



BRATTYS ^{LLP}
BARRISTERS AND SOLICITORS

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Delivered via-Email

Etobicoke-York Community Council
Etobicoke Civic Centre
Main Floor, 399 The West Mall
Toronto, ON M9C 2Y2

Attention: Members of Etobicoke-York Community Council

Dear Members of Council and Committee Members:

**Re: Final Report on 1193 The Queensway and 7, 11, 15, 17, 19, 21, 23, 25, 19, 33, 35 and
Part of 45 Zorra Street – Official Plan Amendment and Zoning By-law Amendment
Application
Item No. EY35.5**

We are the solicitors acting on behalf of the landowner, Remington, with respect to the above referenced matter. Remington is a land development company owned and operated by the Etobicoke-based Bratty family.

Your meeting schedule for 10 am on August 12, 2014 contains the Final Report from Planning Staff dated July 24, 2014 which, together with a number of other recommendations, recommends that the proposed development for our client's lands be approved. We are writing to provide advance notice to your Committee that our client is satisfied with the conditions contained in this Report and will be appearing in support of the Staff recommendations contained therein.

The Staff Report reflects almost two years of submissions, consultations and revisions to arrive at the current scheme it is our belief that the project, as revised, is a worthwhile completion, being Phase III, of this significant Queensway project.

In addition to the traditional benefits achieved by intensification along this transit corridor there are a number of public and community related benefits that accompany this project. They include the following:

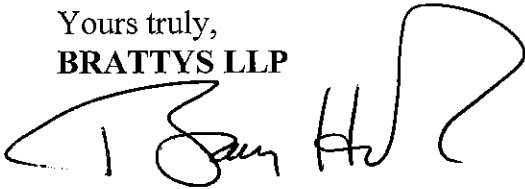
- 1) Development Charge Payments: The development charge payments generated by this project will go towards a series of hard investments by the municipality. In total the proposed development would generate the following development charges:

<u>1 Bedroom/Studio Suites</u> : 940 units * \$11,903	=	\$11,188,820
<u>2 Bedroom+ Suites</u> : 41 units * \$17,293	=	\$709,013
<u>Total</u> :		\$11,897,833;

- 2) Completion of Public Park: The project includes the dedication of 998 square metres of land in order to complete a large public park (approximately 1.5 acres in total) in the interior of the site in addition to a development charge credit for Above Base Park Improvements;
- 3) Section 37 Community Benefits: The Report recommends a Section 37 contribution in association with the project of \$1,250,000 plus escalations. The Staff recommendation provides for flexibility in the dedication of the Section 37 contribution to a number of options including daycare facilities, improvements to the Humber Bay Branch of the Toronto Public library, and improvements to local parks in the immediate area; and
- 4) Other Public Benefits: In addition to the foregoing, the Report also recommends securing a payment of \$287,000 through the Section 37 agreement to cover the costs associated with various road improvements along The Queensway.

For these reasons, among others, we respectfully submit that the proposed development should be approved as recommended by Planning Staff. If you have any questions or wish to speak further with respect to any of the foregoing in advance of the August 12, 2014 Committee meeting please do not hesitate to contact the undersigned.

Yours truly,
BRATTYS LLP



Barry A. Horosko

cc: Richard Tripodi, The Remington Group Inc.
Laurie McPherson, Bousfields Inc.