

**West Queen West Triangle  
Community Consultation Meeting**

May 2, 2007

Open House 6:30 pm

Presentations 7:00 pm

Mary McCormick Community Centre (66 Sheridan Ave)

*June 26  
Community  
Council*

**Background**

The City has conducted a study of the West Queen West Triangle.

City Council considered the results of the study and adopted a number of recommendations for the West Queen West Triangle at its meeting of September 2006, including amendments to the Zoning By-law and Official Plan. Council directed staff to bring forward by-laws to implement those recommendations.

Three sites in the area have already been the subject of development applications and decisions by the Ontario Municipal Board.

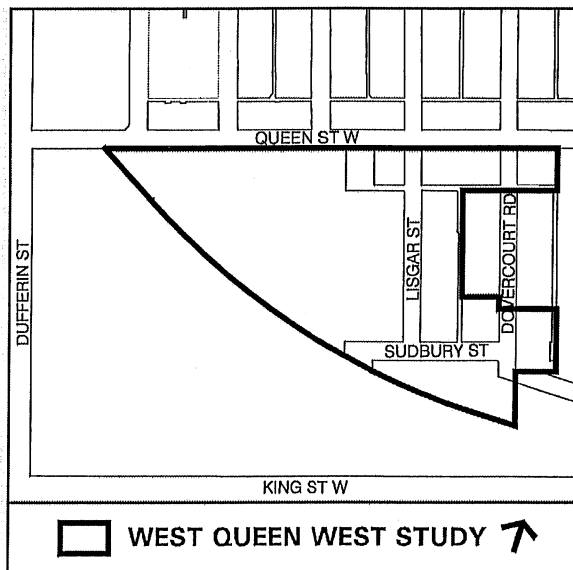
**Location**

The West Queen West Triangle is the area generally bounded by Queen Street West to the north, Dovercourt Road to the east and the rail corridor to the south and west. There are 1 to 3 storey industrial buildings in the area and a 9 storey apartment building. There is a variety of uses in the area, including industrial, retail and arts-related uses as well as residences.

**Proposal**

The City is proposing to amend the Official Plan and rezone the lands as a result of the West Queen West Triangle Area Study. The highlights include:

- allowing a broader mix of uses, including residential uses;
- requiring a minimum amount of non-residential uses on each property;
- allowing buildings up to 8 storeys along Queen Street West;



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- allowing buildings up to 8 storeys on other sites south of the lane south of Queen Street West;
- extending Sudbury Street and Abell Street;
- requiring the Sudbury Street extension and additional parkland in the area prior to residential development on lands where only industrial uses are currently permitted; and other changes to the zoning for the area.

### **Purpose of the Meeting**

Staff will provide information about the details of the proposed West Queen West Triangle rezoning. The meeting will provide an opportunity for the community to have input on the details of the proposed West Queen West Triangle rezoning and ask questions before final by-laws are brought forward to City Council.

Staff will also provide information about the recent Ontario Municipal Board decisions regarding redevelopment proposals in the Triangle, including 1171 Queen St West ("Bohemian Embassy"), 150 Sudbury ("West Side Lofts") and 48 Abell (by Verdiroc/St. Clare's Multifaith), which approved a mixture of mid-rise and high-rise buildings on those sites.

If you cannot attend the meeting, you can still make your views known by sending a fax to (416) 392-1330 or by writing to Gary Wright, Director, Community Planning, Toronto and East York District, City Hall, 100 Queen Street West, 18<sup>th</sup> Floor, East Tower, Toronto, ON, M5H 2N2.

**If you would like further information about the proposed rezoning, please contact Elise Hug, Planner, by email at [ehug@toronto.ca](mailto:ehug@toronto.ca) or by phone at (416) 392-0758.**

You may also contact Councillor Giambrone, Ward 18 – Davenport, at (416) 392-7012.

### **Notice to correspondents:**

Personal information received at the community consultation meeting or contained in your correspondence to the City, is collected under the *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code. The City collects this information to enable it to make an informed decision on the relevant issue(s). Individuals who submit correspondence should be aware that any personal information in their communication will become part of the public record. The City will make it available to the public, unless the individual expressly requests the City to remove the personal information. Questions about the collection of this information may be directed to the Planner listed above.

Attendant Care Services can be made available with some advance notice.