



Deputation to City of Toronto, Planning and Housing Committee –July 5th, 2023

Re: ITEM PH5.3– Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report

From: Scarborough Community Renewal Organization, Manny Sousa and Larry Whatmore Members of SCRO’s Economic Development Committee

Good morning, Councillors. My name is Manny Sousa, I am representing Scarborough Community Renewal Organization. Also joining me online is our President, Larry Whatmore. SCRO is an organization of engaged volunteers that works to connect, promote, and renew Scarborough, so Scarborough can be strong and prosperous.

Thank you for the opportunity to again, provide our comments on City Planning’s recommendations related to the City’s Municipal Comprehensive Review (MCR) of Employment Areas and the 70 requests to convert lands designated Core Employment Areas or General Employment Areas in the OP for non-employment uses. We have been monitoring this process since it started in 2020 and provided a submission on the previous report in June based on feedback from our residents and business leaders. Our community wants to have strong and complete neighbourhoods with affordable housing and opportunities to work and thrive within our own community. **We strongly support retaining employment lands for the jobs they bring to our area.**

As indicated in our previous deputation we believe the need for employment lands has not and will not disappear as has been witnessed in our employment areas in Scarborough essentially over the past 3 years. A good example is the significant growth recently experienced in the Tapscott Employment Area in northeast Scarborough.

We are keen to see the City of Toronto retain and protect areas for employment right across the City, for people of all skills and abilities. **We have focused our attention in this report on the 22 Scarborough conversion requests.**

We strongly support the recommendations of the Chief Planner on the following 17 conversion requests considering the destabilization to adjacent employment areas if they were permitted to be redesigned to mixed uses.

1. CR008 – 3266, 3280, 3290,3330 Midland Ave, and 5, 70 Silver Star Blvd retain as employment areas.
2. CR052 4016 and 4020 Finch Avenue – retain as employment areas.
3. CR053 - 2901-2913 Kennedy Road, 21 Trojan Gate, 4040 Finch Avenue East, and 15- 19 Milliken Boulevard – retain as employment lands

4. CRO57 – 4140 Finch Avenue - retain as employment areas.
5. CR058 – 4186-4190 Finch Avenue East - retain as employment areas.
6. CR061 – 3360 Midland Avenue - retain as employment areas.
7. CR012 – 1455 – 1457 McCowan Road and 41-47 Milner Avenue - retain as employment areas.
8. CR024- 30 and 44 Milner Avenue - retain as employment areas.
9. CR018 - 1760 Ellesmere Rd - retain as employment areas.
10. CR018A – 1774 Ellesmere Rd - retain as employment areas.
11. CRO26 – 4711, 4723, 4733 and 4751 Steeles Avenue East - retain as employment areas.
12. CRO60 – 681 Silver Star Boulevard - retain as employment areas.
13. CRO75- 29 Redlea Avenue - retain as employment areas.
14. CR085 – 3447 Kennedy Road - retain as employment areas.
15. CR090 – 3601 Victoria Park Avenue - retain as employment areas.
16. CR0101 – 1,11-37, 12, 16, 20-26 William Kitchen Road - retain as employment areas.
17. CR0102 – 2021 Kennedy Road - retain as employment areas.

The assessments of these 17 conversion requests were comprehensive and reflect the areas well. We strongly agree with their findings related to compatibility of uses and the need to retain our existing businesses and attract more to these areas through the retention of them as employment areas. Providing a stable and productive operating environment for business is critical.

We do have concerns with the following conversion requests as follows:

18. CR025 – 1001 Ellesmere – Staff have recommended a redesignation to Mixed Uses with a SASP. Our concerns relate to securing community services and viable employment uses within the site. We recognize the changes that have occurred along this section of Ellesmere with the previous rezonings over the past 15 years of the manufacturing sites previously there.
19. CR037 – 4630 Sheppard Avenue East - Staff have recommended a partial redesignation **which we do not support** due to the implications for the businesses in the area that are of significance to the City of Toronto overall especially the concrete batching facility just north of this site. This site should be retained for employment uses.
20. CR046 – 4570 Sheppard Avenue East – same comments as above. We do Not support the recommendation to redesignate.
21. CR078 – 920 and 930 Progress Avenue – Staff have recommended a redesignation to Institutional with a SASP. Our concerns relate to supporting the Centennial College campus and leveraging that adjacency in capturing good employment opportunities through the institutional designation.
22. CR0128 – 2270 Morningside Avenue – Staff have recommended a retention of employment uses. We understand that a bus loop is a component of the site and recognize this site is on the outer edge of the Tapscott Employment Area. If Council choses to redesignate to mixed uses we want assurances of a portion of the site for employment so as not to negatively impact the new businesses being built north of this site.

Lastly protecting and growing our employment areas is about our residents – providing them with job opportunities within their own community. The City is expected to absorb 700,000 more residents over the next 30 years, which will require 450,000 more jobs. Where will these new residents work if our employment areas are converted to other uses. There is considerable anxiety in Scarborough about the applications already filed by developers to convert employment lands into housing. We need to retain our existing businesses and create the business conditions to enable new ones. As a destination for newcomers, many of our employment areas provide jobs for those trying to get settled in Canada. Not everyone will be working from home and even those working from home are generating demands for products and services produced in our employment areas.

Thank you for your time.
Manny Sousa

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