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September 12, 2016

**Via Email [teycc@toronto.ca](mailto:teycc@toronto.ca)**

Toronto City Council  
City of Toronto  
Toronto City Hall  
100 Queen Street West, 2nd Floor  
Toronto, ON M5H 2N2

Attention: **Ms. Ulli S. Watkiss, City Clerk**

Dear Mr. Mayor and Members of Council:

**Re: Proposed City-Initiated TOcore Official Plan Amendment and Zoning By-law  
Amendments (the "Proposed Amendments")  
Toronto and East York Community Council Item TE18.7 for September 7, 2016**

We are the solicitors for Ryerson University ("Ryerson"), the owner of numerous land holdings within the area subject to the City-initiated proposed Official Plan and Zoning By-law amendments (the "ZB Amendment") in association with the on-going TOcore study (collectively the "Amendments"). In particular Ryerson is the owner of the lands at 270-288 Church Street, 101-105 Bond and 111 Bond Street (the "Church Street Property"), which lands are the subject of site specific By-laws 1042-2015 and 1043-2015.

The draft ZB Amendment includes language which provides that none of the provisions of the ZB Amendment shall apply to prevent a *tower*, as such is defined in the draft ZB Amendment, as permitted by By-laws 1042-2015 and 1043-2015. Generally speaking Ryerson is concerned that the ZB Amendment as applicable to its Church Street Property should not reduce or derogate the existing zoning permissions applicable to the Church Street Property. We will seek to confirm the intent and language for the exception as proposed by City staff.

In addition, Ryerson is also concerned that in its current form, the proposed Amendments will unduly limit the University's ability to appropriately develop other lands for university uses, including but not limited to student housing. In particular, Ryerson has been in discussions for several months with City staff and have filed site plan and minor variance applications for the redevelopment of its lands at 44 Gerrard Street East and 55 McGill Street which provide for an important new research facility known as the Centre for Urban Innovation (the "CUI Lands"). As the minor variance hearing for this matter has been scheduled for October 5, 2016, the same day that Council is to consider the Amendments, we are requesting that the CUI Lands be exempted from the Amendments. Further on behalf of the University we strongly suggest that it

is generally not appropriate for the Amendments to apply to lands used for university and related uses.

Please provide us with notice of Council's decision or of any future consideration by Council, Community Council, or any Committee in connection with this matter.

Yours truly,



Cynthia A. MacDougall

- c. Elise Hug, Community Planning
- Sara Phipps, Community Planning
- Emily Caldwell, Community Planning
- Nic deSalaberry, Ryerson University