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March 4, 2013

Ms. Merle MacDonald
Committee Administrator
Planning and Growth Management Committee
City of Toronto
Toronto City Hall, 10th Floor, West Tower
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Ms. MacDonald:

NEW CITY OF TORONTO COMPREHENSIVE ZONING BY-LAW: AS IT PERTAINS TO 709 MILNER AVENUE & PART OF 715 MILNER AVENUE

We have been retained by Pingree 2000 Real Estate Holdings, LLC the designated holding/leasing division of Enterprise Rent-A-Car Canada Limited ("Enterprise"), the owner of lands municipally known as 709 and part of 715 Milner Avenue (the "Site") generally located at the intersection of Neilson Road and Highway No.401 in the Neilson Employment District, City of Toronto. At this time, the Neilson Employment District has been identified as being "*Not Part of this By-law*" in the new City of Toronto Comprehensive Zoning By-law (the "New By-law"). As such, the Site is currently not impacted by the New By-law.

Between 2009-2012 the City of Toronto approved minor variances, a consent and Site Plan Approval for the Site. In 2010, our client appealed the New By-law and in 2011 met with staff to review their concerns. While it appears the inconsistencies previously contained in the New By-law and earlier reports on the New By-law have been addressed, our client has continued to monitor the progress of the New By-law and wants to ensure its existing rights with respect to the Site are not impacted in any way, in the future.

As such, please accept this correspondence as their formal request to reserve their right to comment on any future modifications to the New By-law as it pertains to the Neilson Employment District and subsequently the Site as they are incorporated into the New By-law, in the future.

I would like to thank you for your attention to this matter. In the interim, should you have any further questions, or require additional information related to this request, please do not hesitate to contact the undersigned.

Yours truly,

IBI GROUP

Bill Dalton, M.P.I., MCIP, RPP, LEED AP, BD+C
Associate



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Dear Ms. MacDonald:

NEW CITY OF TORONTO COMPREHENSIVE ZONING BY-LAW: AS IT PERTAINS TO 1286-1294 ISLINGTON AVENUE & 15-19 CORDOVA AVENUE

We have been retained by Hollyburn Properties Limited, the owner of lands municipally known as 1286-1294 Islington Avenue (the "Apartment Site") and 15-19 Cordova Avenue (the "Site") located within the Etobicoke Centre in the City of Toronto. At this time, the Etobicoke Centre in its entirety has been identified as being "*Not Part of this By-law*" in the new City of Toronto Comprehensive Zoning By-law (the "New By-law"). As such, the Site and the Apartment Site are currently not impacted by the New By-law.

In 2005, the City of Toronto approved site specific by-law Nos. 6-2005 and 7-2005 (the "By-laws") as well as entered into a Section 37 Agreement (the "Agreement") to provide for the future redevelopment of the Site with our client. Further, from 2008-2012 inclusive, minor variances, a consent and Site Plan Approval were secured for the Apartment Site.

In 2010, our client appealed the New By-law and in 2011 met with staff to review their concerns. While it appears the inconsistencies previously contained in the New By-law and earlier reports on the New By-law have been addressed pertaining to both the Site and the Apartment Site, our client has continued to monitor the progress of the New By-law and wants to ensure its existing rights with respect to the Site and the Apartment Site are not impacted in any way, in the future.

As such, please accept this correspondence as their formal request to reserve their right to comment on any future modifications to the New By-law as it pertains to the Etobicoke Centre and subsequently their respective lands as they are incorporated into the New By-law, in the future.

Ms. Merle MacDonald

March 4, 2013

I would like to thank you for your attention to this matter. In the interim, should you have any further questions, or require additional information related to this request, please do not hesitate to contact the undersigned.

Yours truly,

IBI GROUP

A handwritten signature in blue ink, appearing to read "Bill Dalton", is written over the typed name.

Bill Dalton, M.P., MCIP, RPP, LEED AP, BD+C
Associate