

TOWNSEND AND ASSOCIATES

BARRISTERS AND SOLICITORS

LYNDA J. TOWNSEND PROFESSIONAL CORPORATION

June 26, 2013

PLEASE REFER TO:

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SENT BY EMAIL

City of Toronto Executive Committee
Toronto City Hall
100 Queen Street West, 10th Floor, West Tower
Toronto, ON M5H 2N2

Attention: Ms. Kelly McCarthy, Committee Administrator
Members of City of Toronto Executive Committee

Dear Sirs and Mesdames:

**Re: City of Toronto Development Charge Background Study & Proposed By-law
South of Eastern Port Lands Landowners Group Inc.**

We are counsel to the *South of Eastern Port Lands Landowners Group Inc.* (SEPLG), which is a collection of private landowners and long term lease holders whom have formed a group to coordinate a comprehensive review of the City of Toronto Development Charge (DC) Background Study and proposed By-law as it relates to infrastructure requirements for our client's members. A map, setting out the location of the lands owned by SEPLG participating members, is attached to this correspondence as Appendix A. The land holdings of the SEPLG membership are substantial and total approximately 163 acres.

We are in receipt of the DC Background Study and proposed DC By-law, which were made available on June 18, 2013. We would like to advise the Committee that our client's consultant team is in the process of undertaking a detailed, technical review of the DC Background Study and proposed By-law. We will be meeting with City staff in the near future and will also be providing detailed comments in this regard. We look forward to working with City staff on addressing any issues affecting the SEPLG during this consultative process.

We note the final passage of the By-law is proposed for the October 8, 2013 meeting of City Council. We appreciate the City's accommodation in delaying the anticipated approval of the DC By-law in order to allow for additional consultation time to review and comment on the proposed DC.

If you have any questions, feel free to contact the undersigned.

Yours truly,
TOWNSEND AND ASSOCIATES

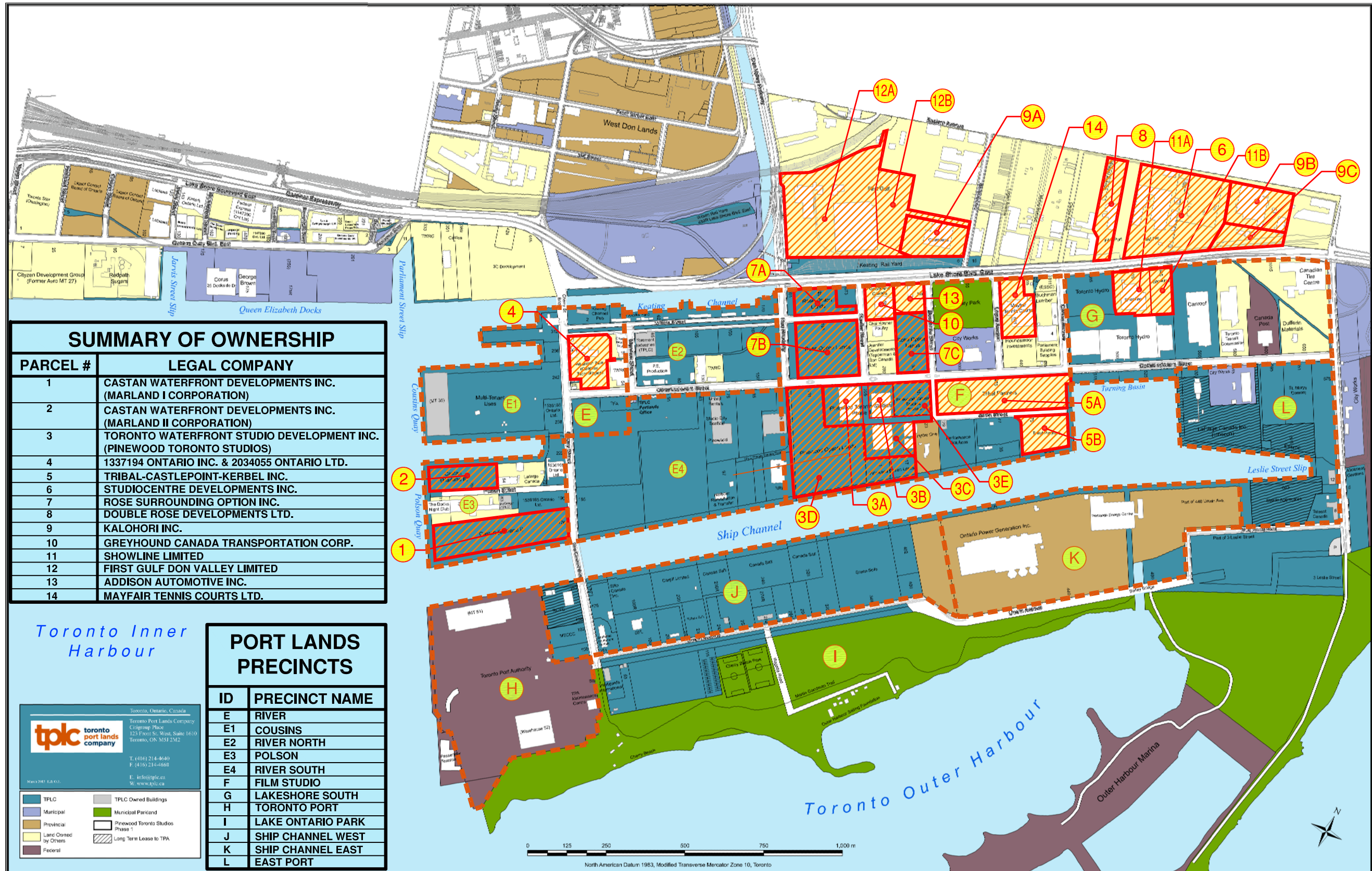


for Lyn Townsend

cc. Rob Hatton, City of Toronto
Templar Tsang-Trinaistich, Delta Urban
Scott Cole, Cole Engineering
Jeannette Gillezeau, Altus Group
South of Eastern / Portlands Landowners Group Inc.

Encl. Appendix A – SEPLG Map

TORONTO PORT LANDS MAP - OWNERSHIP BOUNDARIES



SUMMARY OF OWNERSHIP	
PARCEL #	LEGAL COMPANY
1	CASTAN WATERFRONT DEVELOPMENTS INC. (MARLAND I CORPORATION)
2	CASTAN WATERFRONT DEVELOPMENTS INC. (MARLAND II CORPORATION)
3	TORONTO WATERFRONT STUDIO DEVELOPMENT INC. (PINWOOD TORONTO STUDIOS)
4	1337194 ONTARIO INC. & 2034055 ONTARIO LTD.
5	TRIBAL-CASTLEPOINT-KERBEL INC.
6	STUDIOCENTRE DEVELOPMENTS INC.
7	ROSE SURROUNDING OPTION INC.
8	DOUBLE ROSE DEVELOPMENTS LTD.
9	KALOHORI INC.
10	GREYHOUND CANADA TRANSPORTATION CORP.
11	SHOWLINE LIMITED
12	FIRST GULF DON VALLEY LIMITED
13	ADDISON AUTOMOTIVE INC.
14	MAYFAIR TENNIS COURTS LTD.

Toronto Inner Harbour

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Map Legend:

- TPLC (Blue)
- Municipal (Light Blue)
- Provincial (Yellow)
- Land Owned by Others (Light Green)
- Federal (Dark Green)
- TPLC Owned Buildings (Dark Blue)
- Municipal Parkland (Light Green)
- Pinewood Toronto Studios Phase 1 (Dark Green)
- Long Term Lease to TPA (Hatched)

PORT LANDS PRECINCTS	
ID	PRECINCT NAME
E	RIVER
E1	COUSINS
E2	RIVER NORTH
E3	POLSON
E4	RIVER SOUTH
F	FILM STUDIO
G	LAKESHORE SOUTH
H	TORONTO PORT
I	LAKE ONTARIO PARK
J	SHIP CHANNEL WEST
K	SHIP CHANNEL EAST
L	EAST PORT

SCALE 1:12,500



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 DATE: JUNE 24, 2013
 SCALE: 1:12,500
 MAP - OB-PREC_REV1