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April 2, 2013

Via Email and Courier

Mayor and Members of Council
City of Toronto
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Your Worship and Members of Council:

Re: Proposed New Comprehensive Zoning By-law ("New By-law")

**And Re: Planning and Growth Management Committee PG 21.1
Final Report on the City-Wide Zoning By-law**

We are the solicitors for the Centre for Addiction and Mental Health with respect to its lands located in the south west quadrant of Queen Street West and Shaw Street, municipally known as 1001 and 1033 Queen Street West, 100 Lower Ossington Avenue, 100 and 101 Stokes Street, 80 Workman Way, 30, 40, 50 and 60 White Squirrel Way, as well as its lands at 175 Brentcliffe Road (the "CAMH Lands").

Based on our review of the New By-law, it appears that the CAMH Lands have been placed in "holes" i.e. the zoning in place prior to the approval of the New By-law would continue to apply. Generally speaking, it is our client's submission that the entire zoning regime applicable to the above-referenced properties should reflect the existing zoning permissions applicable to the CAMH Lands. Provided that the placement of the properties in "holes" fully respects this principle, our client would accept this treatment at this time, provided further that any potential future action which would serve to alter this status is appropriately regulated.

Our client would further object to any amendments to the New By-law which would serve to derogate from the permissions contemplated by either the existing zoning or official plan provisions as such relate to the CAMH Lands.

We would be pleased to discuss the foregoing. Please provide us with notice of Council's decision in this matter or of any future consideration by Council Community, Council, or any Committee.

Thank you for your attention in this regard.

Yours truly,
Per:



Cynthia MacDougall
Partner

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