

TE14.5.26

From: [Rosestone Developments](#)
To: [councilmeeting](#)
Subject: FW: Application to Amend Official Plan -Queen Street West Between Bathurst Street and Roncesvalles Avenue
Date: July 21, 2020 2:57:55 PM

Attention: Marilyn Toft

We understand that a council meeting with respect to the above noted proposed plan amendment is scheduled for September 30, 2020.

Although we submitted our objection to the proposed amendment plan by email dated the 7th day of April 2020, we are advised that through inadvertence our email was not included for inclusion in the agenda at this hearing.

We would appreciate our submission being included as part of the official record and that it form part of the Council Hearing.

We wish to advise that we have made some changes to the originally submitted letter.

Yours truly

Rosestone Developments Limited

Per

Larry Swern

Rosestone Developments Limited is the owner of 606 and 610 Queen Street West.

We have now had an opportunity of reading the above proposed Official Plan Amendment and respectfully wish to submit the following comments.

Toronto is a busy, bustling, exciting city to live in and to visit. Toronto has theatres, major league baseball, basketball, hockey, shopping, museums, art galleries, restaurants and many hotels located in the city core, attracting much tourism. But such facilities can not rely solely on tourism for their existence. There must be support from the people residing in and around the city.

The city core where the majority of these facilities are located must be easily accessible.

Both Yonge Street and Queen Street are gateways to the city core. The Yonge Street does act as a gateway for a significant population. As one can see looking at Yonge Street, people like to live on or near Yonge as it provides many services, employment opportunities and service facilities, as well as easy access to the city core.

Queen Street West has the opportunity to act as a gateway as well. Therefore it is important that the city encourage development to provide housing, and employment opportunities, on Queen

Street West

While it is the aim of planners, to create a vibrant atmosphere, with live work facilities, ensuring activity during the day and night, I submit that the proposed plan will not have the opposite effect.

It is people that make areas vibrant, people living in the area. If one looks at streets like Queen Street East, Mount Pleasant Blvd, Bloor Street West Village (the list goes on), areas which lack large population bases as the result of restrictive bylaws, there is a lack activity and vibrancy, stores are constantly turning over, and many existing stores do not serve the neighborhood well.

Many buildings in these areas, including large parts of Queen Street West, are poorly maintained particularly above the street level.

Many properties have depths of about 100 feet. Front set backs (at certain levels), rear yard set backs, limit on lot consolidation of buildings, height restrictions, elevators, corridors, front and rear entrances, inclusion of rental units, affordable housing make small scale developments economically impossible

The inclusion of rental units and affordable housing and the cost of management of small scale developments as well add to the cost of development.

Lanes, where they exist, are scary places and unless everyone fronting on the lane agrees to develop together, this aspect of the lane will not change, therefore development fronting along the lanes is very unlikely.

Limits placed on size of store fronts and the inability to consolidate building lots will prevent the presence of pharmacies and food stores, as well as other stores and business requiring large areas as most properties are not deep enough to allow for expansion at the rear of the properties, forcing people to leave the area, requiring services provided by these stores and businesses.

I submit that the proposed official plan will not encourage significant development along the Queen Street West and therefore will not provide additional employment opportunities beyond what exists at the present, nor significantly increase the population base, needed to make an area vibrant.

I submit that Toronto and the Queen Street West Area would be better served, if the proposed Official Plan would allow greater height and densities, and remove some of the restrictions, so as to encourage development of more housing, live work space, and employment opportunities and make Queen Street a true gateway.

Thank you for this opportunity to submit our comments and objections to the proposed official plan.

Rosestone Developments Limited

Per

Larry Swern

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