

March 4, 2013

Planning & Growth Management Committee
10th Floor, West Tower, City Hall
100 Queen Street West Toronto, ON M5H 2N2

**Re: March 6, 2013 Committee Meeting
Item PG21.1, Final Report on the Draft City-Wide Zoning By-law
2313 & 2323 Lake Shore Boulevard West**

PMG
Planning
Consultants

227 Bridgeland Avenue
Toronto, Canada M6A 1Y7
Tel. (416) 787-4935
Fax. (416) 787-0004
E-Mail: pmg@pmgplanning.ca



Dear Committee Members,

PMG Planning Consultants represent the owners of 2313 & 2323 Lake Shore Boulevard West. The site is currently occupied by two, 10-storey rental apartment buildings, and a surface parking area along the lake.

The existing Etobicoke Zoning Code dates from the mid 1970's and Zones the lands R4. There is also a strip of Open Space zoning along the water's edge. The latest update to this zoning appears to have been done in 1999. In 2005, a severance and purchase of the waterfront lands by the TRCA determined the amount of land to be used for open space. In the summer of 2012, lakefill was added and those lands were developed as parkland and the extension of the Martin Goodman Trail.

The proposed new zoning by-law does not recognize the open space boundary defined through the TRCA purchase process, and proposes to zone approximately 1/3 of the remaining private land as open space. This is a significant devaluation of our client's lands, and shows an inadequate level of coordination on the part of the City. We would therefore request that the boundary between the RA (Residential Apartment) lands and the O (Open Space) lands for this entire Mimico waterfront area be relocated to follow boundary of the lands taken for open space uses back in 2005.

The proposed new zoning by-law applies the RA zoning to the remainder of the lands. No height overlay is associated with these lands. The RA policies state that if there is no numerical value on the height overlay map, a maximum height of 24 metres applies. The existing buildings are 10 storeys in height, and therefore taller than 24 metres. The proposed zoning will force the existing development into a legal non-conforming status. We would also request that the zoning for the above noted lands be updated to reflect the development that legally exists on the lands today.

Yours truly,

PMG Planning Consultants

A handwritten signature in blue ink, appearing to read 'Peter Swinton', written over the printed name.

Peter Swinton,
B.Arch, MCIP, RPP
Manager of Urban Design

c.c. Shoreline Towers Inc.
Brad Smith
Stephen Waque