



STUDIOCENTRE

WORK • PLAY • CONNECT | 629 EASTERN

Zoning By-Law Application Description

The StudioCentre site is located at 629, 633 & 675 Eastern Ave in Toronto, ON. This site is geographically located on the south side of Eastern Avenue, between Leslie Street and Carlaw Avenue, with frontage on both Eastern Avenue and Lake Shore Boulevard West.

This site was previously the home of Toronto Film Studios who closed their doors a number of years ago. However there is approximately **16,535 square metres** (117,980 ft²) of **existing film studio and production space** on the site today. This space has been re-branded as Revival 629 and the film/production space is once again open for business. In addition to utilizing the existing film space, the facilities that house these uses will be maintained and refurbished strengthening the roots of this development.

In addition to the existing uses, a Zoning By-law Amendment Application was submitted to the City of Toronto in June 2013 to permit an employment campus including office, hotel and retail/service uses. This application is purposing **96,984 m²** (1,043,965 ft²) of **new floor space** to accommodate the sought after uses as follows:

Office/Flex space: **75,630 m²** (814,125 ft²)

Hotel space: **7,290 m²** (78,490 ft²)

Retail/Service sapce: **14,060 m²** (151,350 ft²)

The **total proposed area** for the new development (including the existing film studio space) will be **113,520 m²** (1,221,959 ft²).

The use permissions sought after through the Zoning By-law Amendment Application are contemplated to contribute and support the film production nature of the existing development by providing space for complementary film related business and learning activities. The goal is to create a functional site that will provide support to the existing Revival 629 space, new opportunities to the community and enhancement of the lands south of Eastern.

Please feel free to review the material submitted in support of this application which can be found under subsequent headings on this website.

Please check back in periodically for a status update on the progression of this application over the coming weeks and months.