



SMARTCENTRES®

3200 HIGHWAY 7 | VAUGHAN, ON. CANADA L4K 5Z5
T 905 326 6400 F 905 326 0783

September 16, 2019

Via email

City Clerk's Office
Toronto City Hall
100 Queen Street West, 2nd Floor West
Toronto, ON M5H 2N2

Attention: Ellen Devlin, Administrator
Toronto and East York Community Council

Dear Madam,

Re: Port Lands Zoning Review
City-Initiated Study to Amend Zoning By-law 569-13
Planning Application No. 14 266183 STE 30 OZ

We are representatives of Eastern Avenue Developments Limited and Calloway REIT (Eastern Avenue) Inc., the owners of the lands known municipally as 629, 633 and 675 Eastern Avenue (the "StudioCentre Lands"). The StudioCentre Lands are located south of Eastern Avenue between Pape Avenue and Larchmount Avenue, immediately north of the lands currently subject to the Port Lands Zoning Review. We have reviewed the proposal and background information provided by the City and are requesting clarifications on the proposed zoning, specifically as it relates to the Warehouse District in the Port Lands.

In the Port Lands Zoning Review SAC presentation dated July 17, 2019, there is a proposed restriction on Activation Uses (which includes retail stores) which permits a maximum of 280 square metre gross floor area per unit on the ground floor of a building. The draft Warehouse District Zoning By-law dated July 5, 2019 does not include this restriction. There appears to be a discrepancy between the two documents. We are requesting clarification if the intention is to provide for a maximum retail unit size restriction within the by-law, which would be consistent with the treatment of retail uses in our site specific zoning by-law, and others in this employment node.

Section P of the draft Warehouse District Zoning By-law states that Retail Stores, Eating Establishment and Take-out Eating Establishment are permitted if they do not exceed 3,500 square metres of the interior floor area of a building. We would like clarification on whether this restriction applies to individual buildings only or to the entire site.

The current site-specific zoning for the StudioCentre Lands imposes restrictions on both the maximum permitted retail floor area for the property and a maximum retail floor area for a standalone building. While we are in support of the revitalization of the Port Lands and recognize it as a positive change for the community and the City, we would like to work together with the City to ensure that the zoning

permissions (and restrictions) for the Warehouse District are determined giving consideration to existing site specific zoning by-laws within the employment node. We respectfully request the City to further consider existing site-specific restrictions of nearby properties to ensure that the permissions within the Zoning By-law for the Port Lands are appropriate.

We look forward to working with the City. If you have any questions or would like to have any further discussions regarding our questions and concerns, please do not hesitate to contact me.

Thank you for consideration of this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christine', enclosed in a thin black rectangular border.

Christine Trinh
Development Manager

c.c. Christine Cote – SmartCentres REIT
Lilly Wu – SmartCentres REIT
Sandra Kaiser – SmartCentres REIT
Anthony Kittel – City of Toronto