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September 27, 2012

Our File No.: 09-2026

Via Email: twall@toronto.ca

City of Toronto, Legal Services
Metro Hall, 55 John Street
Toronto, ON
M5V 3C6

Attention: Thomas Wall

Dear Mr. Wall:

**Re: Draft New Toronto Zoning By-law (the "Draft New By-law")
2521-2543 Lake Shore Boulevard West**

We are solicitors for the owner of the above-noted property. We are writing to express our client's concerns in respect of the Draft New By-law.

Mimico 20/20

As you may know, the Etobicoke York Community Planning District office of the City Planning Division is engaged in leading a revitalization initiative for the Mimico-By-The-Lake community. This initiative, which began in September 2006 and is called Mimico 20/20, has included extensive public consultation through public meetings and community workshops, as well as reports to Etobicoke York Community Council. Our client has participated in all aspects of this process.

The most recent workshops occurred on May 29, 2012 and June 5, 2012. These workshops introduced the concept of a Secondary Plan for the Mimico area. The public was asked to provide additional input before June 26, 2012, with the City releasing a subsequent feedback report. It is expected that this process will result in a Secondary Plan and implementing zoning by-law for the Mimico area.

Official Plan Amendment Application

As part of the Mimico 20/20 process, and with the support of City staff, on April 13, 2011, our client filed an application for an official plan amendment in respect of its lands. In general, the official plan amendment proposes the replacement of the existing residential (rental) apartments with eight new residential (rental and condominium) apartment buildings of various heights and densities. Our client has held numerous meetings with City staff, as well as attended community meetings, to discuss this application.

Zoning By-law Amendment Application

Our client, again with the support of City staff, is now in the process of preparing a rezoning application for its lands, as well as a revised official plan amendment application. It is hoped that this application will be submitted prior to the statutory public meeting for the Draft New By-law in November 2012 but, in any event, will be submitted prior to enactment of the Draft New By-law.

Conclusion

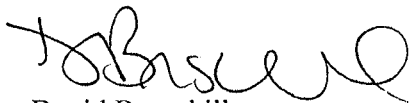
Given the extensive planning exercise underway for the Mimico area, it would be appropriate to exclude all of the lands that are currently under study from the application of the Draft New By-law. In any event, our client's active and forthcoming *Planning Act* applications certainly trigger the application of the City's transition protocol to its lands.

We submit that that the requested change is housekeeping in nature and hope that the staff report being presented to the October 12, 2012 meeting of Planning & Growth Management Committee will address our client's request for an exclusion.

We look forward to your response.

Yours very truly,

Goodmans LLP



David Bronskill

DJB/mr

cc: Joe D'Abramo
Client