

From: [James Greig](#)
To: [Planning and Growth Management Committee](#)
Cc: ["Lynne Tyler"; "Sam Vella"](#)
Subject: FW: Item PG7.3
Date: Monday, October 5, 2015 9:34:40 AM
Attachments: [SASP Study Area Letter to City from Edzar-Structform.pdf](#)

Re: Item PG7.3

Dear Ms. Martins,

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

Dear Chair Shiner & Members of Committee

Edzar Group of Companies has been in operations and located in the Milliken industrial area since 1973.

In May, we outlined our concerns to Planning staff in the attached letter. These concerns remain after reading item PG7.3 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, my colleague Mr. Sam Vella will speak on my behalf.

Sincerely,

James Greig
President

EDZAR INVESTMENTS LIMITED

84 PASSMORE AVENUE, TORONTO ONTARIO M1V 4S9 416-694-3333 FAX 416-694-3334
www.edzargroup.com

May 27, 2015

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

via email: dmuirhe@toronto.ca

Dear Sir

**Re: Edzar Investments Limited – 84 Passmore Avenue, Toronto Ontario M1V 4S9
Site and Area Specific Policy (“SASP”) 395 – Steeles and Redlea Regeneration Area Study
File # 13 273308 ESC 39 OZ – Zoning by-law Amendment application for 4665 Steeles Ave. E. and
File # 15 126679 ESC 39 OZ – Zoning by-law Amendment application for 3447 Kennedy Rd (rear)**

I write to you today on behalf of Edzar Investments Limited, the owner of 84 Passmore Avenue. We purchased our two acre property in 1973 and built our 20,000 square foot facility in 1974. Our basic business is Concrete Forming through our associated companies in the Structural Group and we have built a large portion of concrete structures in the GTA and southern Ontario, as well as Ottawa, Dallas Texas and the Caribbean. We employ over 400 employees on our jobsites and approx. 30 at our head office on Passmore Avenue. We are also in the equipment rental business and enjoy open storage zoning on our property. Our yard employs an overhead tower crane to facilitate the movement of our equipment.

We are also in the development business, building condominiums in Toronto and Scarborough. We estimate our development business employs well over 100 employees. Our large format printing business, Citimark Group recently moved into our premises on Passmore from Markham.

We have been faithful property tax payers for 40 years and our present annual taxes are in the range of \$ 70,000.00. We are ideally situated in the Milliken employment district and have quick access to both highway 401 and highway 407 which is vital for our equipment rental business. We constantly have large trucks coming in and out of our yard taking and returning equipment.

We would like to express our concern to the proposed SASP 395 Area due to the fact that our business does create substantial noise at times as trucks are loaded and unloaded and our tower crane does have an alarm when swinging over trucks and/or workers.

Having residential towers within half a kilometer will almost ensure noise and traffic complaints from the residents/owners and our yard is not the prettiest sight to overlook from a 10th story balcony.

We have further concerns as to the extreme increase in traffic on Passmore Ave. due to having so many residents living just north on Red Lea.

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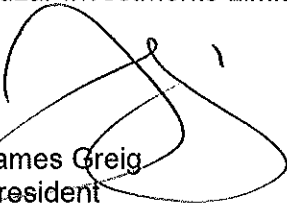
Passmore Ave. is already overused by pedestrians and cyclists who aren't obeying the traffic laws and seem to have little regard for the large construction vehicles coming in and out of most of the driveways on the street. To increase this would be to put more people at risk.

In conclusion, the Milliken Employment District is a vital and productive area of the City and should be preserved as such. There are many other areas of the City more suitable for large residential projects. The City should not wish to lose this large employment and tax base. Also the fact that most of the businesses have thrived here for 40 years should also be taken into account as a lot of livelihoods are relying on this zoning being maintained.

As a concerned organization, we wish to receive proper notice of all future community meetings, Council, Committees of Council and Public meetings, where on the agenda any reference to SASP 395, 4665 Steeles Avenue East and 3447 Kennedy Road are listed.

Please contact myself if you require any further information or have any questions.

Best Regards,
Edzar Investments Limited



James Greig
President

jgreig@edzargroup.com Cell: 416-565-8073

c.c.

Jennifer Keesmaat, Chief Planner and Executive Director, City of Toronto (jkeesma@toronto.ca)

Kerri Voumvakis, Manager, Official Plan, City of Toronto (kvoumva@toronto.ca)

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Councillor Jim Karygiannis, Ward 39 (councillor_karygiannis@toronto.ca)

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