

AIRD & BERLIS LLP

Barristers and Solicitors

CITY CLERK'S OFFICE
SECRETARIAT SECTIONSidonia J. Loiacono
Direct: 416.865.7763
E-mail: sloiacono@airdberlis.com

April 2, 2013 2013 APR -2 A 11: 28

File No. 115311

BY EMAIL

Mayor Rob Ford and Members of CouncilToronto City Hall
12th Floor East
100 Queen Street West
Toronto, ON M5H 2N2Attention: Marilyn Toft, Manager
Council Secretariat Support

Dear Ms. Toft:

**Re: City-Wide Zoning By-law ("New Zoning By-law")
Agenda Item PG21.1 - Final Report on the City-Wide Zoning By-law
55 Mac Frost Way**

We act on behalf of Cedar Brae Golf and Country Club Limited, the owner of approximately 65 hectares of land located south of Steeles Avenue, east of the residential development adjacent to Staines Road in the City Toronto (the "Property"). The Property currently contains an eighteen hole golf course, practice facilities, a clubhouse and related parking area and ancillary uses.

Our client submitted an application to amend the former City of Scarborough Zoning By-law on February 3, 2012 (City File No. 12 117140 ESC 420Z) and an application for Plan of Subdivision Approval (City File No. 12 117151 ESC 42SB). Pursuant to the proposed Transition Clauses, the New Zoning By-law, once enacted, will not apply to the lands which are the subject of the above-noted complete applications.

We have had the opportunity to review the draft City-Wide Zoning By-law (the "New Zoning By-law") being considered by Toronto City Council at its meeting on April 3 and 4, 2013 and are writing at this time to state our client's opposition with respect to the New Zoning By-law as it applies to a portion of the Property located at the north-west extent of their landholding (the "North-West Parcel"). The North-West Parcel lot boundary is identified in the attached Draft-R Plan as Parts 1 and 2. This portion of land, being approximately 1.23 hectares in size, is not presently zoned by any City zoning by-law. Furthermore, the land use designation within the City's Official Plan is unclear. It is our client's belief that the lands are designated Neighbourhood Area "A" within the Morningside Heights Community Secondary Plan.

April 2, 2013

Page 2

It is our understanding that the New Zoning By-law is intended to consolidate the various Zoning By-laws in force and effect in an effort to create one comprehensive Zoning By-law for the entire City of Toronto and not to introduce new or different zoning standards. With respect to the North-West Parcel, the New Zoning By-law proposes to zone it to "Open Space – Golf Course Zone" (OG). This is a fundamental change to the manner in which the North-West Parcel is currently zoned. In our submission, the New Zoning By-law introduces a new and more restrictive zoning to this site.

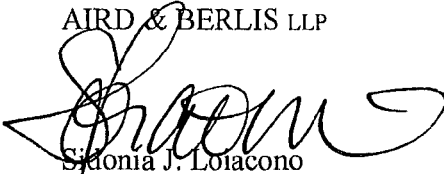
Our client is currently considering long-term options respecting the North-East Parcel. The appropriate ultimate use of this land may be jeopardized by the "Open Space-Golf Course Zone" being applied to the Property. Therefore, our client requests that the 'un-zoned' nature of the North-West Parcel be carried forward and accordingly, that the New Zoning By-law not apply to the North-East Parcel.

Finally we request that the undersigned be provided with notice of any further public meetings and notice of passage of the New Zoning By-law .

Should you require any further information or clarification respecting any aspects of this letter, please do not hesitate to contact the undersigned. Thank you very much.

Yours truly,

AIRD & BERLIS LLP



Stionia J. Loiacono

SJL

cc. Joe D'Abramo
client

14387281.2

1	REVISION	DATE	BY
2	REVISION	DATE	BY
3	REVISION	DATE	BY
4	REVISION	DATE	BY
5	REVISION	DATE	BY
6	REVISION	DATE	BY
7	REVISION	DATE	BY
8	REVISION	DATE	BY
9	REVISION	DATE	BY
10	REVISION	DATE	BY

PLAN 66R-

Received and Dispatched
Date: _____

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PART	AREA	AREA IN SQ. METERS	AREA IN SQ. FEET
1	1	0.000000	0.000000
2	2	0.000000	0.000000
3	3	0.000000	0.000000
4	4	0.000000	0.000000

**PLAN OF SURVEY OF
PART OF LOT 12
CONCESSION 4
AND
PART OF LOT 13
CONCESSION 5
CITY OF TORONTO**

SCALE 1:2000
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

MEASUREMENTS MADE BY THE SURVEYOR
AND THE SURVEYOR'S CERTIFICATE
ARE THE BASIS OF THIS PLAN

NOTE
ALL DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
ALL DISTANCES SHOWN ON THIS PLAN ARE TO UNLESS OTHERWISE SPECIFIED
CONVERTED TO METERS BY THE SURVEYOR

NO.	DESCRIPTION	DATE
1
2
3
4
5
6
7
8
9
10

SURVEYOR'S CERTIFICATE

1. I, the undersigned, being a duly qualified and licensed Surveyor under the Survey Act of the Province of Ontario, do hereby certify that the foregoing is a true and correct copy of the original plan of survey as shown to me by the owner thereof.

2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF JULY, 2011.

DATE: _____

DRAFT
DATE: _____

MEASUREMENTS MADE BY THE SURVEYOR

MEASUREMENTS MADE BY THE SURVEYOR AND THE SURVEYOR'S CERTIFICATE ARE THE BASIS OF THIS PLAN

