



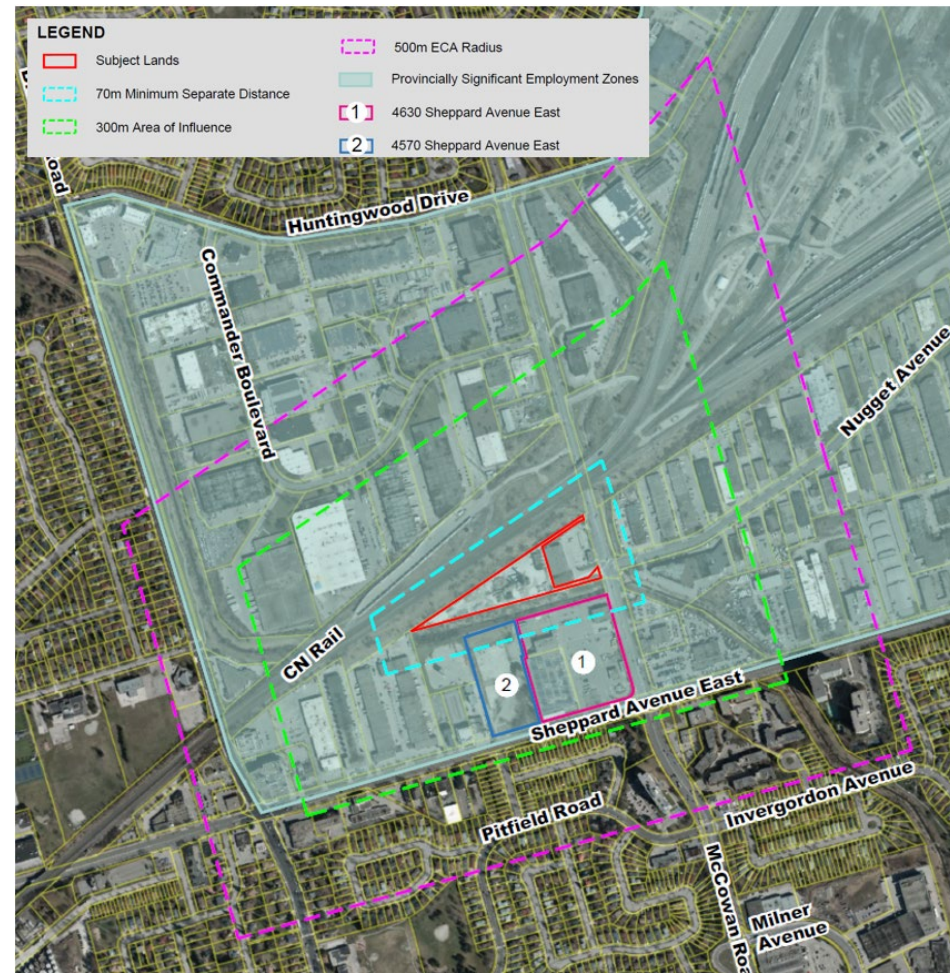
OPA 591 COMMENTS

EMPLOYMENT CONVERSION REQUESTS

“793. 4630 and 4570 Sheppard Avenue East”

CONTEXT

1. CRH Canada Group Inc. (“CRH”) owns land at 1940 McCowan Road
2. CRH operates a 24 hour concrete batching operation at this site
3. CRH’s lands and the proposed conversion lands are situated within a Provincially Significant Employment Zone (“PSEZ”).



CONTEXT

4. **The proposed conversion lands are currently designated General Employment Area.**
5. **CRH's lands are currently designated Core Employment Area**
6. **The General Employment Area designation acts as a transition area/buffer between Core Employment and other non-employment designations.**

CONTEXT

The proposed conversion requests are not consistent with recommendations of City's "Future of Toronto Employment Areas and the Office Market" (April 7, 2022), which outlines:

- It is imperative to retain all lands designated as Core and General Employment Areas to accommodate and support future economic growth;
- Conversions also need to ensure the continued economic function of the site and broader area;
- The PSEZ designation confers additional protection; and
- When planning for MTSA's, the City should consider new policies that encourage the development of major office (i.e. intensification is achievable without the need for a conversion)

Land Use Compatibility (D-1 and D-6) Guidelines

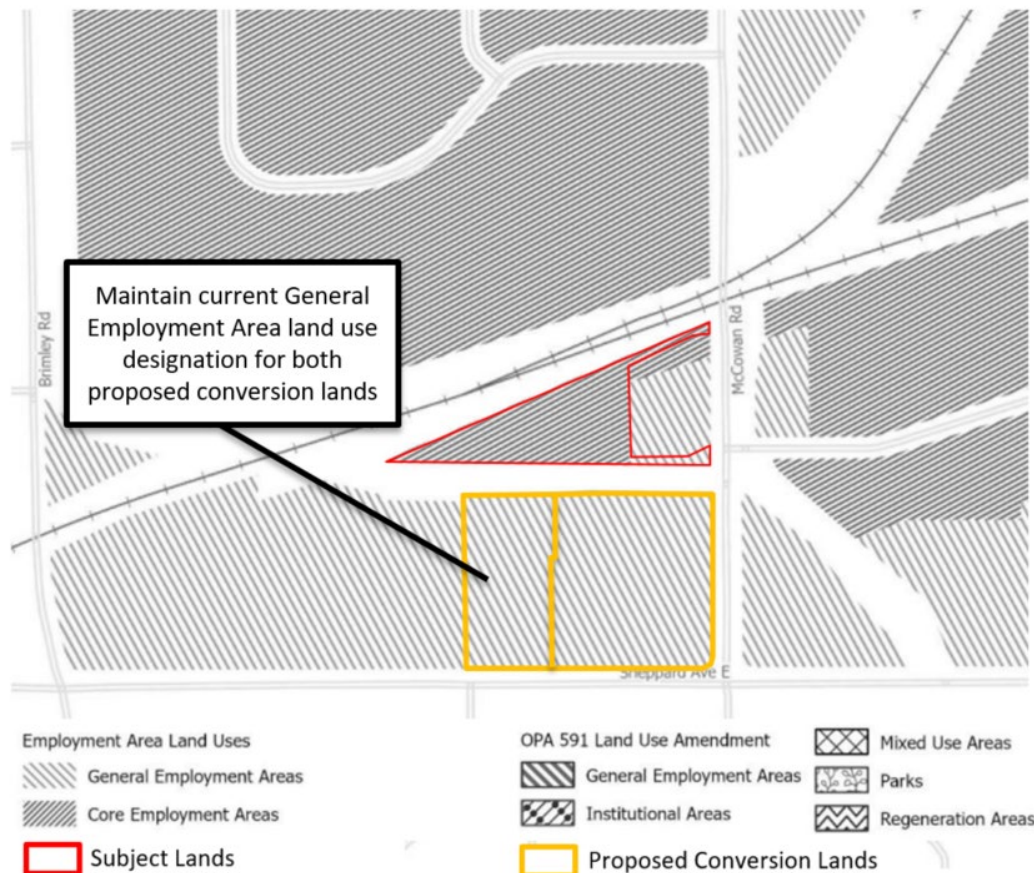
- 1. For the concrete batching facility:**
 - Minimum Separation Distance: 70 m – new sensitive land use not appropriate**
 - Potential influence area: 300 m – studies to be completed to determine if new sensitive land use permissions is appropriate**

- 2. Proposed Regeneration designation closer than 70 m from CRH lands and entirely within 300 m potential influence area**

REQUEST - PREFER

Request that Council not support the two Employment Conversion Requests made by owners of:

1. 4630 Sheppard Avenue East (Canadian Tire REIT – large format retail)
2. 4570 Sheppard Avenue East (2546229 Ontario Ltd. – fill site)





CRH Canada is a leading producer and supplier of building materials and services for the construction industry in Canada for over 100 years.

- Dufferin Concrete and Ontario Redi-Mix is part of the City of Toronto's legacy for over 50 years
- Concrete is a perishable product and service areas is typically within 30 mins of travel – needs to be close to market
- Scarborough Plant is in a pivotal location to support development projects in all of east end of the City
- Lands available to accommodate concrete batching is extremely rare – important to protect them from the encroachment of sensitive land uses

WHY PROTECTING CRH'S LANDS IS IN THE CITY'S INTEREST?

- Strategic site for CRH and for the City
- Concrete from this site has served numerous community & transit projects:
 - Eglinton LRT (Crosslinx Transit Solutions)
 - Scarborough subway extension (Strabag Inc)
 - Michael Garron Hospital (Ellisdon Corporation)
 - Dufferin Construction HWY-401/HWY-404
 - Milliken Go Station (Ellisdon Corporation)
 - Agincourt Go Station (Ellisdon Corporation)
 - TTC McNicoll (Buttcon Limited)
 - Emerald City (PCL Constructors Canada)
- Will serve future municipal infrastructure, including the future Scarborough subway extension and planned growth



WHAT ARE THE ISSUES WITH THE PROPOSED CONVERSION REQUESTS?

- Current Environmental Compliance Approvals (ECA) mitigate for sensitive land uses situated south (not north) of Sheppard Avenue
- Given ECA and NPC-300 approval requirements, onus for increased mitigation placed on CRH if lands zoned for sensitive land uses and not developed
- High risk of nuisance impacts
- Once converted, additional costs to CRH associated with protecting its Plant from the encroachment of sensitive land uses

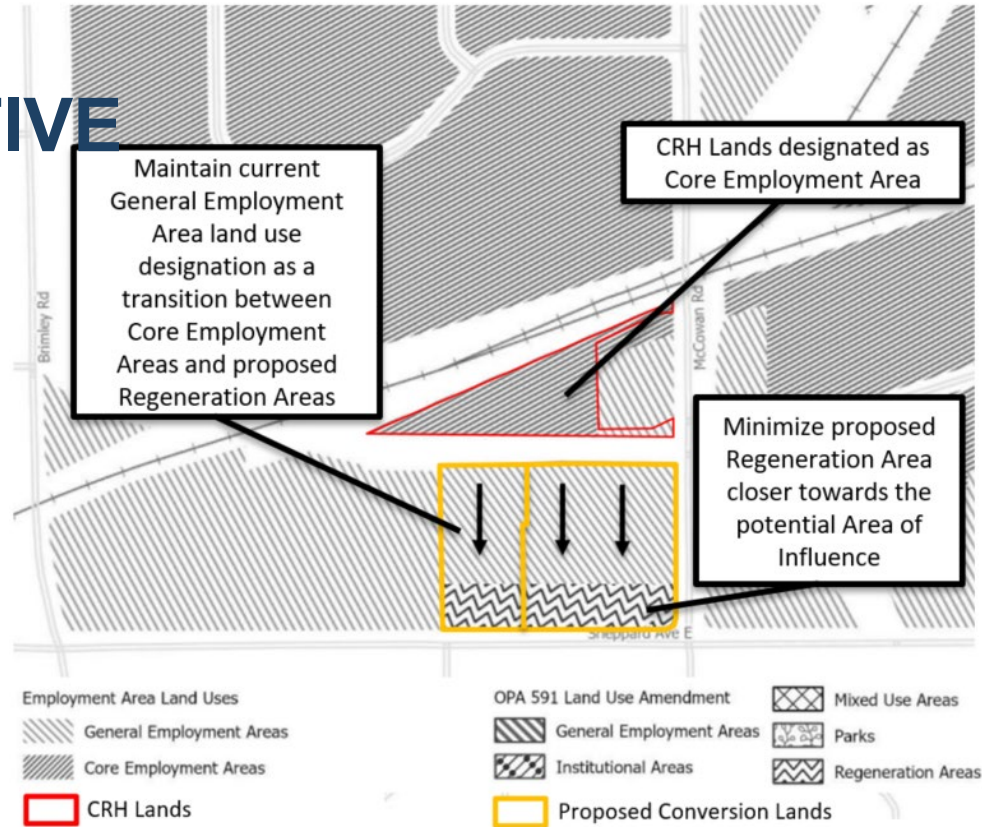
WHAT ARE THE ISSUES WITH THE PROPOSED CONVERSION REQUESTS?

- 1) An identified need has not been demonstrated (PPS & Growth Plan);
- 2) An appropriate transition should be included between employment areas planned for industrial or manufacturing uses and adjacent non-employment uses (PPS & Growth Plan); and
3. Land Use Compatibility studies have not been completed (when an existing industrial use is present) to demonstrate that sensitive land uses can be feasibly mitigated (PPS, Growth Plan & D-6 Guidelines)

REQUEST - ALTERNATIVE

If continue to support conversion, at a minimum, consider:

1. Minimizing the proposed Regeneration Area designation so it is closer to the 300 metre area of influence limit as much as possible
2. Maintain General Industrial designation to transition between Core Employment and proposed Regeneration designation



ADDITIONAL REQUEST

Revising Amendment wording to:

- **Replace “adoption” with “approval of Secondary Plan by way of amendment to Official Plan”**
- **Require Land Use Compatibility Study, including other technical studies such as noise and air quality assessments, upfront and as part of Secondary Plan application and approval process.**
- **A further detailed compatibility studies can be completed at Zoning By-law Amendment stage**

SUMMARY OF REQUEST

- Prefer: Maintain the current “General Employment Area” designation on the proposed conversion lands
 - Provides the ultimate protection from potential impact on CRH’s Scarborough plant and is aligned with the recommendations put forward in the City’s “Future of Toronto Employment Areas and the Office Market” (April 7, 2022)
- Alternative: Incorporate the recommended changes to the proposed designation mapping and policies to help ensure land use compatibility is achieved through the Secondary Plan process

THANK YOU

