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Toronto Industry Network

November 8, 2021

EMAILED

Mayor John Tory and Members of Council
12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Attn: Marilyn Toft, City Clerk

Dear Mayor Tory and Councillors:

RE: PH 27.2 - Zoning Conformity for Official Plan Employment Areas - Phase 1 Final Report and Phase 2 Update

As a follow-up to its letter of June 25, 2021 re PH 25.5, The Toronto Industry Network ("TIN") is writing in support of the staff supplementary report to PH27.2 and respectfully requests that you approve the staff recommendations.

Manufacturers, who are an important part of our City's economy, need a stable, predictable land use environment in which to operate. Sensitive uses embedded in or nearby Employment Lands have caused major disruptions and expense to some members of the manufacturing community that must change their operations to accommodate these sensitive uses or not receive necessary permitting from the Ministry of Environment, Conservation and Parks. Industries are intended operate in employment lands to segregate their facilities from other uses that may be negatively impacted by manufacturing operations.

A good example of the need to separate industrial from other sensitive uses was the establishment of the Concrete Campus in the Port that provides an essential service to a large part of Toronto. The concrete producers in the Campus were moved there to take advantages of the synergies the Port offers but primarily to provide a location free of conflicting land uses.

The zoning conformity exercise is necessary to make the City's zoning by-law regulating industrial areas conform with the policies contained in the Official Plan to increase the stability of employment Areas that are under pressure from sensitive uses, conversions, etc. We note that many properties in Toronto have been legal non-conforming for many years.

TIN appreciated the opportunity to participate in the recent consultations organized by the Planning and Economic Development & Culture divisions.

We thank you very much for your attention.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. McLuckie'.

Craig McLuckie

President, Toronto Industry Network (TIN)