



June 22, 2021

Councillor Gord Perks, Chair
Toronto and East York Community Council
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

In re: TEYCC – TE26.16

Dear Members of The Toronto and East York Community Council,

I write as Chair of the West Side Community Council, an umbrella organization of thirteen West End community associations, in regard to agenda item number TE26.16, the proposal to amend the Official Plan and various by-laws in order to construct a 9-storey building at the NW corner of Queen Street West and Brock Avenue, at 1354–1360 Queen Street West and 8–14 Brock Avenue.

We are disappointed that so many development applications, such as this one, are being appealed directly to the Ontario Land Tribunal (LPAT) for failure to comply in the assigned time. We recommend the City apply more resources to City Planning and Heritage to complete due diligence in the fixed time allotted.

Council should reject this application in no uncertain terms, for three reasons.

First, the applicant is proposing the demolition of a 3-storey building dating to 1889 (1354 Queen Street), which is listed on the City's Heritage Register, and is identified as "contributing" within the Parkdale Main Street HCD passed by Council on 30th September 2020 as Official Plan Amendment 445 (OPA 445) to adopt Site and Area Specific Policy 556 (SASP 556). Recall HCD Policy 8:

HCD POLICY 8: The primary objective for every Heritage Conservation District is the protection, conservation and management of the attributes and contributing resources of the district so that Study and Plan, are protected in the long-term.

Under no circumstances should the applicant be permitted to demolish a building, which City Planning and Heritage Services have identified as

‘contributing’ to the historic significance, cultural heritage values and character of this important and irreplaceable part of Parkdale and West Queen West.

We oppose ERA Architects assessment “The design of the replacement building is consistent with the recommended objectives of the Parkdale Main Street HCD as contained in the WQW HCD Study”. Nor does the replacement building respond to the area’s existing character with any sensitivity.

Second, the applicant’s positive proposal bears no relation to the standards set out in the Parkdale Main Street HCD and SASP 556, according to which the maximum height in the Parkdale Main Street HCD is 6-storeys (already up-zoned from the previous 2.5/3-storeys). Heritage and City Planners, Councillors, Working Groups, Resident Associations, Business Improvement Associations and others worked for several years to craft planning standards for the Parkdale Main Street HCD that would accommodate new development in a way compatible with the character and cultural fabric of this unique part of Queen Street West. **Council must respect this huge effort and reject applications asking to amend the Official Plan and the associated up-to-date, heritage-sensitive zoning being put in place for the Parkdale Main Street HCD.**

Third, the subject lands are in a highly sensitive location, directly across the street from Parkdale’s original town centre, also known as the ‘Parkdale Hub’. It is of crucial importance that developments in the vicinity of the Parkdale Hub conform to the intent and content of the Parkdale Main Street HCD. This is the core of the HCD; allowing the destruction of one of its historic contributing buildings, and the construction of a building vastly greater than that Heritage and Planning Staff envisioned as appropriate, would be hugely destructive to the integrity of the Parkdale Main Street HCD.

We very strongly encourage and support the rejection of this insensitive and deeply problematic proposal.

Sincerely,



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

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Members of the WSCC (www.westsidecc.ca) 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.