

results of summer consultation sessions

summary

Throughout the summer and into the fall of 2006, the CAMH Redevelopment Office held a series of stakeholder consultation sessions to gather input and opinion on the subject of the non-camh land use guidelines, which are currently under development. Although a variety of different individuals and groups, each coming at the issue from distinct viewpoints, were included in the sessions, the input proved to be generally consistent. Overall, uses such as mixed housing, medical and other office, retail and research/education were all well received.

consultation schedule

camh staff

Brentcliffe site	September 21
College and Russell site	September 22
Queen Street site	September 25

Client and Family Reference Group	July 31
Councillor Joe Pantalone	August 8
Neighbourhood Liaison Committee	September 12

Representatives from the Ontario Nurses Association (ONA) and the Ontario Public Service Employees Union (OPSEU) were also given the opportunity to offer comment on the direction of the land use guidelines during meetings held on the subject of the Fine-Tuned Master Plan. The Queen Street West business community was well represented at the September 12 meeting with the Neighbourhood Liaison Committee.

session structure

With each group, the discussion on non-CAMH land use guidelines lasted approximately 90 minutes. The subject was introduced through a review of the existing vision, values and policies (both of CAMH and the City of Toronto) that are guiding the redevelopment and the process that camh is following in order to develop the guidelines. Participants were then invited to offer their thoughts on desirable and non-desirable lands uses. When time permitted, the groups looked at the Queen and New street promenades in detail, to better determine what mix of street-level uses would produce the best pedestrian environment.

results

All participants were enthusiastic about the urban village concept and the mix of uses that it would provide to camh clients and the community at large. There was unanimous opinion that the one of the major goals of the land use mix should be to create an active and welcoming pedestrian environment and to draw people deeper into the site by locating

publicly accessible uses at interior intersections, such as that of Ossington and New Street. Discussion and feedback on specific types of land uses is presented below.

housing

There was strong a consensus that housing was an appropriate use that should be included in camh's future urban village. Camh staff and Client and Family Reference Group (CFRG) thought that the introduction of housing onto the site would be a good opportunity to introduce some form of supportive housing for camh clients, who traditionally have experienced difficulty in finding suitable (and affordable) accommodations. However, those voicing this view were also cognizant to the fact that introducing a large amount of supportive/subsidized housing to camh's site would work against other important priorities such as reducing the stigma attached to 1001 Queen Street West and maximizing camh's financial return from the lease of non-camh lands.

The Neighbourhood Liaison Committee (NLC) was also in support of mixed housing for the site. The principal concerns amongst this group was that the site not be dominated by any one type of housing (be it subsidized or condominium) and that the issue of affordable housing for artists be investigated (through partnerships with Artscape and other agencies) although there was also some opinion that the whole 'Queen West as an arts district' focus had become carried away. All groups consulted were supportive of the notion that bringing housing onto CAMH's site would encourage 'round the clock' use of the property.

Finally, the introduction of university housing, specifically, married-student apartments or other housing catering to graduate or mature students received broad support throughout the consultation sessions.

retail

All participants believed that introducing retail to the site was very desirable, although, as could be expected, there were many views on what form the retail uses should take. The Queen Street strip was identified as the most natural and desirable area for retail uses and there was also support for the creation of retail nodes at some of the interior intersection of the redeveloped site to encourage pedestrians to come further into the urban village.

As could be expected, the issue of a larger-format grocery store was the major issue where opinions differed between CAMH internal and external stakeholders. CAMH staff and clients were supportive of the idea of a grocery store on Queen Street West both for the convenience it would present as well as the potential for significant client employment. The NLC exhibited a preference for smaller retail outlets (such as a butcher, a bakery, an organic food store, etc...) over a grocery store; however, different points of view were expressed on the issue of the grocery store by NLC members. Popular retail-type uses included: art galleries, independent retailers, full-service and quick stop restaurants, client and survivor-run businesses and a bank.

There was also divided opinion on the issue of alcohol sales on site. While everyone agreed that retail liquor outlets were completely unacceptable, there were many views on whether restaurants could be licensed within the future urban village. CFRG opposes any liquor

being available for sale on site. Staff opinion was mixed on the issue, but majority opinion was of the view that restaurants should be free to pursue a liquor license and that there was a big difference between restaurants that serve liquor and bars, the latter being undesirable.

The distinct opinions voiced on the subject of retail at the NLC vis-à-vis camh-affiliated bodies underscored the challenge of producing a retail mix of utility and comfort to both camh clients and the broader community.

office and other commercial

There was a broad desire for the inclusion of office and commercial uses on the site to provide balance to housing and retail uses and to provide *employment land* to an area of the city that is rapidly becoming highly residential. The majority of those consulted were very supportive of the idea of a medical services office containing family doctors, dentistry and other services in demand. There was also discussion around attracting media, design and studio uses to the site, given that a node of such uses continues to take shape to the south of camh in Liberty Village.

community and specialty uses

While the majority of the discussion focused around the use categories summarized above, there were also a great many opinions and suggestions of other land uses that could be introduced to the urban village. Those most frequently cited include:

- YMCA or other community fitness facility;
- Educational uses, ranging from primary to post-secondary;
- Public library;
- Outdoor market; and
- Community Centre.