

AGENDA

Kensington Market Action Committee, Directors Meeting Thursday January 17, 7pm - 8:30pm aprox.

160 Baldwin Street, Unit 10

Venetia Butler: Chair, Helena Frei: Treasurer, Su Alexanian: Secretary

Reading: please read the attached letter Sylvia Lassam (OMB Appeal) and listen to Marion Kane's podcast about Kensington Market at <http://www.foodsleuth.ca/>
She's agreed to be the keynote speaker at the Development Watch breakfast Saturday.

1. Call to Order by Chair 7pm *Sharp!*
2. Call for additional agenda items 2 min
3. Approval of Agenda 2 min
4. Approval of minutes of our last meeting 2 min
5. Make a date for next meeting, February 21 proposed 2 min
6. Treasurers Report including: 30 min
 - condo payments
 - renewing Red Pepper's lease.

FYI: Goldview's fiscal year end is Jan. 31 and RP's lease ends 28 Feb.
7. Winter Solstice - Red Pepper Update 5 min
8. Development Watch Breakfast - update - Venetia 20 min
9. AGM - Time to set a date? Remander
10. Wrap up 8:30

APPEAL to the Zoning By-Law No. 1631-2012

This document constitutes an appeal to the decision of the City of Toronto to allow the construction of a high-rise condominium unit, with facilities for a large-scale retail operation on the first and second floors, at 297 College Street. I am a home-owner and resident at 80 Bellevue Avenue, a member of the Kensington Market community for seven years, and a founding member of the newly-incorporated Kensington Market Historical Society. An out of town family obligation prevented me from attending the September 11th meeting.

My appeal is based on concern for the impact of this building on my community, and the lack of useful evidence to determine what that impact might be. It is an ill-considered plan to allow a piece-meal approach to development that calls for a contribution from the developer for a “heritage conservation district study for Kensington neighbourhood” after the fact, when the development itself will have a considerable impact on our neighbourhood. Approval of this development will set a precedent for development; an adequate area study that would establish the history and continuity of use must be undertaken before any major development is approved. If one-off sites such as 297 College Street are allowed, the unique, delicate balance of forces in the Kensington Market area will be jeopardized.

Such a study should include historic and current land use, setting out clearly the terms of reference. Kensington Market is a mixed-use neighbourhood. In the official plan for the City of Toronto, Section 4.5 (Mixed Use Areas), Policy 3b) it is clearly stated that large scale retail stores, such as the one proposed on the lower levels of the development at 297 College Street, will be allowed if “the economic health of nearby shopping districts are not adversely affected”. At the present time there is nothing to stop the establishment of a major grocery chain at this location, similar to the one found at Portland and Queen, a project of the same developer. It is difficult to imagine that a Loblaws store within 2 blocks of Kensington Market would have a beneficial effect on the area. Throughout its history raw food sales have been an essential part of the Market, even as it changed ethnicities. There is some tension within the Market already between the raw food vendors and the trend to ‘entertainment’ businesses (there are around 40 bars and restaurants in the area). A large condominium development that would dramatically increase the neighbourhood density, with a large grocery store at its base, could tip the balance away from the historic and current land use. That the historic and current state of Kensington Market has value almost goes without saying; it is one of the most loved areas of city, and has been designated a National Historic site. The Heritage Management plan called for in the Official Plan has not been written (Section 3-11, Policy 13) and the developer has not been held accountable to demonstrate how the proposed building and site design relates to the existing and/or planned context (Section 3.1.3, Policy 20).

In the *Growth Plan for the Greater Golden Horseshoe*, one of stated Guiding Principles is to “Provide for different approaches to managing growth that recognizes the diversity of communities in the GGH” (p. 10). The Kensington Market community, arguably the most diverse and lively in our city, needs protection at this critical juncture in its long history. A rezoning by-law allowing a development that by its very scale and nature will impact our neighbourhood in significant ways should not be instituted without a study, before not after the fact, to determine possible consequences. The ad hoc approach to development will benefit no-one but the developer. There is significant interest among members of the downtown community regarding this and other similar cases and meetings have been set in the near future. We would like to be part of the process.