



1070 Millwood Road, Toronto, Ontario, M3C 2G3

October 29, 2015

**EMAILED: clerk@toronto.ca**

Mayor and Toronto City Council,  
City Hall,  
100 Street West,  
Toronto, Ontario,  
M5H 2N2

Attention: Ms. Marilyn Toft

Dear Mayor Tory and Members of Council

**Re: Costco store with 18 pump gas bar at 42-46 Overlea Boulevard, Zoning By-law Amendment**

I am writing to ask you to reject the proposed amendment to the Zoning By-law Application No. 13 190927 NNY 26OZ ("Amendment") because the Applicant has not met the requirements for this Amendment as set out in policy 4.6.3 of the Official Plan dealing with big box stores.

I own the SoftSystem Autowash and ESSO gas station at 1070 Millwood Rd.

I also own a similar facility at 751 Kipling Avenue.

I understand consideration may be given to permit large scale and stand-alone retail stores in Employment Areas on a major street **if** sufficient transportation capacity is available to accommodate the extra traffic generated by the development, resulting in an acceptable level of traffic on adjacent and nearby streets **and** the function of other economic activities within the Employment Areas and economic health of nearby shopping districts are not adversely affected.

No one has asked me whether or not the Costco with Gas Bar will affect my business. The reality is the proposed Development **WILL have an adverse affect** on my business.

My location on Kipling Avenue suffered an immediate loss of about 20% of normal volumes and profits severely impacting profitability when Costco opened its Gas Bar on the Queensway. Since then volumes have continued 15-20% below pre-Costco volumes. If Costco on Overlea is built, I fully expect my current Millwood volumes to fall by 20% with a further impact on profitability.

Additionally, I am afraid the volumes will fall further than 20% because of traffic. My experience over the past 2 years is traffic on Laird has caused many customers to adjust their travel patterns to avoid the heavy traffic and as a consequence, over this period, I have already seen volumes reducing. I am afraid the additional traffic volumes if Costco is built will cause a further decline beyond the initial 20%.

Please disallow the application of the Costco for the good of community traffic and all businesses.

Sincerely,

John Badali

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