



October 23, 2023

Planning & Housing Committee

**Regards:** Item - 2023.PH7.5

Request to Amend the Official Plan and Zoning By-law – Application Number 22 241856  
STE 04 OZ

Dear Committee Members,

I write as Chair of the West Side Community Council (WSCC), an umbrella organization of thirteen West End community associations of which seven members encompass all of Queen St. West from Bathurst to Roncesvalles.

We would like to speak about the impact of rezoning the Parkdale Hub site from 6-storeys (20 meters) to 16-storeys (50 meters).

**Rezoning Impact on WQW Planning Study:** The City Council's approval of Official Plan Amendment 445 (OPA 445), along with Site and Area Specific Policy 556 (SASP 556) and the Parkdale Main Street Heritage Conservation District, has led to appeals at the Ontario Land Tribunal (OLT). The increase to 16-storeys (50 meters) at the Parkdale Hub project jeopardizes the height limitation of 6-storeys (20 meters) for all of Queen Street West from Bathurst to Roncesvalles.

At a recent OLT hearing, the Tribunal Adjudicator approved an 11-storey development for a property directly across the street from the Parkdale Hub project at 1354-1360 Queen Street West and 8-14 Brock Avenue, citing the 10-storey Parkdale Hub project as a benchmark in their rationale. There are currently over eight (8) properties at various development stages that could benefit from this height increase. In fact, there is a recent proposal one block away on Queen Street at the Eastern entryway into Parkdale applying for a 25-storey mixed-use condo building.

We urge you to take all measures to ensure this does not set a precedent for all of Queen Street West from Bathurst to Roncesvalles.

There are opportunities to build additional affordable housing density on City-owned land in the adjacent area such as 11 Brock Avenue (the previous LCBO closed in 2015).

Sincerely,

A handwritten signature in blue ink that reads "Ric Amis". The signature is written in a cursive, flowing style.

Ric Amis

Spokesperson/Chair, West Side Community Council

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.