

Remington on the Queensway Inc.

June 10, 2024

John D. Elvidge
City of Toronto
Office of the City Clerk
100 Queen Street West
Toronto, ON M5H 2N2

Dear Sir:

RE: Planning Application Number: 14 241637 WET 05 OZ
Related Site Plan Control Application Numbers: 23 218161 WET 03 SA & 23 218177
WET 03 SA
40-60 St. Lawrence Avenue
Etobicoke York Community Council Meeting June 3, 2024 – Item 14.4

Having become aware of the appeal report that went forward to the Etobicoke York Community Council at its meeting June 3, 2024, Remington on the Queensway Inc. – the adjacent landowner and subdivider – would like to take this opportunity to express our interest on the application noted above prior to its proceeding to Council.

By way of background, Remington on the Queensway Inc. is the adjacent developer to the immediate west of 40-60 St. Lawrence Avenue. To facilitate the development of the lands within Site and Area Specific Policy 6 (“SASP 6”), Remington on the Queensway Inc. constructed the roads, sanitary, storm, and water services, as well as traffic control improvements and parks, incurring considerable expense in doing so.

As in all instances where adjoining lands benefit from services provided and constructed by others, there is an obligation to share in the proportionate costs of such services which directly benefit the other party. In this instance, the subject lands and current proposal to intensify the use of the lands will benefit from these works and accordingly, they should be required to contribute towards these costs.

In summary, Remington on the Queensway Inc. respectfully requests that, as a condition of development of the subject lands as aforesaid, St. Lawrence Developments Ltd. must be required to enter into a cost sharing agreement to pay its fair and equitable share of the costs of burdens and services front-ended by Remington on the Queensway Inc.

Remington on the Queensway Inc.

We further ask that we be notified of any further meetings of Committee or Council concerning these applications, and that we be advised of any formal decisions in writing.

Sincerely,
Remington on the Queensway Inc.

A handwritten signature in black ink, appearing to be 'ED' or similar initials, written in a cursive style.

Eric Del Favero
Project Manager, Land Development

cc. Al Rezoski, Etobicoke Community Planning
Jaspreet Deol, Etobicoke Community Planning