



May 5th, 2024

VIA EMAIL tyler.hughes@toronto.ca

Mr. Tyler Hughes
City of Toronto Scarborough Civic Centre
150 Borough Dr.
Scarborough ON M1P 4N7

**RE: EGLINTON GO AREA STUDY – COMMUNITY CONSULTATION MEETING MATERIALS
SMARTSTOP SELF STORAGE (“SmartStop”) 2925 EGLINTON AVENUE EAST
(FORMERLY 2911 EGLINTON AVENUE EAST), CITY OF TORONTO**

Dear Mr. Hughes:

SmartStop has been actively pursuing the development of the property municipally known as 2925 (Formerly 2911) Eglinton Ave West for the past 4 years to develop a new self-storage facility. We are providing this letter to provide input into the ongoing City of Toronto Eglinton GO Area Study, which includes our lands, hereinafter the “Subject Lands.” By copy of the letter we also request to be notified of future information and consultation for the Eglinton GO Area Study.

BACKGROUND

Planning for a new self-storage facility has recently achieved a number of approval milestones, and work continues to complete the remaining required approvals. A Zoning By-law Amendment (By-law 132-2024) was enacted on February 7, 2024, to permit a 6-storey self-storage facility on the Subject Lands (as approved by Council in July 2023). A related consent application (23 114802 ESC 20 CO) was approved in June 2023 for the Subject Lands to sever the property and permit the proposal. The proposed development has shared vehicular access with the existing Home Depot Store, which is to remain on-site. The Site Plan Approval process for the development is ongoing, with approval expected in 2024 and construction to commence immediately thereafter.

COMMENTS

Overall, we have the following general comments regarding the current Eglinton GO Area Study as it relates to the Subject Lands.



Staff have generally identified our applications within the background information of the materials, but the concept plan does not reflect these approved applications. Given this context, the city's proposed concept does not appear implementable.

The materials shown in the March 20, 2024, Community Meeting presentation show a new public park on the Subject Lands and a multi-use path along the rear of the Subject Lands. A new public street is also shown within the Subject Lands general area. This proposed concept does not allow for any development potential on the Subject Lands and burdens the lands entirely with public uses. SmartStop does not intend to pursue such uses.

Further, the high-density residential uses proposed adjacent to the lands will directly rely on and benefit from these proposed uses and will likely create an unmet need when not provided. We kindly request that these proposed uses be removed from our lands and to other properties that benefit.

As noted, the in-progress development of the Subject Lands, as approved through a Zoning By-law Amendment, is currently and actively being advanced through the Site Plan Approval process. Any proposed concept plans going forward need to allow for the continued use of the site as approved. We object to any approvals or future planning process that reduces and/or restricts the recently granted permissions for a self-storage facility in any manner.

While we have requested to be notified via email, we formally request to be included on the distribution list for any and all information related to the Eglinton GO Area Study process.

If you have any further questions, please do not hesitate to contact the undersigned.

Thank you.

Yours truly,

A handwritten signature in black ink, appearing to read "Bliss Edwards", is positioned above the typed name.

Bliss Edwards, MCIP RPP
Executive Vice President
SmartStop Self-Storage REIT, Inc.

cc. SmartCentres, Mark Resnick, Mohammad Zeidi
MHBC Planning, David McKay, Maire Stea