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March 5, 2013

SENT VIA E-MAIL (pgmc@toronto.ca; mmacdona@toronto.da)

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Matter #529567-2

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

PG21.1.192

Attention: Merle MacDonald, 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 Devonshire Properties Inc. with respect to
20 Graydon Hall Drive, Toronto (the "Site")**

Please be advised that we are the solicitors for Devonshire Properties Inc. the owner of lands at 20 Graydon Hall Drive in the City of Toronto (formerly the City of North York) as set out above (the "Site") with respect to the above-noted matter. The Site has been the subject of a Site-Specific Zoning by-law amendment being By-Law 95-2009, including the related Section 37 Agreement. We have previously made submissions to the City requesting that the subject lands remain subject to the existing Comprehensive Zoning By-Law in order to preserve our client's existing Zoning/Minor Variance Rights.

While it appears that the current draft of the maps and text of the By-Law would have the effect of preserving our client's existing Zoning rights and Minor Variances, the process of reviewing and passing the By-Law as it will ultimately come into effect through City Council may result in numerous amendments, changes, alterations and modifications to the existing version of the draft By-Law. As a result, our client cannot at this time with certainty determine that its existing land use approvals will be protected.

Accordingly, we are writing to make the City aware of our client's position and to preserve our client's right to appeal the By-Law as actually passed by City Council if our client should subsequently determine that the By-Law will affect the existing land use controls applicable to the Site.

We look forward to continuing to work with City Staff to ensure that our client's existing rights are protected.

Please provide the writer with notice of all further actions with respect to this matter, including Notice of Passage 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 of this matter, kindly contact the writer at your earliest convenience.

Yours truly,

FRASER MILNER CASGRAIN LLP

A handwritten signature in black ink, appearing to read 'DBQ', with a stylized flourish extending to the right.

Douglas B. Quick

DBQ/mr

cc: Zev Shafran