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Mr. Matt Armstrong, Planner
City Planning Division
City of Toronto
5100 Yonge Street
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**RE: Finch Ave. West/Tangiers Rd. proposed Mixed-Use development application
1285, 1295 and 1315, 1325 Finch Avenue West and 30 Tangiers Rd.
(Files # 20 114224 NNY OZ and # 20 114230 NNY 06SB)**

Dear Mr. Armstrong,

Imperial Oil ("Imperial") owns and operates the fuel storage and distribution terminal ("Fuel Terminal") located at 1150 Finch Ave. West, near the intersection of Keele Street in the City of Toronto. Imperial observed the development sign recently posted at 1315 Finch Avenue West which indicates a proposed change to the Zoning By-Law to permit the construction of three 14 storey Mixed-Use buildings, including 818 residences at the above addresses. **Imperial is strongly opposed to this proposed development as it would introduce a residential use in close proximity to the Fuel Terminal which would be incompatible with the ongoing operation of the Fuel Terminal.**

The Imperial Oil Fuel Terminal is part of a cluster of three Fuel Terminals located in the north-east quadrant of the Keele/Finch area designated as a Core Employment Area in the Toronto Official Plan (OPA-231) and zoned Employment Heavy Industrial (EH).

The Imperial Fuel Terminal has safely and reliably operated since 1957 and is 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 and which dictates its' physical geographic location. Some fuel products and additives are also received via rail tank-cars. The Fuel Terminal operates 24 hours/day, 7 days/week, handles a large quantity of flammable fuels such as gasoline, jet fuel and diesel and ships approximately 300 tanker-trucks per day in order to meet a large proportion of the fuel needs of the GTA and the southern Ontario region. The Fuel Terminal also supports Pearson International Airport with a reliable source of jet fuel.

The Fuel Terminal is considered a Class III industry by the Ontario Ministry of Environment and Energy ("Ministry"). The Ministry's D-6-3 guidelines recommends a minimum distance of 300 metres between the property line of Class III industries and sensitive land uses such as residential, in order to protect people and the environment.

Imperial is not opposed to new urban developments in the area of the Fuel Terminals if their uses are compatible with the Fuel Terminal operation. However, the proposed introduction of Mixed-Use which would include residential use in proximity to the Fuel Terminal (approximately 100 metres) is incompatible with normal terminal operations.

The proposed application for a change to the Zoning By-Law to permit the construction of the three 14 storey Mixed-Use buildings, which would include sensitive uses such as residential, is clearly located within the Influence Area of the Fuel Terminal which is a Major Facility as described in OPA-231, Policy 2.2.4(5).

Imperial requests that this application be denied due to its' proximity to the Fuel Terminal.

Regards,



Marius A. Greene

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