
AIRD & BERLIS LLP

Barristers and Solicitors

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October 11, 2012

106498

BY EMAIL

Merle MacDonald
Planning and Growth Management Committee
City Hall 10th Floor West Tower
100 Queen Street West
Toronto Ontario
M5H 2N2

Dear Ms. MacDonald:

**Re: Planning and Growth Management Committee Meeting Oct 12 2012
Recommended Changes to Draft Citywide Zoning By-law
10 Huntley Street
ITEM: PG18.7**

Aird & Berlis LLP acts on behalf of Glen-Huntley Holdings Limited and APS Holdings Limited with respect to lands known municipally as 10 Huntley Street which are located on the west side of Huntley Street, east of Jarvis Street. Our clients appealed now-repealed Zoning By-law 1156-2010 [Appeal # -11].

Then and now we are of the opinion the proposed citywide Zoning By-law fails to recognize the strategic location of the subject lands and the potential infill opportunities that these lands provide.

In the June 12, 2012 version of the Draft Zoning By-law, the property is proposed to be zoned R(d2.0)(x644). There has been no substantive change proposed by staff subsequent to the repeal of By-law 1156-2010 in response to our clients' appeal.

We remain concerned with the manner in which the proposed Citywide Zoning By-law is structured with respect to Official Plan conformity, legal non-conforming uses and transition regulations.

We continue to be concerned with the need to protect our clients' property rights and planning and redevelopment potential. We will continue to monitor the precision of the new draft Zoning By-law to determine and confirm that the lands are properly zoned under the new City-wide zoning initiative. We will await the revised version of the Zoning By-law which will be released prior to the Statutory Public Meeting anticipated now for 2013

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and provide final comments on the form and content of the planning instruments presented for approval at that time.

Respectfully submitted.

Yours truly,

AIRD & BERLIS LLP

 Discussed not read

 Robert G. Doumani

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