

PG 21.1. 406

URBAN PLANNING

C²

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

From: Christian Chan
Partner, C2 Urban Planning
Suite 202 – 676 Huron Street
Toronto ON
M5R 2R9

PER EMAIL to Clerk@toronto.ca

April 3, 2013

ATTN: Ms. Ulli Watkiss, City Clerk, ITEM PG21.1

Your Worship and Members of Council,

**Re: Final Report on the City-wide Zoning By-law
Proposed New Comprehensive Zoning By-Law ("New By-law")
Planning and Growth Management Committee Item No. PG21.1
85 Bedford Road, 220 Beverley Street,, 12 Grange Avenue, 350 Huron Street, 506
Huron Street, 94 Prince Arthur Avenue, 30 Lowther Avenue, 131 Lowther Avenue,
22 Madison Avenue, 24 Madison Avenue, 26 Madison Avenue, 30 Madison Avenue,
32 Madison Avenue, 45 Madison Avenue, 152 St George Street, 157 St. George
Street , 160 St. George Street, 163 St. George Street , 165 St. George Street, 180 St.
George Street, 182 St. George Street.**

We are the agents for the owners of the above-referenced properties ("Properties") in the City of Toronto.

We have had a chance to review the proposed Draft New Zoning By-law and want to ensure that the existing zoning rights with respect to the above-referenced addresses are not thwarted in any way. In review of the draft of the proposed New Zoning By-law, our clients are not able to determine with conviction that their existing zoning rights are fully protected and that those rights are not challenged by any other proposed new provisions.

Our clients' specific apprehensions relate to ambiguous provisions relating to uses that were explicitly permitted on the Properties by the currently in-effect applicable zoning by-law, are not explicitly permitted in the equivalent zone under the draft New Zoning By-law.

In the former City of Toronto examples of such uses include the following as defined or referenced by By-law 438-86: dwelling room; dwelling unit; student or employees or university residence; and single-family use.

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We are writing to advise that our Clients object to the New By-law to the degree that it would have the effect of removing and/or limiting any existing definitions, zoning permissions and exemptions in relation to the current uses of those Properties, including those affecting land uses and/or any applicable development standards.

Accordingly, our clients want to be on record that they do not support any provisions of the proposed New By-law which create hindrances to the appropriate and existing uses of the Properties.

Our clients are also concerned about the way in which the existing by-law will be applied to the above-mentioned Properties; in particular, how to evaluate whether, or not, the existing by-law is "inconsistent with" the regulations of the New By-law.

In addition, according to the provisions of the Planning Act, a property owner must express their concern on the proposed New-by-law Amendment before City Council adopts that amendment or the new Zoning By-law.

Please accept this letter as our client's written letter of concern on the application of the provisions, maps and overlays, and any other items appended to the New Zoning By-law which relate in any way to the above-referenced properties.

Also, please accept this letter as a request that all of our clients' existing zoning rights as provided under the existing Zoning By-law (together with any Committee of Adjustment variances) are not negatively impacted by the provisions of the New By-law.

Please provide us with notice of Council's decision on this matter, including any subsequent consideration by Council, Community Council, Staff Reports, Public Meetings, or any Committee.

Should you have any questions of the foregoing, please do not hesitate to contact the undersigned,

A handwritten signature in black ink, appearing to read 'Christian Chan'.

Best Regards,

Christian Chan,
Partner
Christian@c2planning.com
Tel: 647-787-5264



cc. Adam Carson, SOFRA President
cc. Stefanie Pereira
cc. Kathy Christiansen
cc. Kate Oostrom
cc. Pauline Gauvin
cc. Annemarie Brissenden
cc. Leslie Hornibrook
cc. Jane Hawkins
cc. Daniella Marchese
cc. Michele Goddard
cc. Cathy deLeeuw
cc. Monica Monczka
cc. Grace Lin
cc. Ross Wigle
cc. Kevin Tuttle
cc. Members of City Council
cc. Ulli Watkiss, City Clerk
cc. PKP Buildings Limited
cc. Leon Broad
cc. Daniel Wootton
cc. Sim Brigden
cc. Paul Gagne
cc. Kent Beattie
cc. Brad Gaultieri
cc. Mark Munro
cc. Eric Jones
cc. Stephen Dooley