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

PG21.1.245

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 The Goldman Group and The Lash Group of Companies
530 St. Clair Avenue West, 743 St. Clair Avenue West, 1486 Bathurst Street and 11 &
13 Raglan Avenue**

Please be advised that we are the solicitors for The Goldman Group and The Lash Group of Companies, the beneficial owners of the above-noted properties (the "**Properties**"). Our clients have monitored the process with respect to the proposed new City-wide Zoning By-law and want to ensure that their 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 clients have not been able to determine with certainty that their existing zoning rights are fully protected and that those rights are not undermined by other proposed new provisions.

BACKGROUND FOR PROPERTIES

With respect to the 530 St. Clair Avenue West and 743 St. Clair Avenue West lands, the projects have been constructed but they are both currently the subject of draft plan of condominium applications.

The lands known as 1486 Bathurst Street and 11 Raglan Avenue are subject to rezoning and site plan approval applications.

Our clients have also acquired 13 Raglan Avenue which may form part of a future development.

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 clients' 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 clients are satisfied by the City that their existing zoning rights are not prejudiced in any way, our clients object to the adoption of the new Zoning By-law as it relates to the Properties.

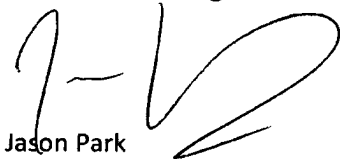
If the City could provide us with confirmation that the new Zoning By-law does not make any changes whatsoever to the existing zoning rights of our clients, then we would be pleased to review that information. However, until such time as that confirmation is received from the City, our clients maintain their 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. The Goldman Group
The Lash Group of Companies

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