

PH3.3.1

Daniels Waterfront Corporation
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VIA EMAIL

March 19, 2019

Planning and Housing Committee
Attention: Nancy Martins
10th floor, West Tower
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

Email: phc@toronto.ca

Dear Ms. Martins,

**Re: Agenda Item PH3.3
Amendments to the Imagination Manufacturing Innovation and Technology (IMIT) Program
By-Laws to Increase Condominium Eligibility
Planning and Housing Committee, March 20, 2019**

Please accept this letter of support in relation to Agenda Item PH3.3, Planning and Housing Committee scheduled for March 20, 2019. This item relates to the proposed amendments to the City-Wide Brownfield Remediation and Development of Prescribed Employment Uses By-Law 516-2008 and the Waterfront Community Improvement Plan By-Law 518-2008 (as amended by By-Law 1325-2012), among others, to amend Schedule 1 Appendix 2, Section 4.7 of each By-Law and remove the restriction on size and construction cost associated with the eligible office units in a condominium, and allow IMIT eligibility subject to a third party facilitator being engaged.

We are writing in full support of these proposed amendments, as they are aligned with the new IMIT CIP By-Law approved in July 2018 and will ensure that new office owners of any unit size and construction value are afforded the opportunity to receive the IMIT Brownfield and Development tax incentive grant within the structure of an office condominium building.

Daniels Waterfront Corporation is the owner and developer of the land located at the north east corner of Queens Quay East and Lower Jarvis Street within the East Bayfront Precinct of Toronto's Central Waterfront Secondary Plan area. In 2013, we embarked on the process of Official Plan and Zoning Amendments to permit development of the site into a mixed-use community, which is now home to a burgeoning office, institutional and creative hub, and headquarters for Artscape Launchpad, The Remix Project, Manifesto, HXOUSE, House of Cool, Core Architects and The Daniels Corporation, to name a few. George Brown College and OCAD University compliment this curated group of businesses and help establish this building as a Centre for design forward, creative, multidisciplinary firms grounded in the pursuit of learning and opportunity.

Known today as *Daniels Waterfront – City of Arts*, our office community brings together a dynamic and passionate mix of small and medium size businesses along side a growing mix of start-up, and non-profit creative industry establishments.

Through the development of what was previously an underutilized and environmentally contaminated parcel of employment land, a total of 180 new office condominium units totalling over 320,000 square feet of commercial area has been created. The 99 independent businesses that now own and occupy this development are directly delivering on the key objectives of the IMIT Community Improvement Plan for the Central Waterfront, East Bayfront Precinct, by:

- / Establishing a critical mass of business activity to provide the opportunity for a network of businesses
- / Creating a unique opportunity to allow small and medium sized businesses to take ownership along Toronto's waterfront in a vertical business "campus",
- / Creating new employment opportunities in the creative sector, design industry, professional services, education and research and digital media within an identified prime employment precinct for the City of Toronto.

We have no concerns with the proposed amendments and thank staff and committee for their continued efforts to support strategic growth along Toronto's Waterfront. We appreciate your consideration of this matter.

Yours truly,

Daniels Waterfront Corporation



Sarah Millar, MCIP, RPP
Development Manager

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Cc: Rebecca Condon, City of Toronto, Economic Development
David Fitzpatrick, City of Toronto, Strategic Initiatives Planning
Mark Flowers, Davies Howe LLP