



November 04, 2024

City Clerk,
 Attention: Nancy Martins, Administrator,
 Planning and Housing Committee,
 Toronto City Hall,
 100 Queen Street West, 2nd floor, Toronto,
 ON M5H 2N2

Sent by email: phc@toronto.ca

Dear Nancy;

RE: PH 16.1 - City-initiated Zoning By-law Amendments to Zoning By-law 569-2013 to Update Height and Density Permissions and Performance Standards in Commercial Residential Zones to Facilitate Mid-rise Buildings along certain Avenues

MHBC Planning represents the following landowners and are writing on their behalf regarding the proposed City-initiated Zoning By-law Amendments to Zoning By-law 569-2013 to Update Height and Density Permissions and Performance Standards in Commercial Residential Zones to Facilitate Mid-rise Buildings along certain Avenues, which pertains to the following properties and their respective owners:

- 1336 Kingston Road, Toronto - 1336 Kingston Rd. Inc.;
- 1711 Kingston Road, Toronto - 2514488 Ontario Ltd.;
- 4280 - 4288 Kingston Road, Toronto - EFES Holdings Inc.;
- 4674 Kingston Road, Scarborough, City of Toronto - Kingston Residences Inc.;
- 383-387 Sherbourne Street, Toronto - NJS Sherbourne Inc.;
- 251-285 The West Mall, Etobicoke, City of Toronto - Bloor Gold Residences Inc. c/o Bloor West Residences Inc.; and
- 699-711 Lawrence Ave. West, Toronto - NJS PHAZE II (699-711 LAWRENCE) INC.

The above noted properties are currently subject of site-specific zoning by-law amendment and / or site plan applications to permit proposed developments.

We are writing to confirm we are generally supportive of the changes proposed by the City-initiated Zoning By-law Amendments as adopted by City Planning and Housing Committee on October 30th. **However, we request that City Staff have consideration for site-specific by-laws and their transition when finalizing the form of By-law changes and once approved and in effect.**

Please also accept this correspondence as our request to be notified on all future communication going forward regarding these City-initiated Zoning By-law Amendments, including Council approval and the implementing Zoning By-laws.

If you have any questions, please do not hesitate to contact us.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'E. Theodore'.

Eldon C. Theodore BES, MUDS, MLAI, MCIP, RPP
Partner, Planner, and Urban Designer

A handwritten signature in black ink, appearing to read 'Tomas Glancy'.

Tomas Glancy BSc
Senior Planner