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07/01/2020

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

Dear Ms. Devlin

**RE: King-Spadina Secondary Plan Update – Final Report
Toronto and East York Community Council Item TE12.4
545 King Street West, Toronto**

Hullmark Sun Life (545 King) LP is the owner of the property municipally known as 545 King Street West (the “Site”) in the City of Toronto. The Site is located on the south side of King Street West, east of Portland Street in the King-Spadina area.

We write to share our concerns with respect to the proposed update to the King-Spadina Secondary Plan (the “Proposed Plan”) as it pertains to the Site and as owners with continued investment interest in the area. In our opinion, the Proposed Plan contains prescriptive language and policies that do not reflect the existing and planned character of the area and are inconsistent with the Official Plan policy framework. Some policy concerns are outlined below:

- Policy 6.10 states that the scale of development in the West Precinct will be significantly lower than the general scale of development in the East Precinct. We ask that “significantly” be deleted in consideration of the existing and planned transit in the West Precinct, including the King Street Transit Priority Corridor and scale of the existing and planned context.
- The Site is located in the West Precinct of the proposed King-Spadina Secondary Plan and is designated *Mixed Use Areas 2*. Policy 6.11 imposes a maximum height of 50 metres for the Site, which is inconsistent with the policies of the in-force Downtown Plan (OPA 406) that provides consideration for greater heights and densities on properties designated *Mixed Use Areas 2* that are in proximity to existing or planned rapid transit. Furthermore, the existing and planned context includes buildings taller than this height.
- Policy 6.14 prescribes a minimum stepback of 5.5 meters from any property line not adjacent to a public street or public lane above the base building. This requirement may preclude context-sensitive development on irregular parcels, such as the Site, and should be considered in zoning regulations rather than the Official Plan.
- Policy 3.1.2. requiring the replacement of existing non-residential gross floor area should be revised in alignment with the in-force Downtown Plan (OPA 406) to encourage the replacement of this gross floor area.



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The items outlined above do not represent an exhaustive list of our concerns and we request that Item TE12.4 is directed back to staff for additional consultation. We also request that we are circulated on any communications or notices regarding the Proposed Plan.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Hullmark Sun Life (545 King) LP

Per:

Leona Savoie

Senior VP, Developments