

June 15, 2022

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WITHOUT PREJUDICE

File 09854.00001

VIA E-MAIL - kelly.matsumoto@toronto.ca

Kelly Matsumoto
City of Toronto, Municipal Law
Metro Hall, 55 John Street, 25th Floor
Toronto ON M5V 3C6

Dear Ms. Matsumoto:

**Re: 15 North Queen Street, Toronto
Appeal 133 OPA 231
OLT-22-002343 (formerly PL140860)**

We act for 2552317 Ontario Inc. (Cinespace Studios Inc.), the owner of the property municipally known as 15 North Queen Street, Etobicoke. Our client is a party to the proceedings involving the City's OPA 231 and is a party to Phase I of the Hearing (the South Etobicoke appeals).

Our client is prepared to settle its appeal on the basis of the City's and the Tribunal's approval of our SASP, substantially in the form attached.

I can indicate that this SASP was developed through detailed discussions with City staff. It recognizes our client's particular business, and the opportunities that our client's business brings to the property. It will allow our client to operate its business in an optimal way, while respecting the core policies the City has approved for this site.

We look forward to hearing from you once the City has considered this offer of settlement.

Yours truly,



Chris Tzekas
Counsel

CT/PC/lb
Encl.

c. Paul Chronis

**Recommended Official Plan Amendment
15 North Queen Street**

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. ### for the lands known municipally in 2021 as 15 North Queen Street, as follows:

15 North Queen Street

- a) The following communication and broadcast facilities uses are permitted:
- i. Production studios for the purpose of recording sound, visual images, live action and/or special effects and virtual production (“**recordings**”);
 - ii. Facilities for broadcasting television, radio and/or other media, including related control rooms and broadcasting equipment;
 - iii. General and administrative offices for the production of recordings; and,
 - iv. Facilities for screening recordings and technical post-production of recordings.
- b) To support the primary recording uses, the following associated and ancillary uses are permitted together with the primary use:
- i. Facilities for hair and make-up rooms, dressing rooms, wardrobe, and fitting rooms, and others;
 - ii. Workshops for artists and manufacturing, fabrication, and finishing (including woodworking, welding, moulding, plastering, painting, etc.) of theatrical sets, theatrical back-drops and props;
 - iii. Training facility for educating adults in the communication and productions industry;
 - iv. Storage and warehousing facilities for recording materials, props, costumes, theatrical sets and set decoration;
 - v. Facilities for distribution or rental and repair of equipment used in the production of recordings;
 - vi. Maintenance facilities and utility plant related to the communication and broadcast facilities;
 - vii. Small-scale retail and service facilities to serve employees and their guests, including restaurants, fitness centres, and convenience retail and service shops;
 - viii. Associated parking facilities; and
 - ix. Studios for live performance or rehearsals that can be used as special event space.

