

Wednesday, April 9, 2025

City of Toronto
Planning Department Re 21-25 Windsor Street Development
By-Law Application # 23 167119 WET 03 OZ

Subject: By-Law application # 23 167119 WET 03 oz

Concerns Regarding Proposed Development at 21-25 Windsor Street, 18 Buckingham Street,
and 60 Newcastle Street

Good afternoon,

We are writing regarding the proposed development of 21-25 Windsor St, 18 Buckingham St,
and 60 Newcastle St.

We are Etobicoke Noodles Inc. O/A Queen's Pasta Factory, located at 66 Newcastle Street, on
the northwest corner of Windsor and Newcastle Streets. While we are not opposed to this new
development, we do have a few concerns that we would like addressed.

Concern 1: Delivery Access and Loading Dock

We are seeking clarity on the proposed development plans, as we are unable to determine the
front and back of the project from the current plans. Our concern is with our 2-bay loading
dock, which is approximately 100 feet north of the corner of Windsor and Newcastle Streets.
Currently, we can only accommodate straight truck deliveries (not 53-foot trailers). Any
decrease in road space, such as parking on the east side of Windsor Street, could affect our
ability to receive deliveries efficiently.

Concern 2: Traffic Impact Due to Increased Development and GO Station Congestion

Our second concern is the current traffic situation, particularly during GO train arrival and
departure times. As you may know, the area around Windsor and Newcastle Streets is
extremely congested when the GO trains arrive in the morning and depart after 5:00 PM. The 4-
way stop signs at the intersection of Windsor and Newcastle Streets are often ineffective, as
this is the only vehicle entrance to the Mimico GO Station. North of Newcastle Street, Windsor
Street becomes packed on both sides with cars waiting to pick up passengers, and traffic backs



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up significantly, particularly at Newcastle Street and Royal York Road, as well as Portland Street and Royal York Road.

With the addition of 1,117 residential units, we anticipate this issue could worsen. We are concerned that the current traffic chaos will escalate into a nightmare, particularly during peak hours when the GO train arrivals and departures coincide with increased local traffic. Could you please clarify the plans in place to accommodate the additional traffic this development will create? Specifically, are traffic lights planned for the corner of Windsor St. and Newcastle St.? Additionally, the intersection at Newcastle St. and Royal York Road. will likely require an advanced left-turn signal for westbound traffic to prevent gridlock. We appreciate your attention to these matters and encourage you to visit our area any weekday between 5:10 PM and 7:10 PM when GO trains are arriving every 20 minutes. You will be able to observe firsthand the traffic congestion that currently exists.

Thank you for reviewing our concerns. We look forward to hearing from you regarding any proposed solutions.

Sincerely,

Salvatore Cofone

President

Etobicoke Noodles Inc. - O/A Queen's Pasta Factory

66 Newcastle Street, Etobicoke ON, M8Y 1A4

ETOBICOKE NOODLES INC
C/O SALVATORE COFONE
66 NEWCASTLE ST
TORONTO ON M8Y 1A4

NOTICE OF PUBLIC MEETING

To be held by the Etobicoke York Community Council
(Under the Planning Act)

Request to Amend the Official Plan and Zoning By-law Application Number 23 167119 WET 03 OZ

Location of Application: 21-25 Windsor Street, 18 Buckingham Street and 60 Newcastle Street
Applicant: Diamante Group

Date: April 30, 2025
Time: 9:30 a.m. or as soon as possible thereafter
Place: Council Chamber, Etobicoke Civic Centre, 399 The West Mall and by Video Conference

PROPOSAL

The application proposes to amend the Official Plan and Zoning By-law 569-2013 for the properties at 21-25 Windsor Street, 18 Buckingham Street and 60 Newcastle Street to permit three buildings including a seven storey building (Building C), 14 storey building (Building B) and a 32 to 46-storey mixed-use building linked by an eight storey podium (Building A), containing a total of 1117 residential units made up of 184 affordable co-operative units (Building B) and 933 condominium market units (Building A), 124 emergency shelter and supportive housing units proposed within Building C, 1435 square metres of retail space at-grade, 2418 square metres of office space and private daycare space. A new shelter is proposed on site and will replace the existing Elisa House transitional housing facility, operated by the Society of Saint Vincent de Paul (SSVP). The Proposed Development also includes a new 987.7 square metres parkland dedication located on the corner of the Portland Street and Windsor Street intersection.

Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendment may be obtained by contacting Giulia Acuto, Senior Planner at 416-392-4781, or by e-mail at giulia.acuto@toronto.ca.

Further information can be found at www.Toronto.ca/21-25WindsorSt

PURPOSE OF PUBLIC MEETING

Etobicoke York Community Council will receive input and review the proposal and any other material placed before it, in order to make recommendations on the application. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at www.youtube.com/TorontoCityCouncilLive

MAKE YOUR VIEWS KNOWN

You may send written comments by e-mail to etcc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

You are also invited to address, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address the Etobicoke York Community Council directly, please register by e-mail to etcc@toronto.ca or by phone at 416-397-4579, no later than **12:00 p.m. on April 29, 2025**. If you register, we will contact you with instructions on how to participate in the meeting.

The Etobicoke York Community Council may request you to file an outline of your presentation with the Clerk.

For more information about the matter, including information about appeal rights, please contact: **City Clerk, Attention: Nancy Martins, Administrator, Etobicoke York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor, Toronto, ON, M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: etcc@toronto.ca.**

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail etcc@toronto.ca.

FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the proposed Official Plan Amendment and/or passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk attention: Nancy Martins, Administrator, Etobicoke York Community Council, at the address, fax number or e-mail set out above.

Official Plan and Zoning By-law Amendment

Appeal: If a specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan or by-law would apply would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal, but the specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan or by-law would apply does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Official Plan Amendment is adopted or Zoning By-law Amendment is passed, the specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan would apply is not entitled to appeal the decision to adopt the proposed Official Plan Amendment or the by-law.

People writing or making presentations at the public meeting: The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.



The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations, or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to City Clerk's Office at the telephone number or email address set out above.

An online version of this Notice is available at <https://www.toronto.ca/city-government/public-notices-bylaws/>

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on April 8, 2025.

John D. Elvidge
City Clerk