



October 12, 2021

Councillor Ana Bailão, Chair  
Planning and Housing Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

In regards to PHC – PH27.9

Dear Members of The Planning and Housing Committee,

I write as Chair of the West Side Community Council, an umbrella organization of thirteen West End community associations, in regard to agenda item number PH27.9 – 1354, 1358, and 1360 Queen Street West – Proposed Designation By-law Under Part IV, Section 29 of the Ontario Heritage Act – Consideration of Objections.

The Planning and Housing Committee should reject this application in no uncertain terms.

Under no circumstances should the applicant be permitted to demolish a building, which City Planning and Heritage Services have identified as ‘contributing’ to the historic significance, cultural heritage values and character of this important and irreplaceable part of Parkdale.

We oppose ERA Architects assessment concerning 1354 Queen St. West. We have included photographs of work performed by the owner to partially remove stucco to expose the brickwork beneath. We question their evaluation of the integrity of the building and the less relevant questioning of “the Italianate style” of these properties.

Heritage and City Planners, Councillors, Working Groups, Resident Associations, Business Improvement Associations and others worked for over six years to craft planning standards for the Parkdale Main Street HCD and the West Queen West HCD that would accommodate new development in a way compatible with

the character and cultural fabric of this unique part of Queen Street West. **The PHC must respect this huge effort and reject applications asking to amend the Official Plan and the associated up-to-date, heritage-sensitive zoning being put in place for the Parkdale Main Street HCD.**

The subject lands are in a highly sensitive location, directly across the street from **Parkdale's original town centre**, also known as the 'Parkdale Hub'. It is of crucial importance that developments in the vicinity of the Parkdale Hub conform to the intent and content of the Parkdale Main Street HCD. This is the core of the HCD; allowing the destruction of one of its historic contributing buildings, and the construction of a building vastly greater than that Heritage and Planning Staff envisioned as appropriate, would be hugely destructive to the integrity of the Parkdale Main Street HCD.

We very strongly encourage and support the rejection of this insensitive and deeply problematic proposal and add this property to the Heritage Registry.

Sincerely,



Ric Amis  
Spokesperson, West Side Community Council  
Secretary/Chair, Parkdale Residents Association

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Members of the WSCC ([www.westsidecc.ca](http://www.westsidecc.ca)) include the Grange Community Association, the Harbord Village Residents' Association, the Garment District Neighbourhood Association, the Trinity Bellwoods Community Association, the Ossington Community Association, the Lakeview Avenue Neighbourhood Association, the Liberty Village Residents' Association, Beaconsfield Village Residents' Association, Active 18, the Parkdale Residents Association, Roncesvalles-Macdonell Residents Association, and the Bloordale Community Improvement Association.



1354 Queen Street West - Friday, Sept. 10, 2021 at 9:21 AM © Ric Amis



1354 Queen Street West - Monday, Sept. 13, 2021 at 10:25 AM © Ric Amis