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Motion Without Notice

Amending Item 2023.PH7.5 - Parkdale Hub - 1303, 1313, 1325, 1337 and 1345 Queen Street West and 212, 220 and 224 Cowan Avenue — Municipal Address Correction

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| Moved by: | Councillor | Perks |
| Seconded by: | Councillor | Burnside |

SUMMARY:

At the Council Meeting on November 8-9, 2023, Parkdale Hub development concept was approved for Official Plan and Zoning By-law Amendment through adoption of Item [2023.PH7.5](#).

The Parkdale Hub project envisions the improvement and expansion of City-owned facilities and community agency space and provides an opportunity to unlock City-owned lands for new affordable rental housing. It includes rental replacement and in May 2023 Council approved the site as part of the Housing Now Initiative to advance the affordable rental housing component of the project. Council approved the site-specific by-laws designed to permit the overall mixed use development concept. Original recommendations included waiver of certain identified fees given the nature of the project. A proponent has now been selected and the West Block (zoning Block A) component of Parkdale Hub is proceeding with implementation of the development approvals.

Pursuant to Item 2023PH7.5, the site-specific zoning for the Parkdale Hub was enacted as By-law 1145-2023 and was with respect to the lands identified as being municipally known in the year 2022 as “1303, 1313, 1325, 1337, and 1345 Queen Street West and 212, 220 and 224 Cowan Avenue”. In preparation for a minor variance application relating to refinements for development of the West Block, City Staff identified that the municipal address 1345 Queen Street West had been inadvertently included in the site description of lands comprising Parkdale Hub, particularly the West Block.

1345 Queen Street West appears to be a street address associated with the three-storey building at the corner of Queen Street West and Dunn Avenue, with the property address of 1375 Queen Street West (PIN 213020042). It is a privately owned property. Staff have confirmed that the Diagrams included in By-law 1145-2023 accurately reflect the correct site lands and do not include 1345 Queen Street West. It has been determined that the reference to 1345 Queens Street is appropriately removed from

several of the adopted recommendations of the Council authority as well as in the site-specific zoning By-law 1145-2023 pertaining to the Parkdale Hub development.

Prior to submission of a minor variance application to the Committee of Adjustment for Parkdale Hub, and prior to finalizing required agreements and proceeding with the next phase of development approvals, a correction is required to remove the address inadvertently included and to modify original authority for accuracy.

City Council authorization for the necessary text corrections will enable the minor variance application for the West Block to proceed immediately.

The West Block phase of Parkdale Hub is anticipated to commence construction by the end of 2026 and will deliver approximately 2,100 square metres of community space along with over 170 rental housing units, with a minimum of one-third to be secured as affordable rental housing.

The proposed text revisions to delete references to 1345 Queen Street West in the Council authority (Item 2023.PH7.5) and site-specific zoning amendment are minor and solely for the purpose of ensuring accuracy for next steps of the process.

RECOMMENDATIONS:

1. City Council amend its previous decision on Item 2023.PH7.5 by deleting references to 1345 Queen Street West in parts 2, 13, 14 and 15, so that those parts read as follows:
 2. City Council amend Zoning By-law 569-2013, for the lands at 1303, 1313, 1325, and 1337 Queen Street West and 212, 220 and 224 Cowan Avenue ("Parkdale Hub"), substantially in accordance with the recommended Zoning By-law Amendment attached as Attachment 5 to the report (October 10, 2023) from the Chief Planner and Executive Director, City Planning.
 13. City Council approve an amendment to Schedule B of the City of Toronto Municipal Code, Chapter 925, Permit Parking, to exclude the development located at 1303, 1325, and 1337 Queen Street West from Permit Parking Area 2.
 14. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the General Manager, Parks, Forestry and Recreation, to permit, where applicable, entering into licenses or other arrangements at nominal value in respect of new or existing parkland, or to waive in full the following fees, for the site located at 1303, 1313, 1325, and 1337 Queen Street West and 212, 220 and 224 Cowan Avenue ("Parkdale Hub"):
 - a. all fees related to tieback encumbrances and construction staging which impact new or existing parkland; and

- b. crane swing agreements over any new or existing parkland.
- 15. City Council waive in full all application and permit fees required under City of Toronto Municipal Code Chapter 743, Streets and Sidewalks, Use of, and City of Toronto Municipal Code Chapter 441, Fees, and Charges, for Street Work Permits and Temporary Street Occupation Permits for 1303, 1313, 1325, and 1337 Queen Street West and 212, 220 and 224 Cowan Avenue ("Parkdale Hub").

2. City Council authorize and direct that no further public notice is required pursuant to Section 34(17) of the Planning Act.

Date: December 16, 2025