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Our File No.: 12-1496

Via Email

Zoning By-law Project, City Planning
Metro Hall
55 John Street, 22nd Floor
Toronto, Ontario
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Attention: Joe D'Abramo

Dear Sirs/Mesdames:

**Re: Properties Subject to Area-Specific By-law 398-2000
Draft New Toronto Zoning By-law (the "Draft New By-law")**

We are solicitors for Rosedale Equities Limited, the owner (or agent for the owners) of various properties on Yonge Street in the vicinity of the North Toronto Railway Station Clock Tower. We note that our client is a leading proponent for the City's cultural heritage resources, having collaborated with the preservation community and local interest groups to maintain the architectural integrity of various heritage properties, including the North Toronto Station, King James Place and the Shops of Summerhill.

We are writing to express our client's concerns in respect of its properties that are subject to Area-Specific By-law 398-2000 (the "Subject Properties") and the potential application of the Draft New By-law to these lands.

The Subject Properties, which are approximately 18 acres of lands formerly owned by CP Railway, are generally bounded by Yonge Street, Shaftesbury Avenue, Price Street, Park Drive Ravine and Vale of Avoca. A master plan exercise for these lands led to the enactment of area-specific zoning by-law 398-2000, which defines the Subject Properties as the Yonge-Summerhill Lands.

Since the enactment of By-law 398-2000, the Yonge-Summerhill Lands have experienced important redevelopment with new residential buildings, a large new public park, and the restoration of the historic North Toronto Railway Station. This redevelopment has maintained the tradition and stability of the surrounding area, while allowing for the successful ongoing revitalization of the Yonge-Summerhill Lands.

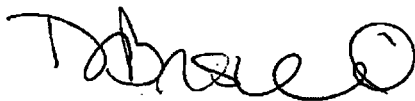
Our client is concerned that certain new performance standards proposed by the Draft New By-law could apply to the Subject Properties, particularly with respect to Block 9 on Plan of Subdivision 66M-2315 (Block D in By-law 398-200), and potentially frustrate the planned and ongoing redevelopment of the Yonge-Summerhill Lands. Although By-law 398-2000 is listed as a prevailing by-law in the Draft New By-law, an interpretation of the Draft New By-law could result in these new performance standards still applying to any redevelopment of the Subject Property. In particular, the Draft New By-law contains new standards regarding below-grade setbacks, maximum front yard setbacks, access, parking, loading and angular planes, although our understanding is that it is not the intent of the City to apply these new standards if a prevailing by-law is in place.

Given the extensive and comprehensive master plan exercise that led to By-law 398-2000, and the success of its phased implementation to date (still in progress), our client submits that it would be more appropriate to consider this area as an "exemption" under the Draft New By-law. This would allow the ongoing revitalization of the Yonge-Summerhill Lands to continue as envisioned and is consistent with the City's transition protocol for the Draft New By-law. Any adjustments that may be proposed to the master plan would be considered on their merits within a comparable zoning framework.

We would appreciate meeting with City staff to discuss these concerns. We look forward to your reply.

Yours very truly,

Goodmans LLP



David Bronskill
DJB/
cc: Client