

NY32.19.3

North York Community Council

From: Jean Roy <jean.roy23@sympatico.ca>
Sent: July 3, 2018 12:00 PM
To: North York Community Council
Cc: Marc Gagnon; Matt Armstrong
Subject: July 4, 2018 North York Community Council meeting, item NY32.19, Keele Finch Plus
Attachments: Canadian Fuels letter to NY Community Council July 3 2018.pdf

Francine,

Please find included a letter from Canadian Fuels regarding the above item.

Regards,

Jean Roy
Tel: 647-239-5991



Canadian Fuels
ASSOCIATION

ASSOCIATION
canadienne des carburants



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July 3, 2018

Councillor Maria Augimeri
Chair of North York Community Council
City of Toronto
North York Centre
Main floor, 5100 Yonge St
Toronto, ON, M2N 5V7

Sent via Email: nycc@toronto.ca

RE: July 4, 2018 North York Community Council meeting, item NY32.19, Keele Finch Plus - Encouraging Growth and Community Building - Interim Report

Dear Madam Chair,

I am writing you on behalf of the Canadian Fuels Association ("Canadian Fuels") in order to provide some context to the above subject.

Canadian Fuels is a national association whose Ontario members include Husky, Imperial Oil (Esso), Shell Canada, Suncor (Petro-Canada), Irving and Parkland Fuel. This includes five petroleum refineries as well as the operation of a substantial portion of the distribution and marketing infrastructure in the Province.

While our members are competitors in the market place, the members work together under the Canadian Fuels umbrella on various topics such as environmental, zoning, traffic access, parking requirements, tanker truck circulation and health and safety issues which may be common to the industry.

The Canadian Fuels members: Imperial Oil (Esso), Shell Canada and Suncor Energy (Petro-Canada) own and operate the three fuel storage/distribution terminals located within the Core Employment Areas located in the North-East quadrant of the Keele/Finch intersection. This complex of three fuel terminals, which is the largest volume fuel storage/distribution industry complex in Canada, is strategically located in the middle of the Greater Toronto Area ("GTA"), providing approximately 95 % of the liquid transportation fuels (gasoline/diesel), heating and other fuels used by businesses, governments, public transit and private motorists, serving approximately 8 million people within the GTA and beyond.

We'll take you there

Canadian Fuels has been pleased to participate in the various Keele Finch Plus Open House & Public Workshop Consultation sessions during the past two years. We understand the urban evolution opportunities which will be created resulting from the new subway and light rail transit lines and we commend the thoroughness of the Keele Finch Plus Study process in gathering input from a broad range of stakeholders.

We continue to caution City Planning Staff and Council of all the implications related to the issue of potential proximity between residential uses and some Employment Areas. Any consideration of residential uses east of Keele Street resulting from the re-designation of employment lands to non-employment uses or rezoning to allow for new residential uses must be avoided. Such considerations are of great concern to Canadian Fuels and its members since it would create conditions that could negatively affect the operation of the fuel storage/distribution terminals ("Fuel Terminals") in a significant manner.

These Fuel Terminals are supplied via pipeline directly from the refineries located in Sarnia, Nanticoke and Montreal, which is the most efficient mode of transportation for liquid fuel products. The terminals operate 24 hours/day, 7 days/week, in order to meet the fuel needs of the GTA and the southern Ontario region.

Additionally, these Fuel Terminals are considered critical infrastructure by the Ministry of Energy and Emergency Management Ontario (EMO) and are part of the Ontario Government Emergency Fuel Distribution Protocol. During a declared emergency, supplies of fuel may become a government controlled commodity in order for communities and critical infrastructure sectors to maintain essential services. In a declared Provincial emergency, the Province may invoke emergency powers and orders under Section 7 of the *Emergency Management and Civil Protection Act* to control the use and or distribution of fuel.

In summary, considering the future urban developments which will eventually be taking place in the Keele/Finch area following the arrival of the new subway and LRT, it is imperative that proper planning consideration be given by the City to appropriately protect industrial uses within this significant Employment Area. Based on all the above considerations, it is obvious that no residential uses should be established east of the Keele/Finch intersection within the Keele Finch Plus Study area and we trust that the final Keele Finch Plus Study report and the development of the Secondary Plan will be reflective of this.

Regards,



Jean Roy

Tel: 647-239-5991

CC. Francine Adamo, NYCC Secretariat Contact, nycc@toronto.ca
Joe Nanos, Director Community Planning, North York District City Planning Division
Kerri A. Voumvakis, Director Strategic Initiatives, Policy & Analysis City Planning Division
Matt Armstrong, Planner, Strategic Initiatives, City Planning, Matt.Armstrong@toronto.ca
Marc Gagnon, Canadian Fuels Association
Jerome Gaspari, Shell Canada Products
Jeff Leishman, Suncor Energy Products Partnership
David B. Morris, Imperial Oil
Paul J. Siple, Imperial Oil

APPENDIX 1



Figure 1 Aerial image of the Keele Street and Finch Avenue West area showing existing and future rapid transit stations and stops.