



Chair and Members of the Planning and Housing Committee
c/o Nancy Martins, Administrator,
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City of Toronto Planning and Housing Committee
100 Queen St. W.,
10th floor, West Tower
Toronto MSH 2N2

Dear Chair and Planning and Housing Committee Members,

Re: Conversion Request 18: 1774 Ellesmere Road (Sheridan Nurseries Site) and
Conversion Request 18A: 1760 Ellesmere Road (Canbe Foods Site)

We are the owners of 1774 Ellesmere Road and represent the owners of 1760 Ellesmere Road (“the subject properties”). Both properties filed requests to convert their respective lands to non-employment uses as part of the current Growth Plan 2020 conformity exercise and Municipal Comprehensive Review (MCR). Planning staff recommendations on both properties will be considered by Planning and Housing Committee today. **We urge Planning and Housing to support the conversion of the subject properties.**

These two properties total approximately 1 ha in size and are located on the north side of Ellesmere Road, a major arterial road, immediately east of the Scarborough City Centre. In our opinion, the deletion of the subject properties from the Employment Area will not, in any way, adversely impact the functioning of any industrial uses in the Employment Area, but will, if

converted, provide a significant opportunity to add much needed housing to the City's supply in a transit supportive location.

1774 Ellesmere is currently used as a retail nursery/garden centre operated by Sheridan Nurseries. There is a large surface parking lot with approximately 60 spaces which serve the nursery. The Canbe Foods Site is being used as a restaurant for eat-in and take-out dining and supporting kitchen facilities, located in a single storey building, with at-grade parking while the rear portion of the property is used for the storage of trailers. Both these uses are auto oriented and not transit supportive.

However, the subject properties are located within 500 metres of the Scarborough Centre Station on the Scarborough Subway extension which is scheduled to open in 2030. In consequence they are located within a Protected Major Transit Station Area on Schedule 47 of Council adopted OPA 570 – an amendment which, in accordance with provincial policy, encourages intensification. In terms of their immediate surroundings, abutting the Canbe Foods Site to the immediate west, is an approved 15 storey rental apartment building which will accommodate 242 affordable rental residential units. This property (1744-1750 Ellesmere Road) is designated as a Class 4 Area under relevant provincial noise guidelines administered by the Ministry of Environment, Conservation and Parks (MECP) which permits the development of housing in accordance with approved standards. The Land Use Compatibility Study for 1774/1750 demonstrated that the Class Four classification would allow for the development of residential uses close to the TTC Marshalling Yards. To the immediate east of Sheridan Nurseries is an institutional use, a place of worship. To the south of the subject sites, on the south side of Ellesmere Road is a low-density residential neighbourhood. To the north is the TTC Marshalling Yard which, when the Scarborough LRT is decommissioned, will cease to be used for LRT maintenance and support, although its future use has yet to be determined by the TTC.

Neither of the existing uses currently include any manufacturing, warehousing or stand-alone office uses, and thus would not be considered to constitute an “area of employment” under current legislation. Their conversion to a mixed-use designation, under the current Municipal Comprehensive Review would, however, offer an exceptional opportunity for the logical easterly extension of the Scarborough Centre Secondary Plan and the inclusion of lands which can make an important contribution to the provision of much needed housing in Toronto. The appropriate built form and density would be determined as part of the Secondary Plan process for the Scarborough Centre.

The request to delete the subject lands from an Employment Area, as required by City Planning staff, was accompanied by a detailed Land Use Compatibility Study, prepared by Gradient. The

Study identified emission sources, stationery and transportation noise sources and concluded that residential and mixed-use land uses were feasible for the following reasons.

- Air quality impacts from surrounding roadways are expected to be minor;
- The development meets the minimum setback distance from Highway 401 as established by the Ministry of the Environment's Building and Land Use Policy;
- the development meets the minimum setback distance from established industries operating with a valid ECA;
- In line with standard building practices, the developer is to design, install, operate and maintain air filtration at the fresh air intakes of the mechanical systems serving all habitable areas, including the addition of air conditioning (excluding parking garages and utility spaces); and
- noise emanating from the McCowan Yard can be feasibly mitigated if required using a number of measures including the placement of non-sensitive buildings nearest to the facility, blank walls or inoperable windows. Specific noise control measures would be determined during the site plan process.

We believe we have addressed all the criteria set out in the City of Toronto's Official Plan, the Provincial Policy Statement and the Growth Plan with respect to the conversion of employment lands. We would urge Committee to approve Requests 18 and 18a for 1774 and 1760 Ellesmere Road.

Yours

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