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File No. 702759

June 16, 2015

By E-Mail Only to 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: Supplementary Report
Reference No. 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, Etobicoke (the "Remington Site")
OPA and ZBA Application by Remington
Item EY7.2**

We are counsel to Kooby Investments Ltd., the owner 2 St. Lawrence Road, located in the southeast quadrant of SASP 6 (Parcel 3 which is also identified as the former Vintage Flooring site), and which is immediately to the east of the Remington Site.

We have conducted a preliminary review of the above noted report dated May 29, 2015, which will be considered by Community Council at today's meeting. In short, it is our submission that the amendments recommended in the report are not minor in nature, and adversely affect our client's lands.

As the City planners are aware, our client is presently in the process of finalizing its own Official Plan and Zoning By-law amendment applications for its lands. 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, comprising a total of approximately 500 units. As the City planners



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are aware, our client's application has not yet been finalized and filed 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 is hopeful to finalize a deal in the short term, and anticipates 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 Site 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 Remington Site.

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 has been the position of our client that a more appropriate manner to deal with this issue through the intended new OPA would have been 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.

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.



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Yours truly,
DAVIES HOWE PARTNERS LLP

per: A handwritten signature in blue ink, appearing to read "John M. Alati".

John M. Alati

JMA:md

copy: Client
Bob Truman
Cynthia Owusu-Gyimah
Neil Cresswell