

From: [L.H](#)
To: [Planning and Housing](#)
Subject: RE: comment for potential changes to Zoning Bylaws in Employment Areas
Date: September 17, 2021 9:23:18 AM

To City of Toronto:

Toronto is the most populous city in Canada, Toronto is an international centre of business, finance, arts, and culture.

I look the zoning map, I see almost areas in Toronto are residential zoning, I also find commercial zoned areas are too few for a international centre of business, finance, arts, and culture.

I suggest City increase commercial zoned areas and change some Employment Industrial zoned areas to commercial zone or control some employment zoned areas to only EO, EL zones. EH zoned area must be controlled strictly, since pollution not only impacts on sensitive land uses, also impacts EO and EL land uses, nobody should be in the air pollution which can cause fatal diseases.

For example, in our area, an small employment zoned area is among big residential zoned area, and inside this employment zoned area most land uses are light industrial land uses also many sensitive land uses, such area for sure should not have EH zoning since site is too closed to residential area, also heavy industrial facility does not compatible with other surrounding land uses. But an asphalt plant is set here by breaking all relevant laws since the beginning, and many years our community keeps arguing with City for this land use. This asphalt plant only has two or three workers, its pollution affects 25 thousands people in this area. The property this asphalt plant located is only EH zoning property in this area and its zoning is under appeal since 2013 and until today we still wait for a hearing date. For such zoning, City should follow relevant laws and change it to suitable zoning, not continue trying to legalize this illegal land use site by zoning it EH zoning, and force thousands people into its pollution.

City should first check out all Employment Industrial zoned area land uses and correct some wrong zoning, strictly control EH zoning areas within this city. For some employment areas which are very closed to residential zoned areas and also in the areas most land uses are EO or EL land uses, some sensitive lands uses, e.g. Church, Banquet Hall, Day Nursery, Motor Vehicle Dealership, Hotel, etc., should be allowed.

Regards,

Linda Hong