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October 15, 2013

West Queen West Planning Study: Queen Street West between Bathurst Street and Roncesvalles

Dear Toronto and East York Community Council,

The portion of Queen Street West between Bathurst Street and Roncesvalles Avenue is experiencing increasing pressure for redevelopment. The community has raised concerns regarding the loss of buildings with heritage attributes, transit capacity, insufficient parking, and protecting the character of the street.

This stretch of Queen Street West has a diverse mix of commercial and residential uses in primarily low-rise buildings, as well as some mid-rise buildings. The surrounding residential neighbourhoods include Niagara, Trinity-Bellwoods, Ossington Village, Beaconsfield Village, Parkdale, and Roncesvalles-Macdonell,

This recommended planning study will focus on the character of the street and how to plan for new development that complements the built form and heritage attributes. Transit capacity and parking supply will also be reviewed. The study will involve public consultation to clarify what defines the street character and to develop a community vision for the future.

We are therefore recommending:

That Toronto and East York Community Council request the Chief Planner and Executive Director of City Planning to:

1. Undertake a review of the policy context, built-form and heritage value of the properties on Queen Street West, between Bathurst Street and Roncesvalles Avenue.
2. Consult Transportation Services, the Toronto Transit Commission, and the Toronto Parking Authority to address concerns related to transit capacity and parking in the vicinity of the study area.
3. Consult with the community, including residents and other stakeholder groups, together with the Ward Councillors, to understand what defines the character of the street and develop a vision for future development.
4. Report back on the findings of the review and provide recommendations for changes, if necessary, to the planning framework for the study area.

Sincerely,

Mike Layton
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