



Grange Community Association
www.grangecommunity.ca

January 30, 2018

To: City Council

Re: **CC 36.4: Development Charges By-law - OMB Appeal and Section 20 Complaint by KH College Street Inc. - 245 to 255 College Street and 39 and 40 Glasgow St.**

- (1) We are writing on behalf of the Grange Community Association (GCA) and have consulted with the three other residents associations acting as Parties, as well as the individual Participants, who opposed this development during a lengthy Ontario Municipal Board hearing in November 2013.
- (2) None of us had been informed until now of this complaint regarding development charges filed by the developer Knightstone. We also understand that the Ward Councillor was not informed either, in spite of the fact that the complaint was filed nearly three years ago in April 2015.
- (3) This development is located within the boundaries of the Grange Community Association, and had we been made aware of the development charges complaint, we would have been in attendance at the Board hearing in December 2017 to argue on behalf of the public interest.
- (4) We take issue with the characterisation of this development as a “25 storey building to serve as an **academic residence for University of Toronto students**” and as a building whose ground lease “governs the operation of the building as a **university residence**.” It is neither.
- (a) In December 2008, the University of Toronto’s Business board declared “245 College Street as **surplus to University requirements**”. This was subsequently approved by the University’s Governing Council.
 - (b) During the discussion of amendments to the citywide Zoning By-law in the spring of 2013, submissions were made regarding the definition of “student residence.” This development does not meet that definition.
 - (c) During meetings of the Community Liaison Committee with the University of Toronto, chaired by the Ward Councillor, University officials have on numerous occasions stated that this is not a residence run by the University of Toronto.
- (5) This is a **private** and **for profit** building. The developer itself asserts that it consists of **Private Academic Accommodations**. This is not a university – that is, a **public** – building.
- (6) Notwithstanding the assertions in the filed letters on behalf of Knightstone by lawyers David Bronskill (April 8, 2015) and Joe Hoffman (November 14, 2016), Knightstone has no statutory right to escape development charges; the building puts just as much strain on municipal infrastructure – both physical and social – as would any other building of similar size and function.
- (7) We do not have access to the confidential advice being provided to Council. However, we wish to be notified of all hearings on this matter as we intend to become a Party to the proceedings at the Ontario Municipal Board – or in the unlikely event the issue comes before the Local Planning Appeal Tribunal.

Sincerely,

Ceta Ramkhalawansingh, Hon. President, Grange Community Association
Ralph Daley, President, Grange Community Association
Max Allen, Vice President – Development, Grange Community Association

cc Sue Dexter, Harbord Village Residents Association
Julie Mathien, Huron Sussex Residents Organization
David Harrison, Annex Residents Association
Glasgow Street Residents attn.: Julie Lam
Councillor Cressy
City Solicitor
Chief Planner

