

March 5, 2013

Chair, Planning and Growth Management Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Attn: Frances Pritchard

Dear Ms. Pritchard:

**Re: *Draft New Toronto Zoning By-law
Ehrlich (128 Sterling) Inc., 128 Sterling Road***

We are planning consultants to Ehrlich (128 Sterling) Inc. with respect to their property located at 128 Sterling Road in the former City of Toronto (the “subject site”). The subject site is designated Employment Area in the current City of Toronto Official Plan (not in an Employment District) and zoned I3 D3 by By-law 438-86. The subject site is developed with existing employment uses.

This letter is further to the April 28, 2012 letter from Goodmans LLP to Paul Bain respecting comments on the Official Plan Review process (the “Goodmans letter” attached hereto). In accordance with the comments referenced in the Goodmans letter respecting the potential for additional uses on the subject site, it is clear that the New By-law currently does not permit the mix of residential and commercial uses requested.

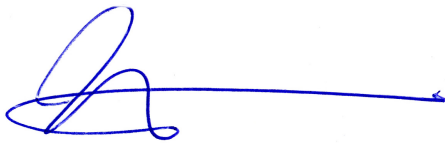
In addition, it should be confirmed that the existing permissions of the I3 zone will continue to be permitted within the E zone. Through our initial review of the New By-law, it appears that several uses that are currently permitted in the I3 (Toronto By-law 438-86) zone, may no longer be permitted in the proposed E zone. As an example, based on our preliminary review of the existing permitted uses vs. the New By-law, it appears that day nurseries, designer’s studio, commercial and trade schools and certain warehouse uses will no longer be permitted. There are also several uses in the EO zone which we believe should be considered to be permitted on the subject site such as art galleries, education uses and others.

In our view, the current and additional uses may be appropriate, depending upon the ultimate range of sensitive land uses planned for the site through the local area study referenced in the Goodmans letter.

We appreciate your consideration of the foregoing submission.

Yours very truly,

Bousfields Inc.



Michael Bissett, MCIP, RPP

cc *Tom Ehrlich, Ehrlich (128 Sterling) Inc.*
Joe D'Abramo, Zoning By-law & Environmental Planning

August 28, 2012

Our File No.: 09.3039

By Email – pbain@toronto.ca

Paul Bain
Urban Development Services
City Planning
City Hall, 18th Floor, East
100 Queen Street West
Toronto ON M5H 2N2

Dear Mr. Bain:

**Re: City of Toronto Review of Employment Policies
128 Sterling Road, Toronto**

We are solicitors for Ehrlich (128 Sterling) Inc., the owner of the property municipally known as 128 Sterling Road. It has come to our client's attention that the City of Toronto is undertaking a review of its Official Plan policies, particularly insofar as employment lands are concerned. 128 Sterling Road is designated Employment Area in the current City of Toronto Official Plan, although it is not located within an identified Employment District. The Site is zoned I3 D3 by By-law 438-86. At present, the property contains employment uses.

This sector of the City, namely south of Bloor and west of Lansdowne Road, is a small Employment Area. Furthermore, it is in an area that has been the subject of pressure to redevelop over the last few years. Immediately north of the subject site, the City is considering an application for Official Plan Amendment and rezoning to allow for a mixed use development containing approximately 113,850m² of total gross floor area of which approximately 50% will be devoted to employment uses and the remaining 50% to residential uses (a mix of townhouses and apartments) as well as some support commercial uses. The preliminary report in connection with this application has been prepared and it is our understanding that the public consultation is underway in connection with this matter. It has come to our attention that a local area study is underway, which commenced in the fall of 2011 and which, among other things, will examine the uses permitted, transportation, and other built form considerations.

It is becoming increasingly clear that this is an Employment Area that is in transition. There are residential lands abutting to the north, east and south, with the existing railway corridor abutting to the west. Furthermore, it is an area within which a public review of existing policies is already underway. It is our client's view that it would be appropriate to introduce additional uses

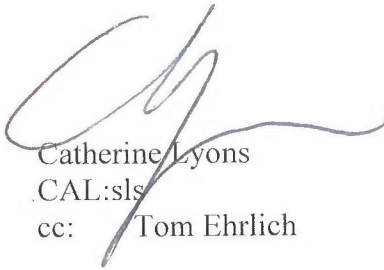
in the form of residential or mixed use development of an appropriate built form and scale that is consistent with the City objectives. Accordingly, we request that the City consider these lands as a potential area for the introduction of residential and commercial uses as part of the Employment Lands review that is currently underway.

On behalf of our client, we request that we be provided with all Notices and Reports relating to the Employment Lands Study as well as the Local Area Study.

We will be happy to discuss this matter further with you at your earliest convenience and look forward to hearing from you in connection with our request.

Yours very truly,

Goodmans LLP



Catherine Lyons
CAL:sls
cc: Tom Ehrlich