

Justice For Queen And Close  
A Parkdale Community Coalition  
[1375coalition@gmail.com](mailto:1375coalition@gmail.com)

**The issues:**

Skale Developments, a boutique condo developer with a self-described dedication to “pure luxury,” has been approved for a new residential development site at 1375 Queen Street West in South Parkdale (at the corner of Queen Street West and Close Avenue) comprising 7 stories and 50 units.

Justice for Queen and Close (J4Q&C,) a community coalition, says NO to this development on the grounds of this developer’s failure to provide affordable housing units - a promise they made 5 distinct times throughout the development approval process - and their lack of transparency regarding the environmental contamination status of this site.

1. Affordable Housing:

Throughout the development approval process, Skale made promises for affordable housing on five separate occasions: at the pre-application meeting in February 2020, in their development application in March 2020, at the mandatory public meeting in September 2021, and then twice more during the Ontario Land Tribunal process. However, Skale has confirmed that they now have no plans to include affordable housing at their 1375 Queen West site.

J4Q&C believes that these false promises significantly contributed to the approval of Skale’s application. We condemn the use of non-legally-binding language to mislead the community and the City.

2. Environmental Justice:

1375 Queen Street West was the site of a gas station until 2003, when it was closed by its owners, Imperial Oil, and held vacant until its sale to Skale Developments in 2020. Skale has failed to submit and make publicly accessible the required environmental assessments detailing all environmental remediations that have been ordered and/or recommended, despite its legal obligation to do so. The developer’s bad faith manner, established by their false promises of affordable housing, makes their silence and omissions concerning the potential contamination on this site particularly concerning.

J4Q&C demands Skale Developments uphold clear environmental monitoring and reporting mechanisms. We stand against the environmental racism of brownfield sites such as this one, and we condemn the financialization of environmental contamination. We call for full environmental remediation, robust transparency, and accountable health and safety measures.

Skale must be held accountable to its obligations to meet baseline environmental reporting requirements and to its five distinct promises to include affordable housing units at this site.

Similar to our opposition to Skale, we stand against developers like Minto Dunpar, Greenwin, Carlye, Metcap, Pemberton Group, and all developers involved in the Official Plan Amendment 558 OLT appeal who seek unreasonable profit at the expense of the most vulnerable tenants. We condemn their efforts to endanger low-income residents by seeking to revert the definition of “affordable” housing from one that is based on people’s income to one solely based on average market rent. The Justice for Queen and Close coalition supports income-based definitions of “affordable” in our demands to Skale for affordable housing.

#### **Our demands:**

1. We demand Skale Developments follow through on their repeated promises to create affordable housing and build a **minimum of 15 units (30%) of affordable housing** at their new residential development at 1375 Queen Street West near Close Avenue.
2. We demand that Skale Developments **be transparent about any contamination** left behind by the gas station that previously occupied the site, and **undertake all environmental remediation** efforts necessary to safeguard the health and well-being of the present community and future tenants.

#### **Don’t “Skale” Back on Healthy, Safe, and Affordable Housing**

#### **Our calls to action:**

We call on Skale Developments to include local decent work provisions on this site, as well as other community benefits. We call on the City of Toronto and Ward 4 City Councillor Gord Perks to support the efforts of the Parkdale community to achieve affordable housing and other community benefits goals on this site and across the neighbourhood as set out in the Parkdale Community Benefits Framework.

For more information, please visit our website at [justiceforqueenandclose.com](http://justiceforqueenandclose.com). Hosted there or at <https://bit.ly/QueenAndClose> is a petition calling for Skale to meet our demands, on which we are seeking to reach 1000 signatures by National Housing Day, November 22. J4Q&C can be reached for press contact at [1375coalition@gmail.com](mailto:1375coalition@gmail.com).

#### **Who we are:**

Justice for Queen and Close (J4Q&C) is a community coalition formed to ensure that Skale Developments honours its promises to Parkdale residents and the City of Toronto to build healthy, safe, and affordable housing in its proposed mixed use development at 1375 Queen Street West in Toronto (located at the corner of Queen Street West and Close Avenue in South Parkdale). We organize within the context of a development sector that is being rapidly de-regulated, from Bill #108 shortening of development approval timelines making it easier for Developers to appeal to the OLT and harder for community members to participate, to Bill #23 disempowering cities’ and tenants’ ability to build affordable housing and resist the

overdevelopment of luxury condos. We say NO to any development that prioritizes ballooning profits over safe, affordable, and dignified housing.

The South Parkdale community has long been fighting the financialization of housing, which will be accelerated if these proposed changes are passed into law. Communities across the City can not leave it to government officials to solve these problems as it is clear that many of these policies are working against communities' needs for safe, healthy and truly affordable homes. The Justice for Queen and Close community coalition calls on communities across the city to form their own site-specific coalitions and join the fight to defend our homes and streets! Please visit our website at [www.justiceforqueenandclose.com](http://www.justiceforqueenandclose.com) to find out more.

**Links:**

- **Website** - [justiceforqueenandclose.com](http://justiceforqueenandclose.com)
- **Petition** - <https://bit.ly/QueenAndClose> - seeking 1000 signatures by National Housing Day Nov 22nd
- **Press contact** - Ana Teresa Portillo, [1375coalition@gmail.com](mailto:1375coalition@gmail.com)
- **Parkdale Community Benefits Framework** - <https://parkdalepeopleseconomy.ca/Downloads/parkdale-community-benefits-framework-1.pdf>