



OPPORTUNITY HOLDINGS INC.

10737 BATHURST STREET RICHMOND HILL, ONT. L4C 7V3 TEL: (905) 883-5551 FAX: (905) 883-3706

September 18, 2024

City of Toronto
City Clerk
Scarborough Community Council
100 Queen Street West, 2nd Floor, West Tower
Toronto, ON
M5H 2N2

Attention: Ms. Nancy Martins, Administrator

**RE: Notice of Public Meeting re: Request to Amend the Official Plan on Kingston Road,
Scarborough**

Good day Ms. Martins,

This letter is in response to the Notice of Public Meeting that we received regarding the Request to Amend the Official Plan that is to take place of September 19, 2024. I am writing on behalf of the owners of 6075-6109 Kingston Road and will be attending the meeting virtually so that we may be able to further understand what exactly is being proposed and what the intent of the changes are.

Please note that moving forward we are requesting to be contacted for matters pertaining to this and any other projects in the area at the following address:

Opportunity Holdings Inc.
10737 Bathurst Street
Richmond Hill, ON, L4C 7V3
905-883-5551
jkreltd@outlook.com, steven.ley@outlook.com

In reference to the letter received, our position on the Request to Amend the Official Plan that is being proposed is that, while we are supportive of the need for the community to improve transportation, service infrastructure, etc. we find that the proposed wording and description of roads, right of ways, widenings, etc. are vague, and we are looking to have the scope of the intended project/projects identified. We are asking for the city to speak to what specific needs or vision they are attempting to address that necessitated this request to amend the official plan?

Our main request is to have the city identify the lands that any widening or expansion of services will impact and to ensure that at all times, throughout any projects, that our property's ingress and egress accesses are maintained to the plaza at 6075-6109 Kingston Road so as to not negatively impact our tenants and their businesses, many of whom have been servicing their local community for decades.



AN ALL-CANADIAN COMPANY

Continued Page 2...

**RE: Notice of Public Meeting re: Request to Amend the Official Plan on Kingston Road,
Scarborough**

Any lands that are required by the city need to be properly and legally expropriated at the current and future market value at the time of expropriation.

Our plaza is home to a lot of the businesses that service the community and is a crucial hub for the Highland Creek Village as well as one of the few that have the appropriate amount of parking, and it is crucial that the access to the plaza is maintained at all times.

Additionally, I would ask that the parking situation in the area be addressed and spoken to by the city as one of the main issues we see from a community perspective is that almost none of the businesses in our area surrounding our property have the appropriate amount of parking for their commercial space, and our property is continuously relied on to service all of these other commercial businesses. This situation creates the need for those customers to improperly cross roads to access businesses in the area.

Our main goal through this communication with the city is to ensure that:

- 1) Our tenants at 6075-6109 Kingston Road are minimally impacted;
- 2) Our businesses are not negatively impacted through any of the proposed projects;
- 3) Our ability to service the community is maintained at all times;
- 4) Our ingress and egress for the property is properly maintained.

The questions we wish to have answered during this meeting are:

- 1) What roads are being altered or widened and what impact will it have on the landowners?
- 2) What services and infrastructure changes are being planned for/anticipated and what impact will they have?
- 3) What is the City's plan to address the parking in the community or improve access to businesses?

To reiterate our main point, it is our position that the City would not be requesting these amendments if it did not already have a concept or plan of what it is trying to achieve for the community, and we are asking that the City explain the scope of the work and their specific vision on how they want to achieve their goals within the community and the area that they have identified in outlined map on page 2 of the notice.

Thank you very much for your time and consideration, and we look forward to having our concerns addressed during the meeting on September 19, 2024.

Regards,
Per:



OPPORTUNITY HOLDINGS INC.
Heidi Kreiner-Ley, Property Manager
Steven Ley, Assistant Property Manager