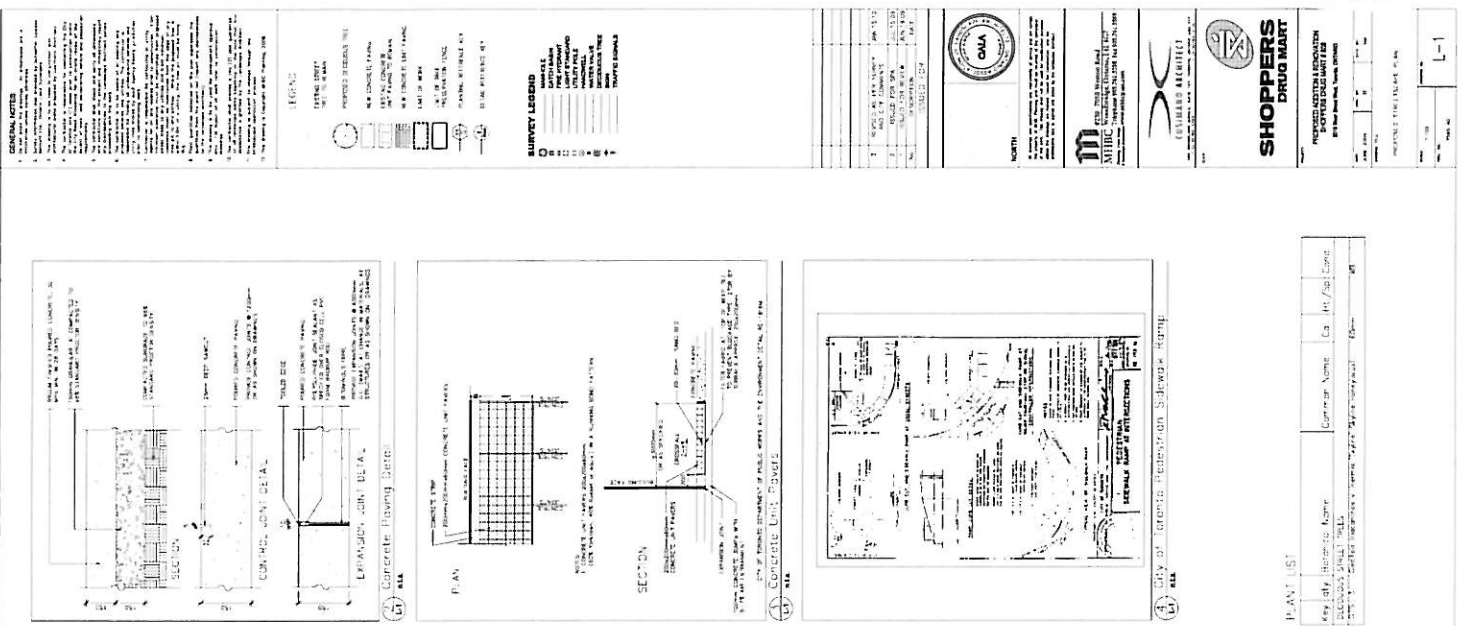
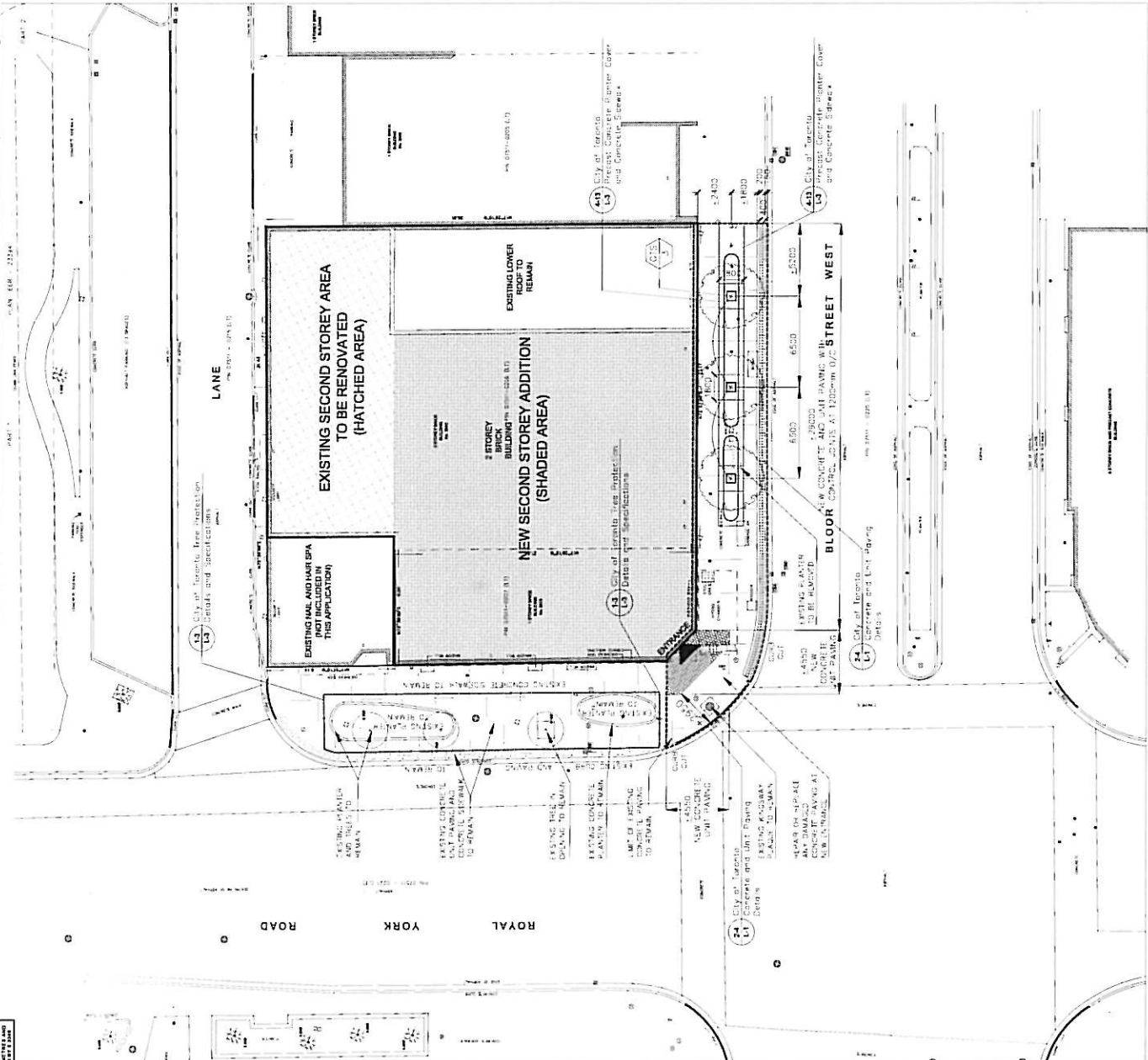


3010 And 3012 Bloor Street West Payment-In-Lieu Of Parking







February 11, 2010

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Dear Mr. Smithies:

**RE: PAYMENT IN LIEU OF PARKING APPLICATION
3010 AND 3012 BLOOR STREET WEST, TORONTO
OUR FILE Y565AG**

On behalf of our clients, JCS Investments Inc., and 986920 Ontario Inc., we are pleased to submit this Payment in Lieu of Parking Application for the property located at 3010 and 3012 Bloor Street West. In support of this application, please find enclosed the following:

1. A copy of the completed 'Payment in Lieu of Parking' Application Form.
2. Three (3) copies of the Proposed Site Plan;
3. Three (3) copies of the Survey Plan
4. Three (3) copies of the Floor Plans; and
5. A certified cheque in the amount of \$315.00, representing the required application fee (+GST).

The purpose of this application is to determine whether payment in lieu of parking is required for the expansion for the existing 852.43 sq m Shoppers Drug Mart (3010 Bloor Street) into the adjacent 179.31 sq m space currently occupied by Second Cup (3012 Bloor Street). A second floor addition is also proposed with an area of 458.55 sq m. This second floor addition has triggered the necessity for the payment in lieu of parking as per Committee of Adjustment decisions A300/09 and A353/09 (copies of the decisions have been included for your convenience.

Two decisions were rendered because the properties have two legal addresses and although the properties are owned by the same owner, there two different company names on title. As such, it was determined that two applications would be required and thus two decisions rendered. Both decisions are subject to the same conditions.


Condition 1 requires our client to enter into payment in lieu of parking for the overall property for the additional 458.55 sq m of gross floor area being added. As such, we are requesting that this application be processed for the shortfall of 10 parking spaces.

As per condition 2, of the Committee of Adjustment Decisions (A300/09 and A353/09), we have calculated the payment requirement as per City's payment in lieu policy. We met with Transportation Services staff and have been advised that the

GFA increase falls under Category 3 of the Payment in Lieu of Parking policy (increase in GFA > 400 sq m). When applying this formula, we have determined that the value of the 10 parking spaces shortfall is \$147,000.00.

Should you require any further information to complete your review, please do not hesitate to call.

Yours Truly,
MHBC PLANNING

A handwritten signature in black ink, appearing to read 'Oz Kemal', written over the printed name.

Oz Kemal, BES, MCIP, RPP

cc: *David McKay*