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March 5, 2013

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

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

Douglas B. Quick
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Matter #529492-9

PG21.1.193

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 863880 Ontario Limited with respect to Liberty Village Inglis Lands, 14 and 20 Strachan (now 39-59 East Liberty Street), 19 Western Battery Road, 69 and 80 Lynn Williams Street and 150 East Liberty Street, inter alia (the "Site"), Toronto

Please be advised that we are the solicitors for 863880 Ontario Limited the owner of lands within the area designated as the Inglis Lands in the City of Toronto Official Plan including the addresses as set out above (the "Site") with respect to the above-noted matter. The Site has been the subject of several Site-Specific Zoning by-law amendments including By-Laws 866-2000, 684-2003, 600-2005, 853-2005 and 1079-2010, including the related Section 37 Agreements as well as numerous Minor Variances to the Site-Specific By-Laws and the current Comprehensive Zoning By-Law. 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 and 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.

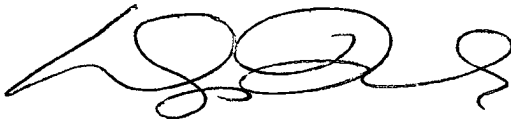
Accordingly, we are writing to make the City aware of our client's position and to preserve our client's right to appeal the By-Law as actually passed by City Council if our client should subsequently determine that the By-Law will affect the existing land use controls applicable to the Site.

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 'Douglas B. Quick', with a stylized, cursive flourish at the end.

Douglas B. Quick

DBQ/mr

cc: P. Beinhaker
B. Dalton