

AIRD & BERLIS LLP

Barristers and Solicitors

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March 13, 2013

Our File No. 115743

BY EMAIL

Mayor Rob Ford and Members of Council
 City of Toronto, Toronto City Hall
 100 Queen Street West
 10th Floor, West Tower
 Toronto, ON M5H 2N2

Attention: Ulli S. Watkiss, City Clerk

Dear Sirs and Mesdames:

Re: Draft City-wide Zoning By-law
Our client: E. Manson Investments Limited
Property address: 350 The West Mall, Toronto, ON

2013 MAR 13 A 11:08
 CITY CLERK'S OFFICE
 SECRETARIAT SECTION

We are the solicitors for E. Manson Investments Limited, the owner of 350 The West Mall. Our client's property is outlined on the attached map. The property currently houses a 6-storey apartment building.

Our client has reviewed the City's draft City-wide Zoning By-law as it pertains to its property. The site is proposed to be zoned RA (f24.0;au139.0).

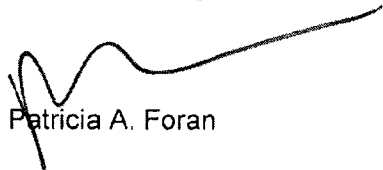
While an apartment building continues to be a permitted use on the property, the restrictions on building height and coverage, along with other performance standards, are too restrictive and do not anticipate or permit an intensification of the use of the property for apartment development. Given the location of our client's lands in relation to nearby amenities (proximity to transit, higher order retail, including supermarket(s), arterial/highway access, and community services, etc.), our client would request that Council consider a more intensive development permission on the property for future apartment redevelopment.

In this respect, we would request that the zoning applicable to the property be revised so as to permit intensification and redevelopment of the site in the future. Additionally, we would request that the proposed restrictions on other uses currently permitted under the R5 zoning be eliminated so as to enable our client to continue to enjoy the zoning permissions it has had on its property.

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Yours truly,

AIRD & BERLIS LLP



Patricia A. Foran

PAF/jad
Encl.

c. E. Manson Investments Limited

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