

PG21.1.290

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March 27, 2013

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Our File No. 05/5313

VIA MAIL AND EMAIL

Toronto City Council
c/o City Clerk's Office
Toronto City Hall
13th fl. W., 100 Queen St. W.
Toronto ON M5H 2N2

Attention: Ulli S. Watkiss

Dear Madame:

Re: City of Toronto Draft Zoning By-law PG21.1 – Council Meeting, April 3, 2013

We are the solicitors for RioCan Holdings Inc., RioCan Real Estate Investment Trust and its related entities. Our clients own or have an interest in a number of properties in the City of Toronto, many of which have ongoing plans for development and redevelopment. In most cases, the proposed draft zoning by-law implements historical zoning permissions. The effect of reliance on historical zoning permissions is that appropriate zoning is not being put in place to accommodate a greater range of uses and/or a more intense form of development for the site.

Without limiting the scope of our submission, we note that the following properties are proposed to be zoned more or less in keeping with their existing and rather dated zoning permissions:

1. 700 Lawrence Avenue West (Lawrence Square);
2. 1900 Victoria Park;
3. 815-845 Eglinton Avenue East;
4. 2300 Lawrence Avenue East;
5. 1001-1037 The Queensway;
6. 1960-1972 Eglinton Avenue East.



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It is our view that implementation of these historical zoning permissions does not appropriately address opportunities for intensification and redevelopment of the sites, in keeping with the applicable Official Plan and provincial policies.

Yours truly,

FOGLER, RUBINOFF LLP



Joel D. Farber

JDF/ay

cc: Client (J. Robins & S. Wisniowski)