

STIKEMAN ELLIOTT

Stikeman Elliott LLP Barristers & Solicitors

5300 Commerce Court West, 199 Bay Street, Toronto, Canada M5L 1B9
Tel: (416) 869-5500 Fax: (416) 947-0866 www.stikeman.com

Calvin Lantz
Direct: (416) 869-5669
Fax: (416) 947-0866
E-mail: CLantz@stikeman.com

VIA E-MAIL
clerk@toronto.ca

April 2, 2013

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

Attention: Your Worship and Members of Council

Dear Sirs/Mesdames:

**Re: Proposed City-wide Zoning By-law
Item No. PG21.1, Planning and Growth Management Committee
Client: InnVest REIT
Property: 50 Estate Drive**

We are the solicitors for InnVest REIT, the owner of the property municipally known as 50 Estate Drive, in the City of Toronto (the "Property").

The Property has not been incorporated into the City-wide Zoning By-law (the "City-wide By-law") at this time. The Property is represented as a "hole" in the City-wide By-law mapping attached with the label "Not Part of this By-law" and the former general zoning by-law continues to govern the Property.

Pursuant to the provisions of the *Planning Act*, in order to preserve one's right to appeal the City-wide By-law to the Ontario Municipal Board, a property owner must express its concerns on the proposed City-wide By-law before Council adopts the New By-law. Since Council can make amendments, without notice, at any time prior to adoption of the City-wide By-law, a property owner must protect its right of appeal by filing a letter expressing concerns with the City-wide By-law.

While our client is satisfied with the Property represented as a "hole" in the current draft of the City-wide By-law, our client will object to the application of the provisions, maps, overlays, etc. of the City-wide By-law to the Property which impede the use and development of the Property as contemplated by existing approvals and/or ongoing applications.

- TORONTO
- MONTREAL
- OTTAWA
- CALGARY
- VANCOUVER
- NEW YORK
- LONDON
- SYDNEY

Please provide us with copies of all staff reports, notice of all community and public meetings and copies of all decisions of Council and committees of Council made with respect to the City-wide By-law, including notice of the passing of the City-wide By-law. Thank you for your attention to this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Calvin Lantz', written over a horizontal line.

Calvin Lantz

CWL/nla

cc: Ulli S. Watkiss, *City of Toronto Clerk*