



PROPLUS CONSTRUCTING

February 27, 2019

Charles O'Hara
Ontario Growth Secretariat, Ministry of Municipal Affairs
777 Bay Street
c/o Business Management Division, 17th floor
Toronto ON M5G 2E5
Canada

Re: **ERO number 013-4506 Proposed framework for provincially significant employment zones**

Dear Mr. O'Hara,

We are contacting you from Proplus Contracting. We operate on 84 Passmore Avenue, Toronto which is within the employment zone that is #6 on the list of proposed provincially significant employment zones – 404 407 (Milliken) Steeles Kennedy, Toronto (generally bounded by Steeles Ave E, Midland Ave, Finch Ave and Kennedy Rd).

We recently moved into this employment area, after purchasing the 84 Passmore Avenue property at great expense due to the lack of properties available within employment areas that are properly located and zoned. After moving into the area, we have learned of official plan amendments, zoning by-law amendments and residential development applications which all concern us when looking at the longterm stability of the employment area. We are very concerned about the possible operational implications and associated costs if incompatible sensitive land uses are introduced within the employment zone and what that means for our business.

We want to communicate our support for the proposal on ERO#013-4506 - **Proposed framework for provincially significant employment zones**. We are happy to see that the Province recognizes the need to protect the future of the identified employment areas. Despite the fact that some of these employment areas are within or in close proximity to major transit growth the integrity of these employment areas should be maintained. There is a shortage of available property within employment areas like these in the GTA for businesses to invest in and grow without fear of being negatively impacted by amendments and applications that serve to erode the employment area by introducing sensitive land uses like residential.

Thank you for the opportunity to express our firm support of this proposed Amendment **ERO number 013-4506**.

Regards,

Lok Hung Lee

Director