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File No. 702515-2

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Davies
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LLP

April 3, 2013

By E-Mail Only to clerk@toronto.ca

Lawyers

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Attention: Ms. Ulli Watkiss, City Clerk

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Your Worship and Members of Council:

**Re: Proposed Comprehensive Zoning By-law (the "Proposed By-law")
Submission by Compass Property Group Inc. ("Compass") on
behalf of 1835628 Ontario Inc.
18 Fourteenth Street (the "Property")**

We are counsel to Compass, the owner of the Property, which is currently zoned "R2 New Toronto" in the former Etobicoke Zoning Code, as amended. It is to be zoned "RM - Residential" in the Proposed By-law.

We are writing to advise that our client objects to the Proposed By-law on the basis that it unduly restricts the continuation and reasonable future expansion of the legal non-complying use of the Property as a lodging house.

Kindly ensure that we receive notice of any further staff reports and/or public meetings concerning this matter, and please notify us of any decisions made by City Council pertaining to the Proposed By-law.

Yours sincerely,
DAVIES HOWE PARTNERS LLP

Michael Melling
MWM:jl

copy: Client