

Reply to the Attention of Mary Flynn-Guglietti
Direct Line 416.865.7256
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Our File No. 96866
Date May 9, 2011

Sent By Courier 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 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**

Our firm represents a number of clients who have filed appeals with respect to the passage of Zoning By-law 1156-2010. Attached as Schedule A is a copy of the appellants we represent with respect to numerous appeals .

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 clients comments and concerns for your consideration. In addition kindly list me as a deputant with respect to this item.

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 clients continue 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 clients strongly support 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 clients also request that staff be directed to conduct a stakeholder working group review with appropriate stakeholders prior to the Zoning By-law being brought back for the Committee's consideration.

In the interim, our clients remain available to meet with staff, together with other stakeholders, to discuss these concerns and their individual site specific concerns in greater detail.

We also request the Clerk to provide us with Notice of any subsequent considerations or decisions of the Committee or Council related to Zoning By-law 1156-2010.

We trust that you will find the above to be of some assistance in your consideration of this matter. Should you have any questions, please contact the undersigned, or our firm's land use planner, Ms. Isabel Mitchell (416-865-7937).

Yours truly,



Mary Flynn-Guglietti

/sb

cc: Schedule A

SCHEDULE “A”

- 1 Amexon Holdings Inc. and Heritage York Holdings Inc. (OMB Appeal # 391)
- 2 Church-Isabella Properties Inc. (OMB Appeal # 396)
- 3 River Oaks Investments Inc. (OMB Appeal # 393)
- 4 Comweb Toronto Realty Inc. (OMB Appeal # 395)
- 5 Torgan Management Inc. (OMB Appeal # 394)
- 6 Morguard Corporation (OMB Appeal # 399)
- 7 Talisker (Sunlight) G.P. Inc., Jacob’s Tent Investments Inc., Victoria Wood Development Corporation Inc., Victoria Wood (Main Squire) G.P. Inc., Victoria Wood (Main Square) Limited Partnership (OMB Appeal # 433)
- 8 Royal Canadian Legion Branch 286 (OMB Appeal # 389)
- 9 Royal & Sun Alliance Insurance Company of Canada (OMB Appeal # 390)
- 10 Ontario Power Generation Inc. (OMB Appeal # 392)
- 11 YMCA of Greater Toronto (OMB Appeal # 397)
- 12 Azuria Group (OMB Appeal # 398)
- 13 1170898 Ontario Ltd. (OMB Appeal # 28)
- 14 Crown Realty Partners (OMB Appeal # 26)
- 15 Heritage Yorkshire Holdings (OMB Appeal # 499)
- 16 Toronto Heritage Seventh Day Adventist Church (OMB Appeal # 618)
- 17 Laurie and David Weishuhn