

**The Muzzo Group of Companies  
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October 11, 2012

Chairman and Members  
Planning and Growth Management Committee  
City of Toronto  
City Hall, 100 Queen Street West,  
10<sup>th</sup> Floor, West Tower  
Toronto, Ontario M5H 2N2

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

**Re: Planning and Growth Management Committee  
City of Toronto's New Draft Comprehensive Zoning By-law**

We are currently reviewing the draft Zoning By-law and the interactive, online mapping in detail as they relate to several properties that The Muzzo Group of Companies owns in the City of Toronto. This letter is to provide our initial concerns as we have found that there are items that have immediate and significant impact on development proposals that we are currently working with the City on.

It is our understanding that properties with active rezoning applications are to be exempt from the draft By-law and that the proposed transition protocol would protect those properties for a period of three years. We are very concerned that the interactive, online mapping that accompanies the draft By-law does *not* currently identify the following properties as being "exempt" despite having active development applications:

- 177-197 Front Street East, 15 and 21 Lower Sherbourne Street
- 31-37 Helendale Avenue
- 95 Broadway Avenue

It is worth noting that we had the same issue in 2010 when the interactive mapping at that time included our properties with active applications as being including in the then draft By-law.

The draft By-law includes a Transition Clause that allows for applications submitted prior to the enactment of the draft Zoning By-law to continue under the former general Zoning bylaw for a three year period. We believe that this transition period is insufficient given

potential delays in the approval process and the size of some development projects (e.g. multi phased projects). It is our belief that any active application at the time of enactment of the draft Zoning By-law should remain governed by the former general Zoning By-law until that approval process has been completed.

Several other projects are in various stages of construction in the City and are not yet registered including:

- 9 McKee Avenue and 26 Norton Avenue
- 1 Michael Power Place
- 50 St. Joseph Street
- 1093 Queen Street West

We are reviewing the impact of the draft Zoning By-law to ensure that it does not have a negative impact on the approvals that are in place for these properties.

We will review the revised version of the new Zoning By-law and interactive mapping prior to the Statutory Public Meeting anticipated to be held in 2013 and will provide final comments at that time.

Sincerely,  
The Muzzo Group of Companies



Ian MacLeod