

February 11, 2019

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

Re: TE3.4
578-580 King Street West

Dear Sirs/Madams:

Having now reviewed the supporting documentation, I wish to state that I concur with the conclusions reached by City staff on this proposed development, and that I agree with the recommendations that they are making on it.

As a long-time resident of the neighbourhood within which this proposed building is to be built, I have a keen interest in its transformation, and its well-being. This is a neighbourhood undergoing rapid growth and intense redevelopment. It has both a significant daytime, and night-time population. As things currently stand; our public facilities and services verge on non-existent. Whatever is available, is already severely over-stretched.

This office building will increase the daytime population of our area. Its inhabitants will expect convenient access to day care, dog relief areas and parks. But the proposal falls below the size to which the policy framework for Section 37 of the Planning Act applies. Regretfully, it also fails to provide any such amenities for its occupants on-site.

I therefore request that an additional recommendation be provided to the instructions for your Counsel regarding further negotiations and/or appeal before LPAT. Please include stipulations that:

- the terms of reference on which Counsel contests the development at LPAT be expanded to include adequacy of neighbourhood public service and facilities and that,
- any agreement reached provides appropriate mitigation for the increased strain this building will generate on local public services and facilities.

Thank you for providing this opportunity to comment on this proposed development.

Sincerely yours,

Ann Marie Strapp
477 Richmond Street West, Suite 506
Toronto, M5V 3E7