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December 12, 2013

City Clerk
Planning and Growth Management Committee
100 Queen Street West, 10th floor, West Tower
Toronto, ON
M5H 2N2

Attention: Nancy Martins

Dear Ms. Martins:

**Re: Official Plan Amendment (OPA) No. 231
City of Toronto's new Official Plan Policies**

We are Project Managers and Urban Designers for FIMA Development, the owners of land located at the northwest corner of The Queensway and North Queen Street. We are writing to indicate concerns regarding the above noted document. The current designation on the subject property is Mixed Use, which provides for a large range of uses as well as solely residential or retail. The site has developed over the years as large format retail. Our client has filed an Application to follow a modern retail concept on three -two storey retail podiums. Our proposal continues to preserve the Mixed Use policies, which permit retail uses on the site.

We are writing herein to reiterate our request that Official Plan Amendment No. 231 not detract from the Application that has been filed to redevelop the FIMA lands.

We respectfully request that the City of Toronto keep us informed as this matter proceeds.

Yours truly,
Stephen Popovich Associates Inc.


Stephen Popovich, OALA, BCSLA, MALA, CSLA, ILFI

cc: Jason Fidani, Horner Developments Limited
Robert Mantella, Horner Developments Limited
Barry Horosko, Brattys LLP