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Tracking Status

- This item was considered by [Toronto and East York Community Council](#) on June 14, 2016. The Toronto and East York Community Council postponed consideration of this item. Consult the text of the decision for further information on the deferral.

☐ Toronto and East York Community Council consideration on June 14, 2016

TE17.14	ACTION	Deferred		Ward:20, 27, 28
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Final Report - TOcore: Updating Tall Building Setbacks in the Downtown - City-Initiated Official Plan Amendment and Zoning By-law Amendments

Statutory - Planning Act, RSO 1990

Community Council Decision

The Toronto and East York Community Council adjourned the public meeting for Final Report - TOcore: Updating Tall Building Setbacks in the Downtown - City-Initiated Official Plan Amendment and Zoning By-law Amendments, until September 7, 2016 at 10:00 a.m.

Decision Advice and Other Information

The Toronto and East York Community Council commenced a statutory public meeting on June 14, 2016, and notice was given in accordance with the Planning Act.

Origin

(May 27, 2016) Report from the Director, Community Planning, Toronto and East York District and Director

Summary

This report recommends that City Council adopt the proposed City-initiated Official Plan and Zoning By-law Amendments to update the policies and performance standards for front, side and rear lot line setbacks for tall buildings in the Downtown.

This report and body of work is part of TOcore: Planning Toronto's Downtown, a three-year, inter-divisional study led by City Planning. The purpose of TOcore is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how and where future growth will be accommodated, shaped and managed and b) what physical and social infrastructure will be needed, where it should be located and how it will be secured.

This report presents the outcomes of a six-month study and recommends amendments

to the Official Plan and two Zoning By-laws to update the setback requirements for tall buildings in the Downtown. The direction for this report arose from the TOcore Phase 1 Summary Report and Phase 2 Directions Report adopted by City Council on December 9, 2015 and is further discussed in the Decision History section of this report.

Since 2006, Planning Staff have reviewed property line setback requirements for tall building development using a series of guidelines, starting with Design Criteria for Review of Tall Building Proposals (2006) and later with the current Tall Building Design Guidelines (2013) and supplementary Downtown Tall Buildings Guidelines (2012). Increasing use of guidelines has assisted in implementing the Official Plan intent and was due in part to the absence of performance standards in the Zoning By-law which spoke directly to tall building proposals. This report recommends updating zoning provisions for lot line setbacks which date back to 1996, a decade before the first tall building design guidelines were adopted by City Council.

The proposed Official Plan and Zoning By-law amendments will apply within the Downtown and provide a policy and regulatory framework to ensure appropriate separation distance between tall buildings. The proposed Zoning By-law amendments establish minimum required front, side and rear lot line setbacks and the policies provide the planning policy framework for those setbacks. The setbacks will apply to the tower portion of a tall building on sites that can support tall buildings. These updated setbacks protect important planning principles such as providing access to sky views, light, and privacy, enhancing a development site's ability to provide high-quality public realm improvements, and protecting the development potential of adjacent sites.

These policies and performance standards are a starting point in updating the Downtown planning framework and ensuring that future growth positively contributes to the liveability, sustainability and health of Toronto's Downtown. Further amendments will be made through the TOcore study.

Background Information

(May 27, 2016) Report from the Director, Community Planning, Toronto and East York District - TOcore: Updating Tall Building Setbacks in the Downtown - City-Initiated Official Plan Amendment and Zoning By-law Amendments - Final Report

<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-93659.pdf>

Attachment 2 - TOcore: Updating Tall Building Setbacks in the Downtown - City-Initiated Official Plan Amendment and Zoning By-law Amendments - Final Report

<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-94180.pdf>

Attachment 3 - TOcore: Updating Tall Building Setbacks in the Downtown - City-Initiated Official Plan Amendment and Zoning By-law Amendments - Final Report

<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-94181.pdf>

Communications

(June 8, 2016) Letter from Lucy Cameron, Vice President, Diamond Corp. (TE.Supp.TE17.14.1)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61257.pdf>

(June 9, 2016) Letter from Alan Vihant, Senior Vice President, Great Gulf (TE.Supp.TE17.14.2)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61258.pdf>

(June 9, 2016) Letter from Eileen P.K. Costello, Aird & Berlis LLP, on behalf of Fortress Charlotte 2014 Inc. (TE.Supp.TE17.14.3)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61259.pdf>

(June 9, 2016) Letter from Emma Barron, Building Industry and Land Development Association (BILD) (TE.Supp.TE17.14.4)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61260.pdf>

(June 10, 2016) Letter from Adam J. Brown, Sherman Brown LLP, on behalf of a number of property owners within the boundaries of the application (TE.Supp.TE17.14.5)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61261.pdf>

(June 10, 2016) Letter from Eileen P.K. Costello, Aird & Berlis LLP, of behalf of King Financial Holdings Limited (TE.Supp.TE17.14.6)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61262.pdf>

(June 13, 2016) Letter from Linda Brett, President, Bloor Street East Neighbourhood Association (TE.Supp.TE17.14.7)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61309.pdf>

(June 13, 2016) Letter from Eileen P.K. Costello, Aird & Berlis LLP, on behalf of Aragon (Wellesley) Development (Ontario) Corporation (TE.Supp.TE17.14.8)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61310.pdf>

(June 13, 2016) Letter from Signe Leisk, Cassels Brock & Blackwell LLP, on behalf of The Governing Council of the University of Toronto (TE.Supp.TE17.14.9)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61311.pdf>

(June 10, 2016) Letter from John Mah, Senior Vice President, Artis Reit (TE.Supp.TE17.14.10)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61322.pdf>

(June 13, 2016) Letter from Rick Whitten-Stovall, President, Bay Cloverhill Community Association (TE.Supp.TE17.14.11)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61323.pdf>

(June 13, 2016) Letter from Arnie Lash, Biddington Group of Companies (TE.Supp.TE17.14.12)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61362.pdf>

(June 13, 2016) Letter from N. Jane Pepino, Aird & Berlis LLP, on behalf of the parties listed in Schedule "A" to this letter (TE.Supp.TE17.14.13)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61363.pdf>

(June 13, 2016) Letter from N. Jane Pepino, Aird & Berlis LLP, on behalf of 3C Lakeshore Inc. (TE.Supp.TE17.14.14)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61364.pdf>

(June 13, 2016) Letter from Steven A. Zakem, Aird & Berlis LLP, on behalf of the parties listed in Schedule "A" to this letter (TE.Supp.TE17.14.15)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61381.pdf>

(June 13, 2016) Letter from Steven A. Zakem, Aird & Berlis LLP, on behalf of CP REIT Ontario Properties Limited and Loblaw Properties Limited (TE.Supp.TE17.14.16)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61382.pdf>

(June 13, 2016) Letter from John M. Alati, Davies Howe Partners LLP, on behalf of Conservatory Group and the parties listed in Appendix 1 to this letter (TE.Supp.TE17.14.17)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61383.pdf>

(June 13, 2016) Letter from Michael Melling, Davies Howe Partners LLP, on behalf of 2477879 Ontario Inc. and the parties listed in Appendix 1 to this letter (TE.Supp.TE17.14.18)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61384.pdf>

(June 13, 2016) Letter from Michael Melling, Davies Howe Partners LLP, on behalf of Clairville Holdings Limited and other parties listed in Appendix 1 to this

letter (TE.Supp.TE17.14.19)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61385.pdf>

(June 13, 2016) Letter from Greg Spearn, President and CEO and Chief Development Officer, Toronto Community Housing Corporation (TE.Supp.TE17.14.20)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61386.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of 1 Yorkville Inc. (TE.Supp.TE17.14.21)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61387.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of 7LA TAS LP (TE.Supp.TE17.14.22)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61365.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of BRL Realty Limited (TE.Supp.TE17.14.23)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61366.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of CCB Bathurst Street Investments Inc. (TE.Supp.TE17.14.24)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61367.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of 543 Richmond Street West Holdings Inc. (TE.Supp.TE17.14.25)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61368.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of AnX 1 GP Inc. (TE.Supp.TE17.14.26)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61369.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of BRL Realty Limited (TE.Supp.TE17.14.27)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61370.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of CHC MPAR Holdings Inc. (TE.Supp.TE17.14.28)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61388.pdf>

(June 13, 2016) Letter from Kim M. Kovar, Aird & Berlis LLP, on behalf of the parties listed on Schedule "A" to this letter (TE.Supp.TE17.14.29)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61372.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of Church-Lombard Developments Inc. (TE.Supp.TE17.14.30)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61376.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of Empire Communities (Yorkville) Ltd. (TE.Supp.TE17.14.31)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61377.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of Greatwise Developments Corporation (TE.Supp.TE17.14.32)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61389.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of Lifetime Wellington Street West Inc. (TE.Supp.TE17.14.33)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61390.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of Dash Developments Inc. (TE.Supp.TE17.14.34)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61391.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of FMC Front Street Developments Inc. (TE.Supp.TE17.14.35)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61378.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of KH College

Street Inc. (TE.Supp.TE17.14.36)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61379.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of Manulife Financial (TE.Supp.TE17.14.37)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61380.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of Parallax (203 College) Development Inc. (TE.Supp.TE17.14.38)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61401.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of Project Don Valley Plan Inc. (TE.Supp.TE17.14.39)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61392.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of Sentinel (Church) Holdings Inc. (TE.Supp.TE17.14.40)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61393.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of Spadina Towers Inc. (TE.Supp.TE17.14.41)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61394.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of Parallax Development Corporation (TE.Supp.TE17.14.42)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61395.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of Queen Spadina Residences Corporation (TE.Supp.TE17.14.43)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61396.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of Sentinel (Sherbourne) Land Corporation (TE.Supp.TE17.14.44)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61398.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf of The Sher Corporation (TE.Supp.TE17.14.45)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61399.pdf>

(June 13, 2016) Letter from David Bronskill, Goodmans LLP, on behalf for a major real estate owner, developer and manager of property in the City of Toronto (TE.Supp.TE17.14.46)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61400.pdf>

(June 13, 2016) Letter from Signe Leisk, Cassels Brock & Blackwell LLP, on behalf of The Daniels Corporation (TE.Supp.TE17.14.47)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61421.pdf>

(June 13, 2016) Letter from Signe Leisk, Cassels Brock & Blackwell LLP, on behalf of the Albany Club of Toronto Limited (TE.Supp.TE17.14.48)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61422.pdf>

(June 13, 2016) Letter from Mark Flowers, Davies Howe Partners LLP, on behalf of Daniels Waterfront Corporation and Daniels QQ Corporation (TE.Supp.TE17.14.49)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61423.pdf>

(June 13, 2016) Letter from Mark Flowers, Davies Howe Partners LLP, on behalf of 1150782 Ontario Inc. (TE.Supp.TE17.14.50)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61424.pdf>

(June 13, 2016) Letter from Mark Flowers, Davies Howe Partners LLP, on behalf of 1095909 Ontario Limited (TE.Supp.TE17.14.51)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61425.pdf>

(June 13, 2016) Letter from Daniel B. Artenosi, Overland LLP, on behalf of Graywood PA GP Inc. (TE.Supp.TE17.14.52)

<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61426.pdf>

(June 13, 2016) Letter from Daniel B. Arsenosi, Overland LLP, on behalf of N.H.D. Developments Limited (TE.Supp.TE17.14.53)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61428.pdf>)

(June 13, 2016) Letter from Daniel B. Arsenosi, Overland LLP, on behalf of Bondfield Construction (TE.Supp.TE17.14.54)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61429.pdf>)

(June 13, 2016) Letter from Daniel B. Arsenosi, Overland LLP, on behalf of Carlton Tower Limited (TE.Supp.TE17.14.55)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61430.pdf>)

(June 13, 2016) Letter from Daniel B. Arsenosi, Overland LLP, on behalf of Berkeley Events (TE.Supp.TE17.14.56)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61431.pdf>)

(June 13, 2016) Letter from Daniel B. Arsenosi, Overland LLP, on behalf of 110 Adelaide Street East Inc. (TE.Supp.TE17.14.57)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61432.pdf>)

(June 13, 2016) Letter from Daniel B. Arsenosi, Overland LLP, on behalf of Alterra Development Group (TE.Supp.TE17.14.58)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61433.pdf>)

(June 13, 2016) Letter from Brad Teichman, Overland LLP, on behalf of 2444076 Ontario Inc. (TE.Supp.TE17.14.59)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61437.pdf>)

(June 13, 2016) Letter from John M. Alati, Davies Howe Partners LLP, on behalf of 1373365 Ontario Limited (TE.Supp.TE17.14.60)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61438.pdf>)

(June 3, 2016) Letter from Jing Mei Liu (TE.Supp.TE17.14.61)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61439.pdf>)

(June 13, 2016) Letter from Signe Leisk, Cassels Brock & Blackwell LLP, on behalf of Tribute Communities (TE.Supp.TE17.14.62)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61440.pdf>)

(June 13, 2016) Letter from Cynthia A. MacDougall, McCarthy Tetrault LLP, on behalf of Minto Communities Canada Inc. and Minto Properties Inc. (TE.Supp.TE17.14.63)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61441.pdf>)

(June 14, 2016) Letter from Cynthia A. MacDougall, McCarthy Tetrault LLP, on behalf of Widmer Residences Corp. and Widmer-Adelaide Corp. (TE.Supp.TE17.14.64)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61442.pdf>)

(June 14, 2016) Letter from Cynthia A. MacDougall, McCarthy Tetrault LLP, on behalf of Plazacorp Properties Limited (TE.Supp.TE17.14.65)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61443.pdf>)

(June 14, 2016) Letter from Nancy Campbell, Registered Nurses' Association of Ontario (TE.Supp.TE17.14.66)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61444.pdf>)

(June 14, 2016) Letter from Ceta Ramkhalawansingh, President, Grange Community Association (TE.Supp.TE17.14.67)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61445.pdf>)

(June 14, 2016) Letter from Elsa Fancello, Development Manager, Castlepoint Numa (TE.Supp.TE17.14.68)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61470.pdf>)

(June 14, 2016) Letter from Cynthia A. MacDougall, McCarthy Tetrault LLP, on behalf of 1147390 Ontario Limited, Queens Quay Avante Limited and Castlepoint Greybrook Inc. (TE.Supp.TE17.14.69)
(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61471.pdf>)

(June 13, 2016) Letter from Christopher J. Williams, Aird & Berlis LLP, on behalf of Ferncastle (Front Street) Inc. (TE.Supp.TE17.14.70)

(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61472.pdf>)

(June 13, 2016) Letter from Christopher J. Williams, Aird & Berlis LLP, on behalf of Ferncastle (Esplanade) Inc. (TE.Supp.TE17.14.71)

(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61473.pdf>)

(June 14, 2016) Letter from Christopher J. Williams, Aird & Berlis LLP, on behalf of 2017919 Ontario Limited (TE.Supp.TE17.14.72)

(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61474.pdf>)

(June 9, 2016) Letter from Mark Noskiewicz, Goodmans LLP, on behalf of The Conservatory Group (TE.Supp.TE17.14.73)

(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61541.pdf>)

(June 10, 2016) Letter from Mark Noskiewicz, Goodmans LLP, on behalf of Hullmark (474 Wellington) GP Ltd. (TE.Supp.TE17.14.74)


(<http://www.toronto.ca/legdocs/mmis/2016/te/comm/communicationfile-61542.pdf>)

Motions

*Motion to Defer Item moved by Councillor Joe Cressy (**Carried**)*

That Toronto and East York Community Council adjourn the public meeting for TOcore: Updating Tall Building Setbacks in the Downtown until September 7, 2016 at 10:00 a.m.

Source: Toronto City Clerk at www.toronto.ca/council

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