

Rick F. Coburn  
T 416.367.6038  
F 416.361.2437  
rcoburn@blg.com

Borden Ladner Gervais LLP  
Scotia Plaza, 40 King St W  
Toronto, ON, Canada M5H 3Y4  
T 416.367.6000  
F 416.367.6749  
blg.com



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SECRETARIAT SECTION

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March 28, 2013

**Delivered by Email**

Frances Pritchard  
Planning and Growth Management Committee  
10th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear: Chair and Members of the Committee

**Re: City of Toronto City Wide Zoning By-law  
George Brown College – Casa Loma Campus  
175 Kendal Avenue, 500 MacPherson Avenue, 37 Dartnell Avenue**

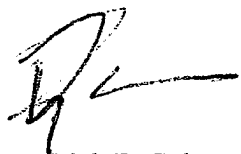
We act on behalf of George Brown College, who owns and leases several properties which comprise the College's Casa Loma Campus. The properties are generally municipally known as 175 Kendal Avenue, 500 MacPherson Avenue, 37 Dartnell Avenue. Parking sites for the college are municipally known as 475 MacPherson Avenue, 1133 Bathurst Street, 341 Christie Street and lands east of Spadina, west of Huron Street and south of MacPherson Avenue. We have examined the Draft Comprehensive City Wide Zoning By-law ("Draft Zoning By-law") released on June 18, 2012 with respect to our Client's property. Through our analysis we identified a number of grievances with the new Draft Zoning By-law and the implications for our Client's property. Subsequent Staff Reports dated September 27, 2012 and October 19, 2012 in the lead up to the November 8, 2012 version of the Draft Zoning By-law, did not resolve the issues we identified. As such we made written submission to the City on November 1, 2012 outlining our concerns and requesting clarification or resolution of same.

We attended the preliminary Statutory Open House held on February 6, 2013 as well as the Statutory Public Meeting on March 6, 2013. We also reviewed the Staff Reports dated January 22, 2013, February 26, 2013 and February 28, 2013 and concluded that our Client's concerns still persist and have not been resolved. Consequently we write to the Planning and Growth Management Committee to reiterate our concerns in an effort to reach a resolution before enactment of the City Wide Zoning By-law and to avert the need for appeal by our Client in the future.

Enclosed is a copy of our original letter of concern, dated November 1, 2012.

We thank you for your attention to this matter and look forward to an opportunity to work with you to resolve these concerns.

Sincerely,  
BORDEN LADNER GERVAIS LLP

A handwritten signature in black ink, appearing to read 'Rick F. Coburn', with a long horizontal stroke extending to the right.

Rick F. Coburn

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blg.com



November 7, 2012

**BY EMAIL**

City of Toronto  
Planning and Growth Management Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario M5H2N2

**Re: City of Toronto Revised Draft Zoning By-law  
George Brown College – Casa Loma Campus  
175 Kendal, 500 MacPherson, 37 Dartnell**

We are the solicitors for George Brown College.

George Brown College owns and leases several properties which comprise the College's Casa Loma Campus located principally at the above-noted addresses with associated off-site parking. The properties to which this letter pertains are as follows:

**Campus:**

- 500 MacPherson Avenue
- 146,160,175 Kendal Avenue
- 1 Dartnell Avenue

**Parking:**

- 475 MacPherson Avenue
- 1133 Bathurst Street
- 341 Christie Street
- Lands east of Spadina, west of Huron Street and south of MacPherson Avenue

The primary issues we have identified with respect to the new Revised Draft Zoning By-law relate to the proposed minimum required parking ratios and restrictions on the location of offsite parking.

Parking ratios across the City are as follows:

1. Minimum 0.1 spaces for each 100 m<sup>2</sup> of gross floor area in Policy Areas 1, 2 and 3;
2. Minimum 1.0 spaces for each 100 m<sup>2</sup> of gross floor area in Policy Area 4; and,

3. Minimum 2.0 spaces for each 100 m<sup>2</sup> of gross floor area in all other areas of the City.

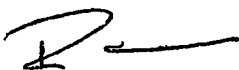
The Casa Loma Campus is proposed to be zoned IE 2.5 (x10). It does not appear that the Casa Loma Campus is part of any parking Policy Area and as such, it would be subject to a parking ratio requirement of a minimum of 2 spaces per 100m<sup>2</sup> of gross floor area. Any extension or addition to the campus would subject it to the new requirements. The Campus is located directly north of Policy Area 1 just outside the boundary.

George Brown College is an urban learning institution, which prides itself as being highly transit-oriented. The imposition of a ratio of 2 spaces per 100 m<sup>2</sup> would be very onerous to the College, and is not consistent with the actual parking needs of the College. A similar college campus operated by George Brown College, located at 200 King Street, falls within the Policy Area 1 parking requirement. The two campuses operate similarly. Both are located in proximity to public transit and both are considered urban campuses. We respectfully submit that the By-law should be revised to include a site-specific exception for the Casa Loma Campus, or alternatively that the Policy Area 1 parking requirements should be extended north to include the Casa Loma Campus.

Our client is also concerned that under Section 80.5.80.10 of the Draft Zoning By-law, an Institutional Zone category allows required parking to be located offsite, but only when the offsite parking is located on an abutting lot and is the same zone category as the principal subject site. This policy would affect any parking locations for the Campus which are situated in different zone categories. Three of the leased parking sites used by the College share a common prevailing Section 12(1) 381, which permits the use of a lot in a Gh district to be used for the purpose of a parking area that may be occupied by motor vehicles whose users are of a principal use that is located on a different lot. Our client is undertaking a review of its existing arrangements which may be affected by Section 80.5.80.10, and in the interim seeks clarification that Section 12(1) 381 allows the sites leased in the Gh zone to continue to be used as offsite parking in conformity with the By-law.

If you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Sincerely,  
BORDEN LADNER GERVAIS LLP



Rick F. Coburn

cc: Ulli Watkiss (City Clerk)  
Joe D'Ambro (Zoning By-law and Environmental Planning)