

City Council**Motion without Notice**

MM27.18	ACTION			Ward:14
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Interim Control By-law - Queen Street West between Dufferin Street and Roncesvalles Avenue - by Councillor Gord Perks, seconded by Councillor Mike Layton

** This Motion relates to an Interim Control By-law. It requires a majority vote to introduce and debate.*

Bill 1495 has been submitted on this Item.

Recommendations

Councillor Gord Perks, seconded by Councillor Mike Layton, recommends that:

1. City Council adopt the recommendations contained in the report (October 26, 2012) from the Chief Planner and Executive Director, City Planning, respecting the ongoing planning study and an Interim Control By-law for Queen Street West, between Dufferin Street and Roncesvalles Avenue.

Summary

City Council at its meeting August 25, 26 and 27, 2010 adopted Motion MM52.45 directing the Chief Planner and Executive Director, City Planning to undertake a study of restaurants on Queen Street West, between Roncesvalles Avenue and Dufferin Street. The purpose of the study was to determine if any additional zoning controls could be introduced to mitigate some of the negative impacts of the high concentration of restaurants and bars in the study area. The study commenced in June, 2011 with the first public consultation meeting and a report to Council is expected to occur next year.

Similar restaurant studies conducted further east on a portion of Queen Street West, on a portion of College Street, and on a portion of Ossington Avenue all identified conflicts between restaurants and the surrounding neighbourhood areas. All of these studies resulted in zoning by-law amendments that limited restaurant and related uses to the ground floor of a building and prohibited rear yard and rooftop patios in the study areas. As a result of these studies City Planning recommended that restaurants be restricted to the ground floor of buildings and that rear yard and rooftop patios should be prohibited in commercial residential zones in the former City of Toronto south of Bloor Street and Danforth Avenue within the enacted and repealed City wide comprehensive zoning by-law.

Interim Control By-laws were enacted by Council when the College Street and Ossington

Avenue restaurant studies were initiated. Council also enacted an Interim Control By-law when a rooftop patio study commenced on a portion of Bloor Street West. An Interim Control By-law was not enacted by Council when the current restaurant study was initiated. As the study has progressed similar negative impacts identified in previous restaurant studies have been identified. Therefore, pending the conclusion of the study, the Chief Planner and Executive Director, City Planning has recommended that Council adopt an Interim Control By-law for a period of one year to prohibit (new) restaurants and similar uses in the study area, to prohibit these uses above the ground floor of buildings, and to prohibit rear yard and rooftop patios associated with these uses.

(Submitted to City Council on October 30 and 31, 2012 as MM27.18)

Background Information (City Council)

Member Motion MM27.18

(October 26, 2012) Report from the Chief Planner and Executive Director, City Planning Division regarding an Interim Control By-law for Queen Street West

<http://www.toronto.ca/legdocs/mmis/2012/mm/bgrd/backgroundfile-51609.pdf>