

January 7, 2020

Ms. Ellen Devlin
Secretariat – Toronto & East York Community Council
2nd floor, West Tower, City Hall
100 Queen St. W.
Toronto, Ontario
M5H 2N2

Dear Ms. Devlin:

**RE: KING-SPADINA SECONDARY PLAN UPDATE – ITEM TE12.4
SUBMISSION COMMENTS ON BEHALF OF 600KW LIMITED
600 KING STREET WEST
MHBC FILE 1839'A'**

On behalf of our client, 600KW Limited, we have reviewed the King-Spadina Secondary plan Update document that is being recommended for Community Council adoption at the upcoming January 8, 2020 Toronto & East York Community Council meeting. Our client owns the property located at 600 King Street West (the north-east corner of King Street West and Portland Street).

While we appreciate the initiative that the City has undertaken to establish a renewed vision for this area, we want to ensure that 1572654 Ontario Inc.'s short and long term interests are being taken into consideration and reflected in the final Secondary Plan policies and associated maps/schedules.

Based on our review, please accept the following comments with respect to the Secondary Plan Update.

1. Our client has undertaken extensive work on their building to adaptively reuse it. They are currently evaluating further renovation and retrofit to the building, including possible intensification of the property through an over-build proposal (which will preserve and enhance the heritage attributes of their building) to provide for additional non-residential uses on their property. Our client therefore supports the vision statements identified in Policy 2.3 and the objectives set out in Policy 3.1.
2. Given the Heritage Conservation District Plan ("HCDP") for the area has yet to be adjudicated by the Local Planning Appeal Tribunal:

- a. It is not appropriate to presuppose that the HCDP should prevail where there is a conflict with the Secondary Plan as proposed by Policy 1.2 given the HCDP polices have yet to be finalized and may be modified through the LPAT process.
 - b. Are the heritage policies in the Secondary Plan appropriate given the council-approved but under appeal HCDP and the HCDP may be modified through the LPAT process?
3. It is unclear as to whether Policy 4.7 (Laneways) is intended to apply to public laneways only or if it is intended to apply to laneways on private property. While our client does have a space on their property between its building and the building to the east, this area is utilized for a parking spaces as well as servicing infrastructure (mechanical / electrical / exit stairs) and is not a public thoroughfare to the private laneway to the north of our client's property. It is our client's position that this area is not a private laneway, as it is not a laneway at all, and therefore not subject to this policy, however, we request confirmation accordingly.
4. Our client is concerned that Policy 6.14 (stepbacks over base buildings) unduly restricts potentially sensitive intensification of their lands and other narrow frontage sites. While access to light, view and privacy are appropriate considerations, flexibility should be provided to: recognize the ability to co-ordinate development with adjacent properties; reduce setbacks for similar considerations as noted in Policy 6.13; recognizing view and privacy are of lesser concern between non-residential uses and / or where blank walls exist; to recognize longer, narrow sites where access to light from the street is not affected by reducing / eliminating the stepback away from the street; and other similar considerations. To introduce these stepback requirement on narrow sites arbitrarily eliminates intensification of lands that supports the vision statements and objectives of the Secondary Plan. We therefore request that Policy 6.14 be modified to provide additional flexibility.

We would request that these matters be referred back to staff for further discussion with ourselves and our client prior to adoption of the Secondary Plan Update.

If you have any further questions please do not hesitate to contact the undersigned.

Thank you.

Yours truly,

MHBC


David A. McKay, MSc, MLAI, MCIP, RPP
Vice President and Partner

cc.: *Client*