

June 2, 2009

Chair and Members  
Executive Committee

Dear Chair and Members:

**Re: Queen Street Fire Site Community Improvement Program**

As you may recall, in February 2008, a fire on Queen Street West destroyed 6 buildings in may ward at Queen and Bathurst. The buildings at 611 to 625 Queen Street West consisted of ground floor retail space with residential uses on the second and third floors.

They were part of a traditional shopping street that stretches along most of Queen Street. The properties are part of the Queen Street West Heritage Conservation District (HCD), which runs from Simcoe Street to Bathurst Street. This HCD designation creates a unique condition in that this is the only commercial HCD in place in Toronto.

The compounded financial burden facing the property owners of these addresses creates a condition that makes the redevelopment of this block unlikely.

Staff have identified that the financial impact of creating a CIP to provide grants to offset tax increases for the properties at 611 to 625 Queen Street West, would be limited, as these grants would be funded from the increase in taxes that would not otherwise have occurred in the absence of the fire, with no negative impact on the City's operating budget.

Recommendation:

Refer the report back to staff and ask them to report back to the September meeting of Executive Committee with a Community Improvement Policy for the Queen Street Fire site consistent with Official Policy 5.2.2. recognizing that properties destroyed by the fire now require rehabilitation and revitalization. The report shall include a proposed schedule for TIEGS to protect the retail components of the properties from massive property tax hikes as the area rebuilds after the disaster.

Thank you for your consideration of this request.

Sincerely,

Adam Vaughan  
City Councillor, Ward 20, Trinity-Spadina