

March 4, 2013

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City of Toronto
City Clerk
Attn: Frances Pritchard
Planning and Growth Management Committee
Toronto City Hall
100 Queen Street West
10th Floor, West Tower
Toronto, ON M5H2N2

Dear Ms Pritchard:

Re: Public Hearing; Proposed City-Wide Zoning By-law

H&R REIT is the owner of properties in the City of Toronto shown on attachment A to this letter. We are writing to express our concern about the proposed City-Wide zoning by-law.

We understand from consultants recently retained by us that this was to be a largely administrative exercise and not intended to alter provisions which currently apply. Our main concern is, in fact, that notwithstanding this intention, the proposed by-law will alter the development controls that exist under the current zoning.

Because we have come relatively late to the process, we will not be able to complete a review of the potential impact on our portfolio in Toronto prior to the public hearing on March 6, 2013. We do know, based on a preliminary review of one significant property, that there appears to be a change that could have a negative impact on our ability to lease the property.

Our request to the Committee at this time is that the process not be hurried. We, and apparently many others, will require time to review the matter more thoroughly with our consultants and with your staff.

We have been advised that many properties in the City are not included in the proposed zoning and that the existing provisions will continue to apply in those cases. In the event your Committee and City Council proceeds to enact a new by-law without further notice or consultation, please take this as a request that all of the properties on attachment A be exempted.

Please advise the undersigned of the action taken by the Committee on March 6,
and of any further consideration of this matter by your committee.

Thank you.

Yours truly,

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

Nathan Uhr
Chief Operating Officer.

Landlord Name/Portfolio	Project Name	Address	City	Province	County	Property Type
100 METROPOLITAN PORTFOLIO INC.		100 Metropolitan Rd.	Toronto	Ontario	Canada	Industrial
100 WYNFORD PORTFOLIO INC.		100 Wynford Dr. ***	Toronto	Ontario	Canada	Office
115 BELFIELD PORTFOLIO INC.		115 Belfield Rd.	Toronto	Ontario	Canada	Industrial
1235 BAY ST. PORTFOLIO INC.		1235 Bay St	Toronto	Ontario	Canada	Office
137 HORNER PORTFOLIO INC.		137 Horner Ave.	Etobicoke	Ontario	Canada	Industrial
145 WELLINGTON PORTFOLIO INC.		145 Wellington St. W.**	Toronto	Ontario	Canada	Office
25 SHEPPARD PORTFOLIO INC.		25 Sheppard Ave. W.**	Toronto	Ontario	Canada	Office
26 WELLINGTON PORTFOLIO INC.		26 Wellington St. E.**	Toronto	Ontario	Canada	Office
295 The West Mall Portfolio Inc.		291-295 The West Mall**	Etobicoke	Ontario	Canada	Office
300 HUMBER COLLEGE BOULEVARD PORTFOLIO INC.		300 Humber College Blvd.	Etobicoke	Ontario	Canada	Industrial
320 FRONT PORTFOLIO INC.		310-320-330 Front St. W.**	Toronto	Ontario	Canada	Office
3625 DUFFERIN STREET PORTFOLIO INC.		3625 Dufferin St.**	North York	Ontario	Canada	Office
55 YONGE PORTFOLIO INC.		55 Yonge St.**	Toronto	Ontario	Canada	Office
69 YONGE PORTFOLIO INC.		69 Yonge St.**	Toronto	Ontario	Canada	Office
Atrium on Bay Inc.		595 Bay St., 20 & 40 Dundas St. and 306 Yonge St.	Toronto	Ontario	Canada	Office
EAC TORONTO PORTFOLIO INC.		1377 The Queensway	Toronto	Ontario	Canada	Office
PRINCE ANDREW PLACE PORTFOLIO INC.		1, 4 & 8 Prince Andrew Pl.	Toronto	Ontario	Canada	Industrial
SP1 (GP) Inc.	Scotia Tower	4, 40 & 44 King St. West	Toronto	Ontario	Canada	Office
Corus - 25 Dockside Drive		25 Dockside Drive	Toronto	Ontario	Canada	Office
150 Wynford Drive		150 Wynford Drive	Toronto	Ontario	Canada	Industrial
40 Ridgetop		40 Ridgetop	Toronto	Ontario	Canada	Industrial
		3 Charles	Toronto	Ontario	Canada	Office