

September 6, 2016

File # 3011

Ms. Ellen Devlin  
Secretariat, Toronto and East York Community Council  
2<sup>nd</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

**PMG**  
Planning  
Consultants

227 Bridgeland Avenue  
Toronto, Canada M6A 1Y7  
Tel. (416) 787-4935  
Fax. (416) 787-0004  
E-Mail: pmg@pmgplanning.ca

**Re: Toronto and East York Community Council Item TE18.7  
Final Report, Tall Building Setbacks Downtown  
127 Portland Street**



Attn: **Members of Toronto and East York Community Council**

Dear Members of Community Council,

We represent 1758173 Ontario Limited, the owners of 127 Portland Street. The site currently houses a four storey office building that is currently fully leased by a language school. We are concerned that the proposed Official Plan and zoning amendments could limit the potential for expansion of this building.

The current zoning allows building setbacks of 7.5 m from a side or rear lot line, 0 setback from the street lot line below 20 m in height, a 3 m setback from the street above 20 m and a height limit of 23 m. The by-law also allows for height above this maximum with the preservation of historic buildings with no further restrictions on setback. The proposed amendments will reduce the as-of-right permissions currently allowed on the lands.

The area is subject to numerous development applications for mid-rise buildings in the range of 13 – 16 storeys. As recently as June 2015, staff and Community Council supported a nearby zoning amendment with heights up to approximately 58 m and setbacks as low as 5.0 m. The standards now proposed seek to impose tall buildings standards on an area which isn't developing with tall buildings, but is developing with a taller mid-rise built form. The greater setback restrictions proposed above 24 m in height are not consistent with this built form and should not be imposed in this area.

We therefore request that Community Council refuse staff's recommendations and instead direct staff to engage in an intensive consultation process with property owners and the development industry.

Yours truly,  
**PMG Planning Consultants**

A handwritten signature in blue ink, appearing to read 'Peter Swinton', written over a light blue circular stamp.

Peter Swinton,  
B.Arch, MCIP, RPP  
Manager of Urban Design