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File No.: 237611-321

**SENT VIA E-MAIL (pgmc@toronto.ca)**

Planning and Growth Management Committee  
City of Toronto  
c/o City Clerk's Department  
10th Floor, West Tower, City Hall  
100 Queen St W  
Toronto ON M5H 2N2

Attention: Committee Administrator

Dear Committee Members:

**Re: Planning and Growth Management Committee - Statutory Public Meeting on  
March 6th, 2013 re City-wide Zoning By-law (Item PG21.1)  
Submission on behalf of The Governing Council of The Salvation Army in Canada**

Please be advised that we are the solicitors for The Governing Council of The Salvation Army in Canada ("The Salvation Army"). Our client has an interest in the properties listed in the attachment that accompanies this letter. The Salvation Army has monitored the process with respect to the proposed new City-wide Zoning By-law and wants to ensure that its existing zoning rights with respect to the properties listed in this letter's attachment are not impacted in any way and the properties are appropriately zoned under the new Zoning By-law. Unfortunately, in reviewing the draft of the proposed new Zoning By-law, our client has not been able to determine with certainty that its existing zoning rights are fully protected and that those rights are not undermined by other proposed new provisions.

We are also concerned that the process of adoption for the proposed Zoning By-law does not permit us to know what its exact contents will be until after it's adopted by City Council. As you know, motions can be brought forward on the City Council floor to revise the proposed Zoning By-law before its adoption and the public will not have the opportunity to speak to those revisions.

Accordingly, please accept this letter as a request that the City ensure that all of our client's existing zoning rights as provided for under the existing Zoning By-law (together with any related Committee of Adjustment variances) are not negatively impacted by the provisions of the new By-law. Until such time as our client is satisfied by the City that its existing zoning rights are not prejudiced in any way and that the properties are appropriately zoned under the new Zoning By-law, our client objects to the adoption of the new Zoning By-law as it relates to our client's properties.

If the City could provide us with confirmation that the new Zoning By-law does not make any changes whatsoever to the existing zoning rights of our client, then we would be pleased to review that information. However, until such time as that confirmation is received from the City, our client maintains its objection to the new Zoning By-law in respect of its property.

Kindly provide the writer with notice of all further actions with respect to this matter including Notice of Passing of the new Zoning By-law. In addition, kindly ensure that this written submission is forwarded to City Council for its consideration prior to the adoption of the new Zoning By-law.

Should you require anything further with respect to this matter, kindly contact the writer at your earliest convenience.

Yours very truly,  
Fraser Milner Casgrain LLP



Mark A. Piel  
MAP

c.c. The Governing Council of The Salvation Army in Canada

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**Attachment****List of Properties**

With respect to each and every property set out below, we would like to emphasize that each property should be zoned so as to, at a minimum, retain its existing zoning rights and to have permitted any and all existing uses. We are happy to work with the City in order to ease this process so as to ensure that our client's existing rights are protected.

12 York Avenue  
10 York Avenue  
77 River Street  
26 Howden Road  
1020 Islington Avenue, Unit 9A  
1 Lord Seaton Drive  
5 30th Street  
2152 Kipling Avenue  
305 Morrish Road  
2021 Lawrence Avenue East  
2085 Ellesmere Road  
3080 Birchmount Road  
25 Centre Avenue  
107 Cedarvale Avenue  
312 Broadview Avenue  
789 Dovercourt Road  
7 Eglinton Avenue East  
1100 Weston Road  
252 Carlton Street - Suite 300  
416-418 Sherbourne Street  
2170 Kipling Avenue  
20 Yorkwoods Gate  
1645 Warden Avenue  
167 College Street  
2808 Dundas St. W. (15 Heintzman St.)  
160 Jarvis Street  
10 30th Street  
2015 Lawrence Avenue East  
47 Rose Avenue  
135 Sherbourne Street  
1132 Broadview Avenue  
248 - 250 Dufferin Street  
303 Oriole Parkway  
150 Rainside Road

107 Jarvis St.  
2 Overlea Blvd.  
24 Brydon Drive - Units 5 & 6  
67-69 Hayden Street  
133 Bloor Street E  
723 Queen Street  
54 Ridley Blvd.  
54-56 Spruce Hill Road  
55 Ridley Boulevard  
155 Millwood Road  
84 Davisville Avenue  
1447 Queen Street West  
2291 Kipling Avenue, Unit 112  
665 St. Clair Avenue West  
1219 Bloor Street  
1675 Jane St.  
1225 Kennedy Road, Unit D  
252 Parliament Street  
1921 Eglinton Avenue East  
1225 Kennedy Road - Unit C  
78 Admiral Road  
422 & 432 Sherbourne Street