



Hello Town Clerk's Staff,

Please note the following response to Delegate Request Application has been submitted at Wednesday March 20th 2024 12:53 PM with reference number 2024-03-20-041.

<https://forms.milton.ca/Management/Response/View/907987e8-8155-4cea-978d-b1399ec72cad>

Application Information

- **First Name:**
Takashi
- **Last Name**
Yamashita
- **Email Address:**
- **Phone number:**
- **Are you representing a group?**
Yes
- **Group Name**
TAKOL CMCC DERRY Limited Partnership
- **Town**
Milton
- **Council Meeting Date**
3/25/2024
- **Please indicate how you intend to participate during the Council Meeting**
In person



- **Please describe the issue you intend to present:**
Submitting letter of support for the proposed Prestige Industrial Park at 6728 Sixth Line, Milton, ON.
Owner: Anatolia Real Estate Corp.
Town File: 24T-24001/M, LOPA-01/24, and Z-02/24
- **Please describe specific actions you want Council to take:**
Requesting the Town of Milton's support & approval of the respective applications (24T-24001/M, LOPA-01/24, and Z-02/24) as they pertain to the proposed Prestige Industrial Park at 6728 Sixth Line, Milton, ON.
- **Staff Report Number (if known)**
DS-019-24
- **Please provide your comments in support of or in opposition to the staff recommendation:**
Please see attached Letter of Support.
- **Optional: Upload the written submission that you wish to share with Council (single document, maximum 15 MB)**
 1. [TAKOL CMCC DERRY Letter of Support 6728 Sixth Line \(Anatolia\) 20240320.pdf \[94.9 KB\]](#)

Do you give your permission to be audio and video recorded on the Town of Milton's live Council meeting stream?

Yes I give my permission

**TAKOL CMCC DERRY
Limited Partnership**

2300 Yonge Street, Suite 902
Box 2310, Toronto, ON M4P 1E4
T. (416) 977-0901 F. (647) 977-9199

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 flourish at the end.

Takashi Yamashita
TAKOL CMCC DERRY Limited Partnership
Director and Officer