



**Fraser Milner Casgrain LLP**  
77 King Street West, Suite 400  
Toronto-Dominion Centre  
Toronto, ON, Canada M5K 0A1

MAIN 416 863 4511  
FAX 416 863 4592

February 27, 2013

**Joseph Debono**  
Joseph.Debono@fmc-law.com  
DIRECT 416 361 2338

**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 Street West  
Toronto, Ontario  
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 Carmen Mary Debono and JCD Inc.**

Please be advised that we are the solicitors for Carmen Mary Debono and JCD Inc., the owners of a number of properties which are listed in the attached schedule (the "Properties"). Our clients have monitored the process with respect to the proposed new City-wide Zoning By-law and want to ensure that their existing zoning rights with respect to the Properties are not impacted in any way. Unfortunately, in reviewing the draft of the proposed new By-law, our clients have not been able to determine with certainty that their existing zoning rights are fully protected and that those rights are not undermined by other proposed new provisions.

In particular, the Properties are the subject of the current By-law. In these circumstances, it would be appropriate that the Properties be excluded from the new Zoning By-law at this time and instead be identified as being "Not Part of this By-law" in the text and mapping, as has been done for other properties.

Accordingly, please accept this letter as a request that the City ensure that all of our clients' 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 clients are satisfied by the City that their existing zoning

rights are not prejudiced in any way, our clients object to the adoption of the new Zoning By-law as it relates to the 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 clients maintain their objection to the new Zoning By-law in respect of the Properties.

Kindly provide the undersigned 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 undersigned at your earliest convenience.

Yours very truly,

Fraser Milner Casgrain LLP

A handwritten signature in black ink, appearing to read 'Joseph Debono', written over the printed name.

Joseph Debono

JCD/ms

c.c.: Ms. Carmen Debono

c.c.: JCD Inc.

1350846\_1|NATDOCS

**List of Properties**

- (i) 473 Palmerston Boulevard;
- (ii) 479 Palmerston Boulevard;
- (iii) 481 Palmerston Boulevard;
- (iv) 54 Howland Avenue;
- (v) 56 Howland Avenue;
- (vi) 568 Spadina Crescent;
- (vii) 570 Spadina Crescent;
- (viii) 262 St. George Street;
- (ix) 264 St. George Street;
- (x) 266 St. George Street;
- (xi) 502 Huron Street;
- (xii) 504 Huron Street;
- (xiii) 82 Bedford Road;
- (xiv) 86 Bedford Road;
- (xv) 104 Bedford Road;
- (xvi) 50 Dundonald Street; and
- (xvii) 52 Dundonald Street.