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City of Toronto Planning and Housing Committee
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**RE: Planning & Housing Committee – September 21, 2021 meeting
Agenda Item PH26.2 – Zoning Conformity for Official Plan Employment Areas
- Phase 1 Final Report and Phase 2 Update**

Dear Members of the Planning and Housing Committee,

Toronto Research Chemical ("TRC") welcomes the opportunity to indicate to the Planning and Housing Committee its support concerning the Zoning Conformity for Official Plan Employment Areas ("the Conformity Project") as described within the above agenda item.

TRC was founded in 1982 to manufacture and supply chemical products to researchers in the biomedical fields. TRC employs more 400 full-time staff, of which more 200 are PhD's and MSc's, operating in 120,000 square feet of facilities, including 12 production laboratories located at 20 Martin Ross Avenue. Currently 95% of our sales are exported to more than 140 countries. TRC utilizes solvents and other chemical reagents everyday which can have hazardous properties (i.e. flammable, toxic) within our laboratories consisting of 128 fumehoods. While many chemicals are not hazardous, they may have other properties such as odour (ie. Mercaptan used in Natural gas) which can be detected by the human nose in the parts per billion range. The TRC property is located within the large Dufferin and Finch Employment Area as designated in the Official Plan.

The Core Employment Area where the TRC facility is located is comprised, in addition to the significant fuel storage and distribution terminals, of a large contiguous group of industries. Many of these industries include Class III Industrial Land Use as described in the provincial Guideline D-6 – Compatibility between industrial facilities and sensitive land uses.

We support the statement where the Official Plan indicates that introducing sensitive land uses into Employment Areas can have impacts by forcing industries "to alter their operations, particularly when the environmental certificates that industries operate under are affected, or complaints are lodged about adverse effects from industrial operations."



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We also support the objective of the Conformity Project which is to ensure separation between major industrial facilities and sensitive land uses to avoid or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major industrial facilities. Within Employment Areas, the proximity between sensitive land uses and industries has the potential to be detrimental to both.

We respectfully request Planning and Housing Committee to adopt the Conformity Project as recommended by the City Planning Division.

Regards,

Michael J. St. Pierre

Executive Vice President and General Manager