

West Queen West Working Group Minutes

April 24, 2006

Metro Hall, Room 308/309

7:00 pm – 9:45 pm

Chair: Councillor Adam Giambrone
 Tony Manocchio, 150 Sudbury Street
 Hanita Braun, 48 Abell and 1199 Queen Street
 Bill Cawker, 1171 and 1171R Queen Street
 Michael Buchanan, Queen Beaconsfield RA
 Doc Von Lichtenberg, West Queen West BIA
 Chris Phibbs, Mayor Millers office
 Margie Zeidler, Active 18
 Charles Campbell, Active 18
 John Ely, Active 18
 Fernanda Faria, Community Representative
 Rui Pires, Community Representative

Franco Boni, Artist Representative
 Jessica Rose, Artist Representative
 Lynda Macdonald, City Planning
 Doug Bleaney, Technical Services
 Paul Croft, Transportation Planning
 Gary Short, Parks
 Lori Martin, Culture
 Randy Maclean, Economic Development
 Evan Wood, Affordable Housing
 Adam Snow, GO Transit
 Michael Hackl, CN Rail
 Sherry Pederson, Heritage Preservation

Item	Subject	Notes / Action
1	Welcome by Councillor Giambrone and Purpose of Meeting	<ul style="list-style-type: none"> - Ben Woolfits was added to the agenda to speak - Any information that members of the Committee would like to discuss should be circulated to the entire Committee prior to the next meeting - The meetings are held on a “Without Prejudice” basis to ensure open discussion - Purpose of the Meeting - The purpose of the Working Group is to have city staff, land owners, community members and residents of the area give feedback to Planning staff on options for development in the West Queen West Triangle (“the Triangle”) and to work towards consensus on a variety of issues before the Ontario Municipal Board hearings. Additionally, the information gathered from the Working Group will inform the final report on the study, and the Request for Direction reports on the specific applications which will be going to Council in June.
2	Without Prejudice Status	<ul style="list-style-type: none"> - Charles Campbell noted that the meeting is being held in a public forum and that there will be a public record as to statements made by members of the Committee - Active 18 cannot accept the stated purpose of the meeting
3	Presentation by City Planning	<ul style="list-style-type: none"> - Lynda Macdonald gave an overview of the existing zoning permissions

		<ul style="list-style-type: none"> - The general direction of the Planning Division includes: the extension of Sudbury Street, the need for a new community park, the establishment of a network of laneways and pedestrian and cycling connections through the triangle, a continuous building edge along Queen Street, taller buildings toward the rail corridor, a linear park containing cycling and pedestrian trails along the rail corridor.
4	1171 Queen Street Presentation	<ul style="list-style-type: none"> - Brian Sickle, the architect from the development gave an overview of the proposal at 1171 and 1171R Queen Street. See handout for detailed information - Key Items in the presentation: 9 storeys in a stepped building on Queen Street, 19 storey building on south end of site, public access through the site, extension of Sudbury Street to service the development, inclusion of an “urban square” at the west end of the laneway that runs east/west behind Queen Street, connection from Queen Street into the triangle via opening in Queen Street façade
5	48 Abell Presentation	<ul style="list-style-type: none"> - Hanita Braun, the representative for the development at 48 Abell gave an overview of the proposal. See handout for detailed information - Key Items in the presentation: the building on the site will not be retained (it is structurally unsound), 2 – 19 storey buildings on the east and west side of the site, 6 storey corner podium building linking the 2 together, provision of a gallery space and café at the northwest corner of the site, 200 affordable housing units, grade related units to front on the “mews” (the laneway south of Queen Street), access from an extension of Abell Street and Sudbury Street
6	150 Sudbury Street Presentation	<ul style="list-style-type: none"> - Andrew Paton, the representative for the development at 150 Sudbury Street gave an overview of the proposal. See handout for detailed information - Key Items in the presentation: currently there is permission on the site for 176 units in 5 storey stacked townhouse form, proposal is for a 9 storey building and 13 storey building, dedication of land for both the Abell Street extension and Sudbury Street, underground parking
7	Ben Woolfits Presentation	<ul style="list-style-type: none"> - Ben Woolfits gave a presentation on his vision for his property at 1153 Queen Street. - Key Items from the presentation: no formal application has been submitted, proposed museum (privately funded), proposed “L” shaped building around existing building on site, 3 high storeys on Queen, 5 high storeys on the east side of the site, 1 storey above existing building, space for artists to live and work (the floor to floor height of each storey was not defined)

8	Active 18 Charette Presentation	<ul style="list-style-type: none"> - Charles Campbell gave an overview of the charette that was held by Active 18 on March 5, 2006 as well as stated the key priorities of Active 18 with respect to the triangle - Key Items: not against intensification in the triangle, it is key that the triangle be looked at comprehensively with all parties taking part in the negotiations, the artistic character of the neighbourhood must be preserved as an incubator for the arts community, there must be affordable housing, good design should be encouraged through a design review process, park space is required, 48 Abell should be preserved at its existing height, the new park should be located in the courtyard of 48 Abell
9	City Staff Presentations	<ul style="list-style-type: none"> - Each City division gave a brief update on the status of their review of the Master Planning for the triangle - Key Items: this area as a “creative hub” is firmly established, Heritage is looking closely at the merits of designating the existing building at 48 Abell, the Part II Plan calls for the extension of Sudbury Street, servicing of the triangle should be looked at through a Master Servicing Study and will be accommodated through existing infrastructure, or, if needed, the developers will need to upgrade the infrastructure, employment opportunities need to be encouraged, there is an inter-relationship between the creative industries at this location, City affordable housing money is allocated through an competitive RFP process, 600 units for the entire City will be funded in the fall, this is a parks deficient area and a new park is required
10	Open Discussion	<ul style="list-style-type: none"> - Items discussed included: servicing of the triangle, road network, pedestrian and cycling network, bridge over railway tracks, provision of bike path along the rail corridor (CN stating that none of their land is available for the cycling path and that all setbacks should be based on the existing CN property line), provision of laneway (“mews”) south of Queen, provision of a public park, retention of 48 Abell, traffic, cultural character of the area, environmental proposals and requirements
11	Items of Consensus	<ul style="list-style-type: none"> - Master Servicing Plan is required (the developers are putting this together and should have a final report in 4-5 weeks) - The Arts and Culture hub in this location is active and important – this needs to be protected with the redevelopment of the triangle, arts performing space, affordable housing, light industrial space, affordable retail space - Provision for laneway “mews” south of the buildings that

		<p>front on Queen Street – the laneway needs to be animated with uses, not just functional (although the servicing of the buildings fronting Queen must be considered)</p> <ul style="list-style-type: none"> - Pedestrian/Cycle Bridge over railway tracks – the Committee agreed that a bridge over the railway tracks is a benefit to the area, the bridge must be completely accessible to the public, - Abell Street extension – the Committee agrees that Abell Street should be extended south to Sudbury Street - Northcote extension – the Committee agreed that there should be some form of extension of Northcote Street (currently proposed by the developers of 1171 Queen as 40 feet wide and 20 feet high), this may be pedestrian access only, or may be used by vehicles, the extension needs to be publicly accessible - Environmental Sustainability should be encouraged in the development of all buildings in the triangle - Provision of a new public park – all members of the Committee agree that a new public park in the triangle is a requirement, the programming of the park is a key element that requires community consultation, it needs to be fully accessible and welcoming to the public and all members of the community, all the developers have to work together for the park
12	Items Requiring More Discussion	<ul style="list-style-type: none"> - Proposed street to service the developments and integrate the triangle into the surrounding urban fabric – The extension of Sudbury Street seems to meet this need and is supported by City staff and the developers, Active 18 proposes a street that runs east/west through the middle of the triangle, there was not comment from the developers about the street location - Park Location – there are a number of possible locations for the park in the triangle, Active 18 would like the park to be located in the courtyard of the existing 48 Abell building extending down to Sudbury Street, City staff is looking at a variety of possible locations, it was noted that the location has to serve the wider community, not just the residents of the triangle, the park must be located next to a public street, there was no comment from the developers about the possible park locations - Location of Bridge over Railway Tracks - Urbancorp has proposed a bridge between 150 Sudbury and their development south of the tracks, Active 18 would prefer the bridge to be located at the south end of Lisgar Street - Review of Traffic Studies – the applicants have submitted traffic studies and they are being reviewed by staff and the TTC, the results of the review need to be discussed

13	<p>Action Items:</p> <p>Sherry Pederson CN Rail Doug Bleaney Lynda Macdonald Paul Croft Hanita Braun Bill Cawker Tony Manocchio</p>	<ul style="list-style-type: none"> - Sherry Pederson to report back on the decision on Designation of existing building at 48 Abell - CN rail to report back on whether CN has a concern with multiple bridges over the railway tracks in this general location - Paul Croft to report back on status of the review of Traffic Impact Studies that have been submitted thus far to the City - Doug Bleaney to provide plans of the Dufferin jog to the Committee Plans - Lynda Macdonald to prepare and report back with a site plan showing the broad context including the Dufferin jog, connections to the Waterfront and the CAMH approved site plan - Hanita Braun, Bill Cawker and Tony Manocchio to report back on proposed environmental aspects of their buildings (including LEEDs and CBIP) - Lynda Macdonald and Paul Croft to report back on the Active 18 proposal for an east/west street through the centre of the triangle - Gary Short to prepare an analysis of the park requirements in the triangle - Lynda Macdonald to provide street sections for various proposed and existing streets in the triangle
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Meeting Adjourned:

9:45 pm

Next Meeting:

May 8th, 2006

6:30 pm

DeLeon White Gallery, 1096 Queen Street West