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October 1, 2012

Our File No.: 10-1693

Via Email: twall@toronto.ca

City of Toronto, Legal Services
Metro Hall, 55 John Street
Toronto, ON M5V 3C6

Attention: Thomas Wall

Dear Mr. Wall:

**Re: Draft New Toronto Zoning By-law (the "Draft New By-law")
195-209 Wicksteed Avenue**

We are solicitors for the owner of the above-noted property. Further to our correspondence dated September 26, 2012, our client has identified another concern in respect of the Draft New By-law as it would apply to the properties known municipally as 195-209 Wicksteed Avenue (the "Property").

The existing zoning for the Property permits certain industrial uses. However, the emerging character of the business park surrounding the Property, which includes a mix of uses and a public park, is not of a heavy industrial nature. Indeed, consistent with the Employment Area designation in the Official Plan, the area includes a mix of business and economic activity, such as offices, recreation and entertainment facilities and retail outlets.

The proposed zoning in the Draft New By-law would permit an office use on the Property (subject to a floor space index restriction), but this use is not a defined term in the Draft New By-law. However, it would appear that a medical office – again, not a defined term – is not permitted on the Property. (It is permitted in the Commercial Residential Employment zone, which suggests it is prohibited by exclusion on the Property.)

We submit that including a permission for a medical office is consistent with the designation of the Property in the Official Plan and the emerging character of the area, while providing the potential for the type of store or personal service that would serve nearby residents and be supportive of area businesses. Our client hopes that the staff report being presented to the October 12, 2012 meeting of Planning & Growth Management Committee could address this concern. Of course, our client would also welcome a discussion with City staff regarding this request.

We look forward to your response.

Yours very truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read "D. Bronskill". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

David Bronskill

DJB/mr

cc: Joe D'Abramo
Client

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