



February 3, 2026

By E-mail
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City Council
City of Toronto
Toronto City Hall
100 Queen Street West
Toronto ON
M5H 2N2

**Attention: Ms. Sylwia Przezdziecki, Manager
City Clerks Office**

Dear Mayor and Members of Council:

**Re: Item No. PH 27.3 - Scarborough Centre Secondary Plan
City Council - Meeting 36
Atlantic Packaging Products Ltd.
333 Progress Avenue**

Atlantic Packaging Products Ltd. ("Atlantic Packaging") is the largest (and oldest) paper recycler in Ontario, having been situated in Ontario for 80+ years and more particularly in Scarborough for 60+ years. Atlantic Packaging is the owner and operator of a state-of-the-art paper mill located at 333 Progress Avenue (the "Site").

Atlantic Packaging would like to acknowledge the significant work undertaken by City Planning staff throughout the Scarborough Centre Secondary Plan ("Secondary Plan") process, including their continuing dialogue with our team on Site specific issues as well as broader employment compatibility and mitigation requirements, and the determination of Councillor Thompson to protect Atlantic Packaging's facility and operations on the Site.

Atlantic Packaging has reviewed the Secondary Plan and other associated amendments found in draft Official Plan Amendment No. 871 ("OPA 871"), as found in Attachment 2 and Attachment 3 to the Scarborough Centre Secondary Plan – Final Report, dated January 8, 2026, with modifications to section 5.3 Compatibility and Mitigation policies and section 14.3.1 Holding ("H") Provisions, as negotiated with City staff, that are anticipated to be the subject of a motion brought by Councillor Thompson.

OPA 871 refines the western boundary of the Secondary Plan and redesignates ½ of the Site from *Mixed Use Areas* to *Employment Areas* so that the whole Site will have an *Employment Areas* designation. Compatibility and mitigation policies in the Secondary Plan have been clarified and strengthen the relationship between proposed Mixed Use development and nearby *Employment Areas* and major facilities like Atlantic Packaging.

Atlantic Packaging is supportive of the Secondary Plan, but that support is predicated on the current version of the Secondary Plan and other associated amendments found in draft OPA 871, with modifications to sections 5.3 and 14.3.1 of the Secondary Plan as negotiated with City staff, being approved by Council.

Thank you for your consideration of these comments. Please provide us with notice of Council's decision in relation to this matter.

Sincerely,

Atlantic Packaging Products Ltd.



Paul Doyle
Chief Financial Officer

cc: Calvin Lantz, Stikeman Elliott LLP (clantz@stikeman.com)