

Bloor Street East Neighbourhood Association (BENA)
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June 13, 2016

Toronto East York Community Council
 City Clerk's Office
 City Hall, 2nd Floor
 100 Queen Street West
 Toronto, Ontario N5H 2N2
 Attention: Ellen Devlin, Administrator, Toronto East York Community Council

Delivered by email: teycc@toronto.ca

Dear Members of the Committee of the Toronto East York Community Council:

Re: TE17.14 TOcore: Updating Tall Building Setbacks in the Downtown – City-initiated Official Plan Amendment and Zoning By-law Amendments – Final Report

The Bloor Street East Neighbourhood Association (BENA) is incorporated under the laws of Ontario as a non-profit corporation. Included in BENA's objectives is the responsibility to promote development that is in the best interests of the neighbourhood and by extension the City of Toronto.

BENA has attended the Downtown Tall Buildings Public Meeting, TOcore Public Meetings including the community consultation relating to the above item held on March 29. At the meeting on March 29 the displays demonstrating tower separation included tall buildings under construction within our footprint (Charles and Hayden between Yonge Street and Church Street in Ward 27). The tower separation between these buildings was the lowest of the separations demonstrated at 13m.

After attending the meetings, reviewing the outside consultants report (Downtown Tall Building Guidelines) and the subject Staff Report we are in support of the Staff Recommendation to amend the Official Plan to provide the principle based guidelines in support of the more specific Zoning By-laws. We also understand that this is the first action item coming forward out of the larger TOcore initiative and are pleased to see it coming to fruition without waiting for the full study to be completed.

We concur with the findings of the report on an anecdotal basis from our participation in Public Meeting and Working Group Meetings for Development Applications and Streetscape Meetings.

- Charles/Hayden Streetscape Working Group Meeting – At the meeting of this working group last spring, it was noted that the streets no longer had a sunny side, thus any trees or plantings should take this into account.
- General Development Meetings – In general we have found the largest opposition to developments adjacent to existing tall buildings comes from those that do not conform to the 12.5m setback for their own tall buildings. This is at no fault to residents who bought from the Developer and potentially had no knowledge of the future consequences. We note that the towers on Hayden/Charles were all approved either through City Approval or the OMB prior to occupation of most of the towers limiting the adjacent property owners' dissatisfaction with the tower separation.

In conclusion, we support the principles included in the OPA Amendment on pages 10 to 11 of the Staff Report and find them well reasoned. Additionally we support the Zoning By-law Amendment to provide a tighter setting of the bar for developers to hurdle while providing some flexibility for site specific variances (page 12 of the report).

Respectfully submitted;

Linda Brett, President, BENA

Cc: Councillor Wong-Tam, Ward 27

Councillor McConnell, Ward 28

Greg Lintern, Director, Community Planning, Toronto and East York

Bcc: The Operations Committee BENA