



September 2, 2016

By E-mail

Toronto and East York Community Council  
City of Toronto  
City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

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tel: 416.869-5411  
fax: 416-640-3218  
file # 1-2799

Attention: Mr. Chairman and Members of Community Council

Dear Mr. Chairman and Members of Community Council:

**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 TE18.7**

We are the solicitors for The Governing Council of the University of Toronto (the “**University**”), and are writing further to our June 13, 2016, letter (enclosed) to express our client’s continued concerns regarding the Toronto and East York Community Council’s consideration of Item TE18.7 scheduled for September 7, 2016.

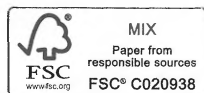
**Item TE18.7 should not be approved.**

The University has reviewed the proposed Official Plan Amendment and Zoning By-law Amendments and has significant concerns about the potential negative impacts of the proposed planning instruments. These concerns were raised in our earlier correspondence, but remain unaddressed in the proposed policy instruments to be considered for approval in Item TE18.7.

The University is further concerned that the proposed instruments as currently drafted will severely constrain redevelopment on University lands, both within and outside the St. George Campus. In particular, the proposed instruments fail to take into account site-specific context, or differentiate between residential and non-residential uses.

While the proposed regulations exempt portions of the campus as it relates to section 12(2)310 of former By-law 438-86, this exception fails to exempt the entire Secondary Plan Area, for which the University is in the process of submitting an Official Plan Amendment for a new secondary plan, as well as new urban design guidelines and zoning by-law amendments. The exception also fails to consider University lands in and around the campus.

As the University’s concerns remain outstanding and unaddressed, and in light of the significant planning efforts of downtown Toronto’s largest landowner, the approval of the proposed policy instruments is inappropriate at this time. It is on this basis that we seek the refusal of Item TE18.7.





Please provide the undersigned with written notice of any decision respecting this matter.

Yours truly,

Cassels Brock & Blackwell LLP

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

Signe Leisk

SL/CG  
Encl.



June 13, 2016

By E-mail

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Attention: Mr. Chairman and Members of Committee

Dear Mr. Chairman and Members of Committee:

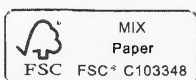
**Re: TOcore: Updating Tall Building Setbacks in the Downtown – City-initiated Official Plan Amendment and Zoning By-law Amendments  
Toronto and East York Community Council Agenda Item TE17.14**

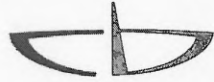
We are the solicitors for The Governing Council of the University of Toronto (the “**University**”), and write to express concern about the Toronto and East York Community Council’s consideration of Item TE17.14 scheduled for June 14, 2016.

**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.





CASSELS BROCK  
LAWYERS

Page 2

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

Signe Leisk

SL/CG