

25 February 2019

Sent via email: councilmeeting@toronto.ca

Mayor John Tory and Members of Council
Toronto City Hall
12th Floor West, 100 Queen Street West
Toronto, ON M5H 2N2
Attention: Marilyn Toft

Dear Mayor Tory and Members of Council:

**Re: City Council Meeting 26 February 2019, Agenda Item PH2.4
Proposed Amendment 1 to the *Growth Plan for the Greater Golden Horseshoe, 2017***

Mondelez Canada Inc. (“Mondelez Canada”) is the second largest snacking company in Canada manufacturing and marketing some of Canada’s best loved food brands, including *Cadbury, Dad’s Cookies and Oreo*. Mondelez Canada is a major Toronto employer, employing over 1000 people and has invested more than \$250million into its urban-based factories in the last few years alone – improving productivity and competitiveness, and helping to retain jobs in the City. Our manufacturing facilities include:

- East York Bakery located 1200 O’Connor Drive / 5 Bermondsey Road;
- Bertrand Plant located at 40 Bertrand Avenue;
- Scarborough Bakery located at 370 Progress Avenue; and
- Gladstone Facility located at 277 Gladstone Avenue.

Mondelez Canada has reviewed Report PH2.4, dated 12 February 2019, from the Chief Planner (“Report PH2.4”) regarding Proposed Amendment 1 to the *Growth Plan for the Greater Golden Horseshoe, 2017* (“*Growth Plan*”). Mondelez Canada generally supports the recommendation contained in Report PH2.4, in particular, recommendations #2, 3, 4 and 15 and provides the following comments for Council’s consideration.

Provincially Significant Employment Zones (Recommendations #2, 3, 4)

Mondelez Canada supports Staff’s recommendation that City Council ask the Province to identify additional Provincially Significant Employment Zones (“PSEZ”). It is important that Mondelez Canada’s East York Bakery, Bertrand Plant and Scarborough Bakery be identified as PSEZs in order to protect these facilities, and the employment areas in which they are located, from encroachment by incompatible uses. The designation of these employment areas is necessary to protect the significant investment that Mondelez Canada has made in its facilities, to support the ongoing operation and retention of jobs at these facilities and to create a climate in which future investment is possible.



A more detailed description of each of Mondelez Canada's facilities is set out below.

East York Bakery

The East York Bakery is a food processing (cookies and biscuits) plant which makes cookies and crackers under brand names including Oreo, Mr.. Christie, Premium Plus and Peek Freans, employs approximately 600 people and is part of the Provincial agri-food network as indicated on Attachment 3 to Report PH2.4. Mondelez Canada recently invested over \$130m into new state-of-the-art manufacturing lines at our East York bakery, expanding and modernising production, creating more highly-skilled jobs and retaining existing jobs at the site

Mondelez Canada's East York Bakery is designated *Employment Area* on the Urban Structure Plan and *Core Employment Area* on the Land Use Plan in the City of Toronto Official Plan ("OP"). The East York Bakery is located within a larger Employment Area.

It is located near the Don Valley Parkway, a *Major Goods Movement Corridor* within the meaning of the *Growth Plan*. The East York Bakery is facing pressure as a result of encroachment of sensitive land uses, including new residential development at 1165 O'Connor Drive and 1401 O'Connor Drive.

Bertrand Plant

The Bertrand Plant manufactures our Halls products for Canada, and to export to the US. The site employees over 150 people and we have invested over \$6.3US into the site in recent years, helping to retain jobs in the area.

The Bertrand Plant is designated *Employment Area* on the Urban Structure Plan and *Core Employment Area* on the Land Use Plan in the OP. The Bertrand Plant is located within a larger Employment Area.

The Bertrand Plant is located near both Highway 401 and Highway 404, both of which are *Major Goods Movement Corridors* and is part of the Provincial agri-food network as indicated on Attachment 3 to Report PH2.4. The Bertrand Plant is located near the study area for the proposed Golden Mile Secondary Plan and is subject to significant pressure arising from nearby residential development proposals, including at 1996-2050 Eglinton Avenue East and 2200-2206 Eglinton Avenue East.

Scarborough Bakery

The Scarborough Bakery is our cookies and biscuit plant which employs nearly 250 people, including the recent addition of 50 new employees as production at the site increases.

The Scarborough Bakery is designated *Mixed-Use Area* in the OP and so technically does not meet the requirements for a PSEZ since it does not have an employment designation. However, it is directly adjacent to an industrial *Employment Area* to the west and is located within the Scarborough Centre Secondary Plan Area which contains policies recognizing and protecting existing industrial uses.



The Scarborough Bakery is located less than 500 metres from the Brimley Road and Highway 401 interchange and is part of the Provincial agri-food network as indicated on Attachment 3 to Report PH2.4. It has been subject to significant pressure over the years as a result of the encroachment of residential development, facilitated by policies in the Secondary Plan which permit sensitive uses in the vicinity.

Transition - OPA 231 (Recommendation #15)

Mondelez Canada supports Staff's recommendation that City Council ask the Province to modify Regulation 311/06 to identify OPA 231 as a matter in process that was adopted under the previous *Growth Plan* but continues to be partially under appeal at the Local Planning Appeal Tribunal ("LPAT"). As one of the parties to the OPA 231 appeals at the LPAT, Mondelez Canada wishes to ensure that the significant policy effort represented by OPA 231 is not rendered moot by changes to the *Growth Plan*.

Thank you for your consideration of this submission.

Yours very truly,



Gemma Pryor
Associate Director, Corporate and Government Affairs
Mondelez Canada Inc.

