

September 5, 2017

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

teycc@toronto.ca

Dear Members of the Toronto and East York Community Council:

RE: Item TE26.14 Designation of the King-Spadina Heritage Conservation District

We are the owners of 480 Adelaide Street West located within the proposed King-Spadina Heritage Conservation District. The property is identified as a non-contributing building located within the St. Andrew Character Area.

We are writing to express general concern with the HCD Plan's ability to effectively and sensitively guide change within the district as well as the Plan's specific implications for non-contributing properties. Our concerns include, but are not limited to, the following:

1. The Plan contains vague language and internal contradictions including policies and guidelines that appear to contradict the objectives.
2. Policies and guidelines pertaining to urban design considerations such as streetwall composition, setbacks, and stepbacks will greatly restrict site-specific proposals.
3. The Designation of the Plan is being rushed through before the public has had adequate time to review and comment on the HCD Plan as it relates to the TOcore Secondary Plan for Downtown and the King Spadina Secondary Plan Update.

For these reasons, we object to the Designation of the King-Spadina Heritage Conservation District in its current form and prior to an opportunity to review related and critical planning studies.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Royal".