



Davies  
Howe  
Partners  
LLP

Lawyers

The Fifth Floor  
99 Spadina Ave  
Toronto, Ontario  
M5V 3P8

T 416.977.7088  
F 416.977.8931  
davieshowe.com

Please refer to: **John M. Alati**  
e-mail: [johna@davieshowe.com](mailto:johna@davieshowe.com)  
direct line: 416.263.4509  
File No. 702759

August 8, 2014

**By E-Mail Only to [etcc@toronto.ca](mailto:etcc@toronto.ca)**

Etobicoke York Community Council  
City Clerk's Office  
Main Floor, Etobicoke Civic Centre  
399 The West Mall  
Toronto, ON M9C 2Y2

Attention: Rosemary MacKenzie, Administrator

Dear Ms. MacKenzie:

**Re: Report 12 215214 WET 05 OZ – 1193 The Queensway and 7, 11, 13, 17, 19, 21, 23, 24, 29, 33, 35 and Part of 45 Zorra Street, OPA and ZBA Amendment Application for Remington**

We are counsel to Kooby Investments Ltd. Our client is the owner of lands located in the southeast quadrant of SASP 6 (Parcel 3 which is also identified as the former Vintage Flooring site) and which is located immediately to the east of the proposed application.

We have reviewed the above noted report dated July 24, 2014, which will be considered by Community Council at its meeting on Tuesday, August 12, 2014. The report recommends amendments to SASP 6 and zoning by-law 747-2006 to increase the maximum number of residential units and the residential and total gross density provisions to permit the Phase 3 Remington lands to be developed with a total of 981 residential units in addition to the 761 units already approved for the Remington Phase 1 and 2 lands.

As the City planners are aware our client is presently in the process of finalizing its own OPA and zoning application amendments for its lands which it intends to file with the City for formal consideration shortly. Our client's consultants have had pre-consultation meetings with the relevant City staff and our client has always had an expectation that its lands would be able to achieve certain density and residential unit yield permissions on its property consistent with recent developments in the neighbourhood and the South Etobicoke area. At present our client is contemplating development of its lands with some townhouse units as well as a 31-storey condominium tower on a 6 storey podium comprised of a total of



Davies  
Howe  
Partners  
LLP

approximately 500 units. As the City planners are aware from our pre-consultation sessions with them the reason our client's application has not yet been finalized and filed is because our client was requested by staff to include adjacent provincially owned lands in the proposal and, to that end, our client has been negotiating with the Province and expects to finalize a deal in the short term and anticipate that its final application will include those lands. Our client's lands are presently zoned IC1. This older industrial zoning and uses result in potential conflicts and issues of incompatibility with the adjacent mixed use zoning and overall designations which currently exist on the Remington lands and Sobey lands. For these reasons our client's proposed application to redevelop as contemplated will not only eliminate any potential incompatibility and conflict issues but it also ensures that the full development of the block contemplates our client's contribution to the completion of the road system and a comprehensive development of SASP 6 as was originally contemplated.

We note that when SASP 6 was first established it was done so under an older policy regime. When it was subsequently amended in 2006, it contemplated a maximum density in the range of 2.85 and provisions for up to 1,270 residential units on the subject Remington lands. We note that the July 24 staff report is now recommending a total density of 3.8 times and a total of 1,652 units on the Remington Phase 1, 2 and 3 lands.

The purpose of this letter is to advise that our client wants to ensure that the increase in the proposed density of development for the Remington site is not at the expense of density which should be allocated or distributed to our client's property based on original considerations for development density caps for the overall SASP 6 lands. It is the position of our client that a more appropriate manner to deal with this issue through the intended new OPA would be to simply remove any number from the plan for the block and rely on the approved Official Plan designation of Mixed Use to evaluate intensity, use and built-form matters in any future proposals, including that of our client.



Davies  
Howe  
Partners  
LLP

We have copied this letter to the relevant staff planners so they are aware of our client's comments. Should you have any questions we would be happy to discuss these with staff at its convenience and trust that these comments will be of assistance to Council when dealing with the Remington matter.

Yours truly,

**DAVIES HOWE PARTNERS LLP**

John M. Alati

JMA:ak

copy: Client  
Bob Truman  
Cynthia Owusu-Gyimah  
Greg Hobson-Garcia  
Barry Horosko