

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

Re: TE33.14 - 582-590 King Street West, 471-473 Adelaide Street West and 115 Portland Street - Zoning Amendment - Request for Direction

Dear Toronto and East York Community Council,

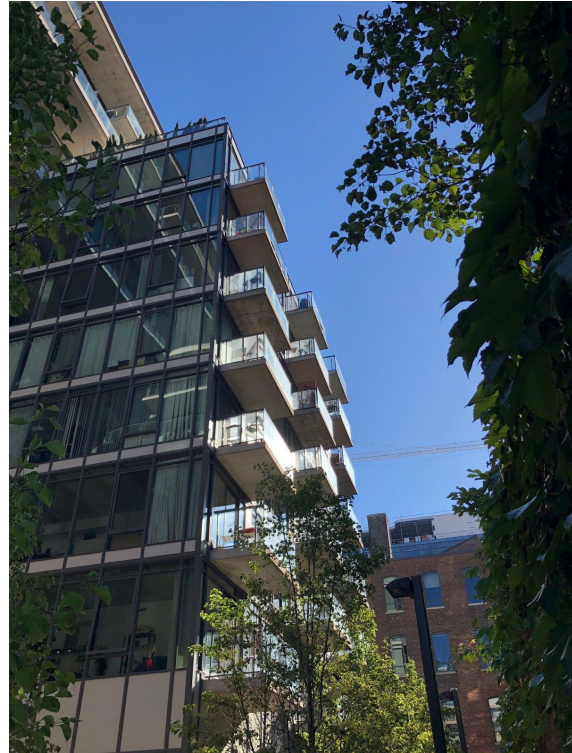
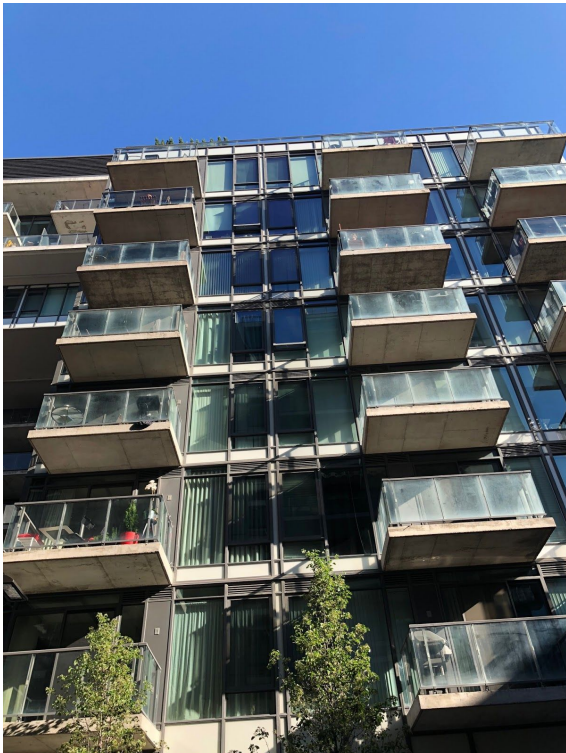
We are writing to you to express our concerns with the above proposed development. We believe this development will have a significant negative impact on the residents in our condominium, Fashion House, located at 560 King St W & 461 Adelaide St W, and residents in the King-Spadina area.

If approved, this development will cause extreme shadows on our west facing & courtyard units in our buildings at 560 King St W & 461 Adelaide St W, and north facing units at 10 Morrison (neighbouring our courtyard). The proximity of the building to our property line will diminish natural light almost entirely, which makes us question the livability of these units if the proposal is approved. This development will deprive many residents of natural sunlight, which is pivotal to our health.

- The photo to the right was taken Saturday June 2nd, 2018 at 6:05pm.
- This photo illustrates 471 Adelaide St W Heritage building to be demolished, neighbouring the Fashion House property line.
- As seen here, the residents currently receive a tremendous amount of natural sunlight.
- The proposed building will be built directly on the property line, enclosing the indentation of the building completely eliminating access to sunlight.
- 461 Adelaide St W facing units 2nd -7th/8th floors proposed view will be a concrete wall.
- 461 Adelaide St W west facing units 8th-10th floors proposed view will be 5.5 meters away, staring directly into the Glass Podium, diminishing privacy.



- The photos below were taken Saturday June 2, 2018 between 6:01-6:04pm in the Fashion House courtyard.
- Currently the properties pictured here receive an adequate amount of sunlight.
- According to the shadow studies the courtyard between 560 King St W & 461 Adelaide St W/10 Morrison will become almost a permanent shadow if the proposed is approved.



We are concerned about over development on the proposed site. The mass of the structure spanning from King St W to Adelaide St W without a break is excessive, and the proposed height of 56 meters is over powering and much higher than what is set out in the King-Spadina West Precedent.

Additionally, we are concerned about the impact the additional traffic will bring to the pocket. The proposed parking garage lift system for 122 vehicles will cause lag periods, especially during rush hour, and increase congestion onto Portland St and King St W from vehicles waiting to enter. The additional servicing vehicles required to maintain the building will also invite more trucks to the area. The proposed service lane will exit directly beside the residential entrance of the Fashion House 461 Adelaide St W building, causing increased disturbance to residents. Furthermore, we do not support the proposed demolition of the heritage building at 471 Adelaide St W to make way for the new private service laneway.

We thank community council for taking the time to consider our perspective, and we hope that the applicant can make necessary adjustments to better integrate a new development to the proposed site that can benefit the community as a whole.

Regards,

Board of Directors
TSCC 2376 - Fashion House
560 King Street West
Toronto, Ontario
M5V 1M3

Spencer Langley

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Anna Michaels

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Anna Michaels 05-Jun-2018
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Natasha Tropea

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