



(SLNA) 230 The Esplanade Toronto ON M5E 1T4 [slna@slna.ca](mailto:slna@slna.ca) [www.slna.ca](http://www.slna.ca)

January 16, 2017

Ellen Devlin, Administrator  
Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> Floor West  
100 Queen Street West  
Toronto ON M5H 2N2

Re: Agenda Item TE21.7

Dear Ellen:

I am forwarding this letter to your office for consideration at Community Council tomorrow. This is a letter that was sent to the community planner assigned to this file.

Thank you for arranging for the presentation from the applicant for the above mentioned site on November 3<sup>rd</sup>, 2016. We understand from the presenters that this site is the entire block of King Street, Princess, Adelaide, and Ontario Street. Currently there are two designated heritage buildings on King Street and Princess, a contributing building on King Street and Ontario and two small parking lots. The site is approximately 1.2 acres. The “contributing” building is to be razed and a new five storey redbrick commercial building to replace it. The two heritage buildings are to maintain their facades and two towers of thirty-two storeys each added consisting of residential units. The designated heritage buildings would only keep their facades because of underground parking below. Also a park/parkette is to be constructed on King Street and Ontario. Sidewalks will be widened on Adelaide.

The issues we have with this proposal are as follows:

- The applicant needs to review the guidelines for the St. Lawrence and ensure this proposal lends itself to the distinctive historic character of the neighbourhood – in particular the distinctive built form of the Commercial Warehouses;
- The applicant needs to reflect in the proposal the King Parliament Secondary Plan, Urban Design Guidelines and the Heritage Conservation District Plan for St. Lawrence; in

particular designated heritage buildings should be retained and not entertain facades whatsoever – to demolish all but the external walls of two well maintained designated buildings simply to allow for additional parking is not acceptable;

- Particular attention needs to be paid to the Tall Building Guidelines with respect to the angular plane; the height and floor plate; The proposed height is not in context with the neighbourhood; the floor plate should not be greater than 750m and not the proposed 800m and the tower separation needs to be greater; although it is not clear if the towers are connected in some fashion creating bridges further up the building;
- As noted above, it makes no sense to have below grade parking impeding the integrity of the designated heritage buildings and the park along King Street and suggest that the proponents need to make that parking area smaller;
- We understand that in King-Parliament commercial space cannot be removed that any existing commercial space must be included in the new proposal and that retail is not included in that scope; also there is minimal retail proposed for this site – we think far less than is there now;
- The mix of residential units is not supporting enough 3 bedroom/family units; Currently the proposal is 8% we suggest that it should be no less than 10%;
- We would like to see more animation on the site and look for a north-south mid-block connection;

We are happy to review any refined plans for this site as we agree that the usage of the site could certainly be improved but in its current state we are not supportive of this proposal. We would hope that the applicant would review all existing regulations and guidelines to ensure that setbacks, stepbacks, angular planes density and height are followed and that a revised proposal will enhance the neighbourhood in general and the streetscape in particular.

We would like to see more at grade retail and above grade commercial spaces of varying sizes to generate employment in and provide services to the neighbourhood.

We would like to see more detail on the amenity space and look for child friendly amenity spaces; senior friendly amenity spaces; and pet relief stations. As many condominium residents have pets it is essential that the buildings they live in can support pets – otherwise the proposed park/parkette will simply become a toilet.

Sincerely,

Suzanne Kavanagh  
President  
SLNA

cc.

Councillor Pam McConnell  
Development Committee  
SLNA Board of Directors