



**Zelinka Priamo Ltd.**

LAND USE PLANNERS

**VIA EMAIL**

January 20, 2026

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

Attention: Nancy Martins, Administrator Planning and Housing Committee

**Re: PH27.5: 9 Shortt Street – Zoning By-law Amendment Application –  
Decision Report – Approval (File No. 25 203821 NNY 08 OZ)  
Planning and Housing Committee Meeting January 22, 2025  
Preliminary Comments on Behalf of Loblaw Companies Limited**

**Our File: SDM/TOR/25-03**

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We are the planning consultants for Loblaw Companies Limited (“Loblaw”) for the Request to Amend the Zoning By-law Application Number 25 203821 NNY 08 OZ that was submitted by CreateTO for the lands known municipally as 9 Shortt Street, Toronto (the “CreateTO Lands”). Shoppers Realty Inc. are the leaseholder of a Shoppers Drug Mart (“SDM”) on adjacent lands known municipally as 1840 Eglinton Ave W, Toronto (the “SDM Lands”). The SDM Lands are located immediately adjacent to the CreateTO Lands. To the north of the SDM Lands are lands known municipally as 2388 and 2400 Dufferin Street owned by the landlord of the SDM, which are leased to a Dollarama retail store (the “Dollarama Lands”).

On December 22, 2025 Loblaw were made aware of the Public Meeting for Zoning By-law Application Number 25 203821 NNY 08 OZ, which relates the redevelopment of an existing GreenP parking lot for a mixed-use development with 458 residential units, community/commercial space at grade along with a driveway access from Shortt Street providing access to below-grade parking, while a privately owned publicly accessible open space (POPS) pedestrian connection and plaza is provided at ground level.

Based on our review of the Staff Decision Report Approval dated January 8, 2026, it is our understanding that Staff recommend approval of the application to amend the Zoning By-law, with a holding provision. 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 Planning and Housing Committee, 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 January 22, 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, 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 and their consultants have had an opportunity to review any updated materials submitted in support of the CreateTO Zoning By-law Amendment application as well as any future Staff Reports for Council consideration once released.

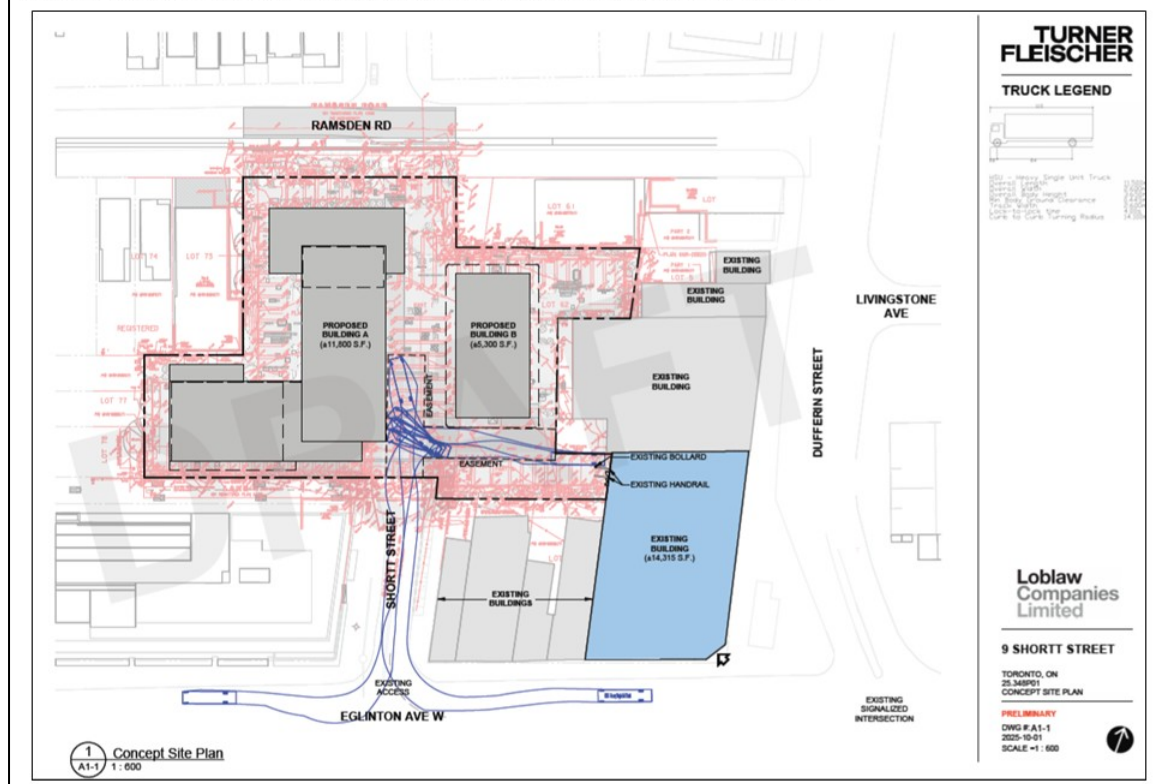
We have the following preliminary comments:

- We request clarification as to the intention for the below-grade parking, which comprises 42 vehicular spaces, for the continuation of the provision for GreenP parking. Based upon our review of the materials submitted in support of the application, there are no details provided as to any continuation of GreenP parking;
- As shown on Site Roof Plan A0504, easement CY444211E is shown on the CreateTO Lands extending from Shortt Street to the Dollarama Lands. The CY444211E easement document refers to “a free and uninterrupted right of way in common with the Party of the First Part, its agents, tenants, employees, workmen and all other persons by it duly authorized, including the parking authority of the Township of York and its customers, for persons and vehicles through, along and over that certain parcel of land more particularly described as follows: ...”. It is our understanding that easement CY444211E does not benefit the SDM Lands, but does benefit Dollarama Lands;
- As shown on Figure 1 below, the truck movements for the SDM utilize easement CY444211E, while loading and customer access for the SDM are from the CreateTO lands in a location off the easement. The proposed mixed-use development includes a landscaped area with bicycle parking within the area used for loading access for the SDM, which will impact upon the loading and operations of the SDM. The implications of easement CY444211E for the SDM is under review by Loblaw;
- Based upon renderings presented at the Community Meeting, the lands within easement CY444211E (where the SDM trucks manoeuvre) are shown adjacent to the POPS with tables, chairs and people gathering and described as “a pedestrian plaza, which will serve as a mid-block connection providing access between Ramsden Road and Eglinton Avenue West.” We request confirmation that the POPS, mid-block connection and associated tables, chairs and landscaping will not impede the easement;
- With the easement as well as the existing loading and customer entry from the CreateTO Lands to the SDM, Loblaw would like to understand the implications for construction of the proposed mixed-use development, since the easement that provides for loading and access will be interrupted during construction, including for the underground parking structure. It is our understanding that the landlord and owner of the benefitting Dollarama Lands for the easement can enforce easement CY444211E, whereby there can be no interruption in the provision of access on the easement, even for construction of the underground parking; and
- For the Noise and Vibration Impact Study dated July 25, 2025 prepared by RWDI, that was prepared in support of the Zoning By-law Amendment Application, in our submission, the SDM rooftop mechanical units and associated loading should be considered to demonstrate that introducing the proposed sensitive land use is compatible with the existing commercial use. We request that RWDI carry out a detailed assessment of noise associated with the rooftop mechanical units and

potential refrigerated idling based on the SDM's expected delivery schedule (typically twice a week between Mon-Thurs 6pm -11pm, however deliveries can be made 24hrs a day as per the By-law). An analysis of the timing / frequency of deliveries and the specific geometry of the subject lands and proposed mixed-use development (i.e., whether the balconies provide any shielding to the windows) is necessary in order to determine any recommended mitigation for the development.

**Figure 1**

**Draft Concept Plan Overlay with Shoppers Drug Mart Loading and Easement CY444211E**



**We would welcome the opportunity to meet with City and CreateTO 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)  
Pitman Patterson, Borden Ladner Gervais LLP (Via Email)