

March 26, 2013

CITY CLERK'S OFFICE
SECRETARIAT SECTION

City Clerk's Office
Toronto City Hall
100 Queen Street West
13th Floor, West Tower
Toronto, Ontario M5H 2N2

(2013 MAR 27 A 7:52

Walker, Nott, Dragicevic
Associates Limited
Planning
Urban Design

Attention: Ms. Ulli S. Watkiss
City Clerk

Dear Ms. Watkiss,

Re: **New Draft City-Wide Comprehensive Zoning Bylaw**
192 North Queen Street
City of Toronto (Etobicoke)
Our File: 13.530

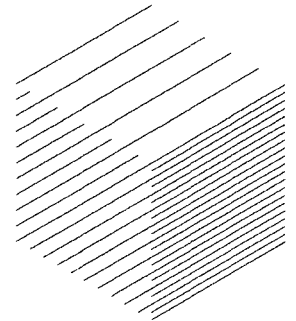
On behalf of our client, 2143051 Ontario Inc., the owners of the property located at 192 North Queen Street ('subject site'), we are submitting this letter in response to the most recent draft of the City of Toronto Zoning Bylaw (November 8, 2012). We would ask that this letter be included in the materials to be presented to Council when this matter will be considered on April 3, 2013.

This letter outlines the concerns with respect to the proposed bylaw as it would apply to our client's lands noted above.

The draft of the City of Toronto Zoning Bylaw places the subject site within the *Utility and Transportation Zone, Exception 45 (UT(x45))*. This zone permits the following uses only: Ambulance Depot; Market Garden; Fire Hall; Park; Police Station; Public Utility; and Transportation Use. The following uses are also permitted under specific conditions: cogeneration energy production; open storage; public parking; public works yard; recreation use; renewable energy production; vehicle depot (non-public storing of vehicles, excluding construction or agricultural vehicles, which includes ancillary dispatching, maintenance, service and fuelling areas for the stored vehicles). Exception 45 states that parking spaces, open storage, and vehicle depot uses are permitted if they are ancillary to a lawful use on an abutting lot.

The uses permitted in the UT (x45) Zone are solely of a public nature and not the type of uses that our client would consider for their lands.

We would suggest that the zoning of the subject site should at a minimum continue to recognize and allow for the range of uses contemplated by Specific Site By-law 8540, which is applicable to these lands. The range of uses permitted by Bylaw 8540 is



90 Eglinton Avenue East
Suite 701
Toronto, Ontario
M4P 2Y3
Tel. 416/968-3511
Fax. 416/960-0172
e-mail: admin@wndplan.com
web: www.wndplan.com

Peter R. Walker, FCIP, RPP
Wendy Nott, FCIP, RPP
Robert A. Dragicevic, MCIP, RPP
Senior Principals

Andrew Feranclik, MCIP, RPP
Senior Associate

Martha Coffey
Controller

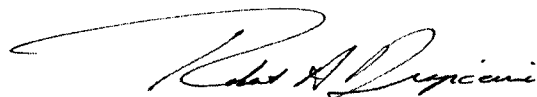
consistent with the uses permitted in the Class II Industrial (I.C2) Zone of the Etobicoke Zoning Code.

On behalf of the 2143051 Ontario Inc., we would request receipt of any and all future reports with respect to the City's new zoning bylaw and request notice of any meetings of Council, Committees of Council, Community Council and/or public meetings where the new zoning bylaw is to be considered, and notification of the City of Toronto's passage of a new zoning bylaw for the City.

Should there be any questions or additional information required, please do not hesitate to contact the undersigned.

Yours very truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design



Robert A. Dragicevic, MCIP, RPP
Senior Principal

cc. John Cinelli, CPM Realty Corporation Brokerage

