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April 2, 2013

Via Email and 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 Urban Capital Acquisitions Inc. Our client is the owner of the lands municipally known as 219 Queen Street West under an agreement of purchase and sale, for which an application for by-law amendment has been filed.

Based on our review of the New By-law, it appears that the above property is in a "hole" i.e. the zoning in place prior to the approval of the New By-law would continue to apply. Generally speaking, it is our client's submission that the zoning applicable to the above-referenced property should be amended to reflect the permissions and provisions contemplated by the by-law amendment application. It would further object to any amendments to the New By-law which would serve to derogate from the permissions contemplated by either the existing zoning or official plan provisions as such relate to this property.

Please note that our client could only accept the placement of its property in a "hole" provided that a protocol to co-ordinate such treatment with the consideration/approval of its application 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 by Council, Community Council, or any Committee.

Thank you for your attention in this regard.

Yours truly,

Per:



Cynthia MacDougall
 Partner