

Recommendations made by the City Planning Department in their Staff Report
of May 30, 2006

It is recommended that City Council:

- 1) direct staff to report on the proposed amendments to the Garrison Common North Secondary Plan and the Garrison Common North Part II Plan generally in keeping with the principles outlined in this report;
- 2) direct staff to report on the proposed amendments to the Zoning By-law 438-86 for the former City of Toronto to reflect the principles outlined in this report;
- 3) direct staff to implement a network of public streets, including Sudbury Street and Abell Street as vehicular streets and Northcote Avenue as pedestrian and cycling connection, in accordance with the text of this report;
- 4) direct staff to acquire the lands necessary for the extension of Sudbury Street and request the Director of Real Estate Services to report to the June Council on mechanisms for acquiring the land for the extension of Sudbury Street;
- 5) direct Parks, Forestry and Recreation staff to report to the Administration Committee regarding the collecting of cash-in-lieu for parkland, as opposed to land, from any development in the West Queen Triangle;
- 6) require the extension of Sudbury Street as a condition of residential development south of the MCR zoning in the West Queen West Triangle;
- 7) direct staff to report directly to Council relating to implementation mechanisms to ensure that non-residential space forms a substantial component of the redevelopment of the West Queen West Triangle, in accordance with the text of this report;
- 8) request the General Manager of Economic Development, Culture and Tourism, in consultation with Finance and Legal, to report back regarding the possible usage of Section 110 or other powers granted by the Municipal Act to secure no-net-loss of non-residential space in the West Queen West Area;
- 9) direct staff to report directly to Council if necessary on other matters relating to the West Queen West Triangle; and
- 10) request the Executive Director of Facilities and Real Estate Services to pursue options to relocate the offices of the Public Health Division which are currently located in the Carnegie Library at 1115 Queen Street West.

The full report is available online at <http://www.adamgiambrone.ca/reports.php?id=34>

Queen West Triangle: proposed motions from Active 18.

That the staff recommendations, page 2 May 30 report be amended as follows:

Recommendation (1) be amended to require staff to report on proposed amendments to the Secondary Plan at the July 25 city council meeting; and that those amendments reflect the proposals in this report;

Recommendation (2) be amended to ensure the amendments to the Zoning Bylaw reflect the proposals adopted by Community Council;

Recommendation (5) be amended by adding; "and that staff be instructed to purchase no less than 1.2 hectares, and that funds be provided from the Parks Acquisition fund. If parkland cannot be secured before September 1, 2006, , then a Holding Zoning will enacted on all lands in the Triangle, and not be removed until the necessary parkland is secured."

Recommendation (7) be amended by adding: "and a total of 150 artist spaces, on average 80 square meters, and a ceiling height of 3 meters, roughly an equal mix of studio and live-work spaces, be provided. Each development will be required include its share of artist spaces, made available to a non-profit agency like Artscape at a cost which makes them affordable. To ensure such spaces are available, the maximum residential density allowed on any lot which has not provided its pro-rated share of artist spaces will be 2.0 x."

The following be added to the amendments to the Secondary Plan:

(a) A high standard of design will be secured for all new structures and public and private spaces, including roads and parks; and a design review panel be established jointly by Active 18, the landowners, and the city. That panel will create design guidelines applying to construction and an approval process by the panel to review designs and make recommendations to City Council; and

(b) Structures on Queen Street not exceed 13 meters, rising at a 45 degree plane to a total maximum height of 16 meters including mechanical space, and to continue the fine grain of Queen Street activity retail at grade along no less than 75 per cent of their Queen Street frontage will be required, and individual storefronts will have a modest width; and

(c) Two hundred affordable housing units (that is, between 7 and 10 per cent of the new units) containing a mixture of one, two and three bedroom units meeting Canada Mortgage and Housing Corporation standards, will be built in the Triangle. Each development project must provide space equal to 0.3 x for such units; and

(d) In addition one hundred three bedroom units meeting CMHC standards be provided. Each development project must provide space equal to 0.3 x for such units; and

(e) all new structures larger than 1,000 square meters must meet the sustainability standards according to LEED Gold.

June 12, 2006.