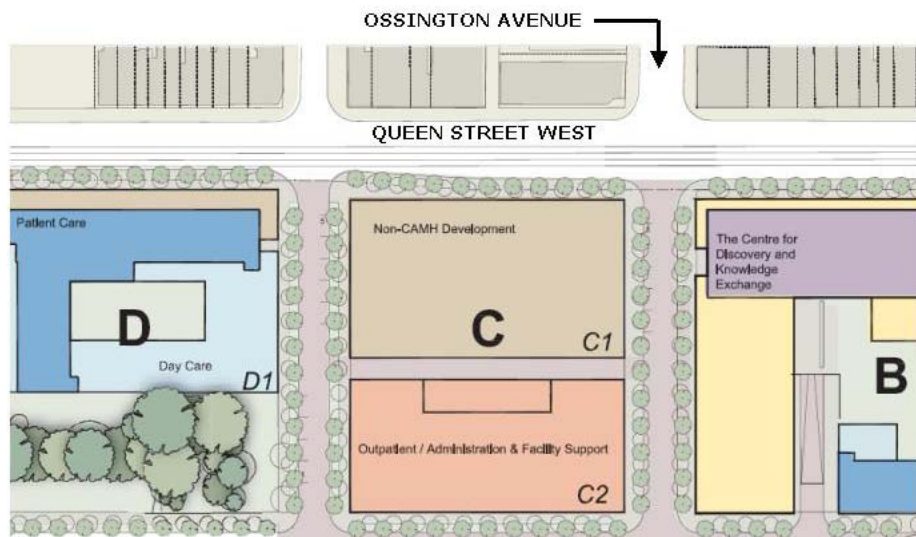
CAMH is in the process of selecting a partner to lease and develop the first block of land designated for non-hospital uses within the Queen Street redevelopment project. The long-term goal is to have CAMH and non-hospital uses in roughly equal portions in a mixed-use urban village. CAMH released a Request for Proposals (RFP) in November 2008 for a partner to lease and develop this parcel of land (called 'Block C1'). We received a total of five submissions, which CAMH and its advisors are evaluating.

CAMH expects that development on Block C1 will contribute to the achievement of the site-wide vision through:

- Developing the site and introducing new land uses in a manner consistent with the goals expressed in the Guidelines for the Development of non-CAMH Lands and Urban Design Guidelines for the Centre for Addiction and Mental Health
- Creating a major anchor for the Urban Village and drawing people to the site
- In cooperation with CAMH, providing opportunities for CAMH client employment and training in the proposed uses
- Creating a pedestrian-friendly streetscape that fits within the established character of Queen Street West
- Delivering a building of comparable architectural quality to the newly built and proposed CAMH facilities
- Generating financial return for CAMH to assist in the funding of CAMH's new facilities

A building on this block is permitted to have a height of 13 meters (about three stories) along Queen Street West, with a step back that permits a maximum height of 25 meters (about six stories) for the remainder of the property. A wide variety of retail, commercial and residential uses are permitted. Any development on this property is required to provide for its own parking requirements. Finally, the development permit process for this block will include a review by the Site Plan Review Committee and a Public Meeting.

It is CAMH's goal to have this first step of non-hospital development completed at the same time as the three Phase 1B buildings in the fall of 2012 in order to minimize construction-related disruption. CAMH expects to select the developer/lessee in May 2009.



Above: Block C1 will be the first non-CAMH block to be developed as part of CAMH's Queen Street redevelopment project

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