

PG 29.9.1

December 3, 2013

Planning and Growth Management Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2



Dear Chair Milczyn and Members of Committee:

Re. Item PG29.9 – 11 Peel Avenue - Official Plan and Zoning Amendment Applications - Request for Direction Report

Thank you for the opportunity to comment on the proposed Official Plan and Zoning Amendment Application for 11 Peel. Active 18 Community Association is a group of residents and business owners in the West Queen West Area which has participated in all phases of the planning process while the area has experienced the intense condo development over the last few years.

We are writing further to our previous letter dated November 2013 with respect to the employment land conversion requests that affected this property. In that letter we raised concerns that the proposed minimum density of one times the area of the lot of non-residential uses to be provided was not enough. We were disappointed that only one times the area was approved going forward at the November P&GM meeting.

With this in mind, the Active 18 Steering Committee called a meeting on Monday December 2, 2013 to discuss the request for directions report scheduled for tomorrow, December 3, 2013. After discussion it was agreed as follows:

- That the Steering Committee's first priority as determined by resolution at our 2013 Annual General Meeting is for Section 37 funds from the development to be maximized to the fullest extent possible and that such funds be used towards affordable work studios for artists, owned and operated by the City or by a not-for-profit artspace management organization.
- That the larger park to include the addition of the two house lots on Peel Street for parkland is desirable.
- That only a maximum of \$500,000 of the S.37 funds should be used towards the construction of the park with the remainder of the funds for the construction coming from other sources such as park levy.
- That the community, represented by the Active 18 Steering Committee or it's designates be fully involved in the S.37 and park design planning negotiations, alongside the City and the developers.

We feel strongly that it is important to maintain affordable artist space in our unique neighbourhood, and that this be of the highest priority. The park, while desirable in the neighbourhood could be more of a traditional "green" park rather than expensive hardscape, and therefore the majority of funds should be allocated to the affordable employment space. We respectfully request that the direction of the Planning and Growth Management Committee be revised to accommodate the above items.

Thank you for your consideration.

Sincerely,
Steve Heuchert, on behalf of *ACTIVE 18 Association*

cc. Linda Macdonald, Manager, City Planning
Sarah Phipps, City Planning
Ana Bailao, City Councillor, Ward 18