



October 11, 2012

via email: [pgmc@toronto.ca](mailto:pgmc@toronto.ca)

Planning and Growth Management Committee  
c/o Merle MacDonald, Administrator  
City of Toronto  
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Dear Members of Planning and Growth Management Committee:

**Re: Recommended Changes to the Draft City-wide Zoning By-law Resulting from Public Consultation  
Agenda Item: PG18.7**

We are the lawyers for the Governing Council of the University of Toronto (the "University"). The University has previously raised issues and concerns with the prior City-wide zoning by-law, and was an appellant before the Ontario Municipal Board before the by-law was repealed.

As City staff were directed to meet with appellants over the course of the summer of 2011, the University met with City staff on July 19, 2011 to discuss its concerns. These outstanding concerns were further detailed in correspondence to Gary Wright dated September 14, 2011. Despite the University's prior appeal, meeting with staff, and subsequent correspondence, to which no response has been received, none of the University's concerns have been addressed in the new City-wide zoning by-law. We therefore attach and repeat the submissions previously made.

We ask that the Planning and Growth Management Committee direct City staff to consider and respond to the University's concerns with the new zoning by-law and to discuss possible resolutions to the concerns raised. A failure to address these concerns early will negatively, and unnecessarily, impact the University.

Yours truly,  
Cassels Brock & Blackwell LLP

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Signe Leisk  
Enclosures



September 14, 2011

Gary Wright  
Chief Planner and Executive Director  
City Planning Division  
City of Toronto  
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Toronto, ON M5H 2N2

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Dear Mr. Wright:

**Re: Toronto Draft Zoning By-law ("New Zoning By-law")**

We are the solicitors for the Governing Council of the University of Toronto (the "University"). In follow-up to our meeting on July 19, 2011, we are writing to provide you with further information respecting University lands outside of the St. George and Scarborough Campuses which are included in the most current draft of the New Zoning By-Law, the proposed zoning of which significantly impacts the University. These impacts remove existing permissions on University lands which will result in the University being required to make additional applications for planning permissions. On behalf of the University, we request that these concerns be addressed in the further revised New Zoning By-Law. The amendments requested are consistent with current zoning and conform to the Official Plan, as further described below.

1. 124 Edward Street - This property is presently zoned Mixed Use (Q) which permits a University. The property is proposed to be zoned Institutional Hospital (IH) which will not permit a Post-Secondary School. The property is designated Institutional in the Official Plan which permits educational uses. The building located on the subject lands is the Faculty of Dentistry Building, which contains faculty offices, instructional and research space and laboratories. The University requests that this site be zoned to permit a Post-Secondary School.

2. 254 and 256 McCaul Street - This property is presently zoned Residential (R3) which permits a Public School (University). The property is proposed to be zoned Residential General (R) which will not permit a Post-Secondary School. There is a proposed site specific policy for this site which states that a post-secondary school is a permitted use, provided the gross floor area of the building does not exceed the gross floor area that existed on the lot on June 30, 1978. We are not aware of any such



restriction in the current zoning. The property is designated Mixed Use in the Official Plan which permits institutional uses. The building located on the subject lands accommodates several academic divisions and staff that support university operations, which include offices, instructional and research space. The University requests that this site be zoned to permit a Post-Secondary School without the restriction in gross floor area. The site may be redeveloped or expanded by the University in the future for Post-Secondary School uses and we are not aware of any planning basis to support such a restriction on gross floor area.

3. 56 & 58 Spadina Road and 45 Walmer Road - This property is presently zoned Residential (R2) which permits a Public School (University) provided it is or was originally constructed for that purpose. The property is proposed to be zoned Residential General (R) which will not permit a Post-Secondary School. There is a proposed site specific policy which states that at 45 Walmer Road a post-secondary school known as the University of Toronto Institute of Child Study is a permitted use, but the City failed to include 56 & 58 Spadina Road. The property is designated Apartment Neighbourhood in the Official Plan which permits schools and local institutions. The buildings located on the subject lands comprise the Institute of Child Study, which contains offices, research and instructional space. The University requests that this site be zoned with a site specific policy which would permit a Post-Secondary School on all of the subject lands.

4. 702, 702A, 704 & 706 Spadina Avenue and 54 & 60 Sussex Avenue - These properties are presently zoned Residential (R3) which permits a Public School (University). These properties are proposed to be zoned Residential General (R) which will not permit a Post-Secondary School. The property is designated Mixed Use and Neighbourhood in the Official Plan which permits institutional uses and schools. This site includes a low rise building on Spadina Avenue, which contains commercial uses, and open space on Sussex Avenue, being the Robert St. Playing Field. This site is likely to be redeveloped by the University for Post-Secondary School uses in the future. The University requests that this site be zoned to permit a Post-Secondary School and all existing permissions.

5. 4925 Dufferin Street - This property is presently zoned Industrial Zone Two (M2) which permits College and University Uses. The property is proposed to be zoned Employment - Industrial (E) which will not permit a Post-Secondary School. The property is designated Employment in the Official Plan which permits university uses along major streets, such as Dufferin Street. The buildings located on the subject lands comprise the Institute for Aerospace Studies which contains faculty offices, instructional space, storage, laboratories and a library. The University requests that this site be zoned to permit a Post-Secondary School. The site is currently undergoing further development and future additions for Post-Secondary School use is likely.



6. South East Corner Ellesmere Road & Military Trail and North East Scarborough Campus near Collins Road - These sites are owned by the University and will be planned for development as part of the new Scarborough Campus Master Plan. The University requests that these sites be excluded from the New Zoning By-Law similar to the rest of the Scarborough Campus until the new Scarborough Campus Master Plan is complete. A map of these lands highlighted in yellow is attached for reference.

7. Parking Standards for Post-Secondary Schools - As noted above, the University provides facilities in buildings that include combinations of laboratories, classrooms, lecture halls, auditoria and offices. The St. George Campus has been planned to allow students, which form the majority of the population, to move from building to building taking their courses and undertaking research activity. Almost all courses require that students move between various buildings. To facilitate this, the courses are scheduled to fall within a 10 minute walk, starting at ten minutes past the hour. Consequently, parking spaces, both vehicular and for bicycles, are distributed accordingly. The existing parking standards for the University of Toronto Area were developed through extensive collaboration between the City and the University and reflect the student and faculty use in and around the campus. While the majority of the St. George Campus lies within the defined "University of Toronto Area" for which the current parking standard applies, the University is also the owner of a significant number of properties outside of this area, including those discussed herein, that will be subject to the new proposed parking standard for Post-Secondary Schools. The increased standards being proposed fail to consider that parking for the University has already been addressed within the University of Toronto Area, and therefore no additional parking is required. Moreover, these proposed standards are contrary to Official Plan policies encouraging transit use and the reduction of auto dependency. As a result, the University requests that no parking requirement be applied to these lands in the vicinity of the University of Toronto Area.

8. Bicycle Parking Standards for Post-Secondary Schools - The new proposed bicycle parking standards for Post-Secondary Schools Standards are onerous and it may not be possible for the University to provide bicycle parking at the standards proposed. Similar to above, bicycle parking is already provided for within the University of Toronto Area. Therefore, the University requests that no bicycle parking requirement be applied to the properties located in proximity to the University of Toronto Area.



We trust the City will consider these concerns so that the University will not be negatively impacted by the New Zoning By-law. Please do not hesitate to contact me if you have any questions or concerns.

Yours truly,  
Cassels Brock & Blackwell LLP

A handwritten signature in black ink, appearing to read "Signe Leisk". The signature is fluid and cursive, with a large initial 'S' and a long, sweeping tail.

Signe Leisk

c.c. E. Penner, City Legal  
Clients