

March 5, 2013

# PG21.1.199

City of Toronto City Clerk's Office  
Toronto City Hall  
100 Queen Street West  
10<sup>th</sup> Floor, West Tower  
Toronto, Ontario  
M5H 2N2

**Walker, Nott, Dragicevic  
Associates Limited**  
Planning  
Urban Design

Attention: Ms. Frances Pritchard, Administrator, Planning and Growth Committee

Dear Ms. Pritchard:

**Re: Proposed New Zoning By-law  
233 & 235 Wallace Avenue  
Our File: 13.528**

On behalf the owners of 233 and 235 Wallace Avenue, we are submitting this letter in response to the most recent draft City of Toronto Zoning By-law (November 8, 2012) as it relates to the property located to the west of the Wallace Avenue and Lansdowne Avenue intersection ("the Subject Site") within the City of Toronto. The property was formerly occupied by the D&M Buildings Supplies site and is now developed with a multi-unit commercial condominium known as the Junction Triangle Lots.

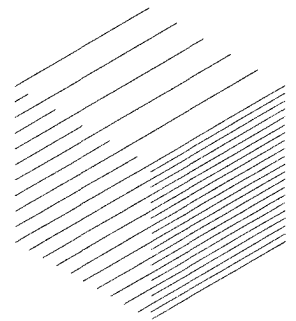
The Subject Site is placed in the *I2 D2 – Industrial Districts Zone* within By-law 438-86, as amended. The two units are occupied by a multidisciplinary sports medicine clinic and medical clinic, which includes a Pilates/Yoga gym/studio and Personal Training gym/studio as well as Osteopathic Therapy, Physiotherapy, Massage Therapy, Nutrition Counseling, Naturopathy and Psychology services, all of which are permitted uses under the current zoning.

Under the latest version of the proposed Zoning By-law the Subject Site is placed within the *Employment Industrial (E 2.0) Zone*. This zone category will not allow any of the existing uses with the exception of the Pilates/yoga gym/studio and Personal Training services which would be considered a "recreation use". Our Client's business started its operation at 235 Wallace Avenue in 2010/11 and has since expanded to include the neighbouring unit (233 Wallace Avenue). The business, which as noted above is a multidisciplinary sports medicine clinic and medical clinic, would be interpreted to be a Medical Office. There is no provision for a Medical Office use within the Employment Industrial (E 2.0) Zone, despite being provided for within other Employment categories. The By-law would therefore have the effect of rendering the existing Medical Office as a legal non-conforming use.

Under the previous effort to bring forward a new Zoning By-law, our Client was required to go through the time and expense of filing a Committee of Adjustment application to have these same businesses appropriately recognized. At that time (December 2010), City Staff and the Local Councillor both supported the variances sought to recognize and continue these uses.

Ideally this matter would be addressed prior to adoption by Council and we would be pleased to meet with Staff in an effort to resolve this matter.

On behalf of our Client, we would also like to request receipt of any and all future reports with respect to the City's new zoning by-law and request notice of any meetings of Council, Committees of Council, Community Council and/or public meetings where the



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new zoning by-law is to be considered, and notification of the City of Toronto's passage of a new zoning by-law for the City.

Should there be any questions or additional information required, please do not hesitate to contact the undersigned.

Yours very truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED  
Planning · Urban Design



Robert A. Dragicevic, MCIP, RPP  
Senior Principal

Enc.

cc: Mr. Yih Yi Wu & Dr. Raza Awan (co-owners of 233 & 235 Wallace Avenue)  
Mr. Joe D'Abramo, Director, Zoning By-law and Environmental Planning Section

