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March 24, 2022

Chair Ana Bailão and Committee Members
Planning and Housing Committee
City of Toronto
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto ON M5H 2N2

Attention: Nancy Martins

**Re: Our Plan Toronto: Employment Area Conversion Requests
Preliminary Assessments Group 3
Conversion Request No. 093
799 Milner, Scarborough ON**

Dear Chair Bailão and Members of the Planning and Housing Committee,

SmartCentres REIT is pleased that the City of Toronto has considered our request to convert a portion of the lands within our shopping centre site at 799 Milner Avenue in a timely manner. We are, however, disappointed that the preliminary assessment from planning staff is not favourable for a conversion.

We recently met with Councillor McKelvie (Scarborough-Rouge Park) where she noted that housing that could also serve seniors and students may be appropriate for the site. One of the criteria to support a conversion is based on a demonstrated need to meet Growth Plan forecasts. The site currently supports 75,000 sf (7000 sm) of gross leasable retail space including a movie theatre, two restaurants, an LCBO and three retail stores. In total, the current employment on the site would be between 100 to 200 jobs. If only one typical seniors building were on the site, as is part of our proposed plan, it would employ a similar number of people. The remainder of the site as apartment or residential uses would add more jobs that would better serve the City's Growth Plan forecast.

Further, the Province recently announced plans for a new medical school at University of Toronto's Scarborough campus. Our 799 Milner Avenue site, being within close proximity (i.e. less than 2km to the south of the site) could provide an affordable housing option to alleviate student housing needs in the surrounding neighbourhoods.

Finally, two Light Rail Transit expansions (Sheppard East and Eglinton Avenue East) have been planned for this area of Scarborough. With this conversion, the potential for the LRT will be immediately more viable. Rather than waiting for density to serve a functioning LRT, new residential density would justify pre-planned LRT investment.

We trust this new information allows for more discussion to convert the lands at 799 Milner Avenue. Should you require additional information, do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in dark ink, appearing to read 'JC', is centered within a light gray rectangular box.

Joseph Cimer
Senior Director, Development

c.c. Councillor Jennifer McKelvie - Scarborough-Rouge Park
David McKay, MHBC