

November 13, 2015

Planning and Growth Management Committee  
100 Queen Street West  
10<sup>th</sup> Floor, West Tower  
Toronto, ONT  
M5H 2N2

Re: PG8.7 Steeles-Redlea Regeneration Area Study, Revised Draft Official Plan Amendment and Revised Draft Urban Design Guidelines

Dear Chair Shiner and Members of Committee,

We are writing to you as very concerned business owners operating on Passmore Avenue with regards to PG. 8.7 Steeles-Redlea Regeneration Area Study, Revised Draft Official Plan Amendment and Revised Draft Urban Design Guidelines up for consideration at the November 16, 2015 Planning and Growth Management Committee meeting. We are very concerned that the City might adopt the proposed By-Law amendments to re-designate the lands within the Steeles-Redlea Regeneration Area to Mixed Use Areas, allowing high rise residential towers to be built in close proximity to heavy industrial. If approved, we are certain this would lead to conflicts between future residents and the industrial businesses operating in the area, including ours. It will affect the stability of a long-standing industrial area where many well established businesses provides thousands of jobs and essential services to the City of Toronto.

Roman Group of Companies has been in business for 20 years in the Toronto area and has expanded its business at 65 Passmore Avenue. We are one of the newer industrial operators in the Milliken Industrial Area which is why we have not participated or given input into the Regeneration Area Study and review process up until this point. Roman Building Materials has been a dedicated supplier of top grade aggregates & haulage services for the Residential and Commercial Construction Service Industry within the GTA and surrounding areas for over 20 years.

Offering a wide range of limestone, sand, gravel and stone products, RBM also carries a variety of building & landscape construction materials such as soils, mulch and more to meet every design need.

Supplying any amount of small and large volumes of aggregate and other construction material is never an issue for RBM. With help from our specially trained equipment operators, we can guarantee we have a fleet suitable and reliable for any type job for any job site.

We are operating a salt distribution depot as permitted by the heavy industrial zoning at 65 Passmore Avenue. The investment that has gone into this property has been well over

\$250,000 into this operation. There is a lack of appropriate industrial lands in the Toronto area where the heavy 24/7 uses are not inhibited by sensitive receptors and this location at 65 Passmore is ideal because of its close proximity to highways and to areas in Toronto we would be supplying.

We have serious concerns that introducing high rise residential land uses within the “Steeles-Redlea Regeneration Area” will cause conflicts and problems for all the industrial users in the surrounding areas and especially heavy industrial businesses like ours. We chose this area because it had those protections and existing industrial uses have been able to coexist with surrounding neighbours. To introduce high rise condominiums will create elements that will cause complaints and friction that will upset the current harmony that exists. We are concerned that residential towers anywhere within that Regeneration Study area will result in complaints regarding noise, optics, and nuisances that cannot be eliminated without restricting our operations, imposing cost prohibitive mitigation measures (if mitigation is even possible) and making our operation essentially uncompetitive.

The protection of the City of Toronto’s employment lands is essential to Toronto’s growth and is key to attracting new businesses and preserving existing ones which provide good employment opportunities and generate a large amount of tax revenue. We ask you to consider that, within the City, there is a serious lack of industrial lands and that these proposals threaten to negatively impact a long standing industrial area containing many successful Canadian owned and operated businesses providing thousands of jobs.

Please feel free to contact Paul Morra should you have any questions or concerns regarding any matter outlined in this letter.

Please ensure we receive notice of all upcoming public meetings, meetings of Committees of Council and meetings of Council where any applications, studies or approvals are being considered for the Regeneration Area lands that are the subject of SASP 395, and for 4665 Steeles Avenue East and 3447 Kennedy Road (rear), as well as notice of any Council decisions with respect to these matters.

Yours Truly,

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