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May 31, 2023

Nancy Martins  
Administrator, Planning and Housing Committee  
100 Queen Street West, 10<sup>th</sup> Floor, West Tower  
Toronto ON M5H 2N2

Via Email: [phc@toronto.ca](mailto:phc@toronto.ca)

**Re: Item PH4.5 Our Plan Toronto: Recommendations on Forty-Five  
Employment Area Conversion Requests – Final Report 799 Milner  
Avenue, Scarborough - Conversion Request 093**

Dear Committee Members,

We are the owners of lands referenced above. We are writing to express our disagreement with the staff recommendation to refuse the requested employment land conversion. Instead, we request that the Committee support approval of the requested conversion and, in particular, recommend to Council that the subject site be redesignated from General Employment Areas to Mixed Use Areas.

The intent of the General Employment Area designation, according to the City's Official Plan, is to allow for "retail, service and restaurant uses" to serve workers and the broader public. Currently, the shopping centre does provide this function. However, the conversion would still provide this function with at-grade retail within mixed-use buildings.

Further, the staff report suggests that existing businesses could be jeopardized with the addition of residential within the site, including the recently constructed self-storage facility. In fact, the self-storage use would benefit from residential as downsizing of household becomes more prevalent. The request for the conversion was initiated *because* retail is not as viable without residential uses in close proximity.

We take exception to the idea that the conversion would be a stress on the greater employment area. While staff believe that the addition of mixed-use would frustrate truck traffic to the Core Employment lands to the northeast, it would in fact would encourage greater transit use to enable better traffic flow. Additionally, in respect of the report's reference to compatibility of the site to the noise and odour of industrial uses, there are neighbourhoods to the north that much closer to the Core Employment area than this site. We believe there would be no impact on the greater employment area since the site is at the very periphery where noise and odour can be mitigated.

Thank you for your consideration of this request. If you have any questions with respect to this letter or require additional information, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in blue ink, appearing to read 'J.C.', is centered on a light gray rectangular background.

Joseph J Cimer  
Senior Director, Development