

**From:** [goldome2@aol.com](mailto:goldome2@aol.com)  
**To:** [Toronto East York Community Council](http://Toronto East York Community Council)  
**Subject:** City proposed 12.5m tower setback from lot line #4  
**Date:** Friday, August 26, 2016 9:42:37 AM

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August 26, 2016

By E-Mail only to: [teycc@toronto.ca](mailto:teycc@toronto.ca)

City of Toronto  
Toronto and East York Community Council  
Attention: Ms. Ellen Devlin, Committee Secretariat

Re: TOcore: updating tall buildings Setbacks in the Downtown, City  
initiated OPA and ZBLA-Final Report  
City Reference Number 16-103066 SPS 00 OZ  
June 14-16 Agenda item: TE17.14, deferred to Sept 7, 2016

Re: 381-387 Richmond St. East (owner 1734140 Ontario Limited) and  
289-291 College St. and 8R Oxford St. (owner 1709492 Ontario  
Limited)

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**To: all councillors of TEYCC attending the Sept.7-16  
public meeting**

I am an officer of the above landowner corporations. We intend to apply to develop the above properties soon with tall buildings. We have had preliminary discussions with architects and planners.

We hereby submit our concerns with the City's proposals.

**LOSS IN VALUE OF LAND:** When we purchased the above properties and in considering what price to pay, we relied on the "in force" policies of the official plan (OP) and the "old" and "new" zoning by-laws. If the City's proposals are adopted, they would cause a substantial decrease in value of our properties and we would seek compensation from the City.

**NO FLEXIBILITY:** The proposed setbacks are too rigid There is no good

reason to change the current policies, wherein setbacks are guidelines and which allows flexibility re the size of the setback to accommodate the site context. If it is impossible to develop in the future a tall building on the abutting site, then insisting on a 12.5m setback does not make sense. For example, if there is a heritage building abutting which will never be developed with a tall building, it is counter-productive an unnecessary to have a 12.5m setback. Another example is where a short building was recently built on the abutting site.

**NEGATIVE EFFECT ON AFFORDABLE HOUSING:** The proposed changes will make it impossible to build a tall building on a small lot, which will decrease the number of sites available for residential tall buildings, which will drive up the value of land in downtown Toronto, which will cause the price to the end user to go up.

For all the above reasons and other reasons, we respectfully submit to Council that the City's proposed changes not be adopted by council. The current policies, where the setbacks are flexible guidelines, and not policies in the OP and ZBL, are better to achieve good planning goals and should be allowed to continue. In the alternative, if the City's changes are going to be adopted they should be amended to allow for exceptions where 12.5m does not make sense and does not achieve official plan goals and good planning principles.

Yours very truly,

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E. Lusz,for  
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