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BARRISTERS AND SOLICITORS

PG21.1.238

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Delivered via E-mail

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

Attention: Chair and Members of the Planning and Growth Management Committee

Dear Chair and Members of the Committee:

Re: 1 Lake Crescent (the "Site")
Item No. PG21.1 – Final Report on the City-wide Zoning By-law
City File No: A108/12EYK

We are the solicitors acting on behalf of the owner of 1 Lake Crescent with respect to the above referenced matter.

The Site is proposed to be zoned as follows:

RD(f15.0; a325; d0.4)

There are currently no exceptions proposed for the Site.

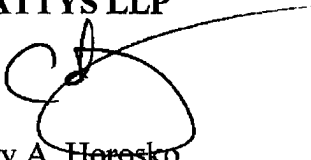
Our client is currently involved in seeking a building permit for a replacement home for the Site. It is our understanding that our client's proposal for a new home on the Site will not comply with the proposed zoning.

Section 5.10.40.70(6) of the draft Zoning By-law references restrictions in relation to the Toronto and Region Conservation Authority (the "TRCA") and the Setback requirements from the Shoreline Hazard Limit or Stable Top-of-Bank. The Site is within a shoreline regulated area.

We request that the City take appropriate steps to ensure that the proposed zoning provisions do not unduly restrict the placement of the replacement structure on the Site.

In this regard, we note that we are currently in discussions with the TRCA on this matter and are pleased to meet with City Staff to propose zoning or an exception for the Site which will permit our client's proposal.

Yours truly,
BRATTYS LLP

Per: 
Barry A. Horosko
/cf

cc: Dr. Toan Bo To
Bill Hicks