



January 23, 2013

To Members of the Planning and Growth Committee,

Re: Request to Amend the Official Plan and Zoning By-law Application No. 10120978 NNY 10 OZ (January 28, 2013 Agenda item PG20.3)

Ridgegate is a neighbourhood positioned directly adjacent to the Sanofi Pasteur site, a major pharmaceutical research and manufacturing complex.

The Ridgegate Ratepayers Association was re-established in 2011 after being dormant for 20+ years. Residents came together to learn about and understand the Sanofi Pasteur rezoning application and advocate for the community.

Initially, residents were overwhelmingly opposed to the proposed Sanofi Pasteur expansion. The Association sought political, legal and planning advice as to the best course of action. It quickly became apparent that our most responsible action was to engage in the process.

This engagement was not intended to confirm our approval of the application. Our participation was motivated by the desire to protect the community and mitigate the negative effects of the proposed expansion.

The Ridgegate Ratepayers Association worked with Christian Ventresca, Senior Planner, City of Toronto Planning Division, who was always professional, informative and thorough. We appreciate his co-operation and his attention to our concerns. We worked with Norm Medeiros and his staff at Sanofi, and we believe they came to be more understanding of our concerns and positions. The Ridgegate Ratepayers Association also appreciates Sanofi's offer to involve the Association at an early stage of any future Site Plan Application. Councillor Pasternak, who was first elected after the application process was underway, also responded to the needs of the community. We look forward to his continuing involvement.



As one enters our neighbourhood along Hidden Trail, houses line the east side of the street and Sanofi Pasteur lines the west side. We love our neighbourhood. This is our home. Our community lifestyle as well as the safety of the children and adults in this neighbourhood must not be adversely affected by this rezoning application. We do not wish to see the monetary value of our homes decreased. One cannot deny that doubling the size of Sanofi Pasteur will increase health and environmental risks unless stringent environmental protection measures are in place.

The Ridgegate Ratepayers Association understands the position of all levels of government and Sanofi, and accepts that an expansion may take place with appropriate environmental and physical safeguards for the community. At the same time, there are still unresolved parking, noise, lighting, odor, landscaping and visual issues. These issues have existed for years. To its credit, Sanofi has tried to address them, but while some are improved, they are still unresolved. These issues were discussed during the application process.

The comments and concerns the Ridgegate Ratepayers Association has with the Official Plan and Zoning By-law Amendment Application have been outlined in detail by our planning consultant, Ted Cymbaly, BES, MCIP, RPP in Attachment A.

We will continue to represent the best interests of our community throughout this process. We hope that the City will always consider the effects of the proposed expansion on our neighbourhood.

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President, Ridgegate Ratepayers Association
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cc. Councilor James Pasternak



Attachment A

Zoning By-law XX (no number assigned yet)

We note the following issues and suggested changes

Clause 2

- e) The yard setbacks should refer to Schedules M2 (68)H and M2(68)B.
 - The boundaries for the development blocks should be more precisely located with dimensions between buildings and property lines, or other identifiable features.
 - The heritage building and the concrete block building are not shown and should be shown within a separate development block. There should be no buildings outside a development block.

- j) This provision is not clear.
 - It implies that existing buildings (there are only 2 in the southern portion) can expand or be replaced with larger buildings not exceeding 10% larger if an addition or must be less than 1000m². (10,763.9 ft²) if a new building. The greatest impact to the community would be if the concrete block building in the southeast corner were to be replaced. This building should be placed in a Development Block which would limit any expansion to the east.

Other Concerns

1. Other structures, - the by-law is not clear on what types of other structures accessory buildings may be permitted outside the Development Blocks. i.e. – is a water tower permitted or such other unusual structure that we may not have considered? This would be identified in any site plan but that is at a much later stage.

2. Representatives of Sanofi committed to a process of community consultation on the site plan applications. We are happy to continue to be involved in the process of the Sanofi redevelopment with all parties including the City and the local Councillor.