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

March 5, 2013
File 5195

Attn: Frances Pritchard

Dear Madam,

**RE: City of Toronto Draft Zoning By-law 1156-2012
(New Comprehensive Zoning By-law)
3875 Keele Street**

We are planning consultants for Brovi Investments Limited, owners of the property known municipally as 3875 Keele Street, in the City of Toronto (the "subject lands").

We are writing this letter in relation to Zoning By-law 1156-2012 as it pertains to the subject lands. We made previous submissions in relation to the previous version of the By-law that was repealed. We have since had discussions with staff in relation to the new By-law to express our concerns. While we understand that staff's position is that they cannot remove the east portion of the subject lands from the By-law, we maintain the position that this would be most desirable for our client and we request that the entire parcel of the subject lands be excluded from the new Zoning By-law and be identified as not subject to the By-law pursuant to Section 1.5.7. We request that all schedules be modified to reflect this.

Notwithstanding the above requests, our client continues to have concerns with the proposed Employment Industrial (E) zoning of the east portion of the subject lands given that the proposed zoning contains new provisions and restrictions which did not exist in the former general Zoning By-law. Specific provisions to which our client has concerns with include, but are not limited to, the following:

(a) 60.20.20.10(1) - Principle Use permissions & 60.20.20.20(1) - Principal Use Conditional permissions

- A motor vehicle dealership was not carried over from the existing M2 zone within the general Zoning By-law to the E zoning category within the new Zoning By-law.

(b) 60.20.20.100 – Use conditions

- A restaurant, a retail store and a car washing establishment have more conditional restrictions applying to them within the E zoning category than the existing M2 provisions.

(c) 60.20.40.10 – Height (office building)

- The new E Zone Category limits the maximum height of office buildings to 20 metres whereas the M2 zone does not have a maximum building height except for lots within areas shown on Schedule D.

In our opinion, there are two opportunities to accommodate our clients request; 1) provide the east portion of the subject lands with a site specific zoning within the Employment Industrial (E) zone in the new Zoning By-law; or 2) have the entire parcel identified as not part of this By-law.

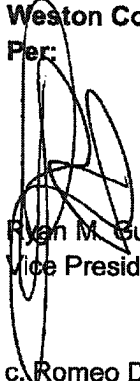
We trust that the above comments will be addressed by Staff and by Committee as appropriate. Please provide notice in relation to the further consideration of this By-law to our attention below.

If you have any other questions, please do not hesitate to contact Tom Kilpatrick (x287) or the undersigned (x241).

Yours truly,

Weston Consulting

Per:



Ryan M. Guetter, BES, MCIP, RPP
Vice President

c. Romeo DiBattista, Brovi Investments LTD.