

October 10, 2012

Planning & Growth Management Committee
10th Floor, West Tower, City Hall
100 Queen Street West Toronto, ON M5H 2N2

**Re: October 12, 2012 Committee Meeting
Item PG18.7, Recommended Changes to the Draft City-Wide Zoning By-law**

2313 & 2323 Lake Shore Boulevard West

PMG
Planning
Consultants

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Dear Committee Members,

PMG Planning Consultants represent the owners of 2313 & 2323 Lake Shore Boulevard West. The site is currently occupied by two, 10-storey rental apartment buildings, and a surface parking area along the lake.

The existing Etobicoke Zoning Code dates from the mid 1970's and Zones the lands R4. There is also a strip of Open Space zoning along the water's edge. The latest update to this zoning appears to have been done in 1999. In 2005, an expropriation determined the amount of land to be used for open space, and severed those waterfront lands and deeded them to the TRCA.

The City is currently undertaking the Mimico 20/20 study, which is looking at revitalization of the area. The study identifies the parking lot lands as potential for apartment development.

The proposed new zoning by-law does not recognize the open space boundary defined through the expropriation process, and proposes to zone approximately 1/3 of the land identified as an apartment development site in the Mimico 20/20 study, as open space. This is a significant devaluation of our client's lands, and shows an inadequate level of coordination on the part of the City. We would therefore request that the boundary between the RA (Residential Apartment) lands and the O (Open Space) lands for this entire Mimico waterfront area be relocated to follow boundary of the lands taken for open space uses back in 2005.

The proposed new zoning by-law applies the RA zoning to the remainder of the lands. No height overlay is associated with these lands. The RA policies state that if there is no numerical value on the height overlay map, a maximum height of 24 metres applies. The existing buildings are 10 storeys in height, and therefore taller than 24 metres. The proposed zoning will force the existing development into a legal non-conforming status. We would also request that the zoning for the above noted lands be updated to reflect the development that legally exists on the lands today.

Yours truly,

PMG Planning Consultants

A handwritten signature in blue ink, appearing to read 'Peter Swinton', written over a faint, illegible background.

Peter Swinton,
B.Arch, MCIP, RPP
Manager of Urban Design

c.c. Shoreline Towers Inc.