

February 22, 2016

Via Email

Planning and Growth Management Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, Ont. M5H 2N2

Attention: Nancy Martins

Dear Nancy,

Re: Mimico-Judson Regeneration Area Study

New Toronto Studios is located at 23 Buckingham St. Our 2 acre property on the east side of Buckingham St. runs from Newcastle to just south of Portland and encompasses the majority of the west block.

We are excited to see the hard efforts envisioned by you to create an exciting family community of Mimico Village.

We do have some recommendations:

- Through our years of experience in trying to rent commercial space, we feel the City's commercial requirements may not necessarily be suited for the area.
- The requirement for a minimum of 50% of all new residential units to have three or more bedrooms is limiting certain demographics. (ie. young professionals and single child bearing families).
- We agree that greenspace is vital to the community, the location and use of parkland space needs to be carefully examined.
- With the vision that the city planners have undertaken, we ask that maximum height and density be examined for our property. This will allow us to provide the best development in keeping with the community's needs.

We would welcome the opportunity to meet with you for further discussions before the meeting taking place on March 8th, 2016.

Please also accept this letter as our formal request to receive notice of any Committee or Council decision regarding this matter.

Sincerely,

Lee-Ann Marquez

The New Toronto Studios
23 Buckingham St.
Etobicoke, Ont
M8Y 2W2

Mobile: 416 910 7473

Email: leeannmarquez@outlook.com