

January 9, 2012

Joe D'Abramo
Acting Director
Zoning By-law and Environmental Planner
City of Toronto
Metro Hall
55 John Street, 22nd Floor
Toronto, ON M5V3C6

Dear Mr. D'Abramo;

**RE: REVIEW OF HARMONIZED ZONING BY-LAW
1590 AVENUE ROAD
1590 AVENUE ROAD (TORONTO) LIMITED
OUR FILE 1087B**

We are writing on behalf of 1590 Avenue Road (Toronto) Limited to outline our concerns with the City's draft new Zoning By-law with respect to the above-noted address.

The current zoning is Mixed Use Commercial (C4(12)) in the former North York Zoning By-law, as amended by the Avenue Road Avenue Study (By-law 107-2010). The minimum height required is 7.5 metres or two storeys.

The site is proposed to be zoned Commercial Residential Zone (CR 3.0 (c2.0; r2.8) SS2 (x1543) in the proposed Harmonized Zoning By-law. The minimum required height in this zone is 10.5 metres or 3 storeys.

The increase in the minimum required height makes redevelopment of the site more challenging, as market forces may not call for 10.5 metres or 3 storeys. Further, the Avenue Road Avenue Study is fairly recent, being approved in 2010. Therefore it is our opinion that the minimum height established in By-law 107-2010 (7.5 metres or two storeys) is more appropriate than the minimum height set out in the most recent version of the Harmonized Zoning By-law (10.5 metres or 3 storeys).

Therefore we recommend that Exception CR 1543 allow a minimum height of 7.5 metres or two storeys on 1590 Avenue Road.

We request that the draft Zoning By-law incorporate the above modification prior to adoption by Council.

We would be pleased to meet with City staff to discuss this matter.

Thank you,

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'David A. McKay', written over a large, stylized circular scribble.

David A. McKay, MSc, MCIP, RPP

cc: *Richard Ochshorn*
Grace Russo
Jay Feldman

A handwritten signature in black ink, appearing to read 'Ryan Moore', written in a cursive style.

Ryan Moore, MPI, MCIP, RPP, LEED® AP