

PG 21.1.264

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March 20, 2013

**VIA E-MAIL & COURIER**

Mayor and Members of Council  
City of Toronto  
Metro Hall, 24th Floor  
55 John Street  
Toronto ON M5V 3C6

RECEIVED  
CITY OF TORONTO  
PLANNING AND GROWTH  
MANAGEMENT COMMITTEE  
MARCH 20 2013

Your Worship and Members of Council:

**Re: Proposed New Comprehensive Zoning By-law ("New By-law")**

**And Re: Planning and Growth Management Committee PG 21.1  
Final Report on the City-Wide Zoning By-law**

We are the solicitors for Monarch Corporation, the owner of properties known municipally as 2015 Sheppard Avenue East, 275 Yorkland Road and 265 Yorkland Road; 68 Marine Parade Drive, 2151 – 2155 Lakeshore Blvd. West and 2161 – 2165 Lakeshore Blvd. West.

Based on our review of the New By-law, it appears that each of the above properties is in a "hole" i.e. the zoning in place prior to the approval of the New By-law will continue to apply. Generally speaking, it is our client's submission that the entire zoning regime applicable to these properties should reflect the permissions and provisions contemplated by the existing approvals without qualification. Our client could accept the placement of its properties in a "hole" only on the basis that this principle was strictly followed without error. Our client would further object to any change to the New By-law that could have the effect of diminishing or lessening in any way the development permissions currently in place for each property.

Please provide us with notice of Council's decision in this matter, including any subsequent consideration by Council, Community Council, or any Committee.

Thank you for your kind consideration.

Yours very truly,

McCarthy Tétrault LLP



John A.R. Dawson

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