

From: [Sanjay Bhatia](#)
To: [Planning and Growth Management Committee](#)
Subject: Correspondence re: Item PG7.3 – Steeles – Redlea Regeneration Area Study
Date: Wednesday, October 7, 2015 11:21:36 AM
Attachments: [image001.png](#)
[SASP 395 Study Letter from Anchor Shoring.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:

The Anchor Shoring Group of Companies have been in operation for over 40 years in the Milliken industrial area.

In August, we outlined our concerns to Planning staff in the attached letter. These concerns remain after reading Item PG7.3 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.

Unfortunately we are unable to attend the Committee meeting in person, but I hope you find time to review our letter to staff.

Sincerely,

Sanjay Bhatia, CPA, CA

Chief Financial Officer

Anchor Shoring & Caissons Ltd.

3445 Kennedy Rd, Toronto, M1V 4Y3

sbhatia@anchorshoring.com

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From: Sanjay Bhatia

Sent: Tuesday, August 04, 2015 4:06 PM

To: 'Doug Muirhead' <dmuirhe@toronto.ca>

Cc: 'jkeesma@toronto.ca' <jkeesma@toronto.ca>; 'kvoumva@toronto.ca' <kvoumva@toronto.ca>; 'lday@toronto.ca' <lday@toronto.ca>; 'pzuliani@toronto.ca' <pzuliani@toronto.ca>; 'NEIL FARMER' <Farmer@toronto.ca>; 'councillor_lee@toronto.ca' <councillor_lee@toronto.ca>;



ANCHOR
Shoring & Caissons Ltd.

July 31, 2015

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

Dear Mr. Muirhead:

**Re: Steeles and Redlea Regeneration Area Study (SASP 395 Area Conversion Issues)
Anchor Shoring Group of Companies - 3445 Kennedy Road and lands along Redlea
Avenue (Legal Descriptions: Plan 9828 PT Lots 8 and 9 RP 64R12061 Part 16; and Plan
9828 RCP PT Lots 6 and 7 Now RP 64R12061 PT 7)
File # 13 273308 ESC 39 OZ – Zoning by-law Amendment application for 4665 Steeles
Avenue East
File # 15 126679 ESC 39 OZ – Zoning by-law Amendment application for 3447 Kennedy
Road (rear)**

I write to you on behalf of the Anchor Shoring Group of Companies (“Anchor Shoring”) to raise concerns about the Steeles and Redlea Regeneration Study (Site and Area Specific Policy (“SASP”) 395 and the other related by-law amendments noted above.

Anchor Shoring is a construction company, with our main office, shop and yard located at 3445 Kennedy Road and lands directly behind it (located east of the proposed Redlea Avenue). Anchor Shoring has been at this location for over 40 years and currently owns over 8.2 acres. Currently, we employ about 180 employees and are continuously expanding our operations. Our shop and yard area perform many types of functions, such as: crawler cranes and trucks used to fabricate and move materials, welding operations, and equipment repairs and maintenance. Due to the nature of our work these operations can be required to be performed at any time of the day or night.

We have strong concerns about the current residential applications and the proximity of these units to our facility. The activities we perform produce noise, odours and vibration which people living in residential neighbourhoods and condominium would find objectionable. We use large trucks for



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shipping of material and we are concerned with the safety aspect of increasing the traffic density if residential units are added.


Moving our operation to another location is not a viable alternative. Our operations require a location which has a large acreage, open storage, close proximity to our job sites, highways and roads and public transit. An alternate location satisfying all of these requirements is virtually impossible to find. Even if this was the case our inventory, equipment and tools would be very expensive, costly and difficult to move. It would be extremely disruptive to our business and we may not be able to function.

Please ensure that our concerns are circulated to the decision makers in this review process and that they are addressed to enable us to continue working in our current manner. In addition please ensure that we continue to receive all notice of all upcoming community meetings, public meetings, meetings of Committees of Council and meetings of Council where any application, studies, or approvals are being considered for lands subject to SASP 395 and/or the above noted Zoning by-law Amendments, as well as notice of any Council decisions with respect to these matters.

If you require any additional information from us in this matter please don't hesitate to contact me at (416) 292-1401 x226 or dtattle@anchorshoring.com, or Sanjay Bhatia (CFO) at 416-292-1401 x234 or sbhatia@anchorshoring.com.

Yours truly,

ANCHOR SHORING & CAISSONS LTD.



Dawn Tattle, P. Eng.
President

CC:

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

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

Lorna Day, Director of Community Planning – Scarborough District, City Toronto (lday@toronto.ca)

Paul Zuliani, Manager of Community Planning North Section – Scarborough District, City of Toronto (pzuliani@toronto.ca)

Neil Farmer, Sr. Business Development Officer, City of Toronto EDC (farmer@toronto.ca)

Councillor Chin Lee, Ward 41 (councillor_lee@toronto.ca)

Councillor Michael Thompson, Ward 37 (councillor_thompson@toronto.ca)

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

Mayor John Tory (mayor_tory@toronto.ca)

'councillor_thompson@toronto.ca' <councillor_thompson@toronto.ca>;
'councillor_karygiannis@toronto.ca' <councillor_karygiannis@toronto.ca>;
'mayor_tory@toronto.ca' <mayor_tory@toronto.ca>; Dawn Tattle <DTattle@anchorshoring.com>
Subject: Steeles-Redlea Regeneration Area Study (SASP 395)

Hello Mr. Muirhead:

On behalf of Anchor Shoring & Caissons Ltd. and our President Dawn Tattle, please see the attached letter on our concerns in regard to the **Steeles and Redlea Reperation Study (SASP 395)**.

As noted in the letter, please don't hesitate to contact Dawn (P: 416-292-1401 x226 or Email: dtattle@anchorshoring.com) or me (P: 416-292-1401 x234 or Email: sbhatia@anchorshoring.com) if you require additional information.

Best Regards,

Sanjay Bhatia, CPA, CA

Chief Financial Officer

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