

**Councillor Adam Vaughan 魏德方**

Toronto City Council  
Trinity-Spadina, Ward 20

June 18, 2013

Toronto and East York Community Council  
100 Queen St W  
Toronto M5H 2N2

Dear Chair and Members,

**Re: Kensington Market – request for planning analysis on restaurant and bar uses**

The report from City Planning from the Queen Street West Restaurant Study (between Roncesvalles Avenue and Dufferin Street) (TE25.3) puts forward some recommendations about planning tools to try to manage change and maintain balance in urban land uses.

While it is a very different context, Kensington Market is experiencing similar challenges as more licensed restaurants and bars are opening in this community. With the ability to sell alcohol, these businesses are often able to pay much higher rents than raw food retailers that have been the core of Kensington Market for generations. Rents are being driven up at very high rates and it is triggering changes that must be understood before the Market as we know it is lost.

Significant change happening to our retail areas in the downtown and I believe that a balance must be struck to ensure that walkable, neighbourhood-based retail and food uses are maintained.

This motion requests City Planning to undertake a similar analysis of Kensington Market to understand issues of concentration and impacts on both the commercial and residential communities in the neighbourhood.

**RECOMMENDATIONS:**

It is recommended that Toronto and East York Community Council:

1. City Planning undertake a planning analysis of restaurant and bar uses in Kensington Market, as defined by the boundaries of the Kensington Market BIA, and report to the November 19, 2013 meeting on the feasibility of amending the zoning by-law with respect to implementing restrictions on restaurant and bar uses in Kensington Market.

Thank you for your consideration.

Sincerely,

Adam Vaughan  
City Councillor, Ward 20 – Trinity-Spadina

