



Zelinka Priamo Ltd.

LAND USE PLANNERS

VIA EMAIL

March 26, 2026

City Clerk
City of Toronto
Toronto City Hall, East Tower
12th Floor, 100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins, Administrator Planning and Housing Committee

**Re: EY30.2: 611, 619, 623 and 623A Keele Street – OPA and ZBA
Applications – Decision Report – Approval
File Nos. 24 251760 WET 05 OZ and 22 180538 WET 05 OZ
March 31, 2026 Etobicoke York Community Council Meeting
Preliminary Comments on Behalf of Loblaw Companies Limited and
Shoppers Realty Inc.**

Our File: SDM/TOR/26-01

We are the planning consultants for Loblaw Companies Limited (“Loblaw”) for the request by the applicant Diamond Corp to amend the Official Plan and Zoning By-law to permit a 33-storey mixed-use building at 611-623A Keele Street (the “Diamond Corp Lands”). Shoppers Realty Inc. are the leaseholder of a Shoppers Drug Mart (“SDM”) on lands known municipally as 620 Keele St., Toronto (the “SDM Lands”), which are across the street from the Diamond Corp Lands.

On March 10, 2026 Loblaw were made aware of the Public Meeting for the Official Plan Amendment and Zoning By-law Amendment applications File Nos. 24 251760 WET 05 OZ and 22 180538 WET 05 OZ.

Based on our review of the Staff Decision Report Approval dated March 13, 2026, it is our understanding that Staff recommend approval of the applications to amend the Official Plan and Zoning By-law. The Staff Decision Report Approval states “In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Etobicoke York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review”. We note that the Statutory Public Meeting will be held on March 31, 2026, whereby comments from the Public Meeting have not yet been addressed by Staff in their Staff Decision Report recommending Approval.

On behalf of Loblaw and SDM, we have preliminary comments as outlined below, and we reserve the opportunity to provide comments in respect to the application at such time as Loblaw, SDM and their consultants have had an opportunity to review any updated materials submitted in support of the applications as well as any future Staff Reports for Council consideration once released.

We have the following preliminary comments:

- A Transportation Noise & Vibration Assessment dated July 11, 2022 and an Addendum dated June 3, 2024 were prepared by Gradient Wind in support of the Official Plan Amendment and Zoning By-law Amendment applications. In our submission:
 - The Noise & Vibration Assessment should address truck deliveries and loading/unloading operations for the SDM in order to confirm that they are not a significant source of noise, and there should be additional consideration of rooftop mechanical equipment on the SDM building to confirm there is no significant noise impact on the proposed development, particularly for dwellings with direct line-of-sight to the SDM roof;
 - In our submission, a Warning Clause Type E be should included to advise of potential noise from adjacent commercial operations, including the SDM; and
 - We note the following for the SDM for consideration by Gradient Wind:
 - Daytime truck trailer deliveries (07:00 to 19:00) to the single loading area located on the west side of the building (there are "no evening or nighttime deliveries from 19:00 to 07:00);
 - Up to one (1) non-refrigerated and one (1) refrigerated trailer delivery in worst-case predictable hour;
 - Truck idling in the loading area for up to 60 min in worst-case predictable hour, accounting for back-to-back deliveries and an unloading time of approximately 30-45 min; and
 - Truck idling required to power the tailgate, plus reefer unit when applicable.

We would welcome the opportunity to meet with Staff to discuss our comments further.

Please kindly ensure that the undersigned is notified of any further meetings with respect to this matter as well as Notice of the approval of the Zoning By-law Amendment.

Should you have any questions, or require further information, please do not hesitate to call.

Sincerely,

ZELINKA PRIAMO LTD.



Jonathan Rodger, MScPI, MCIP, RPP
Principal Planner

cc. Loblaw Companies Limited (Via Email)