



CAMH Queen Street Redevelopment

progress update, June 19, 2007

This bulletin will provide two updates: on environmental testing in future green spaces and on our construction progress.

Environmental testing in future green spaces

In April and May of this year, CAMH carried out two rounds of environmental testing on the northern half of its property at 1001 Queen Street West, with special attention directed towards those areas that will become publicly accessible green space in the redevelopment project. The discovery, and subsequent removal, of historical fill (containing concentrations of lead above Provincial guidelines) from the current construction site sparked concern that other portions of the Queen Street site may be in a similar condition.

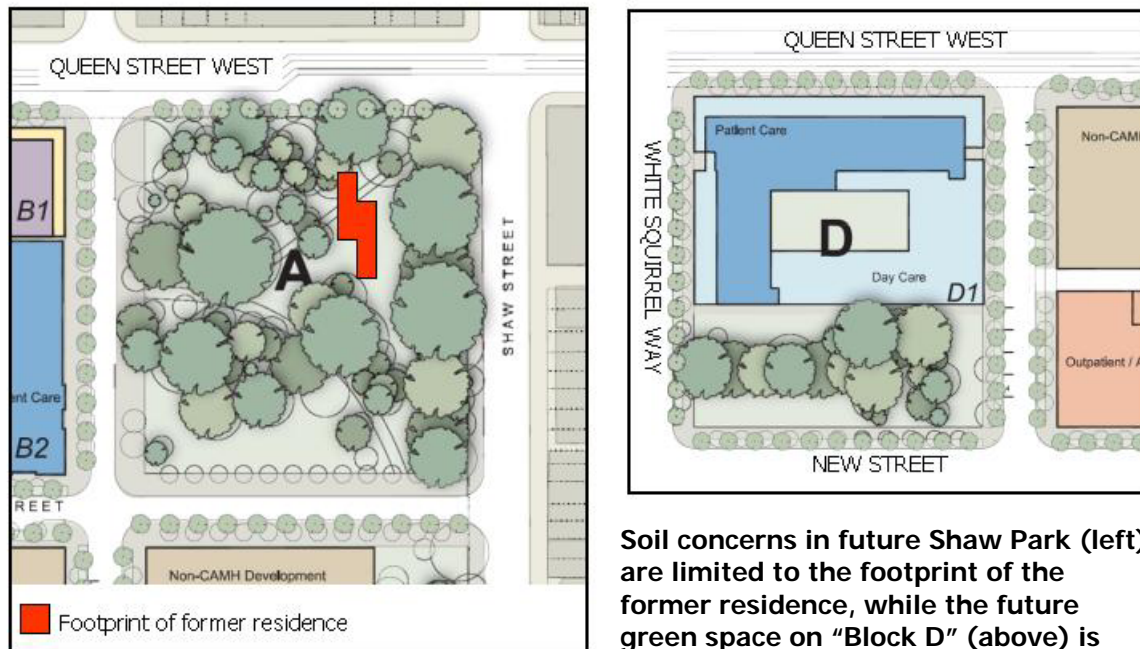
CAMH is pleased to report that the forested areas of future Shaw Park (located at the southwest corner of Queen and Shaw Streets, see diagram below) are mostly free of any soil contamination concerns. Our testing did identify one area of concern. The small clearing in this area is the site of the former residence of the superintendent of the original Asylum. This house was demolished in the 1970s, and CAMH suspects that the building was demolished into its own foundations, and that the building debris remains buried below the surface.

Soil testing in the footprint of the former residence revealed levels of lead and zinc above the guidelines set by the Ontario Ministry of the Environment approximately one meter below the surface. A second round of testing was then conducted, which confirmed that the heavy metals are confined to the building footprint. CAMH's environmental consultants have advised that since these materials are at depth (and not close to the surface), they pose no health hazard and are best left in place for the time being. When the time comes for CAMH to convey this land to the City (it is destined to be a public park), this small area will be excavated and the offending materials removed to ensure that the future park meets the required criteria.

You may recall that it was necessary to excavate all of future Fennings Park (located on the northwest corner of 1001 Queen Street West) to remove contaminated fill that was only 15cm below the surface in some cases. **CAMH is very pleased that future Shaw Park will not require major remediation and that the trees in this area can remain undisturbed.**

Environmental testing was also carried out in a second area with several large trees that will remain at the completion of the project, displayed in the map below. All of the tests in this area found that the soils met the Provincial guidelines. Finally, some soils beneath the parking lots to the south of our current Administration Building were found to have lead levels above Provincial guidelines. Our redevelopment plans call for new structures to be built atop the existing parking lots in the next phase of redevelopment at which point these soils will be excavated and removed from the site in accordance with Provincial guidelines.

As the redevelopment project moves forward, CAMH will continue to conduct the required environmental testing and will remain engaged with its community stakeholders on this issue.



Soil concerns in future Shaw Park (left) are limited to the footprint of the former residence, while the future green space on "Block D" (above) is clear of any soil concerns

On the construction site

Despite the current labour disputes in Ontario's construction industry, work is advancing on the first four buildings of CAMH's Queen Street redevelopment project. As one can see from Queen Street West, our buildings now have windows and masonry and mechanical work is underway.

The union representing construction labourers across the GTA has been on strike since Monday June 4, slowing our construction project. Electrical and mechanical work is continuing at our site and the installation of the all-glass wall that faces Queen Street is nearly complete.

The current labourers strike and the now-settled strike by operating engineers will have an impact on the construction schedule of CAMH's current construction project. CAMH and Eastern Construction are assessing the impact of these disruptions and will provide more definitive information as it becomes available. Upon resolution of the labourers' strike, there will be a need for increased weekend work on our construction project to make-up for lost time and to ensure that our new buildings can be brought on-line as close to our original schedule as possible.



The Queen Street West face of CAMH's construction

Summary

The first phase of our redevelopment 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 which 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. Completion of this first phase is scheduled for January 2008. 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.

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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