

STIKEMAN ELLIOTT

Stikeman Elliott LLP Barristers & Solicitors

5300 Commerce Court West, 199 Bay Street, Toronto, Canada M5L 1B9
Tel: (416) 869-5500 Fax: (416) 947-0866 www.stikeman.com

Calvin Lantz
Direct: (416) 869-5669
E-mail: clantz@stikeman.com

BY E-MAIL

March 26, 2013
File No: 121989.1002

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CITY CLERK'S OFFICE
SECRETARIAT SECTION

Mayor and Members of Council
City of Toronto
Metro Hall, 24th Floor
55 John Street
Toronto, ON M5V 3C6

Attention: Your Worship and Members of Council

Dear Madam:

Re: Concerns with the Proposed City-wide Zoning By-law Item No. PG 21.1, Planning and Growth Management Committee City Council Agenda April 3/4, 2013
Owner: Sisters of St. Joseph
Property: 6 O'Connor Drive
Municipality: Former municipality of East York

We represent the Sisters of St. Joseph, owners of the property municipally known as 6 O'Connor Drive (the "Property"). We wish to bring to your attention concerns our client has with respect to the proposed new city-wide Zoning By-law (the "Draft By-law"), the most recent draft of which was released for public comment on November 8, 2012. We would also like to request an exemption for the Property, for the reasons noted below.

We understand that eventually the Property will be incorporated into the new Toronto Zoning By-law and, if and when it is appropriate, we will work with the City to craft an appropriate exception for the Property.

Concerns with the Draft By-law

There are a number of significant amendments in the proposed regulations of the Draft By-law applicable to the Property, relative to the in-force zoning, that are of concern to our client. If our client's lands are not exempted from the Draft By-law, these regulations will pose constraints on the use and development of the Property.

Of specific concern to our client are the restrictions in Clause 5.10.40.40(1), which state that the portion of the lot below the stable top-of-bank is not included in

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the calculation of the floor space index for the lot. The exclusion of lands below top-of-bank in the calculation of the "lot" upon which the floor space index calculation is based will effectively minimize the lot area to the extent that no additional gross floor area will be permitted on the Property. The grandfathering provision contained in Clause 5.10.40.40(2) allows alteration of a lawfully existing building or structure or its replacement on the lot, if the floor space index resulting therefrom is not increased. Sufficient controls will be imposed by the new Zoning By-law, without the restriction of additional gross floor area which might permit for instance, a third floor addition. A property data map indicating the location of the property and the structures located thereon is attached.

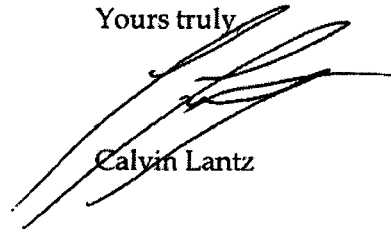
Furthermore, no public purpose will be served by the effective sterilization of the redevelopment potential of this residential lot. Our client also wishes to record its concerns with the onerous new side yard requirements for corner lots that will impact on its ability to make alterations and additions to the existing dwelling or to construct a replacement dwelling.

Since the Draft By-law process is an iterative one, we reserve the right to raise further issues with provisions of the Draft By-law that may affect the Property.

By copy of this letter to the City Clerk, we ask to be provided with notice of all upcoming meetings of Council and Committees of Council at which the Draft By-law will be considered and we ask to be provided with notice of Council's decision with respect to the Draft By-law.

If you have any questions or require further information, please contact the undersigned. Thank you for your attention to this matter.

Yours truly

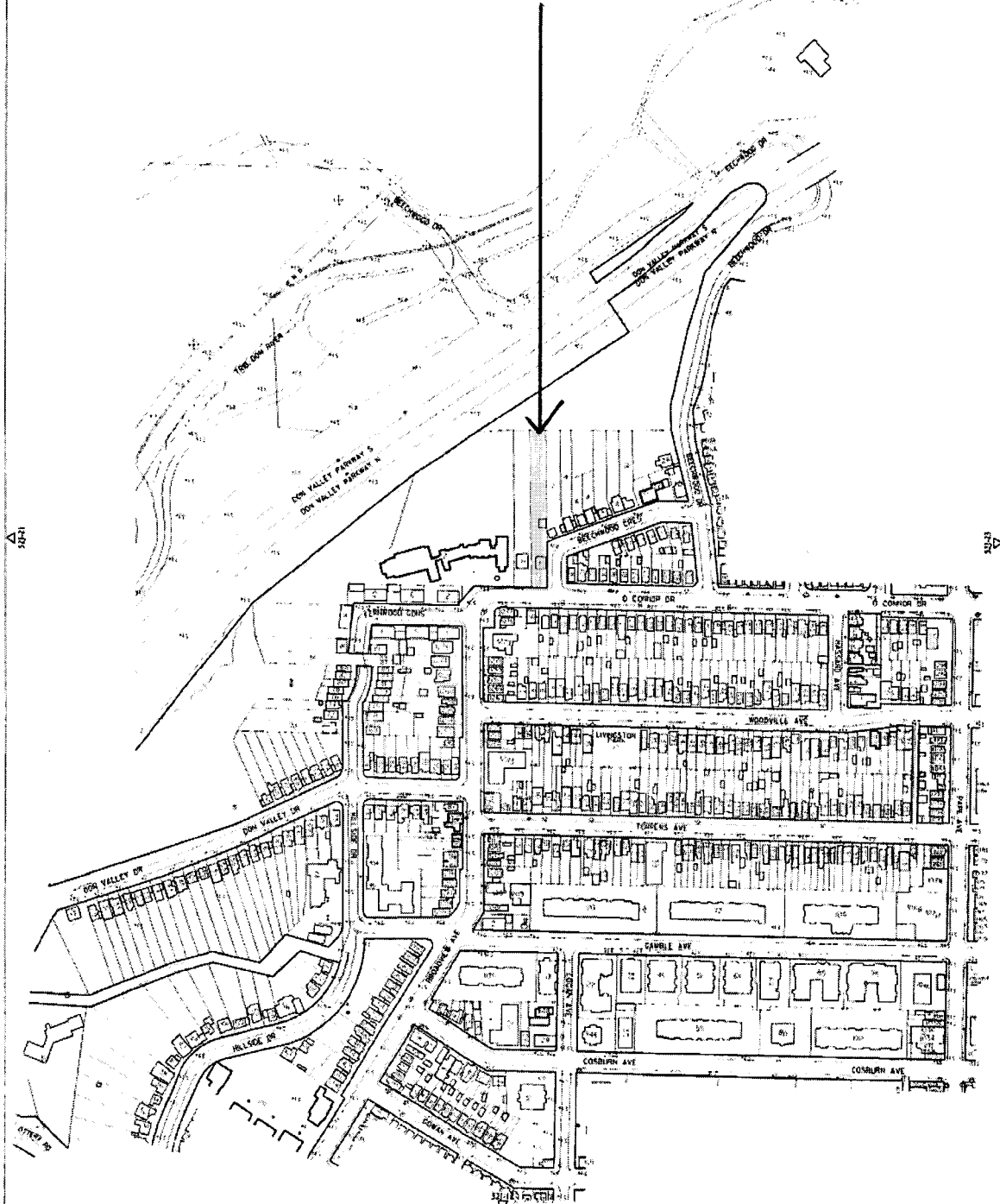


Calvin Lantz

/vs

cc: Ulli S. Watkiss, *City of Toronto Clerk*
Joe D'Abramo, *Zoning By-law and Environmental Planning, City of Toronto*
Amanda Garrett, *Sisters of St. Joseph*

Location of 6 O'Connor Drive



GENERAL NOTES

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SCALE: 1:800 METRES

REFER TO INDEX MAP FOR SOURCE DATA

CITY SURVEYOR
W. KOWALENKO O.I.S., O.I.P.

PRINTED: August 2010

LEGEND

PUBLIC ROAD, LAKE, WALKWAY LINE	[Symbol]
NAMED PRIVATE ROAD, LAND WALKWAY LINE	[Symbol]
PROPERTY BOUNDARY	[Symbol]
CURB - FENCE OF PAVEMENT	[Symbol]
UNPAVED ROAD / PATH	[Symbol]
BRIDGE	[Symbol]
RAILWAY TRACK	[Symbol]
STREETCAR TRACKS (TTC)	[Symbol]
BUILDING / GARAGE	[Symbol]
HERITAGE BUILDING	[Symbol]

LEGEND

MUNICIPAL NUMBERS	[Symbol]
GENERAL FIELD CONFINEMENT	[Symbol]
WATERLINE	[Symbol]
URGRADE FLOWLINE / POND	[Symbol]
CYCLOSTAIR	[Symbol]
POLICE CATERMANS	[Symbol]
FIRE HYDRANT	[Symbol]
POH (OPENING)	[Symbol]
TELEPHONE POLE	[Symbol]
TRAFFIC LIGHT	[Symbol]
LIGHT STANDARD	[Symbol]
TRAFFIC AND LIGHT POLE	[Symbol]
ELECTRIC POLE WITH OR WITHOUT TRANSFORMER	[Symbol]

Toronto

TECHNICAL SERVICES SURVEY AND MAPPING SERVICES MAPPING SERVICES

18 Dym Road, 4th Floor
Toronto, Ontario M3B 1V5
Tel: (416) 392-7755 Fax: (416) 392-0081

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DATA MAP 52J-22