



Dear Patrick Miller & TEYCC,

Re Item TE16.26 – 1375 Queen St. W. Development & Rezoning Application

The West Side Community Council (WSCC) would like to comment on the application to permit an 8-storey multi-use purpose-built residential rental building at the site on the southeast corner of Close Ave. and Queen St. W.

In the future please include height in feet and/or meters to describe both the proposed and final building heights.

1. On Feb. 25 a public presentation was made to the residents of Parkdale held at the Parkdale Library Auditorium re 1375 Queen St. W. redevelopment. The developer at the time was **Skale Developments**. This application is submitted by **1375 QSW Inc.** Why the new owners? We understand the architectural firm has not changed.
2. It is disappointing to see there are no perceptible changes in this Proposal and the proposal originally presented to the public on Feb. 25. This would lead us to two conclusions: a. There were no valued comments put forward by the community and b. That this public presentation was just another procedural requirement to deal with and of no real consequence.
3. In Toronto, on the narrower 20 metre wide streets in the downtown, a mid-rise is 5 or 6 stories high. The current height limit is 14 metres (3.5–storeys). At a recent TEYCC meeting a height limit of 20 metres (6–storeys) was recommended but has yet to been approved by City Council.
4. Added to this is the proposed Parkdale Heritage Conservation District designation for this section of Queen Street West. The proposed height of 8–storeys is entirely out of proportion to the existing or future height and massing of Queen St. W. The proposal is not “context sensitive” and negatively intrudes on the low–rise heritage quality of the street.
5. This proposal also impacts on sunlight and sky views at the sidewalk.
6. The automobile and cycling infrastructure is totally inadequate for the site. The automobile spaces required are 48 and the proposed 1 is controversial. The bicycle spaces required are 42 and proposed 50 is unacceptable. When the 46 mixed residential units are fully occupied we estimate occupancy to be approximately 88 people. There is also no consideration for ground floor retail needs on–site. It is an illusion to believe residents, visitors, retail staff and patrons will overwhelmingly be walking and taking transit. And what about e–bike and scooter parking and charging stations? Has the City done

it's own analysis re post-occupancy?

7. The allocation of one-bedrooms (74%), 2-bedrooms (11%) and 3-bedrooms (5%) is not acceptable. There should be an increase in larger units and a reduction in one-bedrooms to 60%.
8. We are also very suspicious of the offer of 20% of the proposed rental units designated as "affordable" when attached to such an extreme density increase.

There is an inherent focus on maximizing value potential on this site at a substantial cost to the community. A major miscalculation was made by the applicant to continually reference and underscore the mid-rise guidelines for a wider definition of main streets in their documents.

We ask that you refuse this proposal for not adhering to current guidelines.

We would like to see more rigorous thought put into this proposal before it returns for community consultation.

Sincerely,
Ric Amis
Spokesperson, West Side Community Council
Secretary/Chair, Parkdale Residents Association

Members of the WSCC include the Grange Community Association, the Harbord Village Residents' Association, the Garment District Neighbourhood Association, the Trinity Bellwoods Community Association, the Ossington Community Association, the Lakeview Avenue Neighbourhood Association, the Liberty Village Residents' Association, Beaconsfield Village Residents' Association, Active 18, the Parkdale Residents Association, Roncesvalles-Macdonell Residents Association, and the Bloordale Community Improvement Association.