

Chair and Members  
Planning and Growth Management Committee  
Toronto City Hall  
100 Queen Street West  
Toronto Ontario  
M5H 2N2

November 15<sup>th</sup>, 2013

**Re: Municipal Comprehensive Review Report  
Clarification of Boundary and / or  
Designation to Mixed Use; Drummond Street**

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Dear Chairman and Members:

I act as legal counsel for Sam Oskooei the owner of property and certain property interests on the south side of Drummond Street in the City of Toronto.

Drummond Street is located west of Royal York Road, south of the Mimico GO Transit station, between Lake Shore Boulevard West and the Gardiner Expressway.

Drummond Street is located in an area that is in transition. Properties to the north are a combination of Mixed Use and Industrial. They contain a mix of industrial, commercial, institutional and residential uses on this portion of Drummond Street. The property to the east is occupied by the Mimico Arena. Further east is a large site presently occupied by a food store. These lands are designated for Mixed Use. Lands to the south are designated Residential and developed with a mix of single family homes. The properties immediately west of the arena are designated Industrial.

I am writing to request that your Committee consider a Mixed Use designation for the properties on the south side of Drummond Street, west of the arena.

In summary, our reasons for the proposed redesignation to Mixed Use include:

1. The properties are well located in relation to TTC service on Royal York Road.
2. It is close to the regional transportation station at the Mimico GO station.
3. Adjacent properties contain a mix of industrial, commercial and residential uses.

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4. Together, these properties are large enough to accommodate a range of uses. Mixed use development could provide a transition between heavy industrial uses further north, and the residential community to the south.
  5. This type of transition is already underway on properties adjacent to Royal York Road. Mixed use development would provide a suitable complimentary land use for the continued development of the area.

Thank you for considering this request. Please do not hesitate to contact our offices should you have any questions or comments.

Sincerely,



Ryan Atkinson

RA/jl

E. & E.O