



BIDDINGTON

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

Dear Community Council Members:

Re: Item TE17.14 – Toronto and East York Community Council Meeting
City Initiated Request to Amend Official Plan and Zoning By-law
With Respect to Tall Buildings

The Biddington Group of Companies is an established development company which has numerous projects with in the City. We are writing with respect to the City -Initiated Official Plan and Zoning By-law Amendments respecting Tall Buildings.

Our concern relates to both the proposed Official Plan Amendment and the Zoning By-law. In our view, the Official Plan Amendment does not provide does not provide a clear definition of "Tall Building" and the policies are open to interpretation.

The recently released draft Zoning By-law does not provide for any flexibility in applying the setbacks in various conditions. The entire Central area is treated the same and there is no flexibility given for circumstances where there may be difference. For example, in the staff report, it is clear that other jurisdictions provide varying setbacks depending on whether there are windows on the wall whereas the proposed by-law standards do not contain any distinction. There is no provision given for buildings which may have heritage status and that may require some flexibility in order to meet other objectives.

The tower is defined as anything about 24 metres for the purposes of the setbacks but in different circumstances, the podium could be vary, based on the proposed policies in the Official Plan which talk about the height of the streetwall being in context with the block.

Finally, while the By-law indicates that staff will indicate which By-laws are exempt from the proposed By-law, it does not provide transition policies for applications in process.

For the reasons noted above, we strongly object to the proposed Official Plan Amendment and Zoning By-law. Please notify the undersigned of any decision or future meetings on this subject.

Yours truly,



Arnie Lash
Biddington Group of Companies
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CONSTRUCTION

DEVELOPMENT

PROPERTY MANAGEMENT