Toronto Community
Housing Corporation
931 Yonge Street
Toronto, ON
M4W 2H2

Toronto
Community
Housing

March 24, 2017

Toronto City Council
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mayor Tory and Members of Council:

Re: Technical Amendments to By-law 569-2013 (Section 200.15)

We are writing in response to the proposed amendments to By-law 569-2013 that introduce new standards for accessible parking spaces.

Toronto Community Housing Corporation (TCHC) appreciates the City's intention to bring zoning standards in line with the Provincial Accessibility for Ontarians with Disabilities Act (AODA). We agree that the mobility needs of all Torontonians, including TCHC tenants, staff, and visitors, must be met through appropriate parking designs.

However, we are concerned that the implementation process for the proposed amendments to Section 200.15 does not provide transitional or grandfathering provisions. Without such provisions, we believe that the enactment of these changes could adversely impact TCHC's pre-existing revitalization initiatives and development applications that are currently underway at 250 Davenport, Alexandra Park, Allenbury Gardens, Lawrence Heights, Leslie Nymark, and Regent Park. This includes over 4,000 affordable rental units and 10,000 market units in our pipeline at various stages of development. The proposed amendments, as written, may require changes to our approved parking designs that would unduly result in significant cost and timeline implications for these projects.

We respectfully request that the proposed amendments to By-law 569-2013 provide a full exemption for existing applications and completed projects to protect their potential "legal non-conforming" status.

Thank you for your consideration and should you have any questions please do not hesitate to contact the undersigned.

Sincerely,

Toronto Community Housing Corporation

Leslie Gash
Vice President, Development (Interim)

cc: Greg Spearn
Jennifer Keesmaat