

Reply to the Attention of Mary Flynn-Guglietti
Direct Line 416.865.7256
Email Address mary.flynn@mcmillan.ca
Our File No. 96866
Date May 9, 2011

Sent By Regular Mail and Via E-mail to pgmc@toronto.ca

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

**Attention: Ms. Merle MacDonald, Committee Administrator
City Clerk's Department**

Dear Chair Councillor Milczyn and Members of the Planning and Growth Management Committee:

**Re: Planning and Growth Management Committee
Agenda Item PG4.1 – May 10, 2011Z
Statutory Public Meeting – Repeal of Zoning By-law 1156-2010**

We represent 3000 Lawrence Property Inc. in respect of its property interest at 3000-3010 Lawrence Avenue East (the "Site").

You will recall that on behalf of our client we appealed Zoning By-law 1156-2010 (Appeal No. 394).

We understand that your Committee will be considering the above-noted item at a Statutory Public Meeting on May 10, 2011 and we take this opportunity to submit our client's comments for your consideration.

Under separate cover, we have previously provided comments to your Committee highlighting numerous problems with the manner in which the City's proposed harmonized Zoning By-law is structured, noting particularly issues of conformity with the official plan, mapping inconsistencies and errors, errors in respect of existing approvals and development rights, conflicts, new regulations and transition problems. For the above reasons, our client does not support By-law 1156-2010 or the amendments that have recently been enacted.

Our client continues to support a comprehensive and consistent approach to enacting a new citywide Zoning By-law that is in full conformity with the Official Plan.

In that regard, **our client supports the repeal of By-law 1156-2010** to enable an appropriate opportunity to consider these issues, particularly the issues of legal non-conformity, official plan conformity and transition.

Our client also requests that staff be directed to conduct a stakeholder working group review with appropriate stakeholders prior to the Zoning By-law being brought back for Committee's consideration.

In the interim, our client remains available to meet with staff, together with other stakeholders, to discuss these concerns in greater detail.

We also request the Clerk provide us with Notice of any subsequent considerations or decisions of the related Zoning By-law.

We trust that you will find the above of some assistance in your consideration of this matter. Should you have any questions, please contact the undersigned, or our client's planning consultant, Mr. Paul Stagl (416-784-2952).

Yours truly,



Mary Flynn-Gughetti

/sb

cc: Mr. Maor Cohen, 3000 Lawrence Property Inc.
Mr. Paul J. Stagl, MCIP, RPP, Opus Management Inc.