



GRANGE

March 11, 2020

Re: **TE14.5 Queen West Planning Study – OP Amendment – Final Report**

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE14.5>.

To: The Chair and Members of the Toronto East York Community Council

The Grange Community Association writes in support of the analysis by the Parkdale Residents Association with respect to the West Queen West (WQW) area study.

We helped the City in its research and drafting of an unprecedented Heritage Conservation District plan across our catchment area and covering Queen Street from University Avenue to Bathurst. The present work is meant to continue the protection of Queen Street westward from Bathurst.

In their letter to TEYCC, Parkdale emphasizes points that, taken together, we want to emphasize also. We quote from their submission:

(6) The impact of increasing the allowed (Queen Street building height) in Parkdale currently 14m (3.5 stories) to 20m (6 stories) is dramatic – almost doubling the height. Compare this to the current height of 16m from Dufferin to Bathurst and the 16m height limit for the Queen West HCD (Bathurst to University).

(7) WQW should not be seen, in either the HCD or the non-HCD portions, as a target for interspersed mid-rise wherever one or more non-contributing buildings or lots happen to be located. The resulting ‘gap-toothed’ look would diminish and vitiate the heritage character of the district, countervailing the intent of the Heritage Act. Where competing provincial intensification policies require attention, a four-storey, low-rise limit on WQW provides, conservatively, for a doubling of the available GFA within the WQW lands, via vertical additions or sensitive low-rise infill.

(8) The increased “as-of-right” height allowance in this Final Report will influence MPAC assessments pushing for “best and highest use.” Without appropriate tax break programs for vulnerable community members, the effect of this new tax burden will enable displacement by making the area unaffordable to established businesses, residents and service providers.

Both the **gap-tooth result** and the **property tax implications** of the Final Report are matters of widespread public interest. We urge you not to accept the report as “final” until they are addressed. Considering the city-wide implications of what’s at stake, a one-month deferral would be appropriate.

Sincerely,

Ralph Daley

President, Grange Community Association Inc
www.grangecommunity.ca