

May 9, 2011

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File 00527.15898

Chairman and Members  
Planning and Growth Management Committee  
City of Toronto  
City Hall, 100 Queen Street West  
10th Floor, West Tower  
Toronto, ON M5H 2N2

**Attention: Ms. Merle MacDonald, Committee Administrator  
City Clerk's Department**

Dear Sirs/Mesdames:

**Re: Planning and Growth Management Committee  
Agenda Item PG4.1 - May 10, 2011  
Statutory Public Meeting - Repeal of Zoning By-law 1156-2010 (the "Harmonized  
Zoning By-law")**

We represent Premium Properties Limited in respect of its property interest at 36-44 Eglinton Avenue West (the "Site").

You will recall that this Site is the subject of an active Zoning By-law Amendment application (File No. 09 148228 NNY 16 OZ) and that, on behalf of Premium Properties Limited, we appealed the Harmonized Zoning By-law (Appeal No. 575).

We understand that your Committee will be considering the above-noted item at a Statutory Public Meeting on May 10, 2011, and we take this opportunity to submit our client's comments for your consideration.

Under separate cover, we have previously provided comments to your Committee highlighting numerous problems with the manner in which the Harmonized Zoning By-law is structured, noting particularly issues of conformity with the Official Plan, legal non-conforming uses, conflicts, new regulations and transition problems. For the above reasons, our client does not support the Harmonized Zoning By-law or the amendments that have recently been enacted.

Our client continues to support a comprehensive and consistent approach to enacting a new City-wide Zoning By-law that is in full conformity with the Official Plan.

On that basis, **our client supports the repeal of the Harmonized Zoning By-law** in order to enable an appropriate opportunity to consider these issues, particularly the issues of legal non-conformity, Official Plan conformity and transition.

Our client also requests that Staff be directed to conduct a stakeholder working group review with appropriate stakeholders prior to the Zoning By-law being brought back for the Committee's consideration.

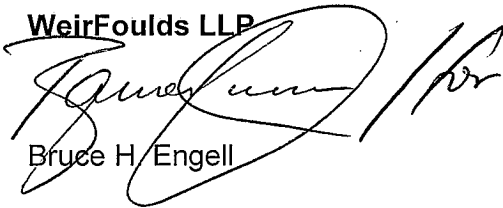
In the interim, our client remains available to meet with Staff, together with other stakeholders, to discuss these concerns in greater detail.

We also request the Clerk provide us with Notice of any subsequent considerations or decisions of the related Zoning By-law.

We trust that you will find the above of some assistance in your consideration of this matter. Should you have any questions, please contact the undersigned, or our client's planning consultant, Mr. Paul Stagl (416-784-2952).

Yours truly,

**WeirFoulds LLP**



Bruce H. Engell

BHE/jnb

c: Mr. M. Winberg, Premium Properties Limited  
Mr. Paul Stagl, MCIP, RPP, Opus Management Inc.

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