

To: Councillors of the Toronto East York Community Council

From: Peter Tabuns, MPP

Date: April 12, 2015

Re: Agenda item TE5.12

Dear Councillors,

I am the Member of Provincial Parliament for the riding of Toronto-Danforth.

I support the report from the Director, Community Planning, Toronto and East York District.

The subject development of agenda item TE5.12, Request for Direction Report - 1327 to 1339 Queen Street - Zoning Amendment (Ward 32), for your consideration today is located in the Riding I represent at Queen's Park.

I stand with my constituents, including the members of the Leslieville Community Coalition Wards 30 & 32, in opposing the development as articulated in the application Rockport Group submitted to the City of Toronto on March 6, 2014, the same application that is now before the Ontario Municipal Board.

The community in east Leslieville recognizes the proposed development at 1327 - 1339 Queen Street East as having problems with height, density, parking, traffic congestion, privacy, laneway access, streetscape continuity, and retail scale and has repeatedly voiced these concerns to Rockport Group.

What was Rockport Group's response to the community? It did not amend the original application submitted to the City of Toronto on March 6, 2014.

The community in east Leslieville, as articulated by the Leslieville Community Coalition Wards 30 & 32, has raised the following concerns about this potentially precedent-setting Queen Street development between Leslie Street and Coxwell Avenue:

- It lacks adherence to zoning laws applicable to this section of Queen Street East and guidelines applicable to avenues, such as Queen Street.
- It does not fit into the existing character of the community with respect to height, density, and architectural continuity.
- It is four storeys higher (with a typical storey of a building being 10-12 feet) than permitted under current zoning laws, and two storeys higher than permitted under mid-rise guidelines.
- It has a density that is more than double what is permitted under zoning laws.
- It is higher than almost any other building on Queen Street East, and higher than any building between Coxwell Avenue and Leslie Street.
- It has very significant overlook onto surrounding properties.
- It unreasonably shades the northern side of Queen Street.
- It has an overbearing wall of stacked townhouses situated tightly against Memory Lane, with units opening immediately and unsafely onto the lane.

- It will increase current parking and traffic difficulties on nearby streets and lanes.
- It proposes large retail space at grade level that is out-of-step to the scale and character of immediate existing retail along Queen Street.
- It envisions using Memory Lane for all vehicular access to the site, whether cars, garbage trucks, or moving vans.

Like many of my Toronto-Danforth constituents, including the members of the Leslieville Community Coalition Wards 30 & 32, I am not anti-development. Like them, I want and expect good urban design to rule the day.

I urge you to vote unanimously to direct the City Solicitor and City staff as appropriate to attend at the Ontario Municipal Board to oppose Rockport Group's application in its present form.

Thank you for your consideration.

Sincerely,

Peter Tabuns

MPP, Toronto-Danforth