



June 27, 2025

**RE: 445, 447, 449 and 451 Adelaide St. West – Demolition and New Construction on Designated Heritage Properties under Part V, Section 42 of the Ontario Heritage Act – Refusal**

To the Members of the Toronto Preservation Group (TPG):

On behalf of the residents and members of the Garment District Neighbourhood Association (GDNA), I would like to express our strenuous opposition for the proposal submitted to demolish the forenamed Designated Heritage Properties 445, 447, 449, and 451 Adelaide St. West.

The architectural plans to erect a 17-storey building with a total height of 63.95M to the top of the glass screen that projects 3.3M above the mechanical penthouse are inconsistent with the heights shown in the Bousfield report, which show the proposed development at 59.65M. This does not adhere to the King-Spadina Heritage Conservation Plan (“KSHCD”) or the King-Spadina Secondary Plan.

What’s more, the proposed building would dramatically alter the neighbouring buildings which are between two-and four-storeys. Taller condos are set back and not as obtrusive or over-powering.

More disturbing is the potential impact to the newly rejuvenated St. Andrew’s Playground. As a contributing property in the KSHCD, it is identified in the Secondary Plan as an **Area of Special Identity**:

*Section 7 of the Secondary Plan identifies St. Andrew’s Playground as an Area of Special Identity on Map 16-5 (see Figure 25). Policy 7.2*

*provides that development will transition downwards in height towards St. Andrew's Playground.*

The 'Friends of St. Andrew's Playground' was formed in late 2024 with residents and the City for the on-going care and maintenance of plantings and appropriate usage by all. City Parks have recently installed fencing, both temporary and permanent, to help ensure one of the oldest neighbourhoods in Toronto will be attractive and appealing.

This neighbourhood has more than enough tall condo buildings. The Councillor office, past and present, can attest to the GDNA's well-earned reputation as a consistently competent, involved, and responsible representative of and for the community of long-term residents and the booming population of newcomers.

What is needed is thoughtful design and thorough planning throughout Toronto, but in particular, with care and attention to height restrictions that help maintain and reflect community history and culture. Ours is an active and involved community who care about design, green space, and the long-term development of an attractive and desirable place to live, work, and play.

The arrival of the new City Planner has been viewed with optimism for his wisdom and interest to help this neighbourhood become the jewel it can be, responsive to the interests of those living here, and for local businesses who find support from neighbours who appreciate their longevity.

Thank you in advance for your consideration to community response.

Sincerely,

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cc: Board: [GDNAtoronto.org](http://GDNAtoronto.org)  
Councillor Ausma Malik