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BY EMAIL

June 8, 2026

Infrastructure and Environment Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Councillor Fletcher and Members of Infrastructure and Environment Committee,

Re: IE30.7- Concerns and Considerations raised by the Province of Ontario and Energy Utilities regarding Development in Proximity to the Hearn Switching Station

We are solicitors for Studios of America Corporation and Studios of America Limited Partnership (the "Owners"), the owners of an approximately 30-acre waterfront site, municipally known as 402 and 440 Unwin Avenue, Toronto (the "Site"). The Site is currently home to the decommissioned Richard L. Hearn Generating Station and except for the Hearn building, the balance of the large site is generally vacant.

As mentioned in the Staff Report dated May 27, 2026, prepared by Executive Director, Environment, Climate and Forestry (the "Report"), our client submitted an Official Plan Amendment ('OPA') to facilitate redevelopment of the Site. In particular, the OPA proposes to amend the Central Waterfront Secondary Plan and the Port Lands Area Specific Policy of the former City of Toronto Official Plan to establish a policy framework that would build on the existing approved *Destination and Catalytic Area* destination and include residential and expanded commercial use permissions in order to realize the Site as a mixed-use waterfront destination and accomplish its adaptive reuse of the existing Hearn building.

The Report summarizes the letters received from Hydro One, Atura and the Province regarding our OPA application and their interest to maintain current operations and in the case of the Province protect for a future energy infrastructure, Third Line, project not yet designed.

We would like to clarify that our client's OPA submission has assumed that the Hydro One switching station would remain in operation and we have reflected our existing shared easements in our concept plan submitted with our Official Plan Amendment application with efforts to increase access that Hydro One currently does not enjoy today.

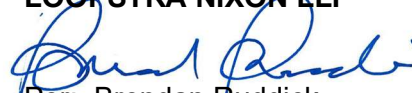
Also, in reviewing the City's report, the description of Atura's issues leaves the impression that the City is now supporting the long-term maintenance and operation of the Port Lands Energy Centre ('PEC'). In contrast, at the June 26 and 27, 2024 Council meeting, through 2024.MM19.9, City Council requested the IESO to work with the City of Toronto and Toronto Hydro to align Toronto electricity system plan with the City's 2040 target of net zero greenhouse



gas emissions by such strategies as phasing out the PEC. It would be helpful for the City to clarify its position.

In any event, our client welcomes the opportunity to review our proposal in detail with the Parties through the OLT led process to address the concerns raised and thank the Committee for their interest in our client's waterfront project.

Yours truly,
LOOPSTRA NIXON LLP


Per: Brendan Ruddick

cc: Elsa Fancello, Studios of America Corporation
Daniel Elmadany, City of Toronto