



July 14, 2020

Dear Patrick Miller & TEYCC,

Re Item TE16.27 – 1488 Queen St. W. Development & Rezoning Application

The West Side Community Council (WSCC) would like to comment on the application to permit a 6-storey multi-use residential condo building at the site on the north side of Queen St. W. east of Macdonnell Ave.

1. As in the previous proposal for 1375 Queen St. W., it is disappointing to see there are no perceptible changes in this 'Proposal' and the proposal originally presented to the public on Feb. 20. This leads us to draw similar 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.
2. In Toronto, on the narrower 20 metre wide streets in the downtown, a mid-rise is 5 or 6 stories high. This proposal does not comply with the current height limit is 14 metres (3.5-storeys).
3. In reviewing the height including mechanical, the mechanical will add an addition height of 20+% (5.5 metres) to the proposed slab height of 20 metres. We request a height reduction.
4. More effort should be put into finding a cultural link architecturally with the neighbouring historic buildings on either side.

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.