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

March 5, 2013
File 5141

Attn: Frances Pritchard

Dear Madam,

**RE: City of Toronto Draft City-Wide Zoning By-law
321 Silver Star Boulevard
City of Toronto (Former City of Scarborough)**

Weston Consulting is the planning consultant for 1652155 Ontario Ltd., the owner of the property identified above.

The subject property is located at the southeast corner of McNicoll Avenue and Silver Star Boulevard, west of Midland Avenue, in the former City of Scarborough. The lands are currently vacant and are approximately 9,326 m² in area.

A Preliminary Project Review request was submitted to the City of Toronto on November 22nd, 2012. The submission of Site Plan and Minor Variance applications are anticipated in the near future for a development proposal for mixed employment uses.

It is our understanding that the zoning of the subject property is ME – Mixed Employment Zone with site-specific performance standards according to the City of Scarborough Employment District Zoning By-law No. 24982.

The purpose of this submission is to respond to the City of Toronto' Draft City-Wide Zoning By-law as it relates to the subject property.

Following a review of the most recent Draft City-Wide Zoning By-law, dated November 8, 2012, we note that the subject property is identified as "Former General Zoning By-law 24982 (Scarborough)" according to Map 685 of the Draft City-Wide Zoning By-law.

Regulation 1.5.7(1) Lands Subject to this By-law states, "This By-law applies to all lands in the City of Toronto, except those lands depicted on the Zoning By-law Map in Section 990.10 with diagonal hatching and the name and number of one of the Former General Zoning By-laws".

We note that Regulation 800.50(260) states the defined term 'Former General Zoning By-laws' includes The Corporation of the City of Scarborough, Employment Districts Zoning By-law Number 24982.

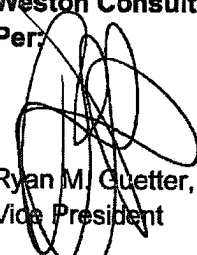
Based upon Regulations 1.5.7(1) and 800.50(260) of the Draft City-Wide Zoning By-law and Map 685, we understand that none of the provisions of the Draft City-Wide Zoning By-law will apply to the subject property.

We reserve the right to provide further comments on future versions of the Draft City-Wide Zoning By-law, as appropriate, and request to be notified concerning the release of any future drafts and upcoming meetings or decisions by Council in relation to the Draft City-Wide Zoning By-law.

Should you have any questions concerning the content of this submission, please contact the undersigned or Jane McFarlane (ext. 225).

Yours truly,
Weston Consulting Group Inc.

Per:



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

cc. Mark Sokolowski, Oskar Group