



November 12, 2021

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

Re: TEYCC – TE29.6

Dear Members of The Toronto and East York Community Council,

I write as Chair of the West Side Community Council, an umbrella organization of fourteen West End community associations, in regard to agenda item number TE29.6, the proposal to amend the Official Plan and various by-laws in order to construct a 7-storey building at the SE corner of Queen Street West and Close Avenue, at 1375 Queen Street West – Zoning Amendment – Request for Direction Report (Ward 4).

In reviewing the documentation (some confidential and not publicly available) for this item the proposal is an agreement to rezone for a height of 7-storeys down from the original application for 8-storeys is not in compliance with the current height restriction (14 metres) or City Council approved increase height restriction (20 metres).

As you know the SASP 566 provides for a maximum overall height of 6-storeys (20 metres). There are a number of similar collective and individual OLT appeals in play regarding the City Council's approval of OPA 445 and SASP 566. We strongly encourage and support the City in challenging these appellants at the OLT hearings.

We do not support the request to approve this 'with prejudice' settlement offer' to increase height for this site. It would be hugely destructive and set precedence for other developers to ask for similar amendments. A case in point is the proposed development at 1354–1360 Queen St. W., for 9-storeys.

Of concern is the soil contamination on this site – for decades this lot housed a gas station.

We also understand that being offered but undisclosed is affordable housing at this site, but they have not defined their interpretation of affordability nor have they formally committed to it in this document.

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, seven area Residents' Associations, two area Business Improvement Associations and others worked for seven 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. TEYCC and City 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.

We ask that TEYCC members reject 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 Niagara Neighbourhood Now (NNNow) Community, the Parkdale Residents Association, Roncesvalles-Macdonell Residents Association, and the Bloordale Community Improvement Association.