



CAMH Queen Street Redevelopment progress update, July 18, 2007

This summer will contain a mix of the Centre for Addiction and Mental Health (CAMH's) future and past, as we move forward on planning and designing the next phase in the Queen Street redevelopment project while beginning repairs to the more than century-old Heritage Wall that borders our Queen Street site. This e-bulletin provides an update on both of these topics.

CAMH Heritage Wall repairs to begin in late July

Work will begin the first phase of repair of the 120 year-old Heritage Wall that borders much of CAMH's site at 1001 Queen Street West in late July. The stretch of Wall on the western portion of the site will be the first section to be repaired as part of CAMH's ongoing Queen Street redevelopment project. The goal of this work is to protect and preserve the historic and cultural value of the Wall for future generations.

This phase of repair work will also introduce a CAMH client apprenticeship and training program. In close cooperation with the construction industry and unions, CAMH clients will gain the training and skills required to pursue a career in the construction industry through paid masonry apprenticeships and as construction labourers on the Wall repair project.

The repairs to the Heritage Wall will be guided by CAMH's Heritage Conservation Strategy, which has been approved by the City of Toronto's Heritage Preservation Services. The repair program will include extensive repairs to the foundation of the West Wall and the replacement of thousands of chipped, decaying or completely absent bricks. As one can imagine, finding a suitable source of matching bricks to repair a 120 year-old structure is a major challenge.

Replacement bricks will be sourced from the sections of Wall that are to be dismantled to make way for future public roads. In accordance with CAMH's approved Master Plan, Adelaide Street West is to be extended onto CAMH's site in a future phase of the project, but the alignment of the street does not match the existing opening in the Wall, requiring the removal of about 25 meters of the Wall along Shaw Street. This segment of the Heritage Wall will be carefully disassembled so that its bricks can be preserved and used into repair the Western Wall, to ensure that it retains its historic integrity. Overall, ninety-six per cent of the Heritage Wall will be retained and repaired as part of the redevelopment project.

The repair program is set to begin in the third week of July with the dismantling of 25 meters of the Shaw Street Wall. Repairs to the Western Wall will then commence, beginning with foundation work. The Western Wall will be fully repaired by October 2007.

Planning the next phase of CAMH's redevelopment – Site Plan Application for the next three buildings

While the construction of our first four buildings proceeds on our site, the offices of CAMH and our team of architects (a consortium of three architects firms: KPMB, Montgomery Sisam and Kearns Mancini) have been busy with the design and planning work for the follow-up phase of the Queen Street redevelopment project. This next phase includes three new buildings: an in-patient building with 48 beds for CAMH's Geriatric Mental Health Program and 12 for our Youth & Family Program; our new administrative and outpatient hub; and, a building that combines a parking garage, central plant, and a gymnasium with street-level retail. Construction of these buildings is tentatively scheduled to begin in the fall of 2009.

Early design sketches for these new buildings were presented to CAMH's Neighbourhood Liaison Committee in January 2007, and on June 12 CAMH made a full presentation of the next phase of the project to the Site Plan Review Committee. This Committee, which is chaired by Deputy Mayor Joe Pantalone and includes representatives from the local neighbourhood and business community, meets to review and comment on site plan applications on the CAMH lands. At each stage of our redevelopment, CAMH meets with the Site Plan Review Committee prior to the submission of our development application to the City of Toronto Planning Department. Following the June 12 meeting, CAMH submitted an application on June 29 for Site Plan Approval for the three proposed buildings to the City.

As was noted in CAMH's presentation to the Site Plan Review Committee, the proposed buildings will require a number of Minor Variances in order to proceed as designed. A Minor Variance is a small deviation from City Zoning By-Law requirements that still upholds the overall purpose and intent of the By-Law. To be granted, a Minor Variance requires a successful application to the local Committee of Adjustment. CAMH intends to make its application to the Committee by the end of July. The application will likely be reviewed by the Committee this coming fall.

CAMH will continue to update its neighbours on the progress of the design work for the next phase of the redevelopment project.

Update on the first phase of construction

The first phase of our redevelopment, which is currently under construction, involves the construction of four new buildings, one new public park, the extension of municipal services (including a new road) onto our site and the repair of the western sections of our Heritage Wall that borders our site. In all, Phase 1a will house 48 beds for our Addictions program and 24 for our Mood and Anxiety program in a more home-like setting. These new 'Alternate Milieu' buildings will enhance our ability to provide a high level of care for our clients. The vision for the overall redevelopment project, is to create a new hub for CAMH within a mixed urban village on the current Queen Street site. It is expected that the Phase 1a buildings will be completed and occupied by early 2008. The new public park on the northwest corner of our site will be completed this coming fall.

If you have any specific questions about the update, or items that you would like addressed in future e-updates, please contact Christopher Edey, whose contact information is provided below.

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