

Toronto and East York Community Council  
 100 Queen Street West  
 Toronto, ON M5H2N2

February 12, 2019

## Concerning: Agenda Item 2019.TE3.4 – 578-580 King Street West Rezoning Application

As a resident of the Garment District Neighbourhood, I am fully aware that the site of this proposal sits in a city block teeming in development activity, both recently completed and still at the application stage.

The Bousfields “Planning Rationale” report for this development, available online, makes reference to that activity in Section 2.3 starting on page 14. Noticeable in its absence is any reference to rezoning application 17 215103 STE 20 OZ currently being appealed to LPAT, case # PL171510 ... encompassing the addresses 582-590 King Street West, 471 - 473 Adelaide Street West and 115 Portland Street.

Yet it is that unlisted proposal at 590 King West that constrains the site at 580 King West. This diagram illustrates some of the limitations the subject proposal faces on this block:



1	10 Morrison / 455 Adelaide West	Built
2	560 King West	Built
3	451 Adelaide West	Built
4	445 Adelaide West	Proposed (LPAT)
5	590 King West	Proposed (LPAT)
6	540 King West	Proposed
7	580 King West	Subject site

This block from Brant to Portland and King to Adelaide is crammed with wall-to-wall development. The subject site has nowhere for construction staging given the heritage façade on King and the public laneway at the rear. This is a matter, though most often considered after a successful rezoning process, needs careful reflection and provision up front.

The rear laneway (Ln N King E Portland) is a public lane that the 590 King West application proposes as access to its servicing facilities (solid brown line in the diagram). It also services the undeveloped site at 600 King west. In addition, the laneway supports current pedestrian traffic from the adjacent already-built condos ... connected as it is to a pedestrian pathway east of the lane (brown dashed line). Expecting the lane to tolerate even more traffic to/from loading docks, service bays and parking spaces (accessible by a single parking elevator!) planned for 580 King West will severely test the limits and safety of both vehicles and pedestrians.

I certainly concur with the conclusions reached by City staff in its Final Report and support its efforts in keeping this small heritage site from over-reaching its limited capacity.

Regards,

Valerie Eggertson

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