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April 2, 2013
File No.: 206960.00003

VIA EMAIL

City of Toronto
Clerks Department
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mayor and Members of Council:

Re: Objection to the Proposed New City of Toronto Comprehensive Zoning By-law (the "New Zoning By-law") as it relates to 56 Queen Street and 51 Bond Street, Toronto
Item PG21.1 - Final Report on the City-wide Zoning By-law (Ward All - Statutory: Planning Act, RSO 1990)

Please be advised that we act on behalf of Metropolitan United Church, who are the owners of lands that are bounded by Queen Street to the south, Bond Street to the west, Shuter Street to the north and Church Street to the east (the "Property"). The property is municipally known as 56 Queen Street and 51 Bond Street.

The majority of the Property is currently occupied by the Metropolitan United Church which fronts onto Queen Street and is municipally known as 56 Queen Street. This front portion of the Property is not considered to be part of the New Zoning By-law. The north portion of the Property is occupied by a smaller building referred to as the Manse, is known as 51 Bond Street and is subject to the New Zoning By-law. The proposed New Zoning By-law, under its site specific section 1696, brings forward the prevailing Section 12(2)260 of the City of Toronto's previous by-law. This prevailing section regulates height and angular plane along Church Street. We object to this prevailing section as it applies to the Property.

In 2003, the City passed By-law 1015-2003 which is a site specific by-law that applies to the Property. This site specific by-law specifically exempts the Property from the provisions of Section 12(2)260. To continue to bring this previous Section 12(2)260

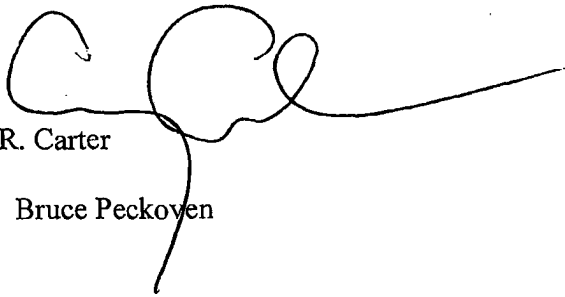
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forward in the New Zoning By-law will only cause conflict in interpreting the Site Specific By-law and any future variances to this Site Specific By-law that may be required.

Accordingly, as a protective measure, and so as not to compromise the future development of the Property, we object to the passage of the New Zoning By-law as it relates to the Property. We will continue to review the subject provisions with staff to understand its implications on our client's development plans to ensure that it will not be prejudiced by the passage of the New Zoning By-law.

Please forward to the undersigned any notices of future meetings, hearings or decisions in connection with the said New Zoning By-law.

Yours truly,



Craig R. Carter

CC/jg

cc Bruce Peckoven