

From: [Peter Costa](#)
To: [Planning and Growth Management Committee](#)
Subject: Correspondence re: Item PG6.10 – Steeles – Redlea Regeneration Study
Date: Tuesday, September 15, 2015 2:03:39 PM
Attachments: [SASP Study Area Letter to City from Costafam.pdf](#)

Dear Ms. Martins,

Please distribute this email and the attached PDF to all members of the committee.

Dear Chair Shiner and Members of Committee,

Costafam Holdings Inc. has operations in the Milliken industrial area.

In May, we outlined our concerns to Planning staff in the attached letter. These concerns remain after reading Item PG6.10 the Steeles – Redlea Regeneration Area Study report.

We remain concerned about the impacts to the Milliken industrial area with the introduction of multi-residential developments, and specifically, on the existing industrial users.

While I am unable to attend the committee meeting in person, I hope you find time to review our letter to staff.

Sincerely,

Peter Costa

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Peter Costa General Manager
AGF - C&T Inc



93, Passmore Avenue
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 416-291-0698
www.agfct.com

Costafam Holdings Inc.

93 Passmore Ave.

Scarborough, Ontario.

M1V 4S9

Doug Muirhead
Senior Planner
City of Toronto
Scarborough Civic Centre
150 Borough Drive
Toronto ON M1P 4N7

May 27, 2015

Dear Mr. Muirhead:

Re: Costafam Holdings Inc. and AGF C&T Inc.
93 Passmore Avenue, 95 Passmore Avenue
SASP 395 Area Conversion Issues
File # 13 273308 ESC 39 OZ - Zoning By-law Amendment application for
4665 Steeles Avenue East and File #15 126679 ESC 39 OZ – Zoning By-Law Amendment application for
3447 Kennedy Rd. (Rear).

After attending the business consultation meeting on Thursday April 16, 2015, at the Scarborough Civic Centre, I was left with some serious concerns with regards to our business activity.

Costafam Holdings Inc. currently leases to AGF C&T Inc. the land and buildings located on 93 and 95 Passmore Ave. Two concerns which stand out immediately are noise levels and added traffic on Passmore Ave. We are currently operating 20 hours out of 24 hours per day, with our machinery running and trucks moving in and out of our property. We are concerned of the noise levels which are currently fine, but if a residential development is built and a resident complains to the MoE, we would be asked to do something about the noise (which would come at a cost to us).

Added traffic is our second concern. Passmore Ave. is currently trafficked by large trucks in the area as well as residential traffic using it to cut between Midland and Kennedy (avoiding the traffic on Steeles Ave.) as well as accessing the plazas on Silverstar Blvd. It is often difficult for our large trucks pulling a 45'-0" trailer, to back into our plants off of Passmore due to the volume of traffic. Adding a residential building(s) to the already busy area is only going to increase the amount of vehicles on Passmore Ave. and make our jobs more difficult and dangerous.

There may be more concerns which may develop as we look deeper into the city proposed redevelopment.

AGF C&T currently has 91 direct employees . Our company indirectly impacts hundreds of other industries which supply to us (i.e. Canadian steel mills, Canadian oil companies, Canadian machine manufactures , all the way down to paper products and stationary).

Our 2015 final property taxes paid on the two premises equate to \$82,727.86.

We hope that you can appreciate our concerns, and would ask that you reconsider the residential aspect of the proposed redevelopment.

We would like to be notified of all upcoming community meetings, public meetings, meetings of Committees of Council and meetings of Council where any applications, studies or approvals are being

considered for lands that are subject to SASP 395, 4665 Steeles Avenue East and 3447 Kennedy Road (rear) as well as notice of any Council decisions with respect to these matters.

If you have any questions, concerns or comments, please feel free to contact me at my office at (416) 291-7349 Ext. 1110 or via e-mail, peter.costa@agfct.com

Yours truly,

Costafam Holdings Inc.

A handwritten signature in black ink, appearing to read "Peter Costa", with a stylized flourish at the end.

Peter Costa

Director

cc. Jennifer Keesmaat, Chief Planner and Executive Director, City of Toronto (jkeesma@toronto.ca)
Kerry Voumvakis, Manager, Official Plan, City of Toronto (kvoumva@toronto.ca)
Lorna Day, Director of Community Planning - Scarborough District, City of Toronto (lday@toronto.ca)
Paul Zuliani, Manager of Community Planning North Section - Scarborough District, City of Toronto (pzuliani@toronto.ca)
Councilor Chin Lee, Ward 41, Councilor Michael Thompson, Ward 37, Councilor Jim Karygiannis Ward 39, Mayor John Tory