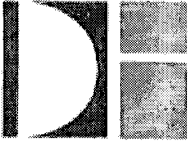


PG21.1.372



CITY CLERK'S OFFICE  
SECRETARIAT SECTION

2013 APR -2 P 4: 00

Please refer to: **Isalah Banach**  
e-mail: [isalahb@davieshowe.com](mailto:isalahb@davieshowe.com)

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April 2, 2013

**By E-Mail to [clerk@toronto.ca](mailto:clerk@toronto.ca)**

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

**Attn: Ms. Ulli Watkiss, City Clerk**

Dear Members of Council:

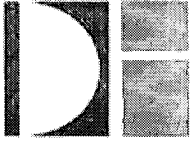
**Re: Final Report on the City-wide Zoning By-law – Item PG21.1  
Submissions on behalf of 214 King Holdings Limited**

We are counsel to 214 King Holdings Limited, the owner of lands municipally known as 214 King Street West (the "Property").

The Property is currently zoned Reinvestment Area in the former City of Toronto Zoning By-law No. 438-86, as amended, and is also subject to site-specific by-law No. 88-86. Under the proposed comprehensive zoning by-law (the "New By-law"), the Property would be zoned Commercial Residential Employment, subject to exception No. 74, which lists the site-specific by-law as a prevailing by-law.

We are writing to advise that our client objects to the New By-law to the extent that it would have the effect of removing and/or limiting any existing zoning permissions in relation to the Property, including those pertaining to land uses and/or any applicable development standards and those relating to additional height for heritage properties.

Our client is also concerned about the manner in which the prevailing by-law will be applied to the Property; in particular, how to evaluate whether, or not, the prevailing by-law is "inconsistent with" the regulations of the New By-law.



D a v i e s  
H o w e  
P a r t n e r s  
L L P

Please provide me with notice of any decision of City Council and with notice of any further consideration by a committee, public meetings, and staff reports, if applicable.

Yours truly,  
**DAVIES HOWE PARTNERS**

A handwritten signature in black ink, appearing to read "Isaiah Banach".

Isaiah Banach  
copy: Client