McCarthy Tétrault LLP
PO Box 48, Suite 5300
Toronto-Dominion Bank Tower
Toronto ON M5K 1E6
Canada
Tel: 416-362-1812
Fax: 416-868-0673

mccarthy tetrault

Cynthia A. MacDougall
Direct Line: (416) 601-7634
Direct Fax: (416) 868-0673
Email: cmacdoug@mccarthy.ca

March 27, 2017

Via Email

Mayor John Tory and Members of Council
Toronto City Hall, 2nd Floor
100 Queen Street West
Toronto, ON M5H 2N2

Dear Sirs/Mesdames:

Re: Item No. PG18.5 – Planning and Growth Management Committee For Consideration by City Council on March 28, 2017

We are the solicitors for Ryerson University (the "University") and are writing on its behalf to express concern with the recommendations of January 23, 2017 Report entitled: *Technical Amendments to By-law No. 569-2013* that was considered by Planning and Growth Management Committee on February 23, 2017 (the "Report"). In particular the University is concerned with Recommendation 1 to enact a zoning by-law amendment, substantially in accordance with Attachment 1 to the Report regarding amendments to Section 200.15 – Regulations Applying to Accessible Parking Spaces (the "ZBLA").

The University's preliminary concerns are two-fold:

1. **Lack of a Transition Clause:**

   The proposed changes may affect the approval of building permits, zoning certificates or other applications for a minor variance, a consent to sever, an amendment to a zoning by-law, an Official Plan amendment or a Minister's zoning order and any appeals of these matters, as well as outstanding appeals of Zoning By-law 569-2013. Without an appropriate transition or grandfathering clause, development applications under consideration by the City – "pipeline projects" – may be adversely affected.

   In this regard, we respectfully request that transition wording – similar to what was done for the parent By-law No. 569-2013 – be drafted and included in the ZBLA in order to avoid adverse implications for pipeline projects.

2. **Accessible Parking Space Dimensions**

   On behalf of the University we have reviewed the February 23, 2017 letter from BA Consulting Group (Communication Item No. PG18.5.3) and adopt the issues and concerns identified therein regarding the required size of the parking space.

The University has two developments underway, the Church Street Development (the "CSD") on the west side of Church Street north of Dundas Street East and the Centre for Urban Innovation (the "CUI") on Gerrard Street. Notice of Approval Conditions have been issued with respect to the CSD and construction is underway, including a multi-level underground parking garage. A minor variance was obtained in connection with the CUI and an application for site plan approval for the project is nearing completion. The University is concerned that the ZBLA may have adverse impacts with respect to its projects.

Please provide us with notice of decisions by Council or any other Committee of Council related to this matter.

Sincerely,

McCarthy Tétrault LLP

Cynthia MacDougall