

February 27, 2013

Mayor and Council  
c/o City Clerk  
Attn. Frances Pritchard  
City of Toronto  
100 Queen Street West  
Toronto, ON, M5H2N2

Mr. Mayor and Members of Council:

**RE: DRAFT HARMONIZED ZONING BY-LAW  
30 WESTON ROAD, 1860 BAYVIEW AVENUE, AND RIOCAN MARKETPLACE  
TRINITY DEVELOPMENT GROUP INC.**

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We are writing to you on behalf of our client, Trinity Development Group Inc., regarding the draft Harmonized Zoning By-law that is proceeding to Planning and Growth Management Committee on March 6<sup>th</sup>. We have reviewed the draft in relation to our client's properties at 30 Weston Road, 1860 Bayview Avenue, and the RioCan Marketplace at Dufferin Street and Steeles Avenue.

The site at 30 Weston Road, known as The Stockyards commercial centre, is currently under construction after a lengthy Zoning By-law Amendment and Site Plan Approval process. The site is currently proposed to be excluded from the Harmonized Zoning By-law.

The site at 1860 Bayview Avenue was subject to an OMB hearing that was completed in 2012. The Board established a site-specific Zoning By-law and Site Plan for this site to permit a two storey commercial development. Although this development has not yet been constructed, our client is in the process of following through on the zoning approval. The site is currently proposed to be excluded from the Harmonized Zoning By-law.


The RioCan Marketplace is an existing commercial plaza located on the south side of Steeles Avenue West, between Dufferin Street and Alness Street. The site is currently proposed to be excluded from the Harmonized Zoning By-law.

We support the exclusion of these sites and respectfully request of Committee and Council that the exclusions be maintained through the adoption of the Harmonized Zoning By-law.

Thank you,  
**MHBC**



David A. McKay, MSc, MCIP, RPP  
cc: *Brad Caco, Stefan Savelli*



Ryan Moore, MPI, MCIP, RPP, LEED® AP