**MUNICIPAL, PLANNING & DEVELOPMENT LAW**

5 March 2013

Sent via E-mail to pgmc@toronto.ca and Fax to (416) 392-1879

Mayor Ford and Members of Council

c/o City Clerk

100 Queen Street West

10th Floor, West Tower

Toronto, ON M5H 2N2

Dear Mayor Ford and Members of Council:

**Re: City of Toronto Revised Draft Zoning By-law
Public Meeting - 6 March 2013
Submissions by Revenue Properties Company Limited ("Revenue Properties") and
Morguard Investments Limited ("Morguard")
In regard to 6212 - 6600 Yonge Street (Centerpoint Mall)**

We are solicitors for Revenue Properties, the owner of the property municipally known as 6212-6600 Yonge Street ("Centerpoint Mall") and Morguard, agent to Revenue Properties in regard to this property.

Centerpoint Mall is located on the south-west corner of Yonge Street and Steeles Avenue. Presently, the site is subject to the North York Zoning By-law No. 7625 (the "Existing Zoning By-law"), and is developed with a shopping centre.

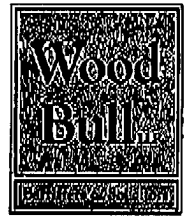
We have reviewed the revised draft zoning by-law dated 8 November 2012 (the "Revised Draft Zoning By-law") in regard to Centerpoint Mall, and on behalf of our clients, provide the following submissions in that regard.

Submissions

1. Presently, it appears that Centerpoint Mall is permitted as a "shopping centre" in the Existing Zoning By-law. However, there is no "shopping centre" use in the Revised Draft Zoning By-law. It is unclear whether the present uses at the site are permitted under the Revised Draft Zoning By-law. Moreover, it is unclear whether the use permissions on the site have been restricted through the Revised Draft Zoning By-law.
2. Many of the conditions attributed to the uses permitted on the site appear to be more onerous than those in the Existing Zoning By-law. There also appear to be many uses that were previously permitted without conditions, that are now conditional. Examples of uses with either

Dennis H. Wood Direct: (416) 203-7718 dwood@woodbull.ca

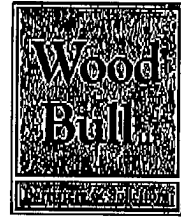
65 Queen Street West Suite 1400 Toronto Ontario M5H 2M5 T (416) 203-7160 F (416) 203-8324 www.woodbull.ca



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more onerous or new conditions are Outdoor Sales and Display, Outdoor Patio, Eating Establishment, Vehicle Dealership, and Vehicle Service Shop.

3. It appears that the frontage, front setback, building separation and landscaping requirements in the Revised Draft Zoning By-law are more onerous than in the Existing Zoning By-law. While there appear to be exemption clauses that deem the site/building compliant with the Revised Draft Zoning By-law in some respects, there do not appear to be such exemption clauses for other regulations, including landscaping regulations. Therefore it appears that the existing site/building would become non-compliant with the passing of the new zoning by-law in regard to landscaping and any other regulation for which no exemption clause applies.
4. It is unclear whether the parking and loading provisions in the Revised Draft Zoning By-law are more onerous than those in the Existing Zoning By-law, and whether there are exemption clauses that deem the existing site/building to be compliant with the Revised Draft Zoning By-law.
5. The Revised Draft Zoning By-law includes maximum and minimum heights that differ significantly from those in the Existing Zoning By-law, and which are significantly more onerous. Moreover, it is unclear whether the existing site/building would be exempted from the application of these new regulations.
6. The Revised Draft Zoning By-law includes regulations regarding vehicle access to the site which are not appropriate for a shopping mall, and for which it appears that no exemption clause applies to deem the existing site/building compliant.



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Request of Committee

On behalf of our clients, we request the Council either:

- a) instruct staff to amend the Revised Draft Zoning By-law in accordance with the requests made above; or
- b) defer the enactment of the Revised Draft Zoning By-law until such further time that the above matters have been addressed.

Yours very truly,

Wood Bull LLP

A handwritten signature in black ink, appearing to read "Dennis H. Wood", written over a horizontal line.

Dennis H. Wood

DHW