

TE17.14.11



Bay Cloverhill Community Association

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Monday, June 13, 2016

TEYCC

Toronto City Hall

100 Queen Street West

Toronto, Ontario M5H 2N2

**Re: File Number TE17.14
TOcore Official Plan Amendment and Zoning By-Law Amendment
regarding Tall Building Setbacks and Tower Separation in the Downtown**

2016 JUN 13 07 11
CITY OF TORONTO
COMMUNITY PLANNING
DOWNTOWN SECTION

Dear Members of the Toronto and East York Community Council:

The Bay Cloverhill Community Association (BCCA) strongly supports these changes to the city regulations and urges TEYCC to support and approve the Final Staff Report containing these changes.

In our downtown community of more than 15,000 residents, many of us live in condo towers. We live with this metric every day and we know from personal experience exactly what that 25 metre distance allows in loss of privacy, sunshine, and sky view. We suggest that 25 metres is the absolute minimum that should be allowed.

Additionally, we have been actively involved in the Ontario Municipal Board hearing for OPA 183 which is making tower separation decisions about this very issue. The 25 metre metric is the number being considered for that OPA 183 City of Toronto policy, also.

The BCCA neighbourhood looks to these City of Toronto policy additions and changes as important tools to define a minimum standard for all tower separations in the downtown. If it were possible, we would support an even stronger tower separation standard.

Respectfully,

Rick Whitten-Stovall, BCCA President

Cc: Gregg Lintern, Director, Community Planning, Toronto and East York District
David OiKawa, Manager, Community Planning, Downtown Section
Councillor Wong-Tam, Ward 27