



BOUSFIELDS INC.

PG21.1.367

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SECRETARIAT SECTION

Project No. 1330
2013 APR - 2 P 2: 39

April 2, 2013

Mayor and Members of Council
c/o Ms. Marilyn Toft
City of Toronto Clerk's Department
12th Floor, West Tower, City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Mr. Mayor and Members of Council:

**Re: April 3, 2013 Council Meeting
Item PG21.1 – Final Report on the City-Wide Zoning By-law
250-256 Royal York Road & 8-10 Drummond Street, Toronto**

We are planning consultants to ICON Homes ("ICON") with respect to its property located on the west side of Royal York Road, north of Drummond Street, municipally known as 250-256 Royal York Road and 8-10 Drummond Street ("the subject site"). On behalf of our clients, we submitted applications for Zoning By-law Amendment and Site Plan Approval for the subject site on March 28th, 2013.

We have reviewed the proposed zoning of the subject site in the draft City-wide Zoning By-law, as well as the in-force zoning in the Etobicoke Zoning Code. The majority of the site is proposed to be excluded from the draft City-wide Zoning By-law, however, the properties at 252 and 254 Royal York Road are proposed to be rezoned pursuant to the City-wide Zoning By-law.

Our understanding of the transition protocol is that complete applications submitted prior to the enactment of the new City-wide Zoning By-law are intended to be reviewed, processed and approved under the in-force zoning. However, based on our discussions with staff, it is unclear whether the applications will be deemed to be complete in time for the site to be excluded in its entirety from the new City-wide Zoning By-law on that basis.

Accordingly, on behalf of our clients, we are requesting that the properties at 252 and 254 Royal York Road also be excluded from the new City-wide Zoning By-law, such that the entire site is subject to a single zoning regime, thereby simplifying processing of the rezoning application.

Existing Zoning

The site is zoned C (Commercial) by the Etobicoke Zoning Code. The C zoning in Chapter 340 (former Town of Mimico) is a mixed-use zoning which permits a wide range of commercial and institutional uses, including retail stores, supermarkets, service or repair shops, new and used car sales, banks, restaurants, hotels, offices, medical centres and places of worship, as well as residential uses in the form of dwelling units over a commercial use.

Proposed City-wide Zoning By-law

The majority of the site is proposed to be excluded from the new zoning by-law, with the exception of the properties at 252 and 254 Royal York Road, which are proposed to be zoned CR 3.0 (c3.0, r2.2) SS2 (x869), with a height limit of 14.0 metres.

The CR (Commercial Residential) zone would permit a wide range of residential uses, including townhouses and apartment buildings, and a range of non-residential uses, including financial institutions, personal service shops and retail stores. The zoning would permit a total density of 3.0 times the lot area, with a maximum residential density of 2.2 times.

It is noted that the entire site was proposed to be zoned CR 3.0 (c3.0; r2.2) SS2 (x869), with a height limit of 14.0 metres, by By-law 1156-2010 (the former City-Wide Zoning By-law, which was subsequently repealed).

Exclusion Request

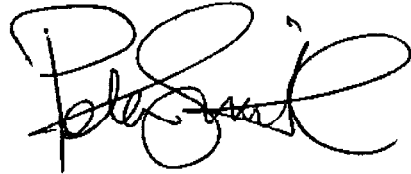
ICON is requesting the exclusion of the entire subject site from the draft City-wide Zoning By-law, including 252 and 254 Royal York Road, for the following reasons:

- the majority of the subject site has already been excluded from the proposed City-wide Zoning By-law, with the exception of two parcels (252 and 254 Royal York Road)
- it would simplify processing of the rezoning application (a single zoning regime, rather than two).

We appreciate your consideration of the foregoing submission. Should you require any additional information, please do not hesitate to contact me or Sasha Lauzon of our office.

Yours very truly,

Bousfields Inc.



Peter F. Smith, MCIP, RPP

cc: *Ian Graham, City of Toronto*
Klaus Lehmann, City of Toronto
Neil Cresswell, City of Toronto
Councillor Mark Grimes, City of Toronto
Stephen Brown, Icon Homes
Kevin Brown, Icon Homes