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April 2, 2013

Via Email and Courier

Mayor and Members of Council
 City of Toronto
 Metro Hall, 24th Floor
 55 John Street
 Toronto ON M5V 3C6

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
 GE Canada Real Estate Equity Holding Company and 1254115 Ontario Inc.**

We are the solicitors for GE Canada Real Estate Equity Holding Company, which owns and leases various properties in the City of Toronto, and 1254115 Ontario Inc., which owns various properties in the City of Toronto (collectively, "General Electric"). General Electric owns the properties listed in "Schedule A."

5 Park Home Avenue

Based on our review of the New By-law, it appears that 5 Park Home Avenue 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 entire zoning regime applicable to this property should reflect the permissions and provisions contemplated by the existing approvals and applications.

Provided the placement of the property in a "hole" fully respects this principle, our client could accept this treatment of the property at this time, provided further that any potential future action which could serve to alter this status is subject to controls to ensure this principle is not violated.

The Remaining "Schedule A" Properties

The remainder of the properties listed in "Schedule A" are "subject to the bylaw." Generally speaking it is our clients' position that the entire zoning regime applicable to these properties should maintain the permissions contemplated by the existing zoning framework and official plan provisions as they relate to the properties, and our clients object to any proposed derogation to these permissions.

Our clients are concerned that the New By-law proposes changes to certain definitions and performance standards, including changes that may impact zoning permissions, such as the definition of "gross floor area", the introduction of "standard sets", newly imposed requirements for setbacks, vehicle parking, loading, and bicycle parking, and built form restrictions.

Certain properties listed in Schedule "A" are subject to exceptions that contain prevailing by-laws. It is unclear how this New By-law applies to resolve any conflicts that may arise between these prevailing by-laws and the New By-law as a whole. Generally speaking, it is our clients' submission that the entire zoning regime applicable to these properties should not derogate from any of the permissions and provisions contemplated by the existing approvals.

It is also our understanding that a supplementary report is due to be submitted directly to City Council in relation to this matter, and may be adopted without a substantive opportunity for public comment or review. Our clients would object to any amendments to the New By-law which would serve to derogate from the permissions contemplated by either the existing zoning framework or official plan provisions as they relate to the properties discussed above.

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 very truly,
McCarthy Tétrault LLP

Per:



Daniel B. Artenosi
DBA

c. Yvonne McAndrew

SCHEDULE A

1.	56 Wellesley Street West
2.	154 University Avenue
3.	151 Bloor Street West
4.	2 St. Clair Avenue East
5.	21 St. Clair Avenue East
6.	2 and 24 St. Clair Avenue West
7.	30 St. Clair Avenue West
8.	55 St. Clair Avenue West
9.	5 Park Home Avenue
10.	5395-5409 Eglinton Avenue West
11.	1 Eva Road
12.	135 Queens Plate Drive
13.	70 Disco Road
14.	77 Fima Crescent