



High Park Tenants'  
Association

April 29, 2024

**RE: May 7<sup>th</sup> Toronto and East York Community Council (TEYCC) Staff Report:  
TE13.9 - 1930-1938 Bloor Street West and 3, 5 and 21 Quebec Avenue - Zoning By-law  
Amendment and Rental Housing Demolition Applications - Decision Report – Refusal.**

The High Park Tenants Association supports the City staff report above and urges Toronto and East York Community Council to support the staff recommendation and refuse the development application for 1930-1938 Bloor St West.

The Association believes the density, height, massing and built form of the proposed 17 storey building to be in conflict with OPA 419 which requires new development in the residential neighbourhood north of High Park to enhance the visual and physical connections to the natural environment and High Park to the south.

The proposal also conflicts with the direction of the Bloor West Avenue Study and draft zoning bylaw to support:

- a mid-rise built form proportionate to the width of Bloor Street West
- the provision of mid-block connections to improve pedestrian connections to the High Park subway station
- strengthen the green vegetative connections north of High Park.

Julia Stewart,

President

High Park Tenants Association