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City of Toronto City Clerk's Office
Toronto City Hall
100 Queen Street West
10th Floor, West Tower
Toronto, ON M5H 2N2

Attention: Your Worship and Members of Council

Dear Sirs/Mesdames:

Re: Concerns with the Proposed City of Toronto Zoning By-law
Client: InnVest Nominee I Ltd.
Property: 111 Lombard Street - Holiday Inn Express Hotel
Municipality: City of Toronto

We are solicitors for InnVest Nominee I Ltd. with respect to the property municipally known as 111 Lombard Street, City of Toronto (the "Property"). The Property is developed with a Holiday Inn Express Hotel and several accessory and complementary commercial uses, including office and restaurant space.

The purpose of this letter is to document some of our client's concerns with the proposed new city-wide Zoning By-law (the "Draft By-law") released on November 8, 2012.

The Property is zoned CR 4.0 C2.0 R4.0 and subject to a height limit of 30 metres, according to City of Toronto Zoning By-law 438-86, as amended (the "By-law"). The Property is also subject to the provisions of site-specific by-law 245-86 pertaining to the Property. By-law 245-86 is a prevailing by-law.

The City is proposing to zone the Property CR 4.0 (c2.0; r4.0) SS1 (x1611), subject to Site Specific Exception CR 1611 and a Height Overlay of 30 metres, according to the Draft By-law. A number of development standards are proposed to be added or changed in the Draft By-law relative to the Existing By-law, which will impact the ability of our client to maintain and improve their Property, most notably:

- TORONTO
- MONTREAL
- OTTAWA
- CALGARY
- VANCOUVER
- NEWYORK
- LONDON
- SYDNEY

- The proposed requirement under Clause 40.10.40.10(5) that a building in the CR zone must have a minimum first storey height of 4.5 metres;
- The proposed requirement in Clause 40.10.40.70(1)(A) of the Draft By-law, requires that a building or structure in the CR zone, subject to Development Standard Set 1, have at least 75% of the main wall of the building facing a front lot line to be located at or between the front lot line and a maximum of 3.0 metres from the front lot line;
- The Draft By-law contains no bicycle parking requirements for hotel uses but introduces bicycle parking requirements for the restaurants, retail stores, offices and service shops in a hotel (and also related shower/change facility requirements).

Since the Draft By-law process is an iterative one, we reserve the right to raise further issues with provisions of the Draft By-law that may affect the Property.

We ask to be provided with notice of all upcoming meetings of Council and Committees of Council at which the Draft By-law will be considered and we ask to be provided with notice of Council's decision with respect to the Draft By-law. If you have any questions or require further information, please contact the undersigned. Thank you for your attention to this matter.

Yours truly,



Calvin Lantz

CWL/mc

cc: George Kosziwka, *Inn Vest Nominee I Ltd*