



**Kagan
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LAWYERS

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File: 08326

March 7, 2013

By email

Clerk and Members of Council
c/o Mr. Alan Theobald
Project Manager, City of Toronto Zoning By-law
55 John Street, 22nd Floor
Toronto, Ontario
M5V 3C6

CITY CLERK'S OFFICE
 SECRETARIAT SECTION
 2013 MAR - 8 P 12: 58

Dear Mr. Theobald:

**Re: City of Toronto Proposed Zoning By-law
Toronto Lawn Tennis Club
30, 40, 43, 44 & 45 Price Street, Toronto**

We are the solicitors for the Toronto Lawn Tennis Club. Kindly consider this letter as our client's comments on the draft new City of Toronto Zoning By-law.

30, 40 and 44 Price Street

These municipal addresses belong to the TLTC's main parcels (including the pavilion). The TLTC has been operating for over 130 years (98 of which out of its present location on Price Street). It is a venerable club and an integral part of the community. Many of its members live in the area and are able to walk to it for their social and athletic activities. The TLTC supports the new zoning by-law's recognition of the existing use as a permitted use (consistent with the in-force Official Plan).

43 & 45 Price Street

These addresses belong to a pair of semi-detached homes on the south side of Price Street, adjacent to the TLTC's main parcel. The TLTC owns 43 Price Street and plans to eventually acquire 45 Price Street. The proposed zoning for these two semi-detached homes is orphaned inasmuch as they do not enjoy the same racquet club permissions as does the main parcel nor do they enjoy the same business a professional office uses as do the properties to the west along the south side Price Street. Accordingly, we request that

the zoning of this pair of semi-detached homes zoning enjoy the same professional and business office uses as do the other properties on the south side of Price Street.

Thank you.

Yours very truly,

A handwritten signature in cursive script that reads "Ira Kagan". The signature is written in black ink and is positioned below the typed name.

Ira T. Kagan

cc. Toronto Lawn Tennis Club