



13 October 2020

Sent via E-mail (via [scc@toronto.ca](mailto:scc@toronto.ca))

Scarborough Community Council  
Scarborough Civic Centre  
150 Borough Drive  
Toronto, ON M1P 4N7

Dear Members of Community Council:

**Re: Golden Mile Secondary Plan - Final Report  
Statutory Public Meeting October 16, 2020, Agenda Item SC18.1  
Mondelez Canada Inc. Comments**

We are the solicitors for Mondelez Canada Inc. (“Mondelez Canada”), the owner and operator of a manufacturing facility located at 40 Bertrand Avenue in the City of Toronto (the “Bertrand Facility”).

The Bertrand Facility is located on the north side of Bertrand Avenue at Thermos Road, approximately 280 metres from the northern boundary of the Secondary Plan Area. The site is designated *Employment Area* on the Urban Structure Plan and *Core Employment Area* on the Land Use Plan in the City’s Official Plan and is located within a larger Employment Area.

The Bertrand Facility manufactures Halls products for the Canadian market, and to export to the United States. It employs over 150 people and Mondelez Canada has invested over \$6.3 million (US) into the Bertrand Facility in recent years helping to retain jobs in the area.

We have followed the progress of the Golden Mile Secondary Plan and have prepared this letter to provide Mondelez Canada’s comments on the Golden Mile Secondary Plan Final Report, which was deferred by Community Council on July 17, 2020 to scope issues.

Mondelez Canada has previously provided comments to the City and to Community Council about the proposed Secondary Plan and earlier iterations of the Secondary Plan policies. We continue to reiterate these earlier submissions that in addition to the studies required by policy 4.10, the policy should make it clear that any necessary studies should be peer reviewed at the applicant’s expense.

Mondelez Canada’s position remains that the policies of the Secondary Plan dealing with compatibility and mitigation between employment areas and sensitive land uses should be consistent with Official Plan policies 2.2.4.5, 2.2.4.7 and 2.2.4.8. Below are Mondelez Canada’s proposed modification to the Secondary Plan policies, highlighted in track changes:



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**4.10** As part of a complete application, a Compatibility/Mitigation Study and a Noise Impact and Air Quality Study will be required determine land use compatibility, appropriate mitigation measures, appropriate design, and minimum separation distances between the sensitive land uses and the employment uses as follows:

- a) Development on lands designated Mixed Use Areas that include sensitive land uses, including residential uses;
- b) Development that proposes sensitive land uses, including residential uses, within the area of influence of any major facility; or
- c) Development that proposes sensitive land uses, including residential uses, outside of and adjacent to or near to lands designated General Employment Areas, Core Employment Areas, or employment uses in Mixed Use Areas.

The Compatibility/Mitigation Study and Noise Impact and Air Quality Study will be peer reviewed at the applicant's expense.

The costs of studies and mitigation measures shall be borne by the applicant of the sensitive land uses, including residential uses, in a location identified above.

Thank you for your consideration of these comments. Mondelez Canada continues to welcome any opportunity to discuss its concerns and the Secondary Plan policies with City Staff.

Yours very truly,

**Wood Bull LLP**

A handwritten signature in blue ink that reads "Kim Mullin".

Kim Mullin

KM/hh