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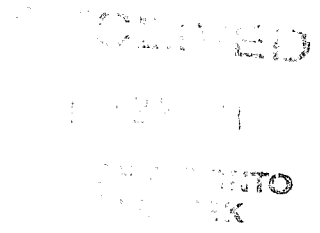
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March 20, 2013

**VIA E-MAIL & COURIER**

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



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 Tribute (Church Street) Limited. Our client is the owner via Agreement of Purchase and sale of property known municipally as 70-72 Carlton Street. Our client has filed an application to rezone this land (the "Application").

Our client submits that the proposed New By-law as it applies to the above-referenced property should be amended to reflect the permissions provided for in the Application. It would further object to any amendments to the New By-law which would derogate from such permissions.

We note that the New By-law appears to place many sites which are subject of active zoning by-law amendment applications in "holes" (i.e. where the zoning in place prior to the approval of the New By-law would continue to apply). Our client could only accept the placement of this property in a "hole" provided that a protocol to co-ordinate such treatment with the consideration/approval of the Application is adequately secured.

We would be pleased to discuss the foregoing. Please provide us with notice of Council's decision in this matter or of any future consideration thereof by Council, Community Council or any Committee.

Thanks you for your attention in this regard.

Yours very truly,

McCarthy Tétrault LLP

John A.R. Dawson

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