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Roncesvalles Avenue Planning Study – Request for Review on Expanding the Uses Permitted along the West side of Roncesvalles Avenue Between Marmaduke Street and Marion Street, Currently Designated Neighbourhoods and Zoned Residential (Ward 14 – Parkdale High Park)

Over the past several years, a number of applications have been received by City Planning to introduce non-residential uses on the west side of Roncesvalles Avenue in an area that is currently designated Neighbourhoods in the Official Plan and zoned Residential. This section of the street, between Marmaduke and Marion Streets is currently occupied by primarily residential uses on the west side while the east contains a mix of uses. In order to provide a more comprehensive response to the requests for non-residential uses, it would be appropriate to review the residential designations for these lands to determine if non-residential uses should be considered and if so, under what conditions.

Recommendations

That Toronto and East York Community Council request that the Chief Planner and Executive Director, City Planning to:

1. Undertake a review of the current status of properties on the west side of Roncesvalles Avenue, between Marmaduke Street and Marion Street, to determine if any additional zoning permissions could be introduced to expand the current permissions under the Residential Zone including any conditions and/or restrictions that ought to be applied should the permitted uses be expanded.
2. Develop a community consultation process for the review.
3. Report back to Toronto East York Community Council in the fourth quarter of 2011 on the results of the study.

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June 8, 2011