

TORONTO WATERFRONT STUDIOS DEVELOPMENT INC.
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September 20, 2021

Planning and Housing Committee
Nancy Martins
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
phc@toronto.ca

Dear Chair Bailão and Members of the Committee:

**Re: City of Toronto
PH26.2 - Zoning Conformity for Official Plan Employment Areas
Request for Clarification Regarding Scope of Phase 1**

I am the General Manager of Pinewood Toronto Studios Inc. ("**Pinewood Toronto Studios**"), the long-term lessee of the properties municipally known as 101, 225 Commissioners Street and 1-17 Basin Street in the City of Toronto (the "**Pinewood Site**"). Bell Media Inc. and Bell Media Studios Inc. (collectively, "**Bell**") are the majority shareholders of Pinewood Toronto Studios. Bell also has the exclusive right to develop part of the Pinewood Site.

The purpose of this letter is to seek clarity as to how the City of Toronto's ("**City**") two-phased zoning framework to bring the City's zoning by-laws into conformity with Official Plan Amendment 231 ("**OPA 231**") Employment Areas policies will apply in the context of the Port Lands, and, specifically, the Pinewood Site.

Pinewood Toronto Studios, and its development arm, Toronto Waterfront Studios Development Inc. ("**TWSDI**"), are parties to the appeal of the Central Waterfront Secondary Plan ("**CWSP**") and the related Port Lands Official Plan Modification ("**OPM**"). Following a successful mediation, Phase 1 of the CWSP/OPM appeal was resolved through settlement as reflected in Ontario Land Tribunal ("**OLT**") decisions dated March 8, 2021 and May 14, 2021. These decisions established the permitted land uses in the Port Lands, including the Pinewood Site.

The Pinewood Site is also governed by former City of Toronto Zoning By-law 438-86. At its meeting on October 2, 2019, City Council passed Zoning By-law 1305-2019, which amended ZBL 438-86 for lands in the Port Lands, including the Pinewood Site. Both Bell and TWSDI appealed the City's decision to pass ZBL 1305-2019 (OLT Case No. PL190569) ("**Zoning Appeal**"). An efficient way to establish zoning permissions for the Pinewood Site is through a negotiated settlement of the Zoning Appeal that provides uses consistent with the updated CWSP/OPM policies.

We recognize the June 10, 2021 Staff Report addresses secondary plan areas, with specific reference to the ConsumersNext Secondary Plan. Given the outstanding Zoning Appeal and lack of specific reference to the CWSP/OPM in the Staff Report, it is not clear that the Port Lands or the Pinewood Site is excluded from the OPA 231 Zoning Conformity exercise.

We recently received preliminary confirmation from City Planning staff that where Site or Area Specific Policies have been included in the Official Plan to allow for sensitive uses and/or uses not otherwise

permitted in Employment Areas – as is the case at the Pinewood Site – the City intends to maintain those permissions through the zoning review.

We look forward to continuing conversations with City Planning staff on this matter and ask that the City confirm in writing that the OPA 231 Zoning Conformity exercise does not apply to the Pinewood Site, or otherwise remove uses permitted in the updated CWSP/OPM as it relates to the Pinewood Site.

Please ensure that the undersigned and our legal counsel, Isaac Tang (itang@blg.com) and Lee English (lenglish@blg.com) of Borden Ladner Gervais LLP, are provided with notices of all public meetings as well as Committee and Council decisions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Geoff Grant', with a large loop at the end.

Geoff Grant
General Manager
Pinewood Toronto Studios

cc Isaac Tang, Borden Ladner Gervais LLP, itang@blg.com
Brooke Marshall, Senior Planner, City Planning Division brooke.marshall@toronto.ca
Carola Perez-Book, Senior Planner, City Planning Division Carola.Perez-Book@toronto.ca