



CITY CLERKS OFFICE
SECRETARIAT SECTION

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November 7, 2012

The Planning and Growth Management Committee, City of Toronto
10th Floor, West Tower, Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attn: Ms. Merle MacDonald, Secretariat

Re: Revised Draft City-Wide Zoning By-law

We at Lebovic Enterprises are the current owners of the property at 1160 and 1170 Birchmount Road, Toronto, Ontario. Under the current existing city-wide zoning by-law our property is approved for the following employment uses: educational, office, and places of worship. We object to the deletion of these employment uses under the new city-wide zoning by-law.

The new zoning by-law should include the employment uses which provide employment and utilize the existing road frontage on Birchmount Road. Any change to the existing by-law would prohibit our existing tenants from expanding their operations in the future. Furthermore, these buildings have already been constructed for educational and office use, at a significant cost to our tenants, and it would prevent the tenants from continuing their operations or expanding their operations in the future.

The current employment uses provide employment to many members of the community and have provided job security to many families. The buildings pay assessments to the City and are constructed in the quality of an office building as opposed to a less desired warehousing structure. The taxes paid to the City would be much lower if the building would be forced to be converted to warehousing space, costing the City significant tax dollars. Additionally, changing the existing zoning by-law would cost many individuals their jobs in favour of employing fewer people for warehousing space. It would also greatly affect the families that rely on the schools for their children's education.

Please provide me with notice of any decision of Committee on this matter

Yours truly,



Bradley Gordon, (Hons.) BA, MBA

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Development Coordinator

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