
AIRD & BERLIS LLP

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PG21.1.221

March 5, 2013

Matter No. 114737

BY EMAIL

Chairman and Members,
Planning and Growth Management Committee
City of Toronto
City Hall, 100 Queen Street West
10th Floor, West Tower
Toronto, Ontario, M5H 2N2

Attention: Frances Pritchard, Manager

Dear Sirs/Mesdames:

**Re: Planning and Growth Management Committee - March 6, 2013
Final Report on the City-Wide Zoning By-law ("Draft By-law")
Statutory Public Meeting
Agenda Item PG21.1**

We act on behalf Mr. and Ms. Scherbinsky, the owners of 280 Maplehurst Avenue (the "Property") in the City Toronto.

The Property is currently occupied by a single detached dwelling and our clients are currently reviewing their redevelopment options respecting the property. Given the site's proximity to transit, retail and community uses, the property is one which is suitable for intensification. Our clients intend to develop the property by severing the Property and constructing two single detached dwellings, one on each of the new lots.

We are aware that Planning and Growth Management Committee will be considering the new Draft By-law at its meeting on March 6, 2013. As currently drafted, the zoning for our clients' site does not contemplate or permit redevelopment or intensification of the property. On behalf of our clients, we therefore object to the proposed Draft Bylaw as it relates to the above-captioned site. Please provide notification of any further public meetings or any consideration by any Committee of Council or City Council and notice of passing of any City-Wide Zoning By-law.

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Should you require any further information, please do not hesitate to contact the undersigned. Thank you.

Yours truly,

AIRD & BERLIS LLP



for. Patricia A. Foran

PAF/SJL/SM

Encl.

cc. client
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