

Project No. 18249

March 12, 2020

By E-mail Only to teycc@toronto.ca

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

Attention: Ms. Ellen Devlin, Secretariat

Dear Members of Community Council:

**Re: *Toronto and East York Community Council Item No. TE14.5
Queen Street West Planning Study (Bathurst Street to Roncesvalles
Avenue) Official Plan Amendment Final Report
1488 Queen St. W. Inc.
1488 Queen Street West***

We are the planning consultants for 1488 Queen St. W. Inc (“the owners”) with respect to 1488 Queen Street West (the “subject site”). The subject site is located on the north side of Queen Street West, mid-block between Macdonnell Road and Landsdowne Avenue, and is currently occupied by a single-storey retail (pharmacy) building.

On March 11, 2020, the owners filed an application to amend the City-wide Zoning By-law No. 569-2013, as amended, and the former City of Toronto Zoning By-law No. 438-86, as amended, in order to permit the redevelopment of the subject site with a 6-storey (20 metre) mid-rise, mixed-use building, comprised of 29 residential units and 2 retail units. The proposal was presented to the local community on February 20, 2020.

On behalf of the owner, we have reviewed the proposed Official Plan Amendment No. 445 (“OPA 455”) and Site and Area Specific Policy No. 566 (“SASP 566”). The proposed built form has largely been informed by the parameters set out in SASP 566. However, we have concern with the specificity of certain proposed policies (including Policy 6.4, with regards to setbacks and stepbacks, and Policy 6.7, with regards to mechanical penthouse dimensions). In our opinion, these details would more appropriately be secured in a site-specific zoning by-law amendment.

Although our client has relied upon the emerging policy framework to design the proposal, the policies included in SASP 566 could change through the Council review process, and any potential appeal that may occur after the bills are enacted.

Accordingly, we request that a transition clause be included in the proposed Official Plan Amendment to clarify that SASP 566 will only apply to those applications filed after the SASP is in full force and effect.

By way of this letter, we formally request to be notified regarding any decisions or changes related to the proposed OPA 445.

Should you have any questions, please do not hesitate to contact the undersigned or Caitlin Allan at (416) 947-9744.

Yours truly,
Bousfields Inc.



Emma West, MCIP, RPP

cc. *Ari Nemetz, 1488 Queen St. W. Inc.*