



March 23, 2020

City of Toronto Planning and Housing Committee  
c/o Nancy Martins  
Toronto City Hall  
100 Queen St. W. Toronto ON  
M5H 2N2  
Sent via email to: [phc@toronto.ca](mailto:phc@toronto.ca)

Dear Members of the Planning and Housing Committee,

**Re: March 23, 2020 Planning and Housing Committee**

**Protected Major Transit Station Areas OPA 482 and Keele Finch Plus OPA 483**

Our company owns and operates a major fuel distribution terminal located in the north/east quadrant of the Keele/Finch intersection area. We have major concerns with the current proposed OPA 482 and OPA 483 and are opposed to their adoptions in their present forms as they create conditions which can negatively impact both the proposed new uses and the current the current operations of fuel terminals in the area.

We thank City staff for meeting with us on multiple occasions, considering our concerns, and, in some cases, making updates to the draft OPAs to reflect our input. However, the OPAs as presented to Planning and Housing Committee do not adequately recognise the critical function fuel terminals serve in the broader Toronto area, nor do they adequately protect for the continued, and potentially expanded, function of the fuel terminal.

We raise the following concerns with the OPAs:

OPA 482 (Major Transit Station)

- No fuel terminal property should not be identified as part of the Major Transit Station Area;
- No minimum density (FSI) should apply to Fuel Terminal Lands.

OPA 483 (Keele Finch Plus)

- Residential uses and sensitive uses within the Mixed Use designation should not be permitted east of Keele Street, owing to the close proximity to the fuel terminal;
- The extension of Tangiers Road should not be permitted to dissect fuel terminal property; and
- The policies should not restrict the function of existing fuel terminals by restricting expansion or change of operations on site, such as the case in policies 6.2.8 and 10.3.2.

We understand the City's desire to intensify the area around the new Finch West Subway Station, but raise serious concern that the manner in which this is being sought under the current proposed OPAs does so to the detriment of the function of the fuel terminal, a facility of Regional, and Provincial importance. We don't believe the function of any fuel terminal should be compromised in order to encourage development of sensitive uses such as residential east of the Keele/Finch intersection. We respectfully request that the Planning and Housing Committee directs the City staff to re-examine the OPAs and update these in a manner that adequately protects the function of fuel terminals in the area.

Yours truly,  
*T.J. Fletcher*

T.J. Fletcher  
Manager, National Terminal Operations