

# HARBORD VILLAGE RESIDENTS' ASSOCIATION

Box 68522, 360A Bloor St. W.  
Toronto, ON M5S 1X1



Committee of Adjustment  
Re TEYCC  
File: TE 18.7

Sept. 4, 2016.

Dear Committee Members:

Harbord Village Residents' Association wishes to fully endorse the Planning Department recommendation to update Downtown zoning rules around tall buildings to better ensure a liveable city.

We represent one of many Downtown neighbourhoods that immediately flank the main streets that are attracting development applications. Looking from within the community to our 'street wall'—the rear of developments-- it is essential that there be breathability between developments and that our communities not be walled off.

The need for updated and clear tower setbacks is pressing. In the Downtown, many lots are independently held and small. Where towers are appropriate and permitted in zoning, separation distances and lot line setbacks are critical. They protect not only the rights of those on the streets below to have sunlight, skylight and adequate public realm, but also the rights of residents in new buildings to light, privacy and a sense of space. No one should be able to see what their neighbours are watching on television. Further, appropriate separation and setback distances should be imbedded in the Official Plan because it is a significant quality of life and built form issue for the city as a whole—one that is clearly under threat.

The boundaries of HVRA are Bloor, College, Bathurst and Spadina. Within a block of our borders, tower developments and applications are creating the precise situation this Official Plan Amendment is designed to address.

At 245 College, an OMB approved building has gone in at 25 storeys. A 30-storey application was filed by the neighbour immediately to the east, and the owner of properties to the west has said he also wants to develop.

Similarly, the tower proposed for the site at 316 Bloor at Madison under appeal at the OMB creates separation challenges for its neighbours immediately to the west.

The University of Toronto's 25-storey proposal at Sussex and Spadina has also created concerns with setbacks from Spadina and separation distance from its neighbour to the north.

Members of our board attended the March Planning open house. The demonstration of the actual meaning of 25 m. was absolutely convincing. To weaken this provision would be a serious loss for the City, both tower residents and passing citizens alike.

With respect,

Sue Dexter and Carolee Orme  
HVRA Planning Committee