

Project No. 19165

March 10, 2020

By E-Mail Only to teycc@toronto.ca

Toronto and East York Community Council
2nd Floor, West Tower, City Hall
100 Queen St. W.
Toronto, Ontario M5H 2N2

Attention: Ms. Ellen Devlin, Secretariat

Dear Chair and Members of Community Council:

**Re: Queen Street West Planning Study (Bathurst Street to Roncesvilles Avenue) – Official Plan Amendment – Final Report
Toronto and East York Community Council Item No. TE14.5
Comments on Behalf of BSAR (Queen) LP re: 1521 Queen Street West**

We are the planning consultants for BSAR (Queen) LP, the owner of the property municipally known as 1521 Queen Street West (the “Site”) in the City of Toronto. The Site is located on the south side of Queen Street West, mid-block between Wilson Park Road and Beaty Avenue. The Site is located within the boundaries of the West Queen West & Parkdale Main Street Planning Study (the “Planning Study”) area and the West Queen West & Parkdale Heritage Conservation District Study (the “HCD Study”) area, which HCD Study resulted in the proposed West Queen West Heritage Conservation District Plan and the proposed Parkdale Main Street Heritage Conservation District Plan (the “proposed HCD Plans”).

On November 8, 2019, BSAR (Queen) LP submitted an application to amend the City-wide Zoning By-law 569-2013, as amended and the Former City of Toronto Zoning By-law 438-86, as amended, in order to permit the development of a midrise, mixed-use building on the property. The proposal contemplates a well-designed 8-storey mixed use building which includes retail uses at grade, with residential units above. The at-grade retail uses are setback from Queen Street West so as to provide a more generous pedestrian realm, with uses which will animate the streetscape in a positive manner. The street wall along Queen Street West has been designed at a height of 5 storeys, with a 45-degree angular plane (less a few minor projections on the upper levels) incorporated for the 3 storeys above.

In preparation for filling the site-specific application for Zoning By-law Amendment our client pursued a cooperative pre-consultation process with City Staff and the local Councillor which started in April 2019. Furthermore, our client held a meeting for the

community on July 15, 2019, where their proposal was presented and feedback was solicited from local residents. This extensive process has resulted in a proposal which will be in compliance with the “in force” official plan policies applicable to the Site and which will reflect input from the various consultations.

In light of the fact that our client has relied upon the “in force” official plan policies in making a decision to acquire the Site and in pursuing the approvals filed with the City last year, **we are formally requesting that the proposed Official Plan Amendment and proposed HCD Plans recognize the existing ‘in force’ policies that apply to the Site, as well as of our client’s application.**

Should you have any questions or require any additional information, please do not hesitate to contact the writer.

Yours truly,
Bousfields Inc.



Louis Tinker MCIP, RPP

cc: *BSAR (Queen) LP*