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April 2, 2013

VIA E-MAIL & COURIER

Mayor and Members of Council
 City of Toronto
 Toronto City Hall
 100 Queen Street West
 Toronto, ON M5H 2N2

Your Worship and Members of Council:

Re: Proposed New Comprehensive Zoning By-law ("New By-law")

**And Re: Planning and Growth Management Committee PG 21.1
 Final Report on the City-Wide Zoning By-law**

We are the solicitors for 2292446 Ontario Limited and 2131 Yonge Developments Limited Partnership. Our clients are the owner of lands known municipally as 2131 Yonge Street and 32 Hillside Avenue (the "Lands"). Our clients have filed applications for Official Plan and By-law Amendment with respect to the Lands (the "Applications").

Our clients submit that the proposed New By-law as it applies to the Lands should be amended to reflect the permissions provided for in the Applications. It would further object to any amendments to the New By-law which would derogate from such permissions.

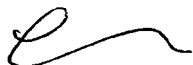
We note that the New By-law appears to place many sites which are subject of active zoning by-law amendment applications in "holes" (i.e. where the zoning in place prior to the approval of the New By-law would continue to apply). Our client could only accept the placement of this property in a "hole" provided that a protocol to co-ordinate such treatment with the consideration/approval of the Applications is adequately secured.

We would be pleased to discuss the foregoing. Please provide us with notice of Council's decision in this matter or of any future consideration thereof by Council, Community Council or any Committee.

Thanks you for your attention in this regard.

Yours very truly,

McCarthy Tétrault LLP



Cynthia MacDougall
 Partner