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File No.: 527431-5, -6

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 Stafford Homes Ltd.
671 Warden Avenue, 80 Bell Estate Road, 23, 25 and 27 Hobson Avenue, 1401
O'Connor Drive and 0 S/E Neilson Road (also known as 1333 Neilson Road)**

Please be advised that we are the solicitors for Stafford Homes Ltd., the beneficial owner of 671 Warden Avenue, 80 Bell Estate Road, 23, 25 and 27 Hobson Avenue, 1401 O'Connor Drive and -0 S/E Neilson Road (also known as 1333 Neilson Road) (the "**Properties**"). Our client 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 are not impacted in any way. Unfortunately, in reviewing the draft of the proposed new 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.

BACKGROUND FOR PROPERTIES

With respect to 671 Warden Avenue, this project has largely been constructed in accordance with the site-specific zoning by-law; however, our client continues to be the owner of two residential reserve blocks which have yet to be developed.

For 80 Bell Estate Road, our client has received Site Plan Approval but is waiting to finalize the site plan agreement. The site is also the subject of a draft plan of condominium application.

The development of 23, 25 and 27 Hobson Avenue is complete but there are still outstanding issues with respect to the assumption of roads and services by the City of Toronto.

1401 O'Connor Drive is subject to Rezoning and Site Plan Approval applications which are ongoing. We anticipate a Final Report with respect to the Rezoning will be going to the April 2013 Scarborough Community Council meeting.

For 0 S/E Neilson Road (also known as 1333 Neilson Road), our client has recently filed development applications, which are ongoing. We anticipate that a Community Consultation meeting with respect to these applications will be scheduled shortly.

REQUEST FOR PROPERTIES

In light of the above circumstances, we would respectfully ask that all of 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 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, 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 the Properties.

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

Jason Park
JIP/ss

c.c. Stafford Homes Ltd.

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