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Our File No.: 210604

Via Email: councilmeeting@toronto.ca

City of Toronto Council
12th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Marilyn Toft

Dear Sirs/Mesdames:

**Re: Item No. PH.29.3 – Recommended Parking Requirements for New Development
Bill 81 - Update To Parking Standards for Automobiles.**

We are solicitors for Tenblock¹, the owners of a number of properties in the City of Toronto (the “City”) where applications for zoning by-law amendments and other related *Planning Act* applications have been filed or are in the process of being prepared including but not limited to:

- 25 St. Mary Street (21 166606 STE 13 OZ),
- 145 St. George Street (21 155923 STE 11 OZ),
- 5 Capri Road (21 125098 WET 02 OZ); and
- 1875 Steeles Avenue West (20 213392 NNY 06 OZ).

Tenblock is in support of the proposal to remove parking minimums City wide for new development given the changing trends in car ownership and vehicle usage, current and growing transit availability and increased cycling infrastructure.

While Tenblock supports the objective of eliminating minimum parking requirements, we would note that the proposed implementing zoning by-law amendment (Bill 81 on the City Council Bill Index) also includes amendments to other parking related standards and requirements. We would therefore emphasize the importance of ensuring that the effort and expense that has gone into the preparation of current and immanent *Planning Act* applications is protected through the inclusion of appropriate and flexible transition provisions.

¹ Tenblock, including its owners and affiliated entities.

Goodmans^{LLP}

Our client appreciates the effort that has gone into the processing of the Tenblock applications filed to date and in this initiative to eliminate minimum parking standards.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read 'AB', followed by a horizontal line.

Anne Benedetti

AB/

cc: Stephen Job, Tenblock

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