

October 26, 2011

Etobicoke York Community Council  
Etobicoke Civic Centre  
Main Floor, 399 The West Mall  
Toronto, ON M9C 2y2

**Attention: Chair and Members of Community Council**

Dear Mr. Chair and Members of Community Council:

**Re: Mantella Zoning Amendment Application  
1030 and 1040 Islington Avenue  
08 220984 WET 05 OZ**

We are writing on behalf of York Condominium Corporation No. 458 (YCC No. 458) with respect to the above referenced matter.

YCC No. 458 is the Condominium Corporation for the Industrial Condominium located on lands municipally known as 30 Titan Road.

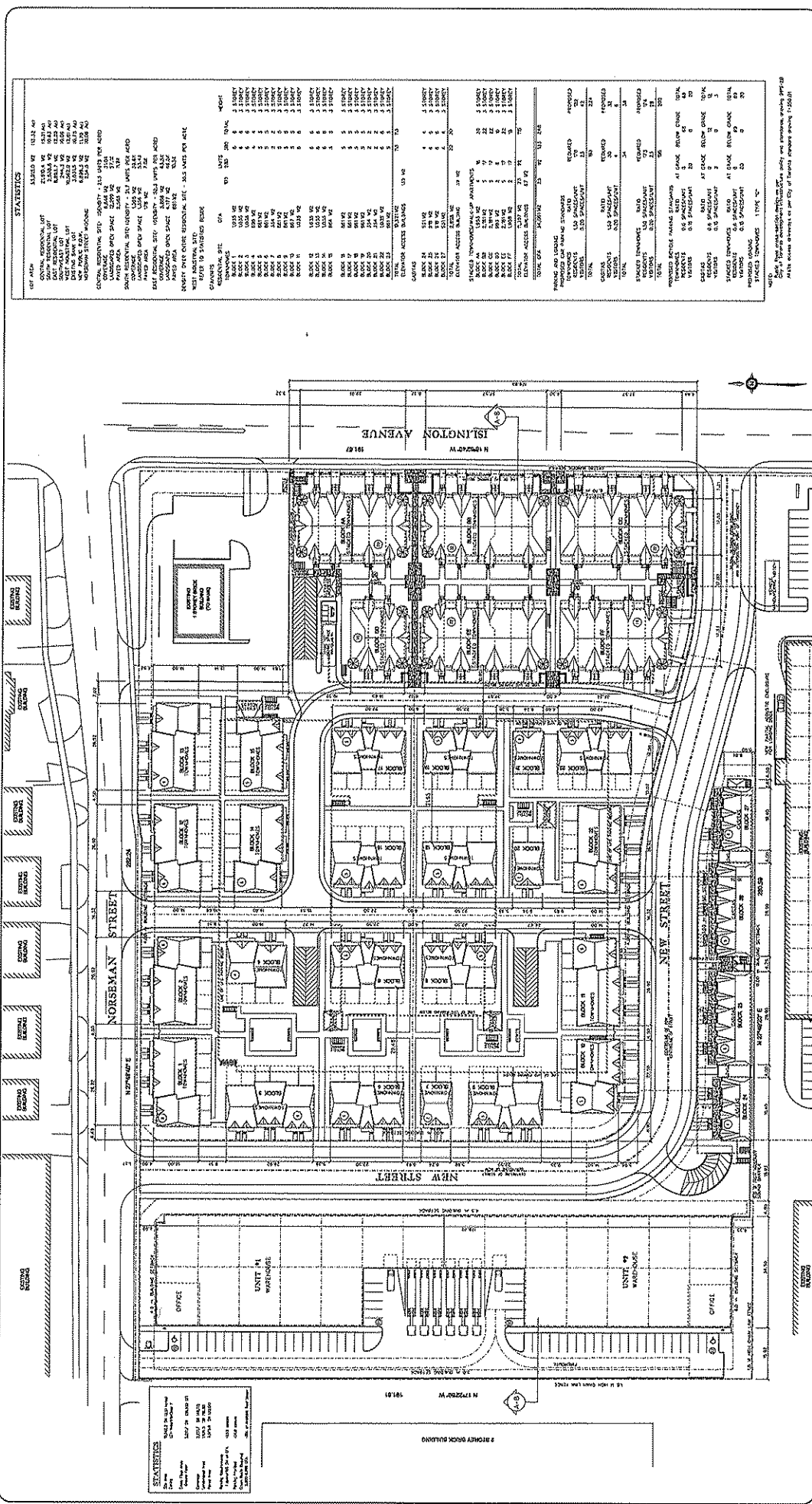
We are writing herein to indicate our support for the above referenced proposal. The Applicant has provided us with the opportunity to review the Site Plan dated June 1, 2011 and attached hereto and we are satisfied with same. More particularly, it is our understanding that the Applicant will not be joining any public road to our site and that there will be a fence/barrier separating the residential uses proposed to be developed on the above referenced site from our property. In particular, we understand that the development will proceed on the basis that the features shown in reference to the shared property line on the attached Site Plan will be incorporated.

Based on the foregoing, and our own agreement with the Applicant, we can formally advise that we have no objection to Mantella's Zoning Amendment Application, to 1040 Islington.

Yours truly,  
**York Condominium Corporation No. 458**

encl:

cc: Councillor Peter Milczyn



**STATISTICS**

NO. OF UNITS	NO. OF PARKING SPACES	NO. OF STORIES	NO. OF STAIRS	NO. OF ELEVATORS	NO. OF ENTRANCES	NO. OF EXITS	NO. OF WINDOWS	NO. OF DOORS	NO. OF ROOFS	NO. OF TERRACES	NO. OF BALCONIES	NO. OF PATIOS	NO. OF PORCHES	NO. OF GARAGES	NO. OF STORAGE	NO. OF MECHANICAL	NO. OF ELECTRICAL	NO. OF PLUMBING	NO. OF HVAC	NO. OF FIRE	NO. OF SECURITY	NO. OF COMMUNICATIONS	NO. OF SPECIALTY	NO. OF OTHER
100	100	10	10	10	10	10	1000	1000	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10

**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN NEATNESS AND ORDER AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

**UNIT SCHEDULE**

UNIT NO.	NO. OF BEDS	NO. OF BATHS	NO. OF KITCHENS	NO. OF LIVING AREAS	NO. OF DINING AREAS	NO. OF STUDIES	NO. OF OFFICES	NO. OF GARAGES	NO. OF STORAGE	NO. OF MECHANICAL	NO. OF ELECTRICAL	NO. OF PLUMBING	NO. OF HVAC	NO. OF FIRE	NO. OF SECURITY	NO. OF COMMUNICATIONS	NO. OF SPECIALTY	NO. OF OTHER
101	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

**FINISHES**

AREA	FLOOR	CEILING	WALLS	DOORS	WINDOWS	ROOF	MECHANICAL	ELECTRICAL	PLUMBING	HVAC	FIRE	SECURITY	COMMUNICATIONS	SPECIALTY	OTHER
101	Hardwood	Acoustic	Paint	Wood	Double	Asphalt	Steel	Copper	Galvanized	Gas	Fire	Alarm	Phone	None	None

**CONSTRUCTION**

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Excavation	100	cu yd	10.00	1000.00
2	Foundation	100	sq ft	10.00	1000.00
3	Structure	100	sq ft	10.00	1000.00
4	Roofing	100	sq ft	10.00	1000.00
5	Interior	100	sq ft	10.00	1000.00
6	Exterior	100	sq ft	10.00	1000.00
7	MECHANICAL	100	sq ft	10.00	1000.00
8	ELECTRICAL	100	sq ft	10.00	1000.00
9	PLUMBING	100	sq ft	10.00	1000.00
10	HVAC	100	sq ft	10.00	1000.00
11	FIRE	100	sq ft	10.00	1000.00
12	SECURITY	100	sq ft	10.00	1000.00
13	COMMUNICATIONS	100	sq ft	10.00	1000.00
14	SPECIALTY	100	sq ft	10.00	1000.00
15	OTHER	100	sq ft	10.00	1000.00

**PERMITS**

PERMIT	DESCRIPTION	STATUS	DATE	AGENCY
1	Building	Approved	10/10/2023	City of Seattle
2	Fire	Approved	10/10/2023	Seattle Fire Department
3	Electrical	Approved	10/10/2023	City of Seattle
4	Plumbing	Approved	10/10/2023	City of Seattle
5	HVAC	Approved	10/10/2023	City of Seattle
6	Fire	Approved	10/10/2023	Seattle Fire Department
7	Security	Approved	10/10/2023	City of Seattle
8	Communications	Approved	10/10/2023	City of Seattle
9	Specialty	Approved	10/10/2023	City of Seattle
10	Other	Approved	10/10/2023	City of Seattle

**NOTES**

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