



July 17, 2023

Mayor and Members of Council
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Re: CC8.20 - West Queen West Planning Study (Bathurst Street to Roncesvalles Avenue) -
Official Plan Amendment - Request for Directions

Dear Mayor and Members of Council,

I write as Chair of the West Side Community Council (WSCC), an umbrella organization of thirteen West End community associations, in regard to CC8.20 - West Queen West Planning Study (Bathurst Street to Roncesvalles Avenue) - Official Plan Amendment - Request for Directions. Seven of our member organizations directly represent residents along Queens Street West from Bathurst Street to Roncesvalles Avenue.

West Queen West, and its surrounding environs, is one of the most vibrant, culturally dynamic, entrepreneurially spirited, and ethnically diverse areas in Toronto. We are a destination district, appreciated not just regionally but nationally, even internationally. This includes recent write-ups in the New York Times, 'Four Square Blocks' feature, which identified WQW as the second hippest neighbourhood in the world(!). National Geographic deemed the 501 Queen St. streetcar the best streetcar ride in the world, and a big part of the 501 experience is WQW. West Queen West is a truly great urban main street because it beautifully integrates the old and the new.

With all this focus, come pressures to develop and transform---some desirable, others not. It was of paramount importance that the West Queen West Planning Study provide a basis for a future planning structure that will identify and encourage the elements that make West Queen West a world-class main street, with an eye on making this street and surrounding environs even better than it is. Toward this end, we supported and promoted a balanced and inclusive community-based approach to the Area and Heritage Conservation District studies (City-approved Parkdale Main Street HCD and upcoming West Queen West HCD), that includes attention to and respect for such aspects as heritage and culturally significant main street built

forms, adaptive reuse of buildings, small-frontage independent businesses, affordable rental and ownership housing, progressive design, great parks and other.

First, we are concerned that the CONFIDENTIAL REPORT prepared by the City Solicitor may have major implications to all the residents and businesses in the study area, seriously undermining and jeopardizing the historic character of this portion of Queen Street West, which has many properties listed on the City's Heritage Register. And many more properties identified as "contributing" passed by Council on 30th September 2020 as Official Plan Amendment 445 (OPA 445) along with Site and Area Specific Policy 556 (SASP 556).

The WSCC requested and received Participants Status at the Ontario Land Tribunal hearing on this matter. For economic reasons, we were unable to participate at the Party Status level and hoped that the City's representatives would work vigorously to argue and support the final decisions of the Toronto East York Community Council and Toronto City Council.

Second, 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 OLT appellants asking to amend the Official Plan and the associated up-to-date, heritage-sensitive zoning just put in place for the Parkdale Main Street HCD and the future West Queen West HCD.

Third, in item 2 of the City Solicitor's Recommendations, whether the Report and the conditions are 'adopted' by the City Council the 'confidential recommendations' should be released to the public.

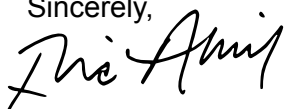
We are concerned that approval of this CONFIDENTIAL REPORT may be hugely destructive and undermine or nullify the approved Parkdale Main Street HCD and the future of the West Queen West HCD study.

In closing, this has been a ten (10) year process for the communities along Queen Street West from Bathurst Street to Roncesvalles Avenue. We need to be assured that you are thinking long-term about the future of our Main Street.

We very strongly encourage City Council Members to ensure the best interests of their constituents are reflected in these deliberations.

Thank you for taking the time to consider these comments.

Sincerely,



Ric Amis

Spokesperson, West Side Community Council
Chair, Parkdale Residents Association

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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 Niagara Neighbourhood Now, 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.