

May 27, 2019

PH6.1.6

BY EMAIL

City of Toronto
Planning and Housing Committee
100 Queen Street West
10th Floor, West Tower
Toronto, ON M5H 2N2
Email: phc@toronto.ca

Attention: Nancy Martins

Dear Members of the Planning and Housing Committee:

Re: PH6.1 – Final Recommendation Report: Official Plan Amendment – Policies to
Address the Loss of Dwelling Rooms

We are the owners of 935 Queen Street West, also known as the Parkview Arms Hotel (the “Hotel”).

We are writing to object to the proposed City-wide Official Plan Amendment No. 453 (“OPA 453”). We will also be attending the statutory public meeting on May 28, 2019 to express our objection.

We have owned the property for over five decades. We understand that the policies proposed under OPA 453 would impose significant new obligations and restrictions on us as owners and operators of the Hotel. We feel overwhelmed by the enormity of the proposed changes and are concerned with the impact that these changes could have on our business and our family.

We believe the dwelling room replacement requirements under OPA 453 would make investment in the Hotel through redevelopment near impossible and would also make it much too expensive to carry out repairs and improvements. Further, the overly restrictive rent protection policies would have a negative impact on the financial health of our business. We see no reason why the City should be able to control and restrict our business in these ways.

For these reasons, we object to OPA 453. As noted above, we will be in attendance at the statutory public meeting and will voice our concerns at that time.

In any event, please provide us with notice of any decision with respect to OPA 453.

Sincerely,

1027017 Ontario Limited

Jeffery Milne