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Reply To: Joel D. Farber
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Our File No. 151334

VIA EMAIL

Etobicoke York Community Council
Etobicoke Civic Centre
399 The West Small, Main Floor
Toronto, Ontario M9C 2Y2

Attention: Ms. Rosemary Mackenzie

Dear Ms. Mackenzie:

**Re: EY32.18 ACTION 11:00 AM Ward:5
Request for Direction Report - 1001, 1007, 1011 and 1037 The Queensway - Zoning By-law Amendment Application**

We are the solicitors for the applicant, RioCan Holdings (Queensway) Inc. We wish to acknowledge receipt of the staff report and provide Community Council with an update on the development application.

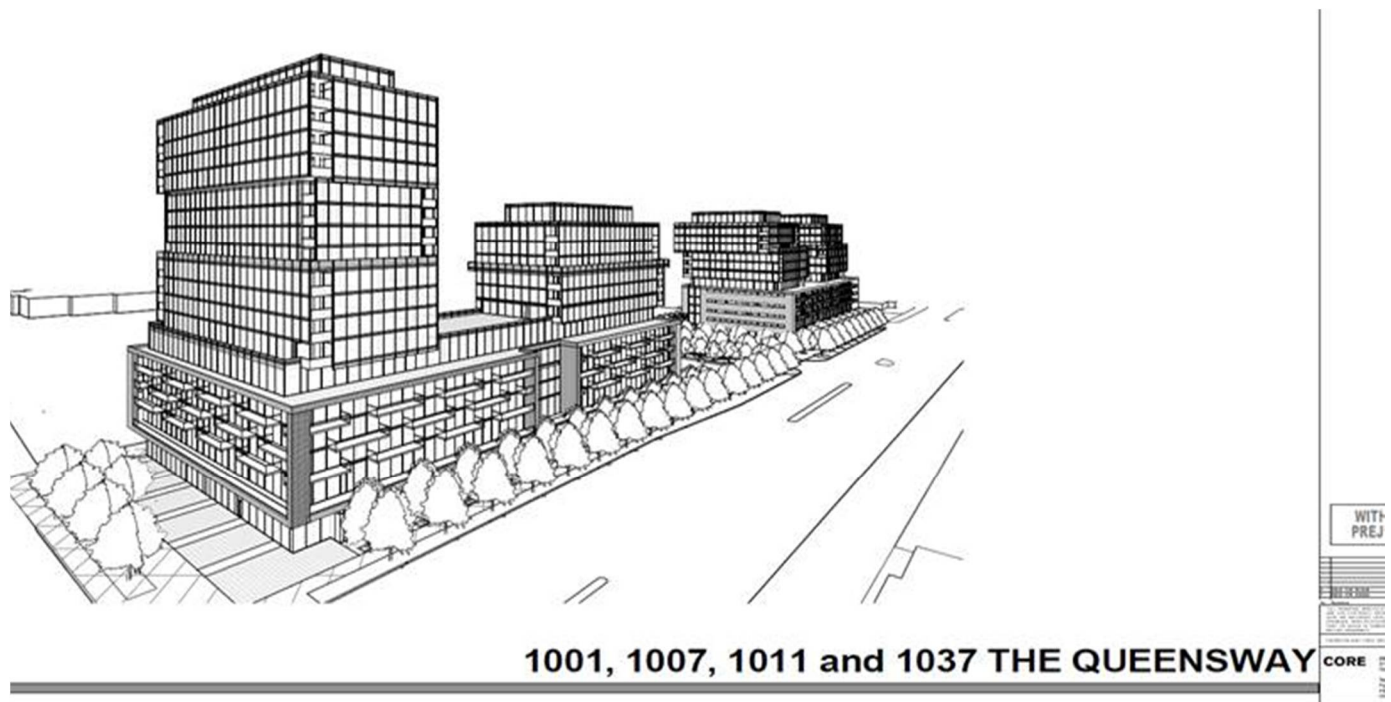
Specifically, we wish to advise that on June 8, we submitted a without prejudice proposal via the City Solicitors office. We understand that staff are now in the process of reviewing that submission in detail and, in accordance with the direction contained in the staff report, will continue to work with the applicant in an effort to achieve a staff supported development approval.

Full details of the settlement proposal are with the City solicitor. However, we do wish to advise Community Council of the key achievements that have been included in the settlement proposal which address key items raised in the staff report as follows:

1. The proposal has been revised to include a full on site parkland dedication with frontage on The Queensway and access through the main site driveway;
2. Floor plate designs have been revised to reduce the overall number of units in order to accommodate 10% three bedroom units and more than 30% two bedroom units;
3. Heights have been reduced so that the proposed 12 storey towers are generally in line with the existing development at the Remington site;

4. Height of the landmark building for The Queensway/Islington corner has been reduced substantially; and
5. At grade commercial floor area has been enhanced and expanded by approximately 12,000 square feet with setbacks to allow for a full 6.5m inviting pedestrian environment.

RioCan is committed to the highest quality urban design for this project. A depiction of the proposal is shown in the figure below.



We do appreciate the effort of staff and legal counsel for their thorough and detailed consideration and we look forward to working through the remaining issues.

Yours truly,

FOGLER, RUBINOFF LLP

"Joel D. Farber"

Joel D. Farber*

*Services provided through a professional corporation

JDF/sz

cc. RioCan
MHBC Planning Consultants Councillor Justin Di Ciano

Robert Robinson and Nicole Ivanov, City of Toronto