

June 29, 2022

**Corporation of the City of Toronto
12th Floor East Wing
100 Queen Street West
Toronto, Ontario
M5H 2N2**

**Attention: Mr. Gregg Lintern
Chief Planner & Executive Director, City Planning Division**

**Re: Conversion Request - 275, 285 & 295 Milliken Boulevard and 33 & 41 Passmore Avenue
Municipal Comprehensive Review of Employment Lands / City of Toronto
Our File: PN 5223**

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Dear Mr. Lintern:

Al Reisman Limited is the owner of lands situated within the North Milliken Employment Area, municipal addresses of 3241, 3251 and 3261 Kennedy Road, 19, 23 and 27 Passmore Avenue, 275, 285, 295 and 300 Milliken Boulevard and 41 Passmore Avenue. The lands in question are located to the east of Kennedy Road, south of Passmore Avenue and to the east and west of Milliken Boulevard.

Recently, our Client learned that the City of Toronto is proceeding with a Municipal Comprehensive Review of Employment Lands. As part of the review, it is understood that the City is considering a series of conversion requests in accordance with the policy framework set out under Section 2.2.4 of the approved Official Plan for the City of Toronto. Under those policies, a request to re-designate lands from the Core Employment to the General Employment land use classification is considered to be a conversion of employment lands.

On behalf of our Client and by way of this submission, we are requesting that the three properties located immediately to the south-east of the intersection of Passmore Avenue and Milliken Boulevard, namely 275, 285 and 295 Milliken Boulevard and 33 and 41 Passmore Avenue, be re-designated from the Core Employment land use classification to the General Employment land use classification. A description of the lands together with an overview of the background surrounding the development and current disposition of the aforementioned properties, the contextual setting of the properties, and, the basis for this request, having regard for the policy framework set out in the approved Official Plan for the City of Toronto, are set out in the following sections of this submission.

Description of the Reisman Property Holdings and Overview of Development Background

The properties under the ownership of Al Reisman Limited, namely 3241, 3251, 3261 Kennedy Road, 19, 23 and 27 Passmore Avenue and 300 Milliken Boulevard (formerly 25 Passmore Avenue), 275, 285 and 295 Milliken Boulevard (formerly 29, 31 and 31A Passmore Avenue) were originally developed circa 1980 by Al Reisman Limited. The development consisted of 10 multi-unit, commercial - industrial structures, having a combined gross floor area of approximately 26,785 square metres (i.e. 288,321 square feet) on a parcel of land having an area of approximately 6.5 hectares (i.e. 16 acres) located to the east of Kennedy Road, south of Passmore Avenue, within the North Milliken Employment Area.

By way of a consent to a land severance granted on November 5, 2003, the lands were subdivided into three blocks. The three blocks may generally be described as follows, namely:

- i. those lands which front upon the easterly limits of Kennedy Road, to the south of Passmore Avenue, having an area of approximately 3.87 hectares (i.e. 9.56 acres), which are occupied by 7 buildings, namely 3241, 3251, 3261 Kennedy Road, 19, 23 and 27 Passmore Avenue, and 300 Milliken Boulevard (formerly 25 Passmore Avenue);
- ii. a block of land having an area of 3,572 square metres (i.e. 38,450 square feet) deeded to the City of Toronto for the purposes of construction of Milliken Boulevard between McNicoll Avenue to the south and Passmore Avenue to the north; and,
- iii. those lands having an area of 2.3 hectares (i.e. 5.67 acres) which today front upon Milliken Boulevard, being 275, 285 and 295 Milliken Boulevard (formerly 29, 31 and 31A Passmore Avenue), and which are bounded on the east by the Metrolinx -GO Rail Corridor.

Prior to the conveyance of lands to the City of Toronto and the construction of Milliken Boulevard between McNicoll Avenue and Passmore Avenue in 2016, the commercial - industrial structures located on the lands to the east of Milliken Boulevard, municipal address of 275, 285 and 295 Milliken Boulevard (formerly 29, 31 and 31A Passmore Avenue) formed part of the land holdings of Al Reisman Limited located to the east of Kennedy Road and south of Passmore Avenue. The aforementioned buildings were designed and developed during the 1980s as an integral part of the commercial - industrial complex.

The more easterly portion of the property, now described as 275, 285 and 295 Milliken Boulevard (formerly 29, 31 & 31A Passmore Avenue), has a frontage of approximately 121.6 metres (i.e. 399 feet) on Milliken Boulevard. As originally constructed, the lands are developed for the purposes of three multi-unit commercial - industrial structures having a total gross floor area of approximately 9,434 square metres (i.e. 101,550 square feet). The gross floor area of the three buildings varies from 3,526 square metres (i.e. 37,955 square feet) to 2,722 square metres (i.e. 29,305 square feet), the average area of the individual units being in the order of 106 square metres (i.e. 1,140 square feet).

Al Reisman Limited acquired 41 Passmore Avenue in July of 2004. The property has an area of approximately 8,175 square metres (i.e. 2 acres) and a frontage of approximately 67 metres (i.e. 220 feet) adjacent the southerly limits of Passmore Avenue. The rear lot line of 41 Passmore Avenue adjoins the more northerly lot line of the lands to the south owned by Al Reisman Limited, namely 275, 285 and 295 Passmore Avenue. The property is bounded on the west by 33 Passmore Avenue, the lands owned by Mayflower Landscaping. The existing multi-unit structure situated on 41 Passmore Avenue has a gross floor area of approximately 3,900 square metres (i.e. 41,973 square feet) which is leased to retail and service commercial uses, the offices of contractors and wholesalers of stone products.

Mayflower Landscaping is the owner of the lands located adjacent the south-east corner of the intersection of Passmore Avenue and Milliken Boulevard, municipal address of 33 Passmore Avenue. The more westerly portion of the property was partially expropriated by the City of Toronto to provide for the construction of Milliken Boulevard. The remnant parcel has an area of approximately 0.57 hectares (i.e. 1.4 acres), a frontage of approximately 44.9 metres (i.e. 147 feet) on Passmore Avenue and a flankage of approximately 121.9 metres (i.e. 400 feet) adjacent the easterly limit of Milliken Boulevard. The principal structure located to the south of Passmore Avenue has a gross floor area of approximately 782 square metres (i.e. 8,417 square feet). To the rear of the principal structure, there are two salt dome structures which have a combined area of approximately 904 square metres (i.e. 9,730 square feet).

The principal structure located on those lands referred to as 33 Passmore Avenue is currently leased to CAO Refrigeration Inc., a firm involved in the fabrication of commercial walk-in refrigerators and freezers, Northern Stone Inc., a landscape contractor, and, United Salt Distributors Inc., a wholesale road salt distributor. At the request of Mrs. Kathy Roidis, following the sudden passing of her husband, Mayflower Landscaping has requested that the re-designation of 33 Passmore Avenue within the General Employment land use classification form part of the conversion request of Al Reisman Limited.

In summary, all of the properties which are the subject of this request are developed and occupied by retail and service commercial uses and light assembly and processing activities. The relatively small floor plates of the individual units cater to the needs of small business and serve the needs of area residents and businesses. Because of the relatively small area of each of the unit floor plates, the units are not well suited to larger industrial concerns but rather provide for cost effective quasi commercial - industrial floor space, frequently sought after by business startups.

Contextual Setting

The North Milliken Employment Area may generally be defined as the lands bounded by Steeles Avenue on the north, Midland Avenue on the east, McNicoll Avenue on the south and Kennedy Road on the west, a well defined area consisting of approximately 103.2 hectares (i.e. 255 acres). Kennedy Road represents the boundary between a well established residential area, known as the Heathwood, which is primarily developed for low density, ground related dwellings. Heathwood forms the north-east quadrant of the L'Amoreaux Community and is generally described as the area to the west of Kennedy Road, south of Steeles Avenue and north of McNicoll Avenue. A drawing illustrating the existing built form of the North Milliken Employment Area and contextual setting of the properties located at 275, 285 and 295 Milliken Boulevard and 33 and 41 Passmore Avenue is attached as Appendix "A" to this submission.

Within the North Milliken Employment Area, there are approximately 80 distinct and separate parcels of land developed or approved for development of a broad range of both residential and non-residential uses. Institutional uses, retail and service commercial uses, multi-unit office, service commercial - industrial buildings and light industrial or Class One industrial uses represent slightly less than 82 percent of the land uses present within the North Milliken Employment Area and occupy approximately 69 percent of the area's land base.

Industrial uses involving primary and secondary processing activities, that is industries which are characteristic of what have traditionally been referred to as Heavy or Class Three industrial facilities and which have the potential to generate off-site nuisance impacts such as noise, dust, odours or other similar vectors, represent 12 percent of the land uses present and occupy slightly greater than 17 percent of the land base within the central portion of the North Milliken Employment Area. By reason of their nature and location within the North Milliken Employment Area, such uses are representative of Core Employment uses and activities. As is evident from the pattern of existing development within the North Milliken Employment Area, such uses are primarily located to the east of the Metrolinx GO Rail corridor, north and south of Passmore Avenue.

Other significant forms of land use within the North Milliken Employment Area consist of public uses (i.e the TTC McNicoll Garage and the GO Milliken Station / Rail Corridor), residential uses, most notably the Mon Sheong Retirement Housing Complex and Respite Care facility located adjacent the north-east corner of the intersection of Kennedy Road and McNicoll Avenue, and institutional uses inclusive of places of worship such as the site of the Scarborough Chinese Baptist Church located directly to the south and adjoining the property holdings of Al Reisman Limited, east and west of McNicoll Avenue. The south-easterly quadrant of the North Milliken Employment Area is occupied by retail and personal service commercial and office uses,

most notably Midland Square and China City located to the west of Midland Avenue and to the north of McNicoll Avenue.

Within the North Milliken Employment Area there is one vacant parcel of land which fronts upon Kennedy Road, immediately to the north of the Enbridge Maintenance Depot and to the south of the TTC Employee Parking Lot. The vacant parcel of land, which has an area of approximately 1.16 hectares (i.e. 2.86 acres), is designated within the General Employment land use classification under the approved Official Plan for the City of Toronto.

An overview of the land uses which occupy the lands in the immediate vicinity of 275, 285 and 295 Milliken Avenue, 33 and 41 Passmore Avenue, is provided in the following paragraphs.

North

The lands directly to the north of Passmore Avenue and the Milliken - Passmore properties, are developed for service and light industrial purposes, namely the offices of a landscaping contractor, Lovelands Landscaping on a site having an area of 0.12 hectares (i.e. 0.3 acres), and the site of the K-Line Group, having an area of 1.62 hectares (i.e. 4 acres), located adjacent the northerly limit of Passmore Avenue and to the west of the GO Rail Corridor, directly to the north of 33 and 41 Passmore Avenue. The property holdings of K-line Industries, a firm which specializes in the installation hydro infrastructure and the fabrication of electrical insulators, is representative of a Class One industrial use by reason of operations being within a wholly enclosed facility.

It is significant to note that the majority of those properties located to the north of Passmore Avenue, to the south of Steeles Avenue, between Kennedy Road on the west and Midland Boulevard on the east, are designated within the General Employment land use classification. The exceptions are the properties located adjacent the south-west corner of the intersection of Steeles Avenue and Redlea Avenue which are within a Regeneration Area (i.e. Site and Area Specific Policy 395) and designated as a Mixed Use Area. A portion of the Mixed Use Area located directly to the north of the Milliken GO Station, namely 4665 Steeles Avenue East, is proposed for redevelopment of three high rise towers, 17, 26 and 28 storeys in height, containing approximately 790 residential dwelling units.

East

To the immediate east of 41 Passmore Avenue is the site of All-Weld Industries, municipal address of 49 Passmore Avenue, having an area of approximately 0.78 hectares (i.e. 1.9 acres) and a frontage of approximately 67 metres (i.e. 220 feet) on Passmore Avenue. All-Weld Company Limited is a custom metal fabricating and machining company that specializes in the manufacture of boilers and pressure vessels. Operations involve a limited component of outside storage in the side and rear yards adjacent the GO Rail corridor and to the north of 275, 285 and 295 Milliken Boulevard.

The Metrolinx GO Rail Transit Corridor forms the easterly, rear property boundary of 275, 285 and 295 Milliken Boulevard and the easterly property boundary of 49 Passmore Avenue, the property holdings of All-Weld Company Limited noted above. To the east of the GO Rail corridor, the lands are utilized in association with Class 2 and 3 industrial activities inclusive of the MetroCon site, a concrete production facility which involves the operation of heavy equipment and the outside storage and processing of aggregate materials together with a large scale salt storage and shipping depot, and, the offices, asphalt plant and aggregate recycling, crushing and screening facilities operated by D. Crupi & Sons Limited. The lands to the north-east of the Milliken - Passmore properties, north of Passmore Avenue and to the east of the GO Rail Corridor, are utilized in association with the maintenance depot operated by D. Crupi & Sons Limited and for the parking and storage of vehicles and equipment.

South

To the south and south-west of 275, 285 and 295 Milliken Boulevard, there are two parcels of land, east and west of Milliken Boulevard, having a combined area of approximately 5 hectares (i.e. 12.4 acres), developed in association with the Scarborough Chinese Baptist Church. The lands to the immediate south of 275, 285 and 295 Milliken Avenue are currently utilized for the purposes of an off-street parking facility developed in association with the Scarborough Chinese Baptist Church.

By way of a decision of the Ontario Municipal Board, the lands associated with the Scarborough Chinese Baptist Church are subject to Site and Area Specific Policy No. 529. The effect of the Site and Area Specific Policy No. 529 is to recognize the use of the property for sensitive land uses inclusive of a place of worship and related recreational and community uses such as an outreach centre, day nursery, and, a facility for memorial services and/or a grief counselling centre operated by the Scarborough Chinese Baptist Church.

To the south of the Scarborough Chinese Baptist Church lands, approximately 130 metres (i.e. 1,400 feet) removed from the southerly property boundary of 275, 285 and 295 Milliken Boulevard, are the lands east and west of Milliken Boulevard developed in association with the recently constructed TTC McNicoll Bus Garage and employee parking area. Further to the south, the land uses include a vacant parcel of land, the Enbridge Maintenance Depot, the 12 storey Mon Sheong Court Retirement Residence and the four storey Mon Sheong Long Term Care Facility which, as previously noted, are located adjacent the northerly limits of McNicoll Avenue between Kennedy Road and Milliken Boulevard, approximately 240 metres to the south-west of 275, 285 and 295 Milliken Boulevard.

Land Use Designations - City of Toronto Official Plan

Reference is initially made to the designation of lands within the North Milliken Employment Area under the approved Official Plan for the City of Toronto. For ease of reference, a drawing illustrating the land use designations which currently apply to the lands situated within the North Milliken Employment Area is attached hereto as Appendix "B".

As is apparent from a review of the Official Plan designations applicable to lands situated within the North Milliken Employment Area, those lands to the south of Steeles Avenue, west of Midland Avenue, north of Passmore Avenue and east of Kennedy Road are primarily designated within the General Employment land use classification. The most significant exception is the designation of the lands situated to the south of Steeles Avenue and to east of Redlea Avenue, north of the Milliken GO Station, which are designated within the Mixed Use land use classification and which form part of the Steeles Redlea Regeneration Area. As previously noted, a portion of the lands designated as a Mixed Use Area are currently proposed for the development of three high rise towers consisting of retail commercial uses in the podium levels and approximately 790 residential units.

To the south of Passmore Avenue, east of Kennedy Road, west of Milliken Boulevard and to the north of McNicoll Avenue, the lands are designated as a General Employment Area. Non-employment uses within the General Employment Area located to the north of McNicoll Avenue and east of Kennedy Road include the site of the 12 storey Mon Sheong Court Retirement Residence, the four storey Mon Sheong Long Term Care Facility and the site of the Scarborough Chinese Baptist Church, sensitive land uses which should be considered in the land use decision making process when assessing the appropriateness of introducing industrial facilities on adjacent lands.

South of Passmore Avenue, east of Milliken Boulevard, north of McNicoll Avenue and to the west of the Metrolinx GO Rail corridor there are six distinct and separate blocks of land, with a combined area of

approximately 12.4 hectares, inclusive of 275, 285 and 265 Milliken Boulevard and 33 and 41 Passmore Avenue, which are designated within the Core Employment land use classification. The more southerly block of land, that is the parcel located adjacent the north-easterly limits of the intersection of McNicoll Avenue and Milliken Boulevard, east of the Mon Sheong residential complex and to the west of the rail corridor and a relatively large retail commercial complex known as China City, is the site of the TTC Milliken Bus Garage. The lands developed in association with the TTC Milliken Bus Garage consist of approximately 5.5 hectares which represents approximately 45 percent of the Core Employment Area to the west of the rail corridor between Passmore Avenue and McNicoll Boulevard.

Although the balance of area to the east of Milliken Boulevard, west of the rail corridor, consisting of 5 blocks of land having an area of approximately 4.7 hectares, is designated as a Core Employment Area, it is significant to note that the lands immediately to the south of 275, 285 and 295 Milliken Boulevard represent the more easterly portion of the lands developed in association with the Scarborough Chinese Baptist Church. The lands developed in association with the Scarborough Chinese Baptist Church, to the east of Milliken Boulevard, represent 2.45 hectares or approximately 53 percent of the remainder of the block of land designated as a Core Employment Area to the east of Milliken Boulevard and south of Passmore Avenue.

The lands developed in association with the Scarborough Chinese Baptist Church, a relatively large site having a combined area of approximately 5 hectares east and west of Milliken Boulevard, are subject to Site and Area Specific Policy 529 under the approved Official Plan for the City of Toronto. From the testimony provided on behalf of the Church during the course of a hearing before the Ontario Municipal Board in March of 2018, it is understood that the lands located to the east of Milliken Boulevard, immediately to the south of 275, 285 and 295 Milliken Boulevard, are ultimately intended for development of recreational and community oriented facilities inclusive of an outreach centre, day nursery, and, a facility for memorial services and/or a grief counselling centre, sensitive land uses as provided for under Site and Area Specific Policy 529.

While the Scarborough Chinese Baptist Church has agreed not to oppose the use of the Reisman lands, being 275, 285 and 295 Milliken Boulevard, for employment related industrial activities, it remains that the presence of a sensitive land use, such as a place of worship and the other permitted uses previously noted, is not conducive to the use of the buildings located on the Reisman lands for what may generally be referred to as Class 2 or 3 Industrial facilities, that is uses which may generate off-site impacts such as noise, odours, dust or other nuisance vectors. This position is consistent with the Recommended Minimum Distance Separation Guidelines published by the Provincial Ministry of the Environment, Conservation and Parks.

Under the aforementioned Guidelines, the minimum recommended separation distance for a Class Two industrial facility is 70 metres, the potential influence area being in the order of 300 metres. Similarly, the minimum recommended separation distance for a Class 3 industrial facility is 300 metres with a potential influence area of 1000 metres. As illustrated on the drawing attached hereto as Appendix "C", all of the lands in question, namely 275, 285 and 295 Milliken Boulevard and 33 and 41 Passmore Avenue are within either the potential influence area of a Class 2 industrial facility or within the minimum recommended separation distance of 300 metres for a Class 3 industrial facility by reason of proximity to the site of the Scarborough Chinese Baptist Church, not to mention the Heathwood Community to the west of Kennedy Road or the St. Lawrence College facility located adjacent the north-east corner of the intersection of Kennedy Road and Passmore Avenue.

Although the lands to the south of 275, 285 and 295 Milliken Boulevard are designated as a Core Employment Area, the lands are covered by Site and Area Specific Policy 529 which recognizes the use and continued development of the lands for sensitive forms of land use in association with the Scarborough Chinese Baptist Church. In other words, notwithstanding the designation of the lands as a Core Employment

Area, the policies applicable to the lands to the south of 275, 285 and 295 Milliken Boulevard are intended to recognize the use of the property for sensitive forms of land use which will be intensified over time. Intensification of the use of the Scarborough Chinese Baptist Church land for sensitive land uses will undoubtedly act as deterrent to the introduction of Class 2 and 3 industrial facilities, which may generate off-site nuisance vectors, within the structures situated on the Reisman lands.

In summary, all of the lands located to the south of Passmore Avenue, west of Milliken Boulevard, north of McNicoll Avenue and to the east of Kennedy Road are designated within the General Employment land use classification under the approved Official Plan. Similarly, the lands to the north and west of 33 and 41 Passmore Avenue, north of Passmore Avenue, are designated within the General Employment land use classification and developed for either commercial purposes, light industrial facilities or sensitive forms of land use. Re-designation of 275, 285 and 295 McNicoll Avenue and 33 and 41 Passmore Avenue within the General Employment land use classification will ensure that the properties in question continue to form an integral part of the transition in built form which provides for a well defined spatial buffer between the Core Employment uses located to the east of the Metrolinx GO Rail Corridor and the sensitive forms of land use on the adjacent properties and nearby residential - institutional areas.

Conversion Policies - City of Toronto Official Plan

Policies related to the conversion of Employment Lands are set out in Section 2.4.4.14 of the Official Plan for the City of Toronto. In part, the policies state that ... *"the introduction of a use that may be permitted in a General Employment Area into a Core Employment Area or the re-designation of a Core Employment Area into a General Employment Area designation is also a conversion and may only be permitted by way of a municipal comprehensive review."* Given the approved policy framework, the request of Al Reisman Limited to re-designate 275, 285 and 295 Milliken Boulevard and 33 and 41 Passmore Avenue as a General Employment Area is considered a conversion.

The criteria for assessment of a conversion of Employment Lands are set out under Section 2.4.4.17 of the approved Official Plan. An assessment of the request of Al Reisman Limited relative to the criteria set out in Section 2.4.4.17 is provided in Appendix "D" attached hereto and forming part of this submission.

Based upon our review and assessment of the conversion request of Al Reisman Limited relative to Section 2.4.4.17 of the Official Plan, it is respectfully submitted that the designation of the lands known municipally as 275, 285 and 295 Milliken Boulevard and 33 and 41 Passmore Avenue within the General Employment land use classification is appropriate and/or does not offend the policies to be considered in the evaluation of a conversion request. Rather, designation of the aforementioned lands within the General Employment land use classification will ensure the continued use of the buildings for range of employment purposes, inclusive of retail and service commercial activities, in a manner which fosters a positive environment for continued private sector investment without the uncertainty which now exists by reason of the current designation of the lands as a Core Employment Area.

In accordance with Section 2.4.4.15 of the City's Official Plan, the Municipal Comprehensive Review of Employment lands is to provide for the policies and schedules of the Provincial Growth Plan for the Greater Golden Horseshoe currently in effect as of August of 2020. In accordance with the current Growth Plan, those lands within 500 to 800 metres of the Milliken GO Station are identified as being within a Major Transit Station Area located on a Priority Transit Corridor. The three properties in question, namely 275, 285 & 295 Milliken Boulevard and 33 and 41 Passmore Avenue, are within a radius of 800 metres of the Milliken GO Station, the lands located adjacent the southerly limits of Passmore Avenue, namely 33 and 41 Passmore Avenue, being within the 500 metres of the Milliken GO Station.

In accordance with Section 2.2.5.3 of the Growth Plan, retail and office uses are to be encouraged in locations that support active transportation and which, as in the case of the subject properties, are served by existing transit. It is submitted that the request that the lands in question be designated within the General Employment land use classification conforms with the policies set out under the Provincial Growth Plan for the Greater Golden Horseshoe effective August 2020.

Concluding Remarks

Designation of the Milliken - Passmore lands within the General Employment Area land use classification will recognize the characteristics of the existing built form and allow for the necessary measure of flexibility essential to allow for the continuation of the existing uses and/or a change in use from time to time within the multi-unit commercial - industrial structures. Consistent with the use of adjacent lands to the north and west, designation of the Milliken - Passmore lands within the General Employment Area land use classification will ensure the provision of facilities which cater to a broad range of employment uses in the form of a cluster of businesses and economic activities offering multiple employment opportunities compatible with adjacent sensitive land uses.

The re-designation of 275, 285 and 295 Milliken Boulevard and 33 and 41 Passmore Avenue within the General Employment land use classification will further assist in ensuring the availability of commercial - industrial floor space responsive to the needs of small business start-ups. In this manner the three properties in question will continue to serve as an incubator for new employment opportunities and thereby provide a positive environment for continued private sector investment which assists in promoting the expansion and diversification of the City's economic base consistent with the objectives of the Official Plan.

In closing, it is submitted that in evaluating the request for the designation of 275, 285 and 295 Milliken Boulevard and 33 and 41 Passmore Avenue within the General Commercial land use classification, regard must be had for the existing and proposed use of the adjacent lands and the approved land use planning framework which allows for intensification of sensitive land uses on the properties located immediately to the south and south-west of the lands in question. Designation of the three aforementioned properties located to the south-east of the intersection of Passmore Avenue and Milliken Boulevard, having a combined area of approximately 3.7 hectares, within the General Employment land use classification will not undermine or detract from the use of adjacent properties, most notably to the east of the rail corridor, for Core Employment forms of land use but rather allow for recognition of the location, building form and function of the existing structures for commercial and light industrial uses and activities.

We trust that this submission has been prepared in sufficient detail for your review and consideration and would welcome the opportunity to meet with you and City Staff to discuss the requested designation of the properties in question within the General Employment Area land use classification.

Sincerely yours,
McDermott & Associates Limited



J. D. McDermott, M.C.I.P., R.P.P.
Principal Planner

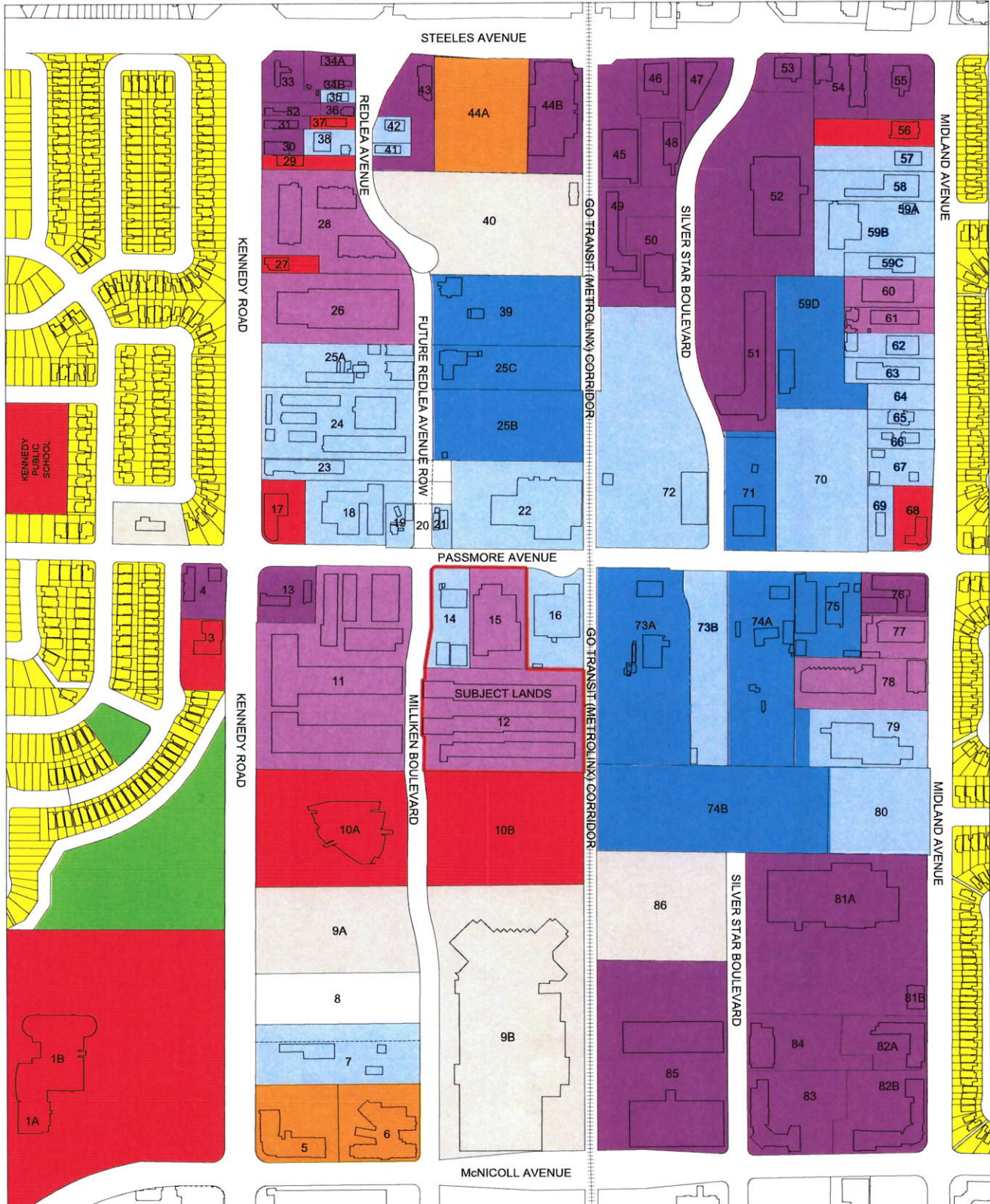
copy to: Mr. Keith Lahey
Al Reisman Limited

- Appendix "A" - Contextual Setting / 275, 285 & 295 Milliken Boulevard and 33 & 41 Passmore Avenue
- Appendix "B" - Official Plan Land Use Designations / North Milliken Employment Area
- Appendix "C" - Recommended Separation Distances and Potential Influence Areas
- Appendix "D" - Assessment of Conversion Request / Section 2.4.4.17 City of Toronto Official Plan

CONTEXTUAL SETTING

NORTH MILLIKEN EMPLOYMENT AREA

CITY OF TORONTO



LAND USE LEGEND

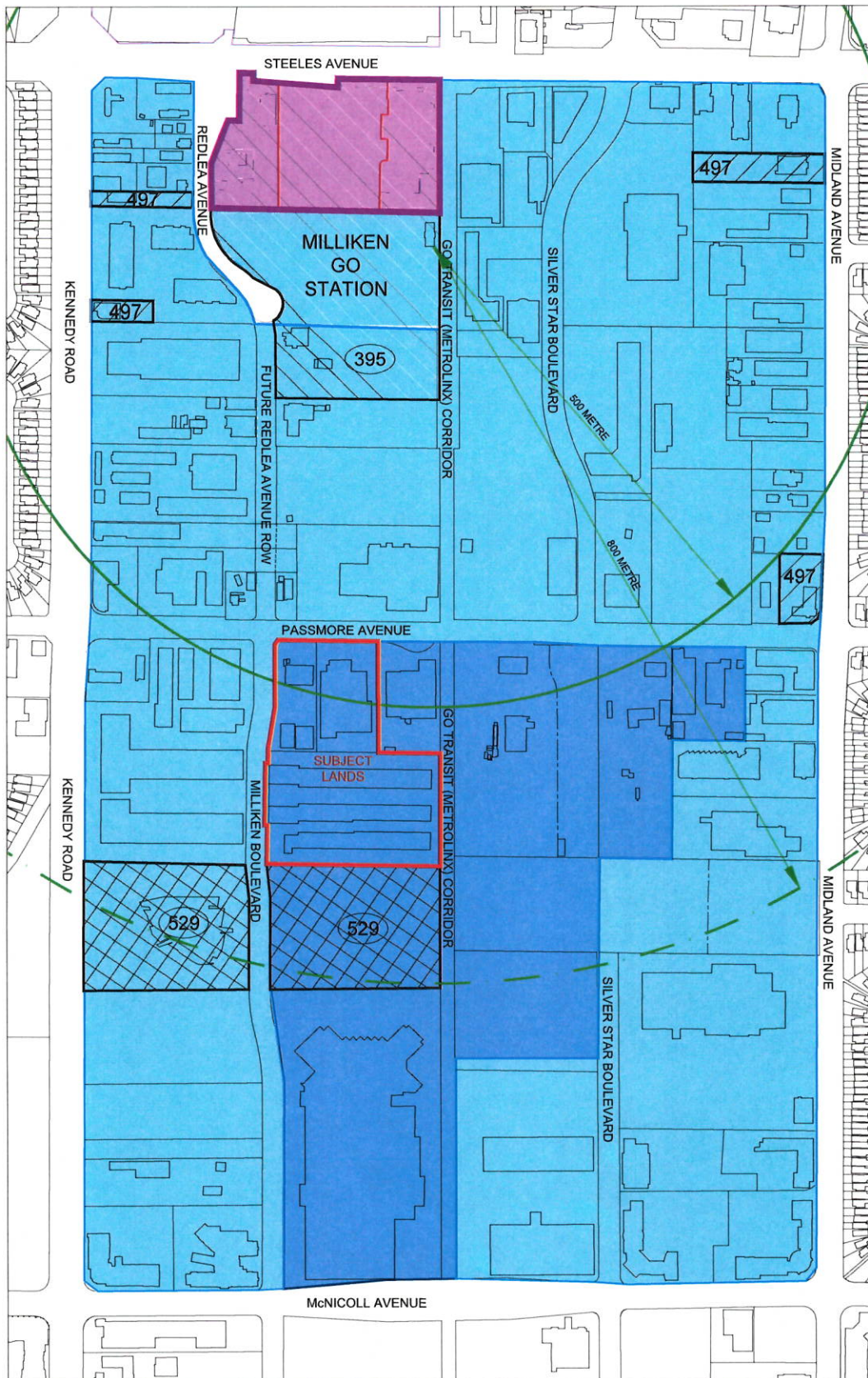
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|---|---|---|
| LOW DENSITY RESIDENTIAL | COMMUNITY FACILITY / INSTITUTIONAL | INDUSTRIAL - CLASS I |
| HIGH / MEDIUM DENSITY RESIDENTIAL | RETAIL COMMERCIAL / BUSINESS & PROFESSIONAL OFFICES | INDUSTRIAL - CLASS II / CLASS III |
| PARKLAND / OPEN SPACE | OFFICE / RETAIL & SERVICE COMMERCIAL - INDUSTRIAL MULTI UNIT COMPLEX | PUBLIC UTILITY / TRANSIT USE |
| | VACANT LAND | |

SUBJECT LANDS



OFFICIAL PLAN DESIGNATIONS

NORTH MILLIKEN EMPLOYMENT AREA
CITY OF TORONTO

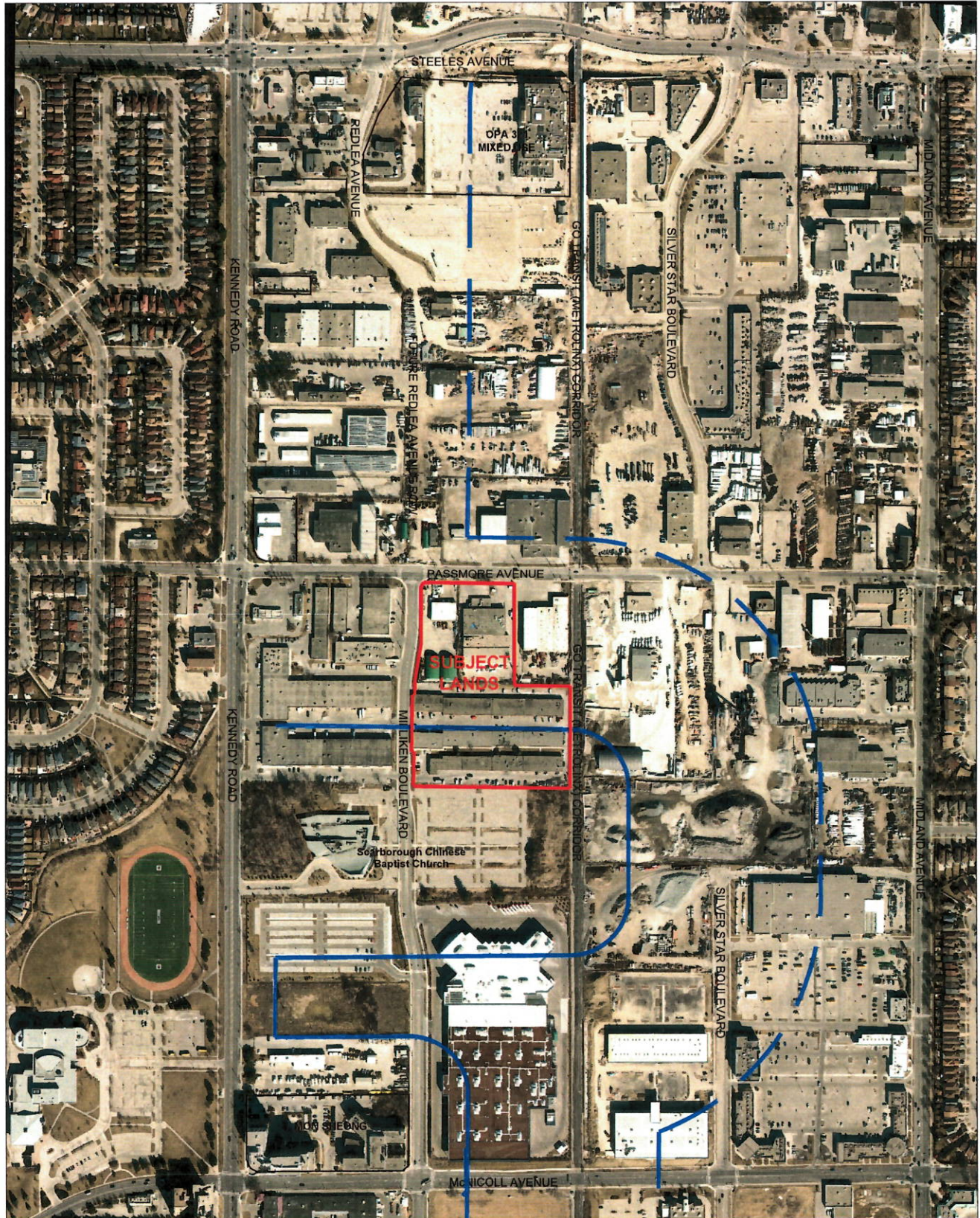


OFFICIAL PLAN LEGEND

- CORE EMPLOYMENT AREA
- GENERAL EMPLOYMENT AREA
- MIXED USE AREA
- SITE AND AREA SPECIFIC POLICY 395
- SITE AND AREA SPECIFIC POLICY 497
- SITE AND AREA SPECIFIC POLICY 529
- LANDS WITHIN 500 METRES OF THE MILLIKEN GO RAIL STATION
- LANDS WITHIN 800 METRES OF THE MILLIKEN GO RAIL STATION
- SUBJECT LANDS

SEPARATION DISTANCES AND POTENTIAL INFLUENCE AREAS CLASS TWO AND THREE INDUSTRIAL FACILITIES

NORTH MILLIKEN EMPLOYMENT AREA
CITY OF TORONTO



LEGEND

- SUBJECT LANDS
- MINIMUM RECOMMENDED SEPARATION DISTANCE CLASS TWO INDUSTRIAL FACILITIES (70 METRES)
- POTENTIAL INFLUENCE AREA CLASS TWO INDUSTRIAL FACILITY, MINIMUM RECOMMENDED SEPARATION DISTANCE CLASS THREE INDUSTRIAL FACILITY (300 METRES)

Appendix "D"
Assessment of Conversion Request of Al Reisman Limited
As Required In Accordance With Section 2.2.4.17 of the City of Toronto Official Plan
275, 285 & 295 Milliken Boulevard and 33 & 41 Passmore Avenue

Criteria For Assessment of Conversion Request	Response
The City will assess requests to convert lands within Employment Areas, both cumulatively and individually, by considering whether or not:	
a. there is a demonstrated need for the conversion to:	- the request to designate 275, 285 and 295 Milliken Boulevard and 33 and 41 Passmore Avenue within the General Employment land use classification will not adversely impact upon the ability of the City of Toronto to meet the population forecasts as allocated under the Provincial Growth Plan
(i) meet the population forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe; or,	- designation of 275, 285 and 295 Milliken Boulevard and 33 and 41 Passmore Avenue as part of the General Employment Area will allow for the effective and efficient use of the existing structures in a manner which will avoid and/or minimize the potential for land use conflicts with adjacent and nearby sensitive land uses, most notably the Scarborough Chinese Baptist Church
(ii) mitigate existing or potential land use conflicts.	
b. the lands are required over the long term for employment purposes	- the requested designation of 275, 285 and 295 Milliken Boulevard and 33 and 41 Passmore Avenue as General Employment will not result in erosion of Employment Lands, the removal of lands designated within an employment land use classification or the adoption of employment lands by non-employment or sensitive forms of land use which are incompatible with the range of uses permitted on adjacent lands designated within either the General or Core Employment land use classifications or which conflict with the use of adjacent lands for sensitive forms of land use by reason of a Site and Area Specific Policy
	- designation of the aforementioned lands within the General Employment land use classification will maintain and reinforce the function of this area within the North Milliken Employment Area by providing for the continued use of the existing structures in a manner which is consistent with the location, built form and current function of the structures, functions which include retail and service commercial uses and activities which cater to the needs of adjacent residential areas and nearby businesses
c. the City will meet the employment forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe	- designation of 275, 285 and 295 Milliken Boulevard and 33 and 41 Passmore Avenue within the General Employment land use classification will not adversely affect the ability of the City to meet the employment forecasts allocated to the City of Toronto for the Greater Golden Horseshoe but rather promote the opportunity for continued growth of small business and thus maintain or enhance the employment opportunities which are provided within the existing structures and premises by providing for both commercial and light industrial uses and activities in keeping with the planned function of the North Milliken Employment Area
d. the conversions will adversely affect the overall viability of an Employment Area and maintenance of a stable operating environment for business and economic activities with regard to the:	
(i) compatibility of any proposed land use with lands designated Employment Areas and major facilities, as demonstrated through a Compatibility / Mitigation Study in accordance with Policies 2.2.4.5, 2.2.4.7 and 2.2.4.8 and Schedule 3 for any proposed land use, with such policies read as applying to lands within <i>Employment Areas</i> ;	- no change in the use of 275, 285 and 295 Milliken Boulevard or 33 and 41 Passmore Avenue is proposed which would adversely affect the overall viability of the North Milliken Employment Area and/or the maintenance of a stable operating environment for business and economic activities
	- designation of the aforementioned properties within the General Employment land use classification will serve to reduce the uncertainty for existing business within the structures and thereby promote the maintenance of a stable operating environment and avoid unnecessary vacancies within the premises
	- Policies 2.2.4.5, 2.2.4.7 and 2.2.4.8 do not apply in this instance as the policies apply to sensitive land uses, including residential, permitted outside of and adjacent to or near Employment Areas or within the influence areas of major facilities and set out the matters to be addressed through a Compatibility / Mitigation Study as part of the filing and review of a <i>Complete Application</i> to facilitate the introduction of a sensitive land use
(ii) prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;	- redesignation of the aforementioned properties as a General Employment land use classification will not result in an opportunity for the introduction of other forms of land use which would require the implementation of mitigation measures related to noise or other fugitive emissions

Appendix "D"
Assessment of Conversion Request of Al Reisman Limited
As Required In Accordance With Section 2.2.4.17 of the City of Toronto Official Plan
275, 285 & 295 Milliken Boulevard and 33 & 41 Passmore Avenue

Criteria For Assessment of Conversion Request	Response
(iii) prevention or mitigation of negative impacts and mitigation of the risk complaints	- designation of the subject properties within the General Employment land use classification will not result in an increased potential for negative impacts or risk of complaints, rather it will reinforce the existing function of the properties as quasi commercial - industrial sites which serve as a spatial buffer between sensitive land uses and those uses which may be characterized as Class 3 industrial activities
(iv) ability to ensure compliance with environmental approvals, registrations, legislation, regulation and guidelines	given the Provincial Guidelines which specify a minimum separation distance of 70 metres and a potential influence area of 300 metres for a Class 2 industrial facility and a minimum separation distance of 300 metres and potential influence area of 1,000 metres for a Class 3 industrial facility, coupled with the location, existing built form and proximity to sensitive land uses, the lands located at 275, 285 and 295 Milliken Boulevard and 33 & 41 Passmore Avenue are not conducive to the introduction of either Class 2 or Class 3 industrial facilities
(v) ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential	- designation of 275, 285 and 295 Milliken Boulevard and 33 & 41 Passmore Avenue within the General Employment land use classification will recognize the quasi commercial - industrial nature of the properties and ensure the long term function of the lands as a buffer between sensitive institutional and residential land uses within close proximity in keeping with the current function of the lands and established building designs
(vi) ability to minimize risk to public health and safety	- designation of the lands as a General Employment Area will not result in an enhanced risk to public health and safety
(vii) reduction or elimination of visibility of, and accessibility to, employment uses	- designation of the lands in question as a General Employment Area will not eliminate the visibility of or accessibility to employment lands or uses
(viii) impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses	<p>- designation of 275, 285 & 295 Milliken Boulevard and 33 and 41 Passmore Avenue within the General Employment land use classification will not adversely affect the function or capacity of either Milliken Boulevard or Passmore Avenue and the movement of goods related to existing and future employment uses</p> <p>- Passmore Avenue functions as mid-block collector road between Kennedy Road and Midland Avenue which accommodates both local and through traffic movements associated with the residential areas to the east and west of the North Milliken Employment Area</p> <p>- Milliken Boulevard, as recently constructed, also serves as a mid-block collector road which accommodates both local and through traffic movements between Finch Avenue and McNicoll Avenue to the south and Passmore Avenue; in addition to providing for access to and from the TTC Depot and related employee parking areas, the off-street parking areas associated with the Scarborough Chinese Baptist Church, and the Reisman lands, it has been designed to carry the additional local and through traffic upon the construction of Redlea Avenue between Steeles Avenue and Passmore Avenue as a result of future planning directions concerning the development and intensification of lands in close proximity of the Milliken GO Station, a Major Transit Station Area recognized under the Provincial Growth Plan - 2020</p>
(ix) removal of large and/or key locations for employment uses	- designation of 275, 285 & 295 Milliken Boulevard and 33 and 41 Passmore Avenue within the General Employment land use classification will not result or serve to precipitate the removal or large or key locations for employment uses within the North Milliken Employment Area
(x) ability to provide opportunities for the clustering of similar or related employment uses; and,	- designation of within the General Employment land use classification will recognize an existing, distinct cluster of similar, related commercial - industrial facilities situated in close proximity to the intersection of Passmore Avenue and Milliken Boulevard within the North Milliken Employment Area
(xi) provision of a variety of land parcel sizes within the Employment Area to accommodate a range of permitted employment uses	- the three parcels of land associated with 275, 285 & 295 Milliken Boulevard and 33 and 41 Passmore Avenue vary in size from approximately 2.3 hectares to 0.57 hectares and 0.82 hectares respectively and currently provide a range of employment opportunities associated with commercial - industrial uses and activities which serve both local residents, institutional uses and businesses in the area

Appendix "D"
Assessment of Conversion Request of Al Reisman Limited
As Required In Accordance With Section 2.2.4.17 of the City of Toronto Official Plan
275, 285 & 295 Milliken Boulevard and 33 & 41 Passmore Avenue

Criteria For Assessment of Conversion Request	Response
e. the existing or planned sewage, water, energy and transportation infrastructure can accommodate the proposed conversions	<p>- redesignation of 275, 285 and 295 Milliken Boulevard and 33 and 41 Passmore Avenue within the General Employment land use classification will not adversely impact upon the existing capacity of the municipal water supply and sewage collection works or the storm drainage works</p> <p>it is noted that with the recent construction of Milliken Boulevard between Passmore Avenue and McNicoll Avenue, the municipal water supply distribution system, the sewage collection works and storm drainage works, and hydro, gas and telecommunication works were replaced and upgraded to accommodate the nature of current business operation associated with 275, 285 and 295 Milliken Boulevard for a range of commercial -industrial activities within the three structures in keeping with the agreement with Al Reisman Limited to convey the lands to the City of Toronto</p>
f. in the instance of conversions for residential purposes, sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents	not applicable as the lands the requested designation of the lands in question as a General Employment Area will not allow for the introduction of residential uses
g. employment lands are strategically preserved near important transportation infrastructure such as highways and highway interchanges, rail corridors, ports and airports to facilitate the movement of goods	designation of the lands in question as a General Employment Area will maintain the use of lands for employment purposes and will not adversely impact upon access to strategic facilities associated with the movement of goods
h. the proposal(s) to convert lands in an Employment Area will help to maintain a diverse economic base accommodating and attracting a variety of employment uses and a broad range of employment opportunities in Toronto; and,	<p>- the requested designation of 275, 285 and 295 Milliken Avenue and 33 and 41 Passmore Avenue within the General Employment land use classification will recognize the existing built form and nature of business operations and will serve to maintain and reinforce the diverse range of commercial and industrial activities, which exist today and as may seek such a location in the future, by providing a location and tenures which accommodate and continue to be attractive to a variety of employment uses and a broad range of employment opportunities within the North Milliken Employment Area as well as providing for a transition to and spatial buffer between neighbouring industrial facilities and activities which generate off-site impacts</p>
i. cross jurisdictional issues have been considered	<p>- designation of 275, 285 and 295 Milliken Avenue and 33 and 41 Passmore Avenue within the General Employment land use classification, that is lands well removed to the south of Steeles Avenue, will not adversely impact upon the land use planning framework and directions established for the area to the north of Steeles Avenue within the Region of York and the City of Markham</p>