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September 15, 2019

Councillor Gord Perks, Chair and Members  
Toronto and East York Community Council  
2nd floor, West Tower, City Hall  
100 Queen St. W.  
Toronto, ON M5H 2N2

Attention: Ellen Devlin ([teycc@toronto.ca](mailto:teycc@toronto.ca))

Dear Councillor Gord Perks and Members of TEYCC Community Council:

***Re: Item: TE8.12 – September 16, 2019***

***City-Initiated Zoning By-law Amendment – McCleary, Media City, Turning Basin - Port Lands***

On behalf of Toronto Waterfront Studios Development Inc. ('TWSDI'), the development arm of Pinewood Toronto Studios ("PTS"), the long-term lessee of the property municipally known as 101 and 225 Commissioners Street and 1-17 Basin Street, in the City of Toronto, I am writing to advise that TWSDI has reviewed the City's Supplementary Report, dated September 13, 2019, and we continue to object the proposed draft Zoning By-law Amendment for the Port Lands Districts – McLeary District, Turning Basin District and Media City (the "Draft ZBA").

Our concerns outlined in the letter provided to you from Aird & Berlis on our behalf, dated September 13th, 2019 remain.

Amongst other matters of concern, in particular the revised Draft ZBA has attempted to reflect the 2005 Committee of Adjustment decision currently enjoyed by PTS, but it has failed to properly capture all of the development rights granted to support the film and television studio.

We continue to request that the Draft ZBA be amended so that it excludes Media City or that this matter be referred back to City staff to allow for a meaningful consultation.

Yours very truly,

**TORONTO WATERFRONT STUDIOS DEVELOPMENT INC.**

Per:   
Name: Sarah Farrell  
Title: General Counsel

cc: Pinewood Toronto Studios Board of Directors  
Sidonia Tomasella  
Nanci MacLean  
Geoff Grant  
Jasmine Frolick  
Elsa Fancello