



Toronto Metropolitan University
350 Victoria Street
Toronto, ON
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December 12, 2023

Toronto City Council
Toronto City Hall
100 Queen Street West (2nd floor West Tower)
Toronto, ON
M5H 2N2

Transmitted by email to: councilmeeting@toronto.ca

Re: TE9.14 - 98-100 Bond Street and 54-74 Dundas Street East - Zoning By-law Amendment Application - Decision Report - Approval

Dear Mayor Chow and Members of Council:

On October 17, 2023, Toronto Metropolitan University ("TMU") submitted a letter outlining concerns regarding noise impacts and design matters related to the approval of a zoning by-law amendment to permit a proposed residential development at 98 Bond Street, which was on Toronto and East York Community Council's ("TEYCC") agenda for consideration as item TE8.4. TEYCC deferred the item to its November meeting, and considered the matter at its November meeting as item TE9.14.

TEYCC's deferral of the item extended the opportunity for TMU to discuss its concerns with the proponent of the above-referenced application. TMU and the proponent have had constructive exchanges and continue to engage in ongoing discussions. Notwithstanding the ongoing discussions, further to its letter of October 17, TMU continues to have concerns with respect to the proposed development that would be permitted by the current form of the draft zoning by-law amendment before Council, including with respect to the following:

TMU continues to have concerns with respect to the proposal to permit residential uses in close proximity to TMU's existing buildings and mechanical equipment, and the consequential obligations this could impose on a not-for-profit, post-secondary educational institution to mitigate noise levels from these existing sources.

TMU also continues to have concerns with whether the development that would be permitted by the draft zoning by-law provides for appropriate built form relationships with adjacent lands. TMU is a growing institution, which is physically constrained by its downtown context. Accordingly, TMU needs to preserve the future, long-term development potential of the lands that make up its campus. In this case, the proposed zoning by-law, in the form currently before City Council, would permit a building that inappropriately exports (to adjacent lands to the north and lands to the west of Victoria Lane) requirements for building setbacks to provide for appropriate tower separation, in a location that could accommodate multiple tall buildings. This would result in implications for TMU to expand its facilities as well as potential concerns with respect to light, view, and privacy.

As a separate matter, TMU notes that TEYCC considered the matter and has forwarded it to City Council "without recommendations". TMU interprets this to mean that TEYCC also may have had some unresolved concerns with the proposed by-law in its current form.

Given the aforementioned concerns, TMU respectfully requests that City Council defer consideration of this item as well as adoption of the proposed zoning by-law amendment. If the proposed by-law is adopted by City Council in its current form, TMU would be compelled to object.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Saeed Zolfaghari, PhD

Vice-President, Administration and Operations

CC: Councillor C. Moise, Ward 13, City of Toronto

CC: Alex Teixeira, Manager, Community Planning - Toronto and East York District, City of Toronto

CC: Derek Waltho, Senior Planner, Community Planning - Toronto and East York District, City of Toronto