

June 17, 2014

Attention Rosemary MacKenzie – Secretariat Contact
Etobicoke York Community Council
Etobicoke Civic Centre
Main floor, 399 The West Mall
Toronto, ON M9C 2Y2

Re: Item 2014.EY34.4, Etobicoke York Community Council Meeting of June 17, 2014

Dear Members of Council:

I am writing today to indicate that my client Phantom Developments, the owners of the property located at 2175 Lake Shore Blvd West, have concerns regarding the subject file, based upon the location of the proposed Building A within the context of the Council approved Humber Bay Shores Urban Design Guidelines and as it relates to Phantom's property. Specifically, Phantom has concerns with building footprint delineated on the Building located between Proposed Road "C" Marine Parade Drive on Schedule D2 of the draft zoning by-law (Attachment 10) to the Final Report.

Phantom and Kingbird, the owners of the subject property at 2169 Lake Shore Blvd. West, which is located immediately north of Phantom's lands, have been in discussion on this matter and Phantom is hopeful that this matter can be resolved through further discussion. Should this not be possible, Phantom wishes to preserve its right to appeal the file to the Ontario Municipal Board.

Thank you for your consideration.

Yours very truly,
URBAN STRATEGIES INC.



Cyndi Rottenberg-Walker, MScPI, MCIP, RPP
Partner