

TE3.4.5

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

Re: TE3.4 - 578-580 King Street West - Zoning By-law Amendment Application

Dear Toronto and East York Community Council

We are writing to you to express our concerns with the proposed development at 578-580 King Street West. We believe this development will have significant negative impacts on livability and reasonable enjoyment of resident's homes in Fashion House Condos (560 King Street West & 461 Adelaide Street West), located directly to the East of the proposed project. Further, it is our opinion that additional neighbouring residents will suffer similar consequences as outlined in this letter.

Stakeholder

According to the Public Consultation Strategy Report, Fashion House Condos is one of the several main stakeholders for the proposed project. Fashion House residents and owners did not receive any notices by mail or communication about the community consultation meeting for this proposal (578-580 King Street West) from the City of Toronto. In addition, we did not receive notices for other proposed developments neighbouring our building such as 540-544 King Street West and 582-590 King St West. This issue was brought up to the office of Joe Cressy last year, but it remains an ongoing issue. We are hopeful that action is taken to ensure our residents are all properly informed and given an equal opportunity to voices their opinions. The board of directors tries to keep residents informed by receiving information from neighbouring buildings and associations such as the Garment District Neighbourhood Association (GDNA). However, this does not substitute the best form of communication from the City to residents directly.

Shadowing

According to the Sun/Shadow Study submitted by the applicant, the West side of Fashion House or East lot line of the proposed building has a permanent existing shadow. However, the the Study is completely inaccurate, as the West facing units of Fashion House are currently

filled with natural light. In fact, even the lower floors of Fashion House receive significant natural light.

The Study suggests that there will be very little change in shadowing if the proposed development is built. Yet, any reasonable person would conclude that all units neighbouring the proposed building will receive little to no light due to the proposed height and proximity to Fashion House condos.

The proposed development does not meet the requirement of The Provincial Policy Statement which indicates that new developments must provide adequate light and privacy and limit resulting shadowing of neighbouring properties. The applicant has expressed in their Planning Rational that their proposed building will have, “no unacceptable light, view or privacy impacts on existing adjacent buildings.” This statement is materially inaccurate as neighbouring residents will absolutely be affected. Numerous photos below illustrate the amount of sunlight and sky views on the West side of Fashion House.



(Fashion House - 560 King Street, West exposure, December 11th, 2018 at 12:53pm)



(Fashion House - 560 King Street, West exposure, February 8th, 2019 at 1:58pm)



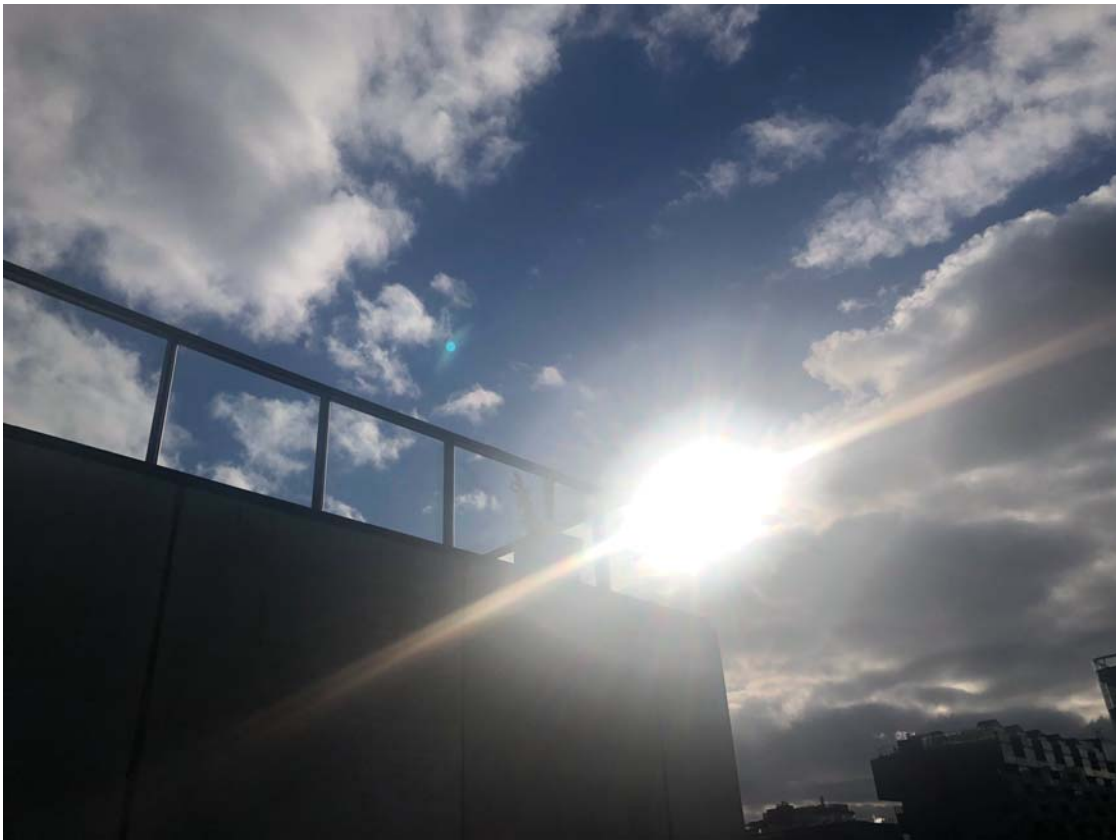
(Fashion House - 560 King Street, West exposure, February 8th, 2019 at 1:59pm)



(Fashion House - 560 King Street, West exposure, February 9th, 2019 at 2:53pm)



(Fashion House - 560 King Street, West exposure, February 9th, 2019 at 2:59pm)



(Fashion House - 560 King Street, West exposure, February 9th, 2019 at 3:00pm)



(Fashion House - 560 King Street, West exposure, February 9th, 2019 at 4:58pm)



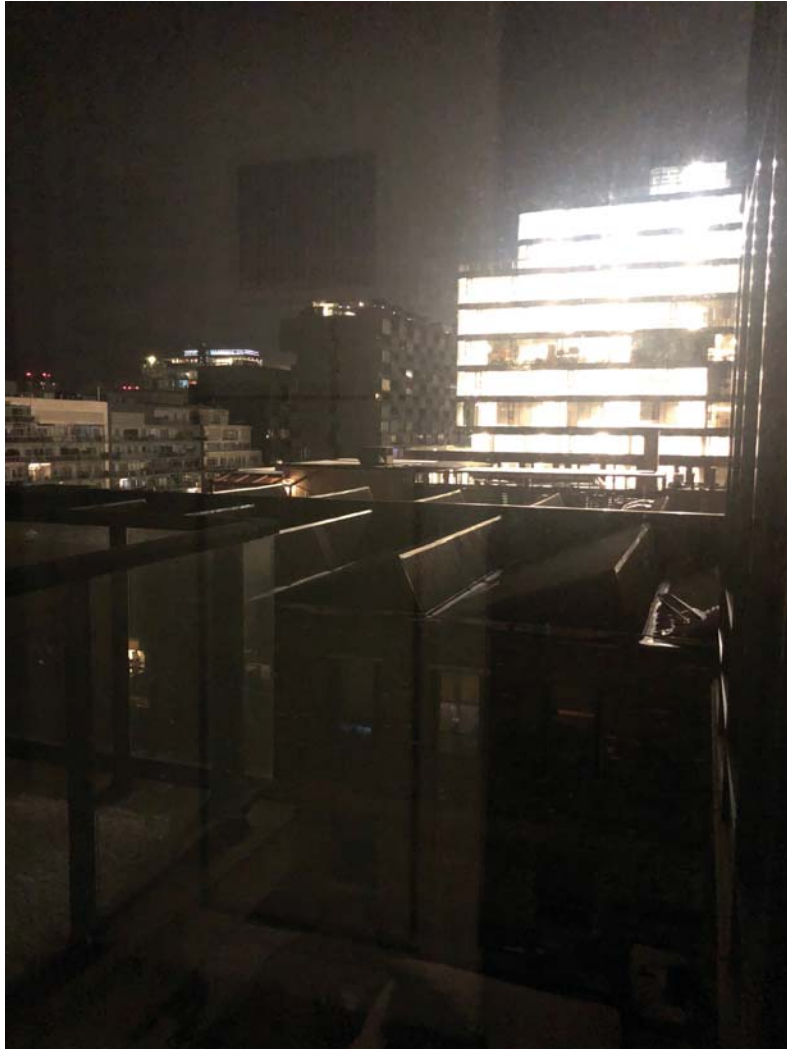
(Fashion House - 560 King Street, West exposure, February 13th, 2019 at 8:28am)



(Fashion House - 560 King Street, West exposure, February 13th, 2019 at 8:28am)

Light Pollution

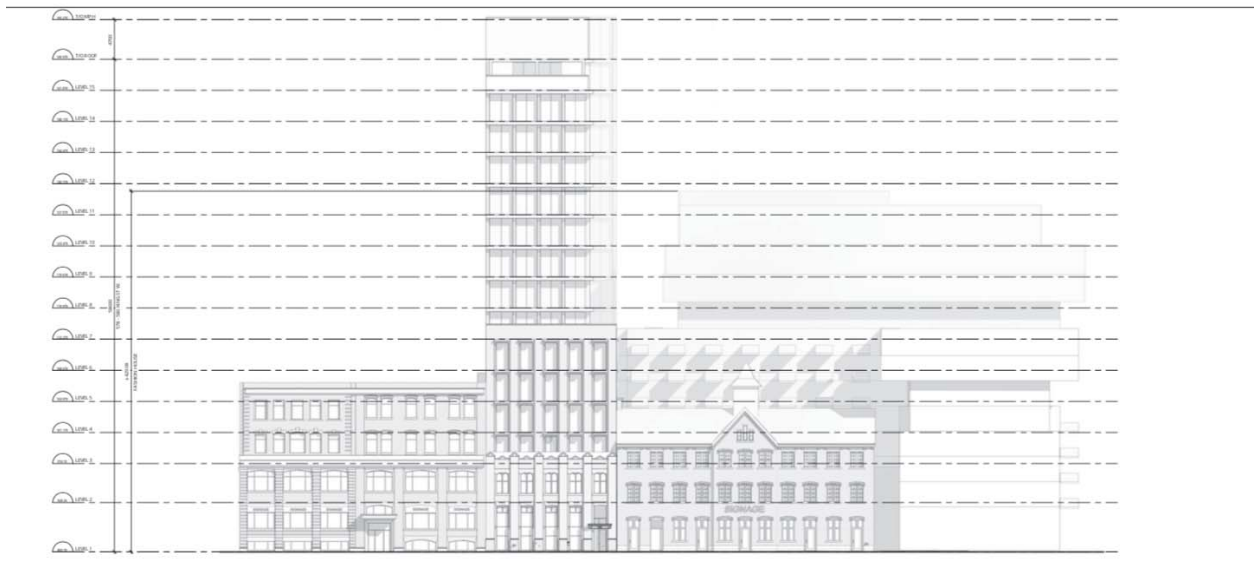
The increased light pollution from the proposed project is a major concern for residents at Fashion House and neighbouring buildings. Presently residents are experiencing the effects of the night office lighting coming from the King and Portland Centre (620 King Street West) about 150m away from Fashion House. We have received several complaints that even with window coverings drawn, the light seeps into bedrooms at night making it difficult for some to sleep. We can't imagine the impact and disruption that the proposed development will have, located only a few meters away from their windows. Light pollution has a wide range of negative effects on human health such as disrupting our circadian rhythms and melatonin levels, causing serious sleep disorders.

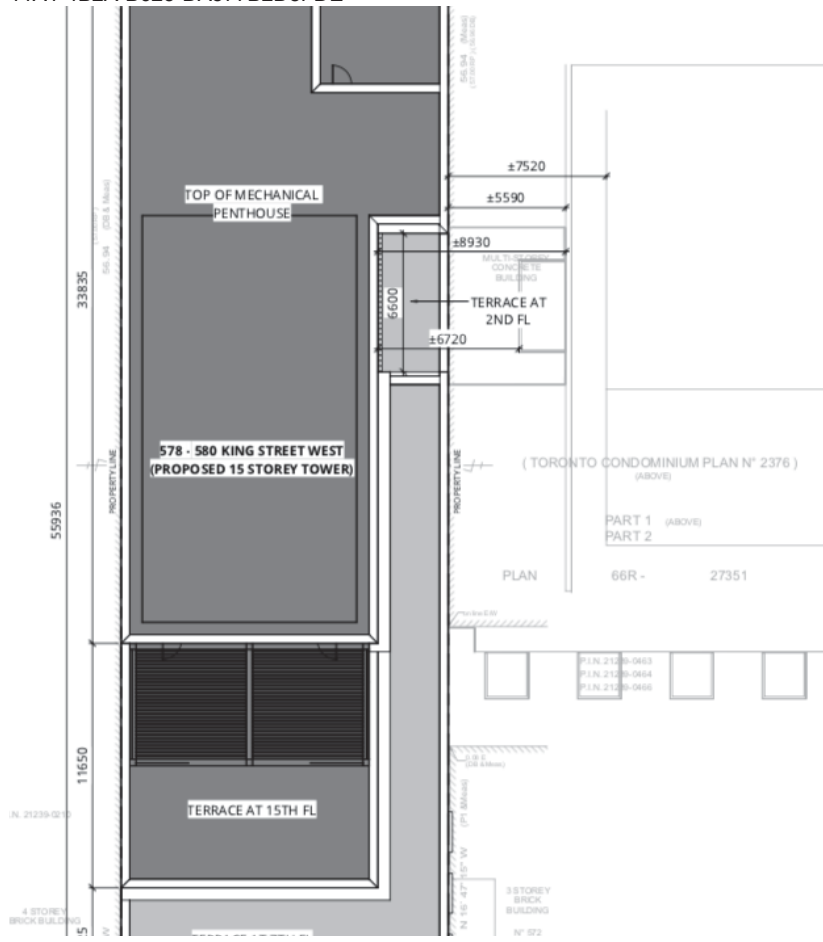


(Photo Taken February 12th, 2019 at 1:08am from the 8th Floor of 560 King Street West)

Density/Setbacks

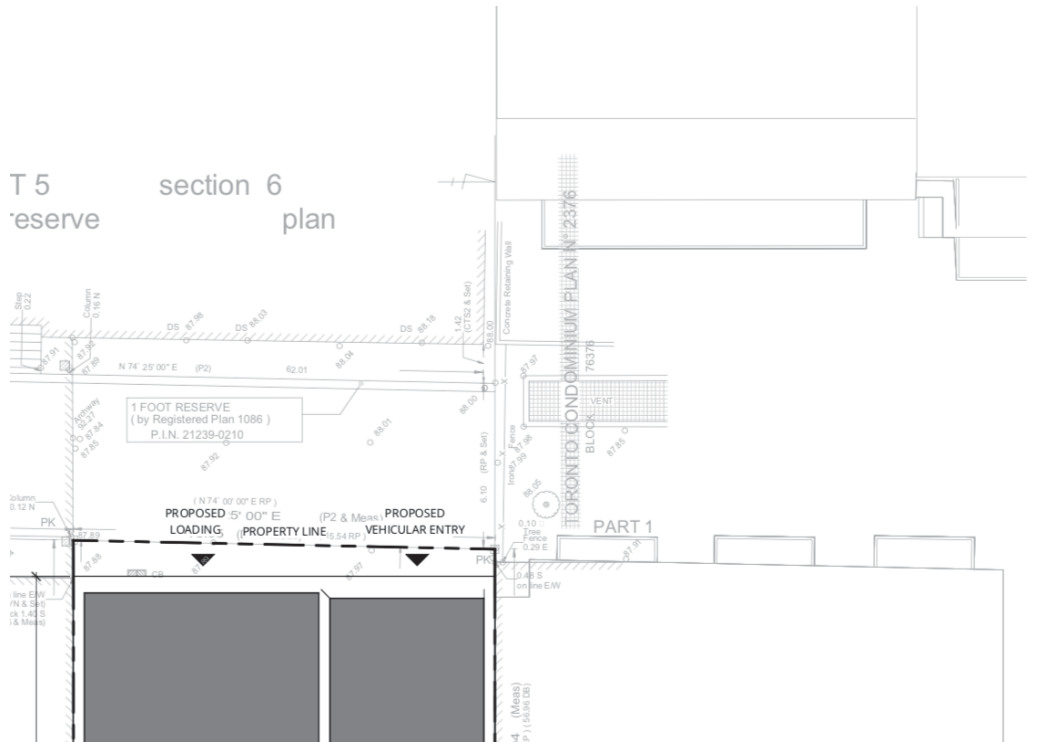
The proposed built form, scale, and massing are inappropriate for the King Spadina West Precinct and the re-development does not provide sufficient step backs from Fashion House contributing to major light and privacy issues. The existing zoning to this narrow site limits the permitted height to 23m, the applicant is requesting almost 3 times that height for a proposed 63.3m, which is about 23m taller than the highest point of Fashion House.

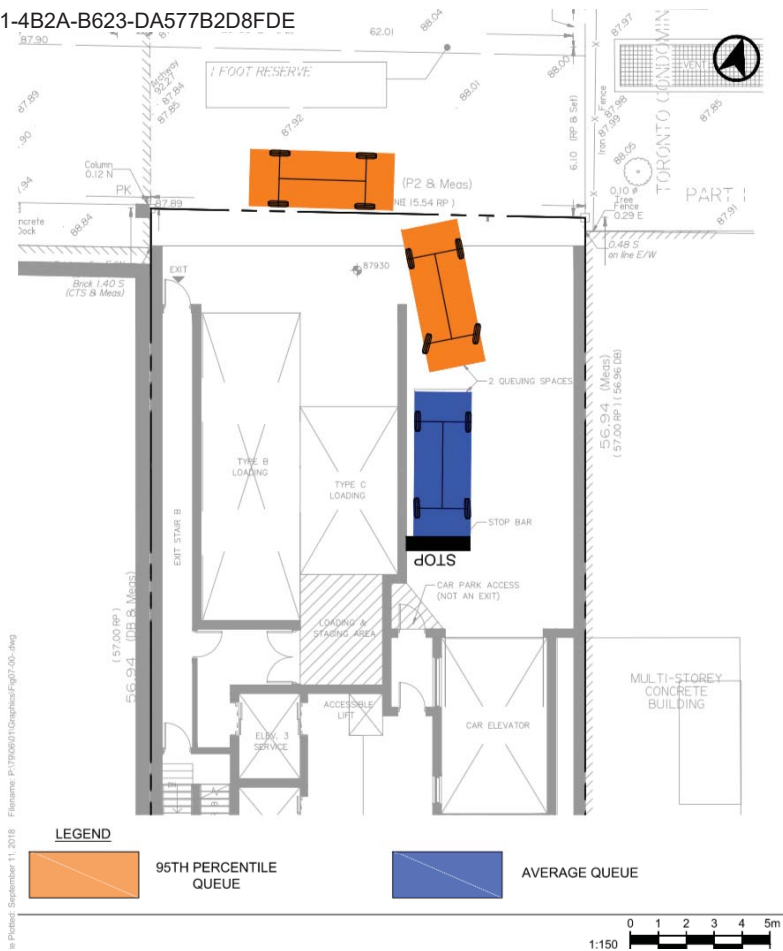




Servicing

The proposed development is to be serviced via the existing one way east to west laneway off Portland Street, located at the rear of the site along the northerly property line. The proposed King & Adelaide development also plans to use this laneway for servicing their massive development. Currently, this laneway isn't functional because it's small size doesn't permit easy passing. It is common to find queuing and parking of delivery/service trucks in the laneway and onto Portland Street, which then contributes to congestion on the Portland street. With additional servicing necessary for these 2 large proposed developments, we will most definitely see and feel the effects of increased vehicular noise and air quality to residents in Fashion House and our neighbour 10 Morrison (Fashion District Lofts).





Conclusion

The proposed zoning application to permit the redevelopment does not represent good planning and should not be approved. The proposal includes a building height and massing that is not appropriate for the area, does not fit harmoniously with existing built form and will not adequately conserve the existing heritage building. The negative impact on hundreds of residents outweighs the positivity that comes from some extra commercial and office space.

Sincerely,

Board of Directors TSCC 2376
Fashion House Condos
560 King Street West, Toronto, Ontario M5V 0L5

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