

April 1, 2013

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2013 APR -2 A 8:35

City of Toronto, City Clerk's Office
Toronto City Hall
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

ATTN: Committee Administrator
Planning and Growth Management Committee

To the Chair and Members of the Planning and Growth Management Committee:

**RE: Agenda Item PG21.1 - Final Report on the City-wide Zoning By-law
2112-2114 Yonge Street, Toronto
1673688 Ontario Limited**

We are writing on behalf of our client, 1673688 Ontario Limited, with respect to its property at 2112-2114 Yonge Street, located at the southwest corner of Yonge Street and Hillsdale Avenue.

Our review of the proposed new City of Toronto Zoning By-law reveals that the proposed zoning for the above-noted lands is CR 3.0 x2430, indicating that it is not within a zoning "hole". We note that this site is subject to an active planning application and it is our view that the proposed new zoning should not apply for this reason. R.E. Millward & Associates submitted to the City a rezoning application for the site on March 26, 2010, and the City Planning Division issued a Notice of Complete Application on May 17, 2010. City Planning subsequently reported to Toronto and East York Community Council on the matter on January 24, 2011, as adopted by TEYCC at its meeting of February 26, 2011. This application is still under review and is considered active.

For this reason, we feel the proposed new Zoning By-law should be amended to reflect the application status on these lands, and apply a zoning "hole" to the site in accordance with the City's Transition Protocol. We request that the site be labeled "Not Part of this By-law", subject to the ultimate approval of the rezoning application.

We appreciate the Committee's consideration of this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Robert E. Millward", written in a cursive style.

Robert E. Millward
President, R.E. Millward & Associates

cc. Joe D'Abramo, Acting Director, Zoning By-law & Environmental Planning
1673688 Ontario Limited