

**TAKOL CMCC DERRY
Limited Partnership**

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Town of Milton
150 Mary Street,
Milton ON
L9T 6Z5

Subject: Letter of Support
Proposed Prestige Industrial Park, 6728 Sixth Line, Milton, ON
Owner: Anatolia Real Estate Corp.
(Town File: 24T-24001/M, LOPA-01/24, and Z-02/24)

To whom it may concern,

As landowner of 11801 Derry Road, Milton, ON, I confirm receipt of the public notice and related submission information regarding the above Anatolia proposed prestige industrial park and herein submit my **views of support** for the following related applications:

- **Draft Plan of Subdivision** (24T-24001/M): Consisting of 4 proposed development blocks (numbers 1-4, 'Business Park') in a range of sizes and configurations to allow for the development of office and light industrial warehouses, including the extension of Clark Boulevard to Derry Road.
 - I view these blocks as **consistent with the employment and planning goals** of the Derry Green Secondary Plan. The range of block sizes, I believe, will meet the diversified functional and area requirements of the future users. The blocks seem to be arranged in an organized manner around both the extension of Clark Boulevard to Derry Road as well as supporting the channel of the natural heritage system. Three industrial buildings, including their respective offices, will have frontage on Derry Road, transforming a former golf course into an enriched street with a professional appearance with their proposed landscape buffers. I feel confident the proposed buildings on the blocks will uphold urban design principles, given the applicant's history of building quality, and the subdivision certainly appears to consider and **protect significant natural heritage** features throughout the property.

- **Official Plan Amendment** (LOPA-01/24): Proposing a modification of the Derry Green Secondary Plan to permit surface parking between not only the buildings but also the street along Derry Road.
 - I believe the proposed modifications will provide i) necessary clarity to the users and their customers regarding access to the buildings and ii) a helpful distinction between future parking and loading areas. Many users consider the visibility of parking from the street as an **essential function**, an opinion I fully appreciate. Overall, my view is the parking between the buildings and the street along Derry Road simplifies the vehicle circulation, making **operations safer and more efficient**, without compromising street characteristics.

- **Zoning By-Law Amendment** (Z-02/24): Rezoning the lands to Business Park (M1) zone, the Natural Heritage System (NHS) zone, and the Open Space-Stormwater Management (OS-2) zone.
 - I view the M1, business park, as a **strong use** in this particular site, and well aligned to the employment intention of the Derry Green Secondary Plan. The proposed plan of the applicant appears to be consistent with the surrounding uses on other newly built developments within the Derry Green Secondary Plan. The result of the by-law amendment, I believe, will strengthen the overall employment node of the area and **preserve key features** of the **natural environment**.

For greater clarity, I have **no concern** with the content of the respective applications: 24T-24001/M, LOPA-01/24, and Z-02/24 as presented and I understand.

In summary, I view the application as an exciting opportunity for the Town of Milton and its community. I confirm the applicant has acted with integrity working together with other landowners to collaboratively invest in the Derry Green Corporate Business Park, including efforts to invest in the building of off-site infrastructure to the benefit of many. The proposed Anatolia prestige industrial development appears well aligned with the town's vision for economic growth and sustainable development, further consistent with the intended land use of the Derry Green Business Park and generally conforming with the Town of Milton's Official Plan.

Should you require any additional information or assistance, please do not hesitate to contact me at (416) 977-0901 or Takashi@kolt.ca.

Thank you for considering my views of strong support.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Yamashita', with a stylized, cursive script.

Takashi Yamashita
TAKOL CMCC DERRY Limited Partnership
Director and Officer

VILLAGE SECURITIES LIMITED

March 22, 2024

Town of Milton
150 Mary Street
Milton, ON L9T 6Z5

Via email to: townclerk@milton.ca

To Whom it May Concern:

RE: Public Meeting and Information Report: Plan of Subdivision, Local Official Plan Amendment and Zoning By-law Amendment by Anatolia Real Estate Corp. for the lands known as 6728 Sixth Line (Files: 24T-24001/M, LOPA-01/24, and Z-02/24, the "Applications")

Village Securities Limited (c/o The Remington Group Inc.) is a community builder within the Town of Milton with land holdings in the Derry Green Corporate Business Park immediately to the west of the lands which are the subject of the Applications.

We applaud the work and collaboration of both Anatolia Real Estate Corp., ("Anatolia") and the Town of Milton on the continued efforts to deliver jobs within the Derry Green Corporate Business Park. It is in this light that we recognize the work that has been done to date to show an east/west driveway across the Anatolia lands, terminating at the shared property line between Village Securities Limited and Anatolia, as highlighted on the attached. This east/west driveway will ultimately connect with a driveway on our lands which will facilitate truck and vehicular access through the Anatolia site, out to Clark Boulevard to the future full movement access at Clark Boulevard and Derry Road. Absent this connection across the Anatolia lands, truck and vehicular movements from the Village Securities Limited lands would be restricted to right-out only on Derry Road, thereby limiting the opportunities for tenants at this location.

Given the foregoing and in recognition of this east/west driveway being shown across the Anatolia lands, we would ask that a condition be included as part of the approval of draft plan of subdivision application 24T-24001/M which secures for the requirement to provide for this mutual access.

Thank you for the time and consideration of our letter and we look forward to continue working with Anatolia Real Estate Corp. and the Town of Milton to finalize the above.

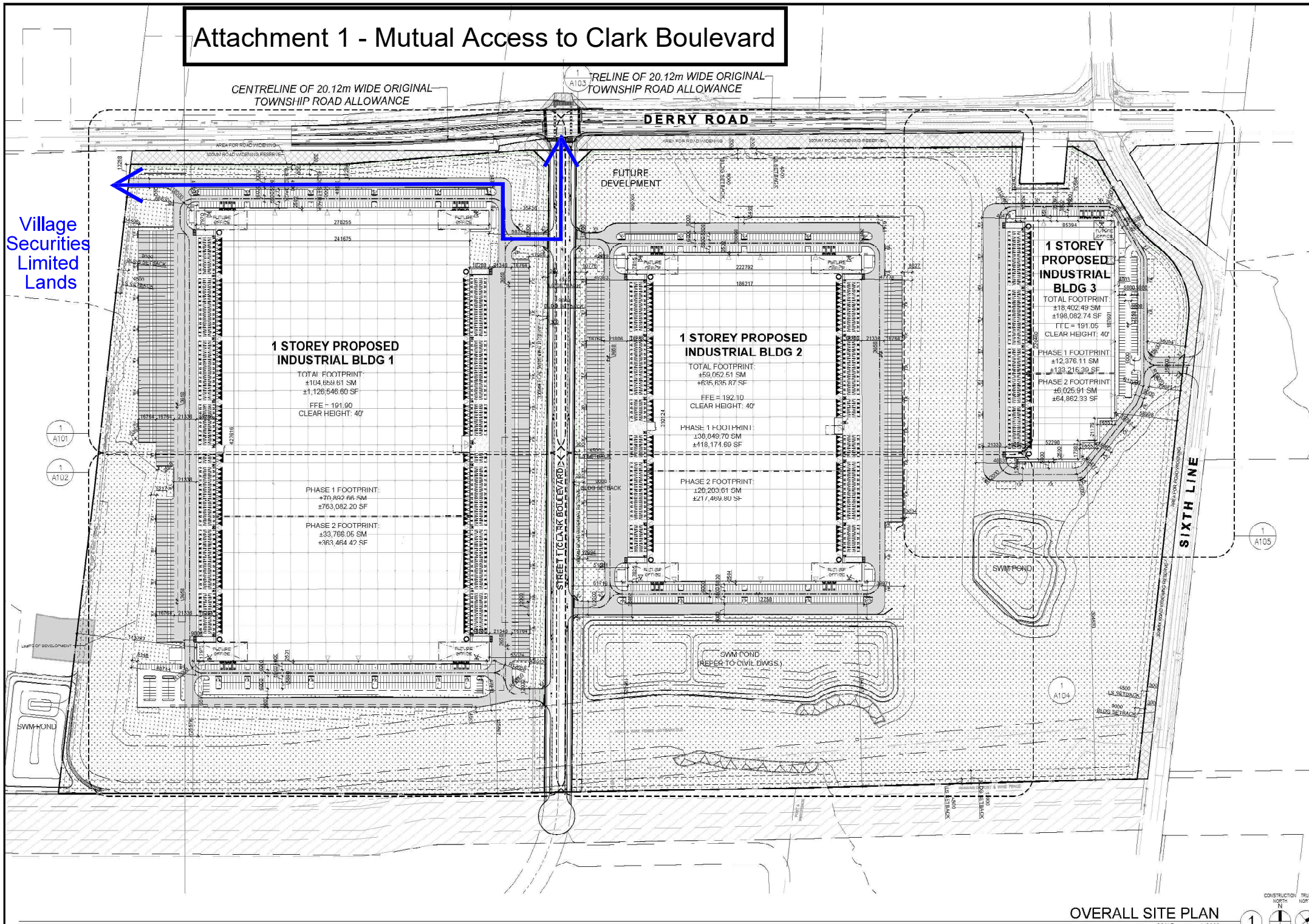
Sincerely,



Jason Sheldon, MCIP, RPP
Executive Vice President, Land, The Remington Group Inc.

Encl. Attachment 1 – Mutual Access to Clark Boulevard

Attachment 1 - Mutual Access to Clark Boulevard



BLDG 1-Zoning Matrix

Provision	Required (M1 Zone)	Proposed (M1-XX Zone)
Zoning Category	M1 Zone	M1-XX
Lot Frontage (min)	40.0 m	388.53 m
Lot Area (Block 1)	0.80 ha	211,950 m ²
Gross Floor Area	N/A	104,660 m ²
Lot Coverage (with municipal services)	No maximum	49.38%
Front Yard Setback (Min)	9.0 m	43.84 m
Interior Side Yard Setback (Min)	3.0 m	66.63 m
Exterior Side Yard Setback (Min)	9.0 m	53.02 m
Rear Yard Setback (Min)	12.0 m	125.58 m
Landscape Open Space (min)	10%	16.85%
Number of Parking Spaces (min)	572	469
Number of Accessible Parking Space (min)	14	16
Number of Loading Spaces (min)	14	155
Bicycle Parking (min)	17	18
Building Height (max)	15 m	13.716 m

BLDG 2-Zoning Matrix

Provision	Required (M1 Zone)	Proposed (M1-XX Zone)
Zoning Category	M1 Zone	M1-XX
Lot Frontage (min)	40.0 m	69.45
Lot Area (Block 2)	0.80 ha	154,107 m ²
Gross Floor Area	N/A	59,053 m ²
Lot Coverage (with municipal services)	No maximum	38.32%
Front Yard Setback (Min)	9.0 m	100.51 m
Interior Side Yard Setback (Min)	3.0 m	39.97 m
Exterior Side Yard Setback (Min)	9.0 m	49.23 m
Rear Yard Setback (Min)	12.0 m	194.29 m
Landscape Open Space (min)	10%	15.26%
Number of Parking Spaces (min)	344	296
Number of Accessible Parking Space (min)	9	12
Number of Loading Spaces (min)	9	109
Bicycle Parking (min)	10	12
Building Height (max)	15 m	13.716 m

BLDG 3-Zoning Matrix

Provision	Required (M1 Zone)	Proposed (M1-XX Zone)
Zoning Category	M1 Zone	M1-XX
Lot Frontage (min)	40.0 m	96.51 m (66 (5+30) 51)
Lot Area (Block 3)	0.80 ha	60,346 m ²
Gross Floor Area	N/A	18,402 m ²
Lot Coverage (with municipal services)	No maximum	30.49%
Front Yard Setback (Min)	9.0 m	70.34 m
Interior Side Yard Setback (Min)	3.0 m	40.48 m
Exterior Side Yard Setback (Min)	9.0 m	14.18 m
Rear Yard Setback (Min)	12.0 m	304.87 m
Landscape Open Space (min)	10%	39.60%
Number of Parking Spaces (min)	140	132
Number of Accessible Parking Space (min)	6	6
Number of Loading Spaces (min)	5	51
Bicycle Parking (min)	4	4
Building Height (max)	15 m	13.716 m

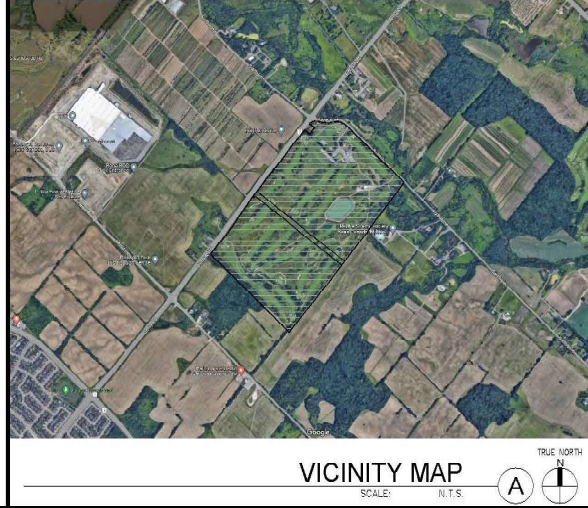
ZBL Sec.	Minimum ZBL Requirements	Requirement BLD 1 (M1 Zone)	Proposed BLD 1	Requirement BLD 2 (M1 Zone)	Proposed BLD 2	Requirement BLD 3 (M1 Zone)	Proposed BLD 3	Total Requirement	Total Proposed
N/A	Warehouse Building GFA Approx	N/A	104,660 m ²	N/A	59,053 m ²	N/A	18,402 m ²		
N/A	Office Space GFA (5% of warehouse)	N/A	5,233 m ²	N/A	2,953 m ²	N/A	920 m ²		
Zoning By-law 016-2014	For the first 1,000m ² , 3 parking space per 90m ² of gross floor area For gross floor area between 1,000m ² to 5,000m ² , 2 parking space per 100 m ² of gross floor area Gross floor area greater than 5,000m ² , 1 parking space of 200m ² of gross floor area (As per section 5.2, 10% deducted from GFA)	520	469	315	296	131	132	966	897
	Number of Accessible Parking Spaces	13	16	9	12	5	6	27	34
	Bicycle Parking 3% of the required parking spaces Loading Spaces 3 Loading space +1 additional loading space for each additional 9,300 m ² or fraction thereof in excess of 7,441 m ²	16	28	9	12	4	4	28	34
		14	155	9	109	5	51	28	315

GENERAL NOTES

- 1 PROPERTY LINE
- 2 2.75m x 5.8m PARKING STALL, PAINTED PARKING STRIPING PER CITY STANDARDS, WITH 6M WIDE DOUBLE LOADED AISLE.
- 3 PRINCIPAL ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 4 TYPICAL SHARED ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER CITY STANDARDS, TO HAVE 1 TYPE A STALLS (3400x6800), TYPE B (2750x5800), OR ONE OF EACH WITH 1500mm PATH STRIP BETWEEN - REFER TO CITY OF MILTON'S ACCESSIBLE PARKING STANDARDS.
- 5 150mm WIDE CURB TYPICAL
- 6 MIN. 1500mm WIDE SIDEWALK TYPICAL U.N.O
- 7 TRAILER PARKING STALL - 12'-0" X 55'-0"
- 8 ACCESSIBLE CURB RAMP AS PER DETAIL
- 9 FIRE DEPARTMENT CONNECTION / SIAMASE
- 10 PROPOSED LOCATION OF TRANSFORMER C/W CONCRETE PAD 1.8m HIGH BLACK VINYL CHAIN LINK FENCING OR APPROVED EQUAL ALONG DEVELOPMENT LIMIT BOUNDARY CONCRETE APRON
- 11 LANDSCAPE AREA - SFF LANDSCAPE DWGS
- 12 PEDESTRIAN RAIL (1070mm HIGH) SET INTO RETAINING WALL WHERE GRADE CHANGE GREATER THAN 600mm. PROVIDE CONCRETE-FILLED STEEL BOLLARD AT END OF RETAINING WALL - SEE CIVIL DWGS.
- 13 EXTERIOR STEEL STAIRS W/ TUBE STEEL GUARDRAIL, TYP.
- 14 TRUCK LOADING DOCK (TYPICAL)
- 15 LOADING SPACE - L.S. (MIN. 12.0m X 3.5m)
- 16 FIRE ACCESS ROUTE W/ 12M TURNING RADIUS
- 17 PROPOSED MECHANICAL ROOM
- 18 CURB RADI AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO OPSD 350.010. - SEE CIVIL DWGS.
- 19 1.8m WIDE PAINTED PEDESTRIAN PATHWAY
- 20 HATCHED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE TRUCK OR TRACTOR TRUCK ACCESS.
- 21 10.0m CENTERLINE RADIUS DISTANCE TO FIRE ACCESS ROAD
- 22 ROAD CURB AND SIDEWALK TO BE CONTINUOUS THROUGH THE DRIVEWAY. DRIVEWAY GRADE TO BE COMPATIBLE WITH EXIST. SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR AT EACH ENTRANCE.
- 23 INVERTED U-SHAPE GALVANIZED BICYCLE RACKS MIN. 1.8Mx0.6M PER SPACE
- 24 PROPOSED STOP SIGN LOCATION
- 25 PRESSED PATTERNED ASPHALT PEDESTRIAN PATHWAY
- 26 YELLOW PAINTED LINES
- 27 RETAINING WALL
- 28 PRECAST SCREEN WALL TO BE INSTALLED ON TOP OF RETAINING WALL - REFER TO STRUC. DWGS
- 29 PROPOSED FIRE ROUTE SIGN LOCATION
- 30 RESURVED
- 31 PROPOSED AMENITY AREA
- 32 SNOW STORAGE ON SITE AT 2% TOTAL SITE AREA
- 33 PROPOSED CHAIN-LINK FENCE
- 34 CONCRETE/STEEL SAFETY BOLLARD
- 35 SIGN-FIN WALL
- 36 PROPOSED PYLON SIGNAGE
- 37 DRIVE-IN RAMP WITH GALVANIZED GUARDRAIL ON EACH SIDE. SEE CIVIL DWGS FOR SLOPE %
- 38 PROPOSED NOISE WALL
- 39 DETECTABLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C. MIN. 3m WIDE CONCRETE DOLLY PAD AT TRAILER STALLS
- 40 ACCESSIBLE PARKING GRADE SLOPING UP TO MEET PROPOSED CURB LEVEL
- 41 FUTURE SHIPPING OFFICE
- 42 WASTE COLLECTION STAGING AREA, TO BE USED TO TEMPORARILY PLACE BINS FOR GARBAGE COLLECTION

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- LANDSCAPE AREA
- DETECTABLE TACTILE WARNING SURFACE, CONFORMING TO 2012 O.B.C.
- FIRE ACCESS ROUTE WITH 12.5M TURNING RADIUS
- TRUCK LOADING DOCK DOOR
- KNOCK OUT PANEL
- MAIN DOOR ENTRY
- EXIT DOOR LOCATION
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- 1500mm WIDE DEEPRESSED CURB FOR ACCESSIBLE PARKING AND PEDESTRIAN ACCESS - REFER TO DETAIL 4/A1.2
- PROPOSED CHAIN-LINK FENCE
- MH DENOTES MANHOLE
- EXISTING HYDRO P.O.I
- CP PAINTED CURB/POOL PARKING SPACE SYMBOL
- B.F.P.S. BARRIER FREE PARKING SIGN
- B.F.P.S.V. BARRIER FREE PARKING SIGN WITH VAN TAG
- DRIVE-IN DOOR
- NEW STOP SIGN
- NEW FIRE ROUTE SIGN
- GAS METER & PRESSURE REGULATING STATION BY GAS COMPANY
- LIGHT FIXTURES, REFER ELECTRICAL DWG FOR DETAILS
- LIGHT POLES, REFER ELECTRICAL DWG FOR DETAILS
- PROPOSED ELECTRIC VEHICLE CHARGING STATIONS



WARE MALCOLM

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ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT



**6728 SIXTH LINE,
MILTON**
6728 SIXTH LINE
MILTON, ONTARIO L9T 2Y3

OVERALL SITE PLAN

DATE	ISSUED FOR SPA	REMARKS
2024-11-11		

PA / PM:	C.R.
DRAWN BY:	HW
JOB NO.:	TOR21-0016-01

SHEET
A100