

Timeline - 2004

- Fall 2004 - 48 Abell
 - Preliminary investigations to redevelop site for Affordable Housing
 - Site serviced from Abell and lane
 - No new streets through the site
 - Single north-south slab along west edge of site with future development considerations on East Side
 - Timing is important because it depends on funding with deadlines attached

Timeline – Spring 2005

- Spring 2005
 - Councillor Giambrone and City Planning hear about plans for redevelopment and property sales “through the grapevine”.
 - Councillor asks Planning staff to start thinking about the future of the WQW Triangle
 - Property owners start coming to the City with preliminary concepts for redevelopment

Timeline – Spring 2005

- Spring 2005 – 150 Sudbury
 - Committee of Adjustment Application for Minor Variance
 - Changes to previous zoning in 2000
 - Parking goes underground
 - More landscaped open space
 - Reintroduction of Sudbury Street extension
 - Increase in density (going from 4 storeys to 5 ½ storeys)

Timeline – May 2005

- May 2005
 - 1171 Queen West submission for rezoning and Official Plan Amendment
 - 10 Sty Queen Street Building with 26 Sty Tower behind along rail corridor
 - Arch at the foot of Northcote Ave. leading to a landscaped open space beyond, instead of the Northcote Avenue extension
 - City requesting extension of Sudbury Street, as per the Official Plan
 - Beginning of cooperation among adjacent land owners regarding the cost and lands for the Sudbury Street Extension

Timeline – Summer 2005

- August 2005 - 48 Abell
 - Revision to application with a two tower option
 - 1 tower for social housing – 19 storeys
 - 1 tower for market condominiums – 25 storeys
 - Beginning to consider providing live-work studio spaces as part of the social housing building
 - The owner of 48 Abell is also the owner of much of the land needed for the Sudbury Street extension (1199 Queen St W – where the garden centre is now)

Timeline – Summer 2005

- Summer 2005
 - Two Community meetings held by applicants
 - Two reports written about proposals- both reports say the proposed buildings are too tall
 - Significant pressure mounting from neighbourhood groups as awareness grows.
 - Cooperation between land owners moving slowly
 - Additional inquiries from neighbouring landowners on the potential to redevelop their lands



Timeline – Fall 2005

Planning expands to review larger context and begins to formulate a comprehensive plan



Timeline – Fall 2005

- Fall 2005
 - Neighbourhood engages in review of larger context
 - Developers push for definitive position from City
 - City continues to look at comprehensive plan including technical issues

Timeline – Fall 2005

- Nov 15 2005
 - City Planning makes formal recommendation to Community Council to undertake a comprehensive review of the WQW Triangle, including:
 - Urban design
 - Heritage preservation
 - Parks and recreation
 - Community services and facilities
 - Municipal Infrastructure (sewers, etc.)
 - Art and Design District

Vision for the WQW Triangle

- November 16, 2005 7:00pm
- City Planning Staff presents to neighbourhood and the developers its preliminary vision for discussion.