

Queensway Plaza Inc.

June 17, 2008

City of Toronto,
Transportation Services Division, West District,
399 The West Mall,
3rd Floor, South Block,
Toronto, Ontario
M9C 5A3

Attention: Mr. Allan Smithies, Manager, Traffic Planning/Right-of-Way Mgmt

Dear Mr. Smithies:

Re: 1050 The Queensway, proposed retail café use, payment in lieu of parking

Please find enclosed our application for Payment-in-Lieu (P-I-L) parking regarding retail space owned by our company at the above noted project. This is part of the Loggia Condominium project which is nearing completion. (For the purposes of this application, we are using the municipal address and unit numbers that appear on the submitted permit drawings: 1050 The Queensway, Units 3, 4 and 5. However, the municipal addresses of the units are 1060, 1062 and 1064 The Queensway.)

The proposed tenant, known as Spin Dessert Café, submitted their plans for zoning review under PAL Review no. 08 150977 ZAL 00 ZR. A copy of the report of Mr. Morris Pedrina, Zoning Examiner for the City of Toronto in this district, is attached. While the proposed use is allowed under the zoning, the visitor parking complement is deficient for the proposed use.

According to the *Zoning bylaw Notice* received from Mr. Pedrina, the proposal results in a shortage of visitor parking by 3 parking spaces. We are advised that this is because the zoning by-law for the size and type of use for the premises (2,665 sq. ft. or 247.57 sq. metres, restaurant use) requires a higher parking complement than would otherwise be needed. This then becomes the parking requirement for visitor parking for the project as the higher requirement takes precedence. We have discussed the situation with Mr. Pedrina and understand the rationale for his report and the shortage of parking spaces.

It is not possible to assign additional visitor parking in the project as any additional parking has now been sold to homeowners who required additional parking for their residential units. As such, we are asking that this P-I-L application be approved to allow for the proposed Spin Dessert Café. We believe that the addition of this cafe to The Queensway will greatly enhance the streetscape and is in keeping with the planning principals of the City of Toronto under its "Avenues" initiative. It is our understanding that the P-I-L requirement for this application will be \$5,000 per parking spot (\$15,000 total).

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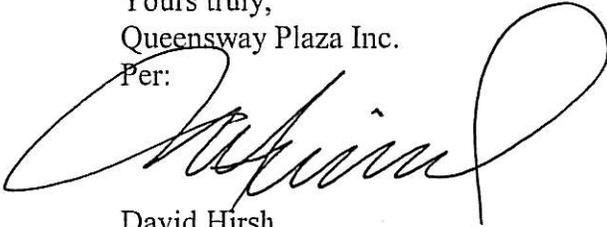
We enclose herewith the following in 8.5" x 11" format (as requested):

- 2 copies of the Site Plan survey for the overall Loggia project
- 2 copies of the plans for Spin Desert Café including the Site Plan and working drawings
- Money order payable to the Treasurer, City of Toronto in the amount of \$300 for the application fee
- 2 copies of the Zoning bylaw Notice from Morris Pedrina, Zoning Examiner
- Formal executed application form provided by the City

We look forward to your favourable reply to this application. If you have any questions or comments, please do not hesitate to contact the undersigned at your convenience.

Yours truly,
Queensway Plaza Inc.

Per:



David Hirsh
President