



BRATTYS ^{LLP}
BARRISTERS AND SOLICITORS

PLEASE REFER TO:
Barry Horosko (Ext: 339)
Email: bhorosko@bratty.com
Caterina Facciolo (Ext: 293)
Email: cfacciolo@bratty.com
Telephone: (905)760-2700

March 5, 2013

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

Attention: Chair and Members of the Planning and Growth Management Committee

Dear Chair and Members of the Committee,

Re: 536 Eastern Avenue
Item No. PG21.1 – Final Report on the City-wide Zoning By-law
City File No: A108/12EYK

We are the solicitors acting on behalf of The Remington Group Inc. (“Remington”) with respect to the above referenced matter. Remington is the owner of lands municipally known as 536 Eastern Avenue in the City of Toronto (the “Site”).

We are writing herein to respectfully request that the Site be excluded from the new Zoning By-law. As this Committee may be aware, our client is currently participating in the current “Five Year Review of the Official Plan and Municipal Comprehensive Review”. In this regard we note that it would be inappropriate to zone the property “EL (2.0)” given the recent set of recommendations that are still before this Committee with respect to the “Five Year Review of the Official Plan and Municipal Comprehensive Review” and the Site.

Specifically we note that the Staff’s comments to this Committee via the October 23, 2012 Report regarding the “Five Year Review of the Official Plan and Municipal Comprehensive Review” were that the Site “should be converted through re-designation to *Mixed Use Areas*”.

Background

1. The Site is bounded on the north and south by low scale residential uses.
2. The existing single storey building on the Site is occupied by a graphic design firm and a literary agents group.

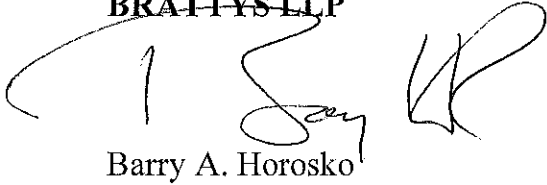
3. The Site is designated as "Employment Area" in the approved Official Plan (Map 18 Land Use Plan) but is not included within an Employment District (Map 3 Urban Structure).
4. The existing zoning applicable to the Site is "I1 D2" Industrial in Toronto Zoning By-law 438-86.

Summary

Staff has indicated to this Committee that the Site could be re-designated as "Mixed Use Area". The Site should therefore be excluded from the new Zoning By-law until such time as the designation of the Site is determined through the "Five Year Review of the Official Plan and Municipal Comprehensive Review". At that time, a more appropriate zoning category should be applied to the Site. EL 2.0 is not the appropriate zoning for the Site.

Should you have any questions or concerns with respect to this matter, please do not hesitate to contact the undersigned.

Yours truly,
BRATTYS LLP

A handwritten signature in black ink, appearing to read "Barry A. Horosko", is written over the typed name. The signature is stylized and includes a large flourish on the left side.

Barry A. Horosko

cc: Randy Peddigrew, The Remington Group Inc.