



June 13, 2016

By E-mail

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Attention: Mr. Chairman and Members of Committee

Dear Mr. Chairman and Members of Committee:

**Re: TOcore: Updating Tall Building Setbacks in the Downtown – City-initiated Official Plan Amendment and Zoning By-law Amendments
Toronto and East York Community Council Agenda Item TE17.14**

We are the solicitors for The Governing Council of the University of Toronto (the “**University**”), and write to express concern about the Toronto and East York Community Council’s consideration of Item TE17.14 scheduled for June 14, 2016.

The consideration of Item TE17.14 on June 14, 2016, by Community Council is premature and the item should be deferred.

The University is the owner of approximately 176 acres of land in downtown Toronto, within and adjacent to the St. George campus. These lands are encompassed by the proposed Official Plan Amendment and Zoning By-law Amendments advanced for consideration in Item TE17.14. The University has reviewed the proposed Official Plan Amendment and Zoning By-law Amendments, and is concerned about the potential negative impacts of the proposed planning instruments on its current and future development projects.

The University is particularly concerned with the relationship between the proposed policy instruments and the University’s proposed new secondary plan for the St. George campus. In consultation with City staff, the University has been working over the past year to prepare a new secondary plan, zoning by-law, and urban design guidelines. Applications to the City are imminent. As part of this process, the University met with TOcore staff several months ago to ensure a collaborative process. However, the proposed Official Plan Amendment and Zoning By-law Amendments have been advanced to Community Council without any consultation of the University. While the draft by-law released June 10, 2016, recognizes certain current exceptions within the University of Toronto Secondary Plan Area, it does not resolve all University concerns both within and with respect to land holdings external to the University of Toronto Secondary Plan Area.





Such that appropriate review and consultation can take place, and in light of the significant planning efforts of downtown Toronto's largest landowner, we request the deferral of Item TE17.14.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read "Signe Leisk", is written over the printed name.

Signe Leisk

SL/CG