



**TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2376  
560 KING ST. W. / 461 ADELAIDE ST. W., Toronto ON M5V 1M3**

November 4, 2019

Ellen Devlin, Administrator  
Toronto and East York Community Council  
100 Queen Street West, 2nd Floor West  
Toronto, ON M5H 2N2

**RE: TE10.6 540-544 King Street West and 1-7 Morrison Street - Zoning By-law Amendment Application**

To the Chair and Members of the Toronto and East York Community Council:

The board of directors at TSCC 2376 (560 King Street West) represents 332 owners. Our condo neighbours to the west of the proposed development.

We find the proposed development deeply troubling because it fails to conform with the Official Plan, the King-Spadina Secondary Plan, the King-Spadina Heritage Conservation District Plan, the City's Heritage Register, the Provincial Policy Statement (2014), and the Growth Plan for the Greater Golden Horseshoe (2019).

The proposed development doesn't properly conserve heritage resources and reflects clear and measurable overdevelopment for the site. The proposal has numerous inadequate setbacks, it is too tall, and the massing is out of scale and inappropriate for the existing character of the area. The proposed development will also make Morrison Street – a narrow, highly congested, dead-end street – completely congested with traffic and dangerous for vehicles and pedestrians alike. Consequently, it will encourage vehicles to use the private driveway of 560 King Street to access the proposed development on Morrison Street.

It is incumbent upon council to not only reject this proposed development but also challenge this proposed development at the Local Planning Appeal Tribunal (LPAT).

## **Height**

The proposed development does not conform to Zoning By-law 569-2013 because the building's height is more than double the height limit. The proposed building would have a height of 50 metres when Zoning By-law 569-2013 permits a height of 23 metres.

The proposed development also does not conform to the Provincial Policy Statement (2014), the Official Plan, the King-Spadina Secondary Plan, and the Growth Plan for the Greater Golden Horseshoe. The building is not well-designed, doesn't fit harmoniously into its existing and planned context, and

reflects clear and measurable overdevelopment for the site. The proposed development is too tall, and the massing is out of scale and inappropriate for the West Precinct of King-Spadina. For context, the proposed development is **50% taller than the neighbouring building at 560 King Street West** and 46% taller than the neighbouring building at 10 Morrison.

The proposed development will destroy the light, view, and privacy of the residents at both 560 King Street West and 10 Morrison. The impact will be felt by all 332 residents at 560 King Street West, as the proposed development will overlook the 9<sup>th</sup> floor amenity space and rooftop pool. This violates the Provincial Policy Statement (2014), which requires that new developments must provide adequate light and privacy and limit resulting shadowing of neighbouring properties.

### **Stepbacks**

The stepbacks of the proposed development violate the policies of City Planning Staff and the City's Heritage Register.

City Planning Staff requires a minimum 5.5 metre stepback from any property line that is not a street. For 40% of the west property line (548 King Street West), the proposed development has a stepback of **only 2 metres**. This critical deficiency will have several negative impacts. It will severely limit the redevelopment potential of the adjacent property (548 King Street West). It will also tarnish the light, view, and privacy of the residents at both 560 King Street West and 10 Morrison, violating the requirements of the Provincial Policy Statement (2014).

Similarly, the stepbacks along the property line surrounding 12 Brant Street are inadequate. The north property line (12 Brant Street) has a stepback of only 3 metres and the east property line (12 Brant Street) has a stepback of 0 metres. This will severely limit the redevelopment potential of the adjacent property (12 Brant Street).

The existing heritage building at 544 King Street West is setback approximately 5.5 metres from King Street West. This setback is identified as one of the heritage attributes of the building and a reason for its inclusion on the City's Heritage Register. Under the proposed development, the front wall of the heritage building at 544 King Street West would be retained and moved forward approximately 5 metres. This would eliminate the existing setback of the heritage building at 544 King Street West, violating the intent of the City's Heritage Register.

City policy states that continuous, wrap-around balconies are not permitted to encroach into any of the stepback areas. Yet, the proposed development includes several wrap-around balconies that encroach on the required stepback including:

- A 5 metre wide continuous balcony on the 3<sup>rd</sup> floor projects into the proposed stepback on King Street West.
- A 5.5 metre wide continuous balcony on the 3<sup>rd</sup> floor projects into the proposed stepback along the west property line (548 King Street West).
- A 3 metre wide continuous balcony on the 3<sup>rd</sup> floor projects into the proposed stepback along the north property line (12 Brant Street).

## Residential Entrance and Loading Access on Morrison Street



The proposed development plans to position the residential entrance (including mailroom) on Morrison Street and connect 3 loading docks to Morrison Street.

Morrison Street is a **narrow, highly congested, dead-end street**. Morrison Street is frequently backed up with cars and trucks from vehicles accessing the commercial businesses at 548 King St West (Belfast Love, Blue Elephant Realty, etc.), the residents and businesses at 560 King Street, and the residents at 10 Morrison. The addition of a residential lobby (including mailroom) and loading bay access would make Morrison Street virtually impossible to navigate. This would not only create a dangerous situation for drivers and pedestrians, but it would encourage vehicles to use the private driveway of 560 King Street to access the proposed development on Morrison Street.

The proposed development violates Section 3.1.2 of the City of Toronto Official Plan which requires vehicular access and service areas to **minimize their impact on surrounding properties** and to **improve the safety and attractiveness of adjacent streets**.

## **Heritage Conservation**

The proposed development includes the demolition of the heritage building at 544 King Street West. This building was constructed in 1925 and is listed on the City's Heritage Register and is also identified as a contributing property within the King-Spadina Heritage Conservation District (HCD). The proposed development only includes the retention of the front wall of the heritage building. This does not amount to the conservation of the whole or substantial portion of the building as required by the policies of Section 3.1.5 of the City's Official Plan. In addition, the heritage building is required by the King-Spadina Heritage Conservation District (HCD) to be conserved in situ as a part of the project.

The proposed development also violates Section 4.2.7 of the Growth Plan, which requires cultural heritage resources to be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

In addition, the proposed development violates Section 2.6.1 of the Provincial Policy Statement (2014), which states that significant built heritage resources and significant cultural landscapes shall be conserved. It also violates Section 2.6.3, which requires that any development or site alteration on lands adjacent to a protected heritage property must demonstrate that the heritage attributes of the protected heritage property will be conserved.

TSCC 2376

Board of Directors