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Our File No. 57809.1

March 23, 2017

**VIA EMAIL: clerk@toronto.ca**
**AND REGULAR MAIL**

Mayor and Members of the Toronto City Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

c/o Ulli S. Watkiss, City Clerk
City Clerk's Office
Toronto City Hall, 13th Floor
100 Queen Street West,
Toronto, ON M5H 2N2

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

Dear Sirs/Mesdames:

**RE: Item PG18.5 – Technical Amendments to By-law 569-2013**

We are counsel to Tent Investments Inc. the owner either directly or indirectly of various lands in the City of Toronto as follows:

255, 265, 275 Main Street, Toronto

2575 Danforth Avenue, Toronto

We are writing to address our client's concerns with respect to the Planning and Growth Management Committee's (the "**Committee**") recommendations to amend Section 200.15 of Zoning By-law 569-2013 (the "**Recommendations**"), which propose changes to the accessible parking regulations by making them consistent with the *Provincial Accessibility for Ontarians with Disabilities Act* (Ontario). The Recommendations were recently adopted by the Committee and will be considered by the Toronto council (the "**Council**") on March 28, 2017.

We had an opportunity to review the Report from the Chief Planner and Executive Director, City Planning Division on Technical Amendments to By-law 569-2013, dated January 23, 2017, and draft by-law amendments, which, among other, things, increase accessible parking space dimensions and change stall ratios.

Our client is concerned that the new Section 200.15 does not contain a transitional clause, which would exempt pre-existing development applications from the new requirements. An absence of such clause will have significant implications for the Property's development. Council should amend the by-law to establish a transitional provision that would recognize applications submitted to the City prior to the amendment coming into force, or those that already have been subject to site specific by-laws, as exempt from the requirements of the new Section 200.15.

We respectfully request that the Council either (i) add a transitional clause to exempt applications currently filed with the City or already approved through site specific by-laws; or (ii) defer deliberations of the Recommendations and refer them back to the Committee for further consideration in order to allow for the new Section 200.15 to be implemented in a fair and reasonable manner.

Please provide us with notice of any Council, committee and/or public meetings considering the proposed amendments. We also request to be notified of any decisions in respect to this matter.

Yours truly,

**BENNETT JONES LLP**

Andrew L. Jeanrie

cc. Ori Belavin, Talisker Group