

March 28, 2017

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VIA E-MAIL ONLY

File No. 02699.00006

Mayor and Members of Council
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Ulli Watkiss, Clerk (clerk@toronto.ca)

Dear Mayor and Members of Council:

Re: Technical Amendments to Zoning By-law 569-2013 – Item PG18.5

We act as counsel for Hunters Lodge Apts. Inc. owner of lands municipally referred to as 2600 Don Mills Road (the "**Site**"). On behalf of our client we are writing to provide our written submissions respecting the above Item, which we understand is being considered by Council at its meeting on March 28, 2017.

The Site is currently improved with 226 rental apartment units containing 242 vehicle parking spaces. The owner is in the process of applying to intensify the Site with an additional 242 condominium units. In this regard, it has examined the existing zoning regulations applicable to accessible parking standards.

We have reviewed the recommendations in the Staff Report and the draft amendments to Bylaw 569-2013 that are contained in the above-noted Item PG18.5. We have also reviewed the submissions made by others, including by BILD Toronto and by the BA Consulting Group Ltd. Our client shares the concerns expressed by other in respect of the proposed amendments to the accessible parking requirements in By-law 569-2013 (the "**Proposed Amendments**"). In particular, it is our respectful submission, if the Proposed Amendments are approved, in fairness it should be supplemented with the usual and customary transitional provisions to recognize not only "in-the-pipe" developments, but the general reliance owners place on City Zoning By-laws to govern the use and redevelopment of their properties. Without such transitional provisions, the proposed amendments will result in undue hardship.

Please accept this correspondence as our written submission in respect of the proposed Zoning By-law Amendment prior to the enactment by Council. Please provide the undersigned with the notice of any future meeting of Committee or Council, including any notice of Council's decision on this matter, including as well as any notice of enactment of any subsequent Zoning By-law amendment.

Thank you for your consideration of these submissions. Should you or any members of City Staff have any questions or require clarification, please do not hesitate to contact Paul Chronis, Senior Planner in our office at 416.460.0038 or by email at pchronis@weirfoulds.com.

Yours truly,

WeirFoulds LLP

A handwritten signature in black ink, appearing to read "Barnet H. Kussner", written in a cursive style.

Barnet H. Kussner

BHK/PC

cc: Jack Greenberg
Paul Chronis