

**1. Question: Is there a Wal-Mart going up on the old Toronto Film Studios site?**

*Answer: There is no retail or residential application which has received approval for this site. There is currently an application to rezone the lands at 629, 633 and 675 Eastern from an Employment District to mixed use.*

*The plan recently submitted by Smart!Centres (part owner with TFS) contains plans for a large retail centre with some residential units. Smart!Centres is Canada's largest retail developer and Wal Mart is one of its main clients.*

**2. Question: How big is this proposal?**

*Answer: The plans submitted by Smart!Centres include almost 700 000 sq ft of retail (Sherway Garden's is 500 000 sq ft), almost 1900 parking spots.*

**3. Question: Is the City supporting this?**

*Answer: The lands are currently zoned as an Employment District, which means that land use applications have to have employment uses to obtain City approvals..*

*City Council has refused the application submitted by the Toronto film Studios (and now carried by Smart!Centres) to rezone 629, 633 and 675 Eastern Avenue.*

**4. Question: I've heard this is at the Ontario Municipal Board (OMB). How did it get there and what does that mean?**

*Answer: The Ontario Municipal Board is a provincially mandated body where development applications (those either approved or refused by Municipalities) can be appealed.*

*The owner of the land (Toronto Film Studios and Smart!Centres) has filed an appeal with the OMB. The OMB will hear this appeal, and has the authority to either overturn or uphold the City's refusal of the application to rezone.*

**5. Question: The employment lands don't provide jobs, isn't it better is they get converted to something else?**

*Answer: According to a recent Economic Development report commissioned by the City, 93% of the land in the City's Employment Districts are in use providing over 370 000 jobs in value added industries.*

*The report also notes that in just over 20 years, the City will have to increase the amount of Employment Districts in order to meet the population increase with good paying jobs.*

**6. Question: Is this changing from a film studio because there too many in the City?**

*Answer: Film workers and their representatives know that the more studios, the more work there will be. This in turns means more money into Toronto's economy as well as more, better paying jobs.*

*Film industry workers say Toronto needs more studios.*

**7. Question: Our say doesn't matter, does it?**

*Answer: The community's voice does matter. While the Ontario Municipal Board is a provincially mandated body with authority to impose decisions on the City, there are a number of rulings in the past where the decision has made specific mention of the community opinion on a particular development proposal.*

**8. Question: What can I do about this?**

*Answer: Sign the letter on the back of this letter and send City Hall the message that you support good jobs and responsible, environmentally sustainable development.*

Toronto and East York Community Council  
City Clerks Office, City Hall  
100 Queen St W  
Toronto, ON  
M5N 2H2  
Email: [teycc@toronto.ca](mailto:teycc@toronto.ca) Fax: 416 392 2980

Dear Committee Members

As a resident of the East Toronto community, I am greatly concerned about the proposed Big Box development at 629 Eastern Avenue.

A project of this nature is completely out of character with our east-end neighbourhoods. It is the kind of bland, uninspiring development that has blighted too many districts throughout the GTA, and we don't need it here.

Far from improving our community, it would create many problems:

- Traffic congestion
- Air and noise pollution.
- An unsafe environment for our children in their parks and schools
- Increased litter
- A threat to our business communities along Queen Street East, from Riverdale all the way to the Beach.

We need real employment in this neighbourhood, not minimum-wage retail jobs. We need to protect and nurture our vibrant small business districts, not suck the life out of them. We need to make our waterfront sparkle and flourish, not strangle it with big-box monoculture.

Toronto is a city of innovation. Surely we can think of more appropriate projects for our neighbourhood – ones that promote sustainable development and enhance our city's unique identity.

I am opposed to the proposed development and ask that you do everything in your power to put a stop to it. Feel free to send this letter to the Ontario Municipal Board to let them know my views.

Let's think outside the big box.

Sincerely,

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postal: \_\_\_\_\_

Cc:  
Councillor Paula Fletcher, Ward 30 – Toronto Danforth  
Mayor David Miller