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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 M5M 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 Bridgepoint Health and Bridgepoint Hospital with respect to its lands located in the north east quadrant of Gerrard Street East and Broadview Avenue (the "Bridgepoint Lands"), including lands municipally known as 430 Broadview Avenue, 14 St. Mathews Road, 30 Jack Layton Way and 548, 550 – 558 Gerrard Street East. The Bridgepoint Lands have been the subject of several applications with the City, including applications for Official Plan and By-law Amendment under file No 04 168285 STE 30 OZ and an application for Plan of Subdivision under file No. 05 144056 STE 30 SB. Site specific zoning By-law 157-2006 was enacted by City Council and Plan of Subdivision 66M-2468 with respect to the Bridgepoint Lands has been registered.

Based on our review of the New By-law, it appears that the majority of the Bridgepoint Lands are in a "hole" i.e. the zoning in place prior to the approval of the New By-law would continue to apply. However, it also appears that a portion of the Bridgepoint Lands has been placed in an Open Space – Natural Zone ("ON") zoning category which does not reflect the permissions granted under By-law 157-2006. On a preliminary basis therefore, and subject to the following comments herein below, our client objects and requests that the whole of the Bridgepoint Lands be placed within a "hole".

Generally speaking, it is our client's submission that the zoning applicable to the whole of the Bridgepoint Lands should be amended to reflect the permissions and provisions contemplated by By-law 157-2006. Provided that the placement of the whole of the Bridgepoint Lands into a "hole" fully respects this principle, our client could accept this treatment, provided further that any potential future action which could serve to alter this status is appropriately regulated.

Our client would further object to any amendments to the New By-law which would serve to derogate from the permissions contemplated by either this existing zoning or the official plan provisions as such relate to this property.

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