

STIKEMAN ELLIOTT

PG2.1.6

Stikeman Elliott LLP Barristers & Solicitors

5300 Commerce Court West, 199 Bay Street, Toronto, Canada M5L 1B9
Tel: (416) 869-5500 Fax: (416) 947-0866 www.stikeman.com

Calvin Lantz
Direct: (416) 869-5669
E-mail: clantz@stikeman.com

BY E-MAIL AND COURIER
clerk@toronto.ca

February 25, 2015
File No.: 137300.1001

12th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Marilyn Toft

Dear Sirs/Mesdames:

Re: Item PG 2.1 - Technical Amendments to City-Wide By-law 569-2013 to Address Specific Appeals
Clients: Kale Management Inc., Yonge-Clair Properties Inc., Milwest Investments Inc. and Kato Krauss
Properties: 1417, 1421-1425, 1427 and 1429 Yonge Street, City of Toronto

We are the solicitors for Kale Management Inc., Yonge-Clair Properties Inc., Milwest Investments Inc. and Kato Krauss with respect to the properties municipally known as 1417, 1421-1425, 1427 and 1429 Yonge Street, City of Toronto (the "Properties").

The purpose of this letter is to document our client's concerns with the proposed amendments to Zoning By-law 569-2013 contained in the Staff Report, dated January 26, 2015 entitled, "Technical Amendments to City-wide By-law 569-2013 to Address Specific Appeals".

Under Zoning By-law 569-2013, the Properties are zoned CR and subject to Development Standard Set 2. The Properties abut Tamblyn Lane to the west. A number of amendments to Zoning By-law 569-2013 are proposed that affects CR-zoned properties that abut a lane. In particular, the proposed amendments require that, where a lot abuts a lane, vehicle access to that lot and any loading spaces on that lot must be from the lane. Additionally, the proposed amendments require that, where a lot abuts a Residential Zone category or is separated from a lot in a Residential Zone category by a lane, no buildings on that lot are permitted to penetrate a 45-degree angular plane.

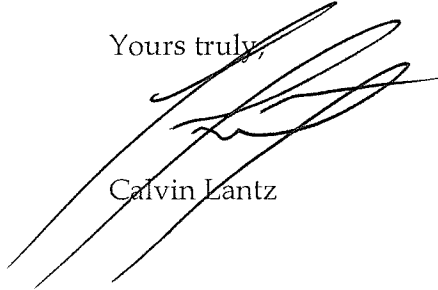
These proposed amendments to Zoning By-law 569-2013 could limit the development potential of the Properties. Please note that a development application

TORONTO
MONTREAL
OTTAWA
CALGARY
VANCOUVER
NEW YORK
LONDON
SYDNEY

has been submitted for the Properties and the proposed vehicle access to the Properties is currently being reviewed by City staff.

We reserve the right to raise further issues with the amendments to Zoning By-law 569-2013 that may affect the Properties. Additionally, please provide us with notice of all upcoming meetings of Council and Committees of Council at which Zoning By-law 569-2013, or amendments thereto, will be considered as well as notice of Council's decision with respect to any amendments. If you have any questions or require further information, please contact the undersigned. Thank you for your attention to this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Calvin Lantz', written over the typed name.

Calvin Lantz

CWL/mb

cc. Jason McCauley