

CITY OF TORONTO OFFICE
SECRETARY
2013 MAR 25 P 8 AC

March 25, 2013

Our File No.: 10-1859

By Courier and E-mail

City of Toronto, City Clerk's Office
Toronto City Hall
100 Queen Street West
10th Floor, West Tower
Toronto, ON M5H 2N2

Attention: Frances Pritchard, Administrator,
Planning and Growth Management Committee

Dear Sirs/Mesdames:

Re: 50 The Bridle Path and 83 Post Road
New City-wide Zoning By-law – PG21.1
Request for exclusion from new by-law

We are solicitors for 1044771 Ontario Inc., the owner of two abutting properties in North York known municipally as 50 The Bridle Path and 83 Post Road.

Our client is developing these two properties each with a single-family home. Given the proximity of the two lots to Wilket Creek, the properties have been the subject of a lengthy public planning process. The owner and its consultants have been working with both City and Toronto and Region Conservation Authority ("TRCA") staff since 2010 on the current development proposal, and submitted separate complete site plan applications in 2011 and 2012 (City File No. 12 152964 NNY 25 SA for 50 The Bridle Path, and File No. 11 329455 NNY 25 SA for 83 Post Road), as well associated applications to the TRCA for permits to undertake development within an area regulated by the conservation authority.

The City's transition protocol for the City-wide by-law indicates that properties subject to a complete site plan application, but for which a building permit has not issued, will be excluded from the proposed new comprehensive by-law (the "New By-law"). Although the City closed the two site plan applications in 2012 due to the enactment of a new City-wide site plan by-law (which no longer requires site plan applications for developments of this nature), both properties are still undergoing the permit approval process with the TRCA. The intent of the transition protocol is to maintain a fair and manageable planning process by ensuring that the applicable former zoning continues to apply to sites for which development approvals are in progress. In this case, where the owner has

been working closely with the public authorities for almost three years and is nearing the completion of its approvals process for these two lots, it would seem unfair to treat these properties differently from other sites that have been excluded on the basis of the transitional protocols. We request that this transitional approach be implemented for both 50 The Bridle Path and 83 Post Road and that these two properties be excluded from the version of the New By-law anticipated to be considered by City Council in April.

Please also accept this written submission as our client's request for notice of any action by City Council regarding the new by-law.

Please do not hesitate to contact us if you require additional information.

Yours very truly,

GOODMANS LLP

A handwritten signature in black ink, appearing to read 'MS', written over a horizontal line.

Michael Stewart
MGS/mp

cc: Klaus Lehmann, Manager, Zoning By-law Project
Nick Maroulis, MHKW Architects Inc. (via email only)