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LAWYERS

January 6, 2017

By email: [teycc@toronto.ca](mailto:teycc@toronto.ca)

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Dear Ms. Devlin:

**Re: Bloor Corridor/Annex Block Planning Study  
Official Plan Amendments - Final Report  
Agenda Item: TE21.1**

We are the solicitors for the Governing Council of the University of Toronto (the "University"). The University has reviewed the staff report regarding the Bloor Corridor/Annex Block Planning Study and the resulting proposed Official Plan Amendments (the "Amendments"), dated November 30, 2016, and has a number of concerns with respect to the impacts of the Amendments on the development of adjacent lands owned by the University.

In particular, the University has the following concerns:

1. Lands on the south side of Bloor Street West are proposed to be included in the Amendments. On June 16, 2015, Toronto and East York Community Council directed City Planning staff to undertake a planning study of the properties on the north side of Bloor Street West, between St. George Street and Walmer Road, to assist in assessing the appropriate height and massing for the proposed development at 316 Bloor Street West and adjacent properties. While the proposed policies apply to the north side of Bloor Street West, the Amendments inappropriately include lands to the south, within the University of Toronto Secondary Plan Area.
2. A height peak of 25 storeys is proposed at the Bloor Street West and Spadina Avenue/Road intersection, with height transitioning downward east and west from the height peak. As the City is aware, the University has submitted an application for an Official Plan Amendment for a new University of Toronto St. George Campus Secondary Plan, together with new urban design guidelines and





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draft zoning by-law amendment. Following years of study and design work, increased height and density is planned for 371 Bloor Street West, currently "development" Site 1 in the University of Toronto Secondary Plan. Our client is concerned that the proposed height peak in the Amendments will adversely affect the development potential of its properties along the south side of Bloor Street West, in particular 371 Bloor Street West.

3. The view protection of Knox College is proposed to be altered by the Amendments. It is our client's view that the increased standards being proposed are inappropriate and without planning justification. These increased view standards will inappropriately interfere with proposed University development.

The University and the City have a long history of working co-operatively in ensuring that the City's planning goals are met while providing sufficient flexibility for the University to meet its development needs. The University would welcome the opportunity to meet with City staff to attempt to resolve its concerns.

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

Yours truly,  
Cassels Brock & Blackwell LLP

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c.c. Client