

St. Lawrence Market Neighbourhood BIA
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January 17, 2017

Toronto and East York Community Council
 2nd Floor West Tower
 City Hall
 100 Queen Street West
 Toronto ON, M5H 2N2

Re: TE21.7 – 254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street – Zoning Amendment Application - Refusal Report (Ward 28)

Dear Toronto & East York Community Council,

The St. Lawrence Market Neighbourhood BIA covers the area where the development is proposed. We understand that there is a refusal recommendation for the development and the BIA would like to outline several points that align with the refusal.

Of primary concern to the BIA is the loss of commercial space. The existing buildings contribute 42,978m² of commercial space, with the proposed development having just 3,500m² which is contrary to the Official Plan. All existing tenants will move out and must find new locations, some will leave the area and some will never come back which results in a net loss of employment for the neighbourhood.

The developer should take into consideration design that respects the King-Parliament Secondary Plan. While the intensification and density associated with regeneration lands here are welcome, the height and massing and materiality do not take into consideration the local context. The negative impact that the proposal would have on the public realm with the proposed development must keep the area's "...quality, role and character maintained and enhanced."

On top of these issues the St Lawrence Market Neighbourhood BIA has a master plan that outlines several features in terms of planning and streetscape improvements that include decorative pavers, tree trenching, widened sidewalks and bicycle parking along all sides of the development. These streetscape improvements are in line with city policies and are to promote vibrant neighbourhood. The lighting of the streets along the sidewalk should also include heritage lighting (Victorian pedestrian poles or tall black poles with Victorian attachments) as outlined in the Old Town Toronto Heritage Lighting master plan which contributes to an enhanced streetscape.

While the mid-block connection moving east-west is a contribution to the flow of the area, the inclusion of off-street paid parking in the underground parking in the development would be of benefit to the streetscape design put forward by the BIA. This would allow sidewalks to be easily widened and provide more space for trees, street furniture and the public realm in general. The BIA is hopeful that the developer will work with City Planning staff, the BIA and the community to produce a project conforming with existing guidelines.

Sincerely,
 Reynold Caskey
 Urban Planner
 St. Lawrence Market Neighbourhood BIA