

Summit II REIT

Summit Industrial Income REIT

Brampton:
75 Summerlea Road, Unit B
Brampton, ON L6T 4V2

Edmonton:
300, 3203 93 Street
Edmonton, Alberta T6N 0B6

Ottawa:
2630 Lancaster Road, Unit D
Ottawa, ON K1B 5L8

Calgary:
417, 5920 1A Street SW
Calgary AB, T2H 0G3

Montreal:
2900 Andre Avenue, Ste 100
Dorval, QC H9P 2P2

July 10, 2020

**RE: Application to Remove a City-Owned Tree – 330 Humberline
Community Council Deputation, Jul 14, 2020
Item EY16.10**

Attn: Etobicoke York Community Council

From: Gunars Robeznieks
Director, Development & Technical Services
Summit Industrial Income REIT

The following submission is provided in support of the subject application and as reference content with respect to my deputation at Community Council, as a representative of Summit II REIT, the Owners of the subject property.

The Work

Implement substantive building improvements to sustainably revitalize an existing building asset, both inside and outside. The result being the ability to secure a new tenant in 43,600 sq. ft of vacant space – it has been empty for 44 months. Refer to the New Plan excerpt on Page 4 below.

Our Overall Objectives

- Add value to neighborhood through adding new tenant to occupy the vacant space
- Add new employment to Etobicoke
- Improve existing asset aesthetic and quality
- Sustainability approach - provide multiple times replacement tree quantity, stormwater recycling, pedestrian connection
- Provide safe and functional operations for truck movements, the lifeblood of an industrial facility

Our Actions

Over the span of the last two years we have expeditiously been carrying out the work of realizing this building improvement project. We applied for and successfully attained a Committee of Adjustment binding decision, the requisite Building Permits, and the private tree removal permit; posting all securities and paying all fees associated and worked collaboratively with all City Departments.

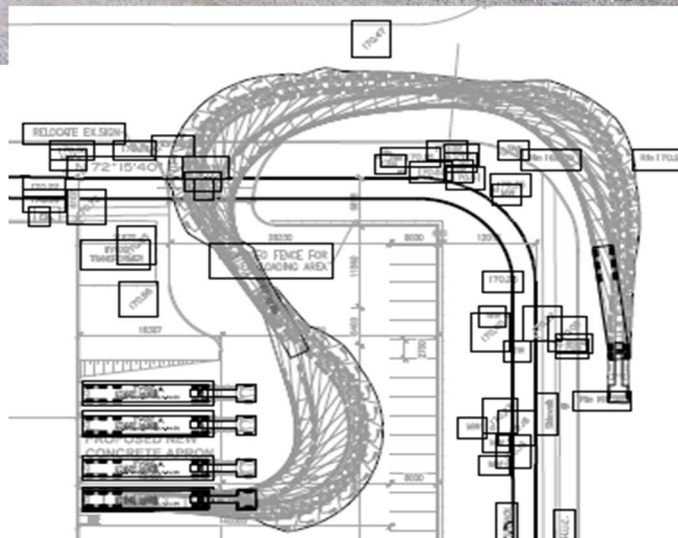
Current State

As seen in the Urban Forestry Staff report, we have been denied a permit for the removal of a City owned tree on Huddersfield Road and are therefore stymied in achieving our objectives, hence appealing the decision. Nearly all the permitted work has been physically completed.

The Appeal

We are appealing for permission to remove one (1) City owned tree on Huddersfield Road to allow safe and functional truck movements for the new industrial tenant unit, and thereby enable a tenant to productively occupy the space and allow us to recoup our substantial investment of millions of dollars of improvements.

The requested Huddersfield driveway width and location are the minimum to accommodate the truck turning radii and spacing per engineering vehicle movement diagrams. Locating the driveway (and truck movements) further west would conflict with the existing hydro transformer and locating further east would be too close to the intersection and conflict with street traffic.



Building Prior to Project



Unfavorable status

- 43,600 sq. ft of Vacancy - for **44** (forty four) months
- Landscaping in poor condition
- No Loading Spaces
- No Public Sidewalk pedestrian connection

Successful Outcome

The subject tree is located in a high traffic area for trucks and service vehicles, where it will be inherently at risk from both Huddersfield traffic and traffic using the site via the existing driveway.

The removal of the tree and replacement planting or cash in lieu (five trees) will result in a net gain of the City's tree canopy, contributing to the City's goal of 40%.

In good faith, we have to date put forth various alternative action or voluntary compensation ideas to Urban Forestry which they did not find acceptable. Respectfully we do submit that the multiple concessions and voluntary improvements we have already implemented to date should have positive bearing on our request, and we do remain amenable to providing the remedies and offsets as put forth by Urban Forestry in their current Staff Report. In our opinion, this would produce an outcome that includes benefits for all parties.

We thank the Council for considering our matter and the opportunity to put forth relevant content to inform the decision making. We are looking forward to an outcome that will be beneficial to all stakeholders.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Robeznieks', with a horizontal line extending to the right.

Gunars Robeznieks

Director, Development and Technical Services

Summit Industrial Income REIT

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