

TE17.14.10



June 10, 2016

City Clerk's Office
Toronto and East York Community Council
City Hall, 2nd Floor
100 Queen Street West
Toronto, Ontario M5H 2N2

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Dear Mr. Chairman and Members of Committee:

RE: TOcore: Updating Tall Building Setbacks in the Downtown – City-initiated Official Plan Amendment and Zoning By-law Amendments - Toronto and East York Community Council Agenda Item TE17.14

We would like to express our concern about the Toronto and East York Community Council's consideration of Item TE17.14 scheduled for June 14, 2016, and to support the Building Industry and Land Development Association ("BILD") and NAIOP – Commercial Real Estate Development Association's request for deferral of this item.

We have an interest in properties in the area impacted by the proposed Official Plan Amendment and Zoning By-law Amendments. We believe the proposed Official Plan Amendment and minimal details of the proposed Zoning By-law Amendments provided as part of the public meeting notice on May 20, 2016, and are concerned about the potential impacts of the proposed planning instruments on our and other properties in Downtown Toronto.

We appreciate the opportunity that City Planning has provided to discuss the Official Plan Amendment, however we did not have an opportunity to review and consult with City staff on the proposed Zoning By-law Amendment as this information was not available beyond the metrics provided in the public meeting notice at the time of writing this letter.

We strongly believe that the two policy instruments need to be reviewed together in their complete draft form. Providing only half the information limits our ability to fully understand the unforeseen and significant potential impacts of this proposal on our respective development projects.

We do not see these amendments as a simple matter and it is important to understand the ramifications of the total package. As such, we believe that the proposal has been brought before Community Council expeditiously and prematurely. We would like to be aligned with City staff with the return of this report, if Community Council agrees with our position.

We are committed to working collaboratively with staff to resolve any issues and in principle support the intent of the TOcore project. Such that we may work together to review and shape the proposed planning instruments, we support BILD and NAIOP's request for the deferral of Item TE17.14.

Sincerely,

John Mah
Senior VP-Asset Management
Eastern Region

On behalf of
Armin Martens
President and CEO
Artis REIT

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