



HUMBER BAY SHORES
CONDOMINIUM ASSOCIATION

88 Palace Pier Court, Suite PH404 Toronto, Ontario M8V 4C2 % Jay Perry

Chair and Members
Etobicoke York Community Council
November 15th, 2013

RE: Request for Directions Report
Empire Communities Application
2183 Lake Shore Blvd. West

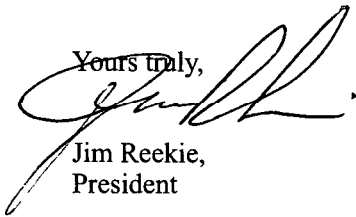
I write as the President of the Humber Bay Shores Condominium Association. The association is that of 20 condominium corporations which represent the existing buildings in Humber Bay Shores, in turn representing upwards of 13,000 residents.

We wish to make our views known with respect to the staff Directions Report to be presented at Community Council. The matter has been appealed to the Ontario Municipal Board and scheduled for a Pre-Hearing Conference on December 16th, 2013 and a Full-Hearing on February 3rd, 2014. Our Association has requested Party status before the Board with respect to this matter. In this regard, we have monitored the application. We previously had concerns with respect to building heights, designation of parkland and public parking. With the OMB hearing approaching and little communication with staff, we are extremely concerned that without a settlement of the issues, the community risks the possibility of losing significant benefits as was the case on a nearby Park Lawn Road site.

We support an approach that would achieve a negotiated settlement that would achieve our main goals and preserve important community benefits. To that end we have conducted discussions with the developer of 2183 Lake Shore Blvd. West and entered into an agreement whereby the Association could support their proposal subject to modifications. Overall we support the design of the buildings and the public accessibility that has been proposed on the site including walkways throughout the site, through the courtyard and the archway onto the public park. We are agreeable to one tower at 63 stories and a second tower at 49 stories. We support the introduction of substantial public parking in the order of 270 spaces.

We would ask that Community Council proceed to approve the project subject to modifications. We trust this will assist staff as they attempt to settle this matter without the need for a costly and time consuming OMB Hearing. Thank you for your consideration in this matter.

Yours truly,



Jim Reekie,
President

Cc: J. Keesmat, City of Toronto
J. Livey, City of Toronto
N. Cresswell, City of Toronto