CENTRECOURT
DEVELOPMENTS

March 27, 2017

Mayor and Members of Council
c/o City Clerk's Office
Toronto and East York Community Council
City Hall, 2nd Floor
100 Queen Street West
Toronto, ON M5H 2N2

Attn: Marilyn Toft, Manager Council and By-Laws:

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

CentreCourt Developments Inc and its related entities (including but not limited to Church/Wood Residences Limited Partnership, Liberty Residences Inc., Dundas Residences Limited Partnership, Jarvis Residences Limited Partnership, CCD Church Street GP Limited Partnership, and Wellesley Residences Limited Partnership) are property owners in The City of Toronto including but not limited to 319-323 Jarvis Street, 411 Church Street, and 181 Dundas Street East. We have concerns on a City-wide basis including the sites named herein. On February 23, 2017, the Planning and Growth Management Committee adopted an item which recommends amendments to By-law 569-2013 relating to accessible parking spaces. We have concerns with the proposed amendments. These concerns relate to both the technical details of the proposed amendment and the absence of transition provisions in pre-existing development applications.

The technical problems with the proposed amendments are summarized in the letter from Thomas F.C. Woodhall of BA Group, which was submitted to the Planning and Growth Management Committee. As outlined in the letter, the stringent standards proposed go above and beyond what is required to bring the By-law into compliance with the Accessibility of Ontarians with Disabilities Act and could make it difficult to accommodate accessible parking safely in many parking structures.

Furthermore, in the absence of appropriate transition provisions, the proposed amendments will likely have significant unanticipated consequences and could affect the viability of our projects. Accordingly, we respectfully request that the proposed amendments include appropriate transition provisions.

Please provide us with notice of any decisions on this matter.

Best regards,
CentreCourt Developments Inc.

Per: Mitch Gascoyne
Associate Vice President, Development