



SENT BY EMAIL: clerk@toronto.ca; councilmeeting@toronto.ca

December 16, 2024

Toronto City Council
Toronto City Hall
100 Queen Street West, 2nd Floor
Toronto ON M5H 2N2

Dear Mayor and Members of Council,

**Re: Item 2024.TE18.10 - Designation of the West Queen West Heritage Conservation District Plan under Part V of the *Ontario Heritage Act*
935 Queen Street West**

We are the planning consultants for 2692201 Ontario Inc., the owner of the property municipally known as 935 Queen Street West in the City of Toronto (the "Property"), which is located at the southwest corner of Queen Street West and Strachan Avenue.

The Property contains an existing, three-storey former hotel building that was listed on the City of Toronto's Heritage Register on December 16, 2020 as part of the "batch listing" of properties identified through the West Queen West Planning Study.

The Property, originally known as the Parkview Arms Hotel, is located within the area of the proposed West Queen West Heritage Conservation District Plan (the "HCD Plan"). The proposed HCD Plan identifies the Property as a "contributing property" that was originally constructed as a hotel and later repurposed within the "Main Street Commercial Block" typology.

The proposed HCD Plan notes that the Property, "has value for being representative of the Edwardian Classicism architectural style... the property's low-rise, fine-grained built form is important in maintaining and supporting the historic main street character" of West Queen West.

We are writing to express our concern that the proposed HCD Plan, as currently drafted, is overly prescriptive. Specifically, the built form policies in sections 6.11.5, 6.11.6, and 6.11.7 provide restrictive and rigid development standards that will not permit development proposals to respond appropriately to site specific conditions.

In our opinion, a better approach would be to include broader, more flexible, and less rigid development standards that will not unduly limit intensification as required by the applicable Provincial and municipal planning policies.

The OLT has noted in previous decisions regarding other HCD Plans (e.g., St. Lawrence HCD Plan, King-Spadina HCD Plan, and Historic Yonge Street HCD Plan) that prescriptive and rigid built form policies are not required to achieve appropriate heritage conservation, and that such restrictive policies in HCD Plans may unduly limit development proposals that respond sensitively to site specific conditions.

We respectfully request that the Toronto City Council not adopt the HCD Plan as currently drafted, refer the matter back to staff so that the concerns outlined in this letter can be incorporated into a revised HCD Plan, and provide us with notice of the decision on this matter.

Yours very truly,
DALES CONSULTING



Andrew Dales, MCIP RPP

Cc: Client