

CITY CLERK'S OFFICE
SECRETARIAT SECTION

Please refer to: **Susan Rosenthal**
e-mail: susanr@davieshowe.com
direct line: 416.263.4518
File No. 800195

2013 APR -2 P 2: 25

Davies
Howe
Partners
LLP

April 2, 2013

By E-Mail Only to clerk@toronto.ca

Lawyers

The Fifth Floor
99 Spadina Ave
Toronto, Ontario
M5V 3P8

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

T 416.977.7088
F 416.977.8931
davieshowe.com

Attn: Ms. Ulli Watkiss, City Clerk

Dear Members of Council:

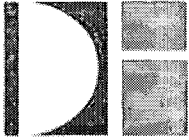
**Re: Final Report on the City-wide Zoning By-law – Item PG21.1
Submissions on behalf of Magnum Opus Developments**

We are counsel to Magnum Opus Developments, the owner of lands municipally known as 1973 (1955-1991) Victoria Park Avenue (the "Property").

The Property was the subject of a City Council decision on August 25, 26, and 27, 2010 that approved amendments to the Official Plan and Maryvale Community Zoning By-law No. 9366 to permit the construction of residential development on the Property. Under the proposed comprehensive zoning by-law (the "New By-law"), the Property would be zoned RM – Residential Multiple, subject to exception No. RM 462, which, among other matters, lists the site-specific by-law as a prevailing by-law and section.

We are writing to advise that our client objects to the New By-law to the extent that it would have the effect of removing and/or limiting any existing zoning permissions in relation to the Property, including those pertaining to land uses and/or any applicable development standards.

Our client is also concerned about the manner in which section 900 of the New By-law will apply to prevailing by-laws and prevailing sections, and in particular how the Prevailing By-laws and Sections will be applied to the Property. Further, our client is concerned about how the City will evaluate whether or not the prevailing section or by-law is "inconsistent with" the regulations of the New By-law.



Davies
Howe
Partners
LLP

Please provide me with notice of any decisions of City Council, notice of passage of the New By-law and with notice of any further consideration by a committee, public meetings, and staff reports, if applicable.

Yours sincerely,
DAVIES HOWE PARTNERS LLP

per: *Ashley Maitland*

Susan Rosenthal
Professional Corporation

SR:SM

copy Client