

AIRD BERLIS

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Our File No.: 116795

BY EMAIL

Chair and Members of the Planning and Housing Committee
Committee Room 1
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins, Committee Administrator

**Re: PH12.4 – Christie's Planning Study
2150-2194 Lake Shore Boulevard West & 23 Park Lawn Road**

Aird Berlis LLP represents First Capital Holdings (Parklawn) Corporation in respect its lands known municipally as 2150-2194 Lake Shore Boulevard West and 23 Parklawn Road.

Our client, and its multidisciplinary team of consultants, have been engaged with the community and with City planning staff in respect of the City's ongoing Secondary Plan study process, the study area of which is encompassed primarily by our client's lands and a small City own site immediately to the north.

Our client echoes the view of City staff that the First Capital site is a unique opportunity to deliver a truly master planned, mixed use community which will extend the existing residential community in the area with a range of housing type and tenure, provide an opportunity to realize much needed infrastructure improvements (both hard and soft) while introducing viable employment uses.

First Capital looks forward to continuing to work with the City and the broad range of community interests to achieve the successful realization of a planning framework for the area and thanks City staff for their leadership to date.

Yours very truly



Eileen Costello

C Jodi Shpigel/Jennifer Arezes, FCR
Cyndi Rottenberg-Walker/Josh Kohler, USI
Cameron MacKinnon

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