

**SMARTREIT®**

700 APPLEWOOD CRES. SUITE 200 | VAUGHAN, ON. CANADA L4K 5X3
T 905 326 6400 F 905 326 0783

March 27, 2017

BY EMAIL: clerk@toronto.ca

City of Toronto
100 Queen Street West
Toronto, Ontario M5H 2N2

Attention: Ulli S. Watkiss, City Clerk

RE: ACCESSIBLE PARKING REGULATIONS, TECHNICAL AMENDMENTS TO BY-LAW 569-2013

Please accept this letter on behalf of *Lesmill Shopping Centres Limited* ("Lesmill") in relation to active development application, City File # SP-15-196644.

We have reviewed the proposed amendments to By-Law 569-2013 and would like to respectfully express the following concerns regarding the proposed amendments:

1. Dimensions of Accessible Parking Spaces

The proposed parking stall length increase from 5.6 m to 5.9 m would have significant design implications on a standard 6 m drive aisle width, which would result in either overly large drive aisle widths or drive aisles at varying widths. Both options would severely effect parking lot efficiency and reduce the number of required parking spaces. Specifically, the Lesmill development includes a structured parking deck and due to column grid locations we could not accommodate revisions to the drive aisle widths or parking stall lengths, as proposed, without requiring relief from other parking requirements of the Zoning By-Law.

2. No Transition or Grandfathering Provisions Proposed for Active Development Applications

Lesmill is currently in advanced stages of the municipal approval process, which has included significant consultation with City staff on the design of the site and structured parking deck. The absence of transitional provisions would cause detrimental impact to the design, cost, approvals and timing of the proposed development. The Lesmill development cannot afford any delays due current tenant and projects commitments. We respectfully request grandfathering language be added to the proposed amendment to By-Law 569-2013 for pre-existing development applications.

We ask to be provided with notice of all City Council or Committee meetings and any decisions related to this matter.

Thank you,

A handwritten signature in red ink, appearing to read "Emily Roukhian", is positioned below the "Thank you," text.

Emily Roukhian
Sr. Land Development Manager