



Bennett Jones

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July 8, 2026

By E-Mail: scc@toronto.ca

Nancy Martins Committee Administrator
Scarborough Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Dear Chair Ainslie and Committee members:

Re: SC 33.1

**Official Plan Amendment and Zoning By-law Amendment Application
Class 4 Noise Area Classification (NPC-300) – Decision Report
1911 and 1921 Eglinton Avenue East (the "Property")**

We represent Cosmetica Investments Inc. the owner of 1960 Eglinton Avenue East which is located "kitty corner" to the north east of above noted Property.

Our client's land contains a large two-storey industrial employment building, approximately 39,660 square metres in size, on the subject site which is occupied by Cosmetica Laboratories Inc. Cosmetica is a leader in the development and manufacturing of award-winning colour cosmetics, skincare products and body care formulations for the world's most recognized brands. The success of business is at least partially related to location of the facility in relation to the skilled workers that are employed there. Any "off site" development that negatively impacts the facility could jeopardize its long term viability in Golden Mile.

We are making this submission in support of Recommendation 9 of the Report:

City Council classify the lands municipally known as 1911 and 1921 Eglinton Avenue East as a Class 4 Noise Area pursuant to Ministry of Environment, Conservation and Parks Environment Noise Guidelines – Stationary and Transportation Sources – Approval and Planning Publication NPC-300, August 2013.

The Class 4 classification will help to maintain the viability of employment uses, such as our client's, as the City introduces residential permissions in the vicinity of them.

Please contact the undersigned if you have any questions.

Yours truly,

BENNET JONES LLP

Signed by:

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Andrew Jeanrie

cc: client