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VIA E-MAIL
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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: Deltera Inc.
Property: Bayside Lands**

We are the solicitors for Deltera Inc. with respect to the lands located in East Bayfront, West Precinct, bounded by Queens Quay East, Sherbourne Commons park, Lake Ontario and the Parliament Street Slip, in the City of Toronto (the "Bayside Lands").

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


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 Bayside Lands 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 Bayside Lands

which impede the use and development of the Bayside Lands as contemplated by existing approvals and/or ongoing applications.

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,


CWL: Calvin Lantz

CWL/nla

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