

It seems, *suddenly* things are heating up in the West Queen West planning areas. Back to work for Active 18.

## UPDATE ON THE TRIANGLE

- 1) After a long delay, construction on the **Bohemian Embassy Condo (Baywood)** project has resumed. New owners, **Pemberton Condos**, have taken over the construction and the building is now underway. Section 37 contributions from this project have finally been secured by the City, and preparations for a new park at Lisgar and Queen are also underway.
- 2) All the other **Baywood** projects,
  - a. Queen and Dovercourt, 1093 Queen W.,
  - b. Queen across from the Gladstone 1181 Queen W.,
  - c. the south end - 'the Lisgar block', 2 - 90 Lisgar, **are all on hold and/or up for sale.**

None of these have been through the planning process. You may recall that we got to an acceptable design solution with Baywood for the site at Queen and Dovercourt but there were major design issues still outstanding for the site across from the Gladstone.

- 3) Design of the new Lisgar Park and related '**arts precinct**' is back on track. A18 is part of the Working Group at City Hall that is defining the Park RFP. You will be hearing about community input into the design shortly. The good news - There will be enough money to create a dynamic arts park. A18 will be drawing ideas from our Park charrette we hosted over a year ago - thank you again to those who participated.
- 4) The **WestSide Lofts (UrbanCorp)** building at **150 Sudbury** is up 15 stories +. **Artscape** has successfully sold **40+ Live-Work studio condos** at reasonable prices to the professionals in the arts community (**Artscape Triangle Lofts**). This means that the new neighborhood south of Queen will retain its artistic residential and studio production base, something we lost with the demolition of a section of the 48 Abell building.
- 5) Active18 has been invited to a meeting to discuss Phase 2 of this project with Artscape, City Planning + Culture depts., and UrbanCorp on November 6th.
- 6) **St Clare Multi-Faith**, the operator of the social housing project that was the third major project before the OMB in our big brawl two years ago, recently hosted a **ground breaking ceremony**. The building is located on the west end of the 48 Abel building.
- 7) We have to be the only community group in the City that has **supported a major social housing project** and are pleased to see it moving forward.
- 8) The extension of **Sudbury Street** along the railroad tracks from Dovercourt to Gladstone is proceeding.
- 9) The warehouse buildings on the east side of Lisgar Street are coming down, and **Medallion** will begin construction of their **rental apartments shortly**.
- 10) The UrbanCorp project has provided section 37 money for the rehabilitation of the **Carnegie Library Building at 1115 Queen Street West**. The **Theatre Centre** is currently working with the City to convert the building into a **contemporary arts facility**. Parkdale Public Health, the current tenant, will move into a new purpose built office space in the

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Medallion building. The Theatre Centre is currently in negotiations with the City to secure a long term lease. More good news.

- 11) Two other smaller buildings are approved but not yet under construction - **Streetcar Condos** at 2 Gladstone, and at Sudbury and Dovercourt.

**SUMMARY** - we're still getting a badly designed, overbuilt precinct - but the fringe benefits are coming along not bad. Let's make the most of it!

### QUEEN ST BAR ISSUE

- 12) Active 18 has stood back from the enforcement problems along WQW Queen arising from the heavy night-life traffic. At last year's Annual Meeting we had discussion around whether this is **planning issue** or an **enforcement issue**. The Beaconsfield Residents Association has been active (and some A18-ers have also been active but not on behalf of A18).
- 13) The Steering Committee continues to follow this situation closely. There will be more discussion of this issue at the AGM in February. It is becoming clear that A18 will have to take a stand on the issue because of the growing concern over the high concentration of bars in the neighbourhood.
- 14) The City of Toronto is in the process of reviewing and proposing new bylaws to help mitigate these problems across the entire city. New bylaws are being presented at City Council over the next 2 sessions - November and January.
- 15) To find out more about this, visit the Queen Beac Blog: <http://queenbeac.wordpress.com/>

### 'NORTHWEST TRIANGLE' - Help Shape this area now!

- 16) **On November 18<sup>th</sup>**, Active18 is sponsoring an **open, public charrette** at the Gladstone Hotel from 5:00pm to 8pm. This charrette will examine the planning problems that we are facing in the area north of Queen, west of Gladstone, south of Peel and Florence and west to the Railroad tracks. With the completion of the Dufferin underpass this area will be hot property for developers. **The zoning and plans for this area are grossly out-of-date and the area is vulnerable for massive re-development.**
- 17) What we learned in the WQW Triangle south of Queen is, that is if good plans are in place *before* development applications are received at the City, the City and the community has more chance of shaping development.
- 18) We need to get a **strong Secondary Plan** in place before the next wave hits.
- 19) The charrette is being run by **York University Planning students** and we are eager to include **community input**. A18 will work with the student reports to develop a community position.
- 20) Plan to attend the charrette and **make your views known**. Bring your neighbours! Help plan your neighbourhood.
- 21) The Planning department wants to put this planning job off, for now. This is a mistake. A18 doesn't want the errors made in the triangle repeated north of Queen!

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- 22) A small preview of this bigger problem can be had on November 16 when a public consultation on road design for Gladstone and Peel will be hosted by the City. Issue - when Dufferin opens and Peel and Gladstone are no longer the “Dufferin Jog”, what will this new street look like? Here is the city's material  
[http://www.toronto.ca/involved/projects/peel\\_gladstone/](http://www.toronto.ca/involved/projects/peel_gladstone/)
- 23) **Plea for funds.** There will be a few hundred dollars of expenses to put on this charrette - from renting the Gladstone space, paper and supplies, (no one is getting paid), we are asking for a few dollars from the community to help out with this. From 5\$ up, we'll take anything! Cheques may be sent to Active18 Community Association, 19 Northcote Avenue, Toronto, M6J 3K2. Or pop a Toonie in the bin at the charrette! Thanks neighbours!

## YET TO COME - WOOLFITT PROPOSAL

- 24) We are expecting an announcement shortly from Ben Woolfitt for his property on the south side of Queen. Something highly appropriate and fitting for the arts+cultural designation of the neighbourhood. More good news. Stay tuned.

## ON THE HORIZON

- 25) Look for the A18 Annual Meeting and report in January or February 2010.
- 26) We are always looking for people that can translate from English into Portuguese.
- 27) Want to be on the Steering Committee? Talk to one of us anytime!