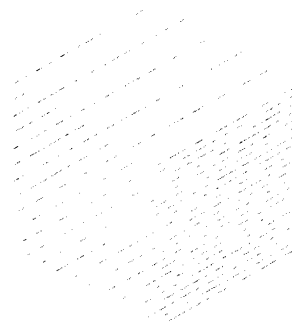


**Walker, Nott, Dragicevic
Associates Limited**
Planning
Urban Design

April 17, 2013

Traffic Planning and Right of Way Management
North York Civic Centre
5100 Yonge Street
4th Floor
Toronto
ON M2N 5V7



Attention: P. D'Souza, C.E.T
Acting Director, Transportation Services
North York Division

Dear Mr. D'Souza

**Re: Request for Payment in Lieu of Parking
416 Eglinton Avenue West
Former City of Toronto
Skypod View Inc.
Our File: 09552**

90 Eglinton Avenue East
Suite 701
Toronto, Ontario
M4P 2Y3
Tel. 416/968-3511
Fax. 416/960-0172
e-mail: admin@wndplan.com
web: www.wndplan.com

On behalf of Skypod View Inc. please accept this request to allow for payment in lieu of parking for the property known municipally as 416 Eglinton Avenue West.

The property was subject of an application to the Committee of Adjustment to allow a variance to allow for a parking supply of zero (0) spaces for the site, among other variances (City Application File A900/12NY).

The decision of the Committee of Adjustment was Final and Binding as of April 10, 2013.

The property is currently occupied by a one storey commercial building which has been in continuous use for retail purposes for more than 70 years, inclusive of the basement area.

The proposed development consists of a four storey mixed use building, and will retain the existing building footprint. Three floors will be added to the building with commercial/office uses on the second floor, a third floor with four residential units and a fourth floor with one dwelling unit (total of five dwelling units). The residential units will be of a rental nature.

Peter R. Walker, FCIP, RPP
Wendy Nott, FCIP, RPP
Robert A. Dragicevic, MCIP, RPP
Senior Principals

Andrew Ferancik, MCIP, RPP
Senior Associate

Martha Coffey
Controller

The application to the Committee of Adjustment in dealing with the variance related to the parking for the commercial component allowed for zero (0) parking spaces to be provided with respect to the additional office space proposed on the

second floor (382 square metres). The existing retail space at grade and the basement area are not required to provide for parking as would be the case for the new residential units on the third and fourth floors.

Based on the standard in the former City of Toronto Zoning Bylaw the office space would be required to provide parking based on 1 space per 93 square metres of rentable space. On that basis four (4) spaces would otherwise be required to be provided.

Our client is in the process of completing a site plan application and is obviously anxious to proceed to complete all necessary approvals to allow construction as soon as possible.

For convenience I have attached a set of the plans as filed with the Committee of Adjustment.

We understand this request will result in a report to be presented to Council for consideration. We understand that a payment in lieu of parking will subject to the owner signing a Payment-in-lieu of Parking Agreement with the City, to the satisfaction of the City Solicitor.

Please find enclosed the following to allow this matter to proceed to Council:

1. A cheque payable to the Treasurer, City of Toronto in the amount of \$339.00 (the \$300 fee plus HST)
2. A reduced set of the plans submitted with the Committee of Adjustment application which has the new commercial floor areas set out as described above.

Should you need any additional information please do not hesitate to contact me.

Yours very truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design

Robert A. Dragicevic, MCIP, RPP
Senior Principal

cc. M. Cinelli, Skypod View Inc.