

July 4, 2022

Christina Heydorn,
City Hall
100 Queen St. W.
Toronto, ON
M5H 2N2

Dear Ms. Heydorn:

**RE: CITY OF TORONTO OFFICIAL PLAN AMENDMENT 591
793. 4630 AND 4570 SHEPPARD AVE EAST
COMMENTS BY CRH CANADA GROUP INC.**

This submission is being made on behalf of CRH Canada Group Inc. (CRH) who owns and operates a 24-hour concrete batching and transfer facility located at 1940 McCowan Road (hereafter referred to as the Subject Lands), which is situated in close proximity to employment lands being considered for conversion to Regeneration Areas located at 4630 Sheppard Avenue East and 4570 Sheppard Avenue East ("proposed conversion lands"). The proposed conversion forms part of Official Plan Amendment (OPA) 591.

MHBC has been retained by CRH to review and provide comments on the City of Toronto OPA 591. We appreciate the opportunity to provide comments and we look forward to working with City Planning Staff to have the concerns set out in this submission addressed.

As shown on **Figure 1**, CRH's lands and the proposed conversion lands are situated within a Provincially Significant Employment Zone ("PSEZ").

The proposed conversion lands are currently designated as General Employment Areas and the Subject Lands are designated Core Employment Area in the City of Toronto OP. The General Employment designation currently act as a transition area/buffer between core employment areas and other non-employment land uses.

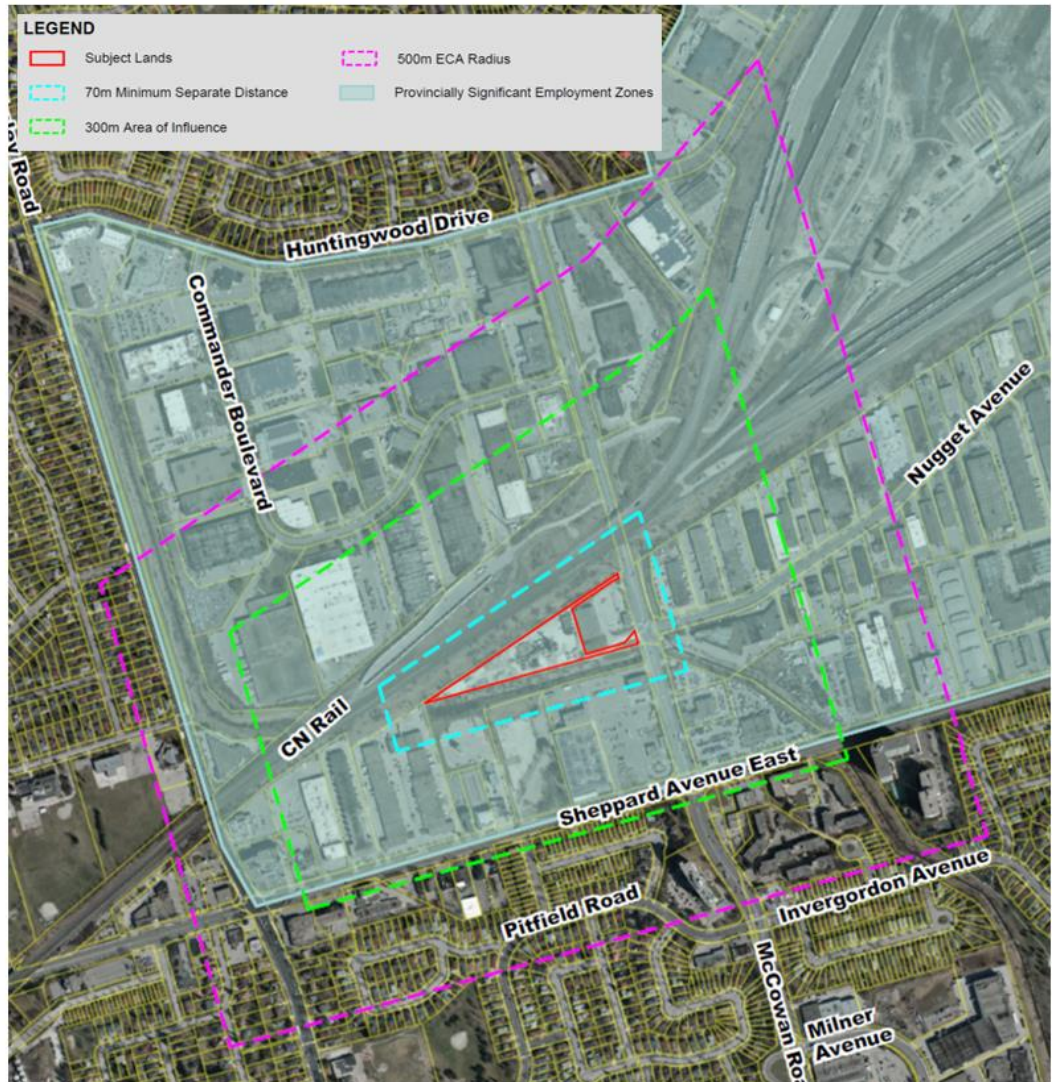


Figure 1

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 MTSAs, the City should consider new policies that encourage the development of major office (i.e. intensification is achievable without the need for a conversion)

Under the D-6 Guidelines, it is typical to apply a potential influence area of 300 metres and a minimum separation distance of 70 metres to a 24-hour concrete batching plant facility. In this case, the proposed conversion lands are situated less than 70 m of CRH’s facility and entirely within the 300 m potential influence area.

Within a potential influence area of an industrial facility, studies (i.e. noise and air quality) are to be completed as early as possible in the planning process and in advance of consideration of a sensitive land use permission to determine if appropriate and can be feasibly mitigated¹.

REQUEST

CRH respectfully requests that Council not support the two Employment Conversion Requests made by owners of:

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

Given that the above mentioned sites are situated wholly within the potential influence area associated with the concrete batching facility and form part of PSEZ, it is requested that the current General Employment land use designation of both proposed conversion lands be maintained (see **Figure 2**).

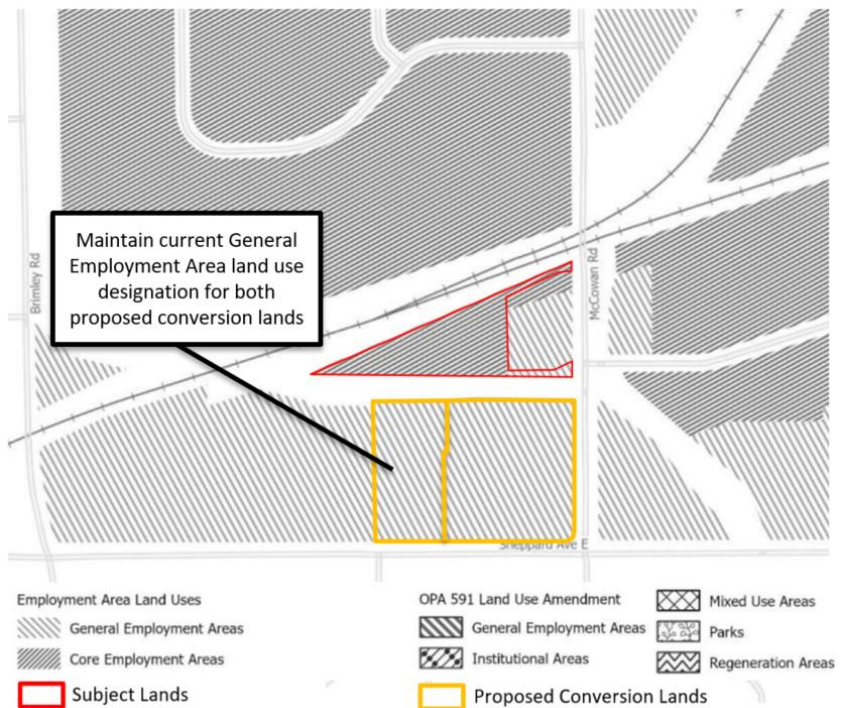


Figure 2

¹ D-6 Compatibility between Industrial Facilities (Sections 4.5.2 and 4.10.3) and D-1 Land Use Compatibility (Section 2.2.2)

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

CRH Canada is a leading producer and supplier of building materials and services for the construction industry in Canada for over 100 years. As part of CRH, Dufferin Concrete and Ontario Redi-Mix is part of the City of Toronto's legacy for over 50 years and are committed to remaining community members and continuing to contribute to the City of Toronto's future growth.

Concrete is a perishable product and service areas is typically within 30 minutes of travel from the required destination of use. It is therefore critical that concrete batching facilities are situated close to market where the product is in demand. CRH's Scarborough Plant is in a pivotal location for CRH in order to support and service development projects in all of the east end of the City. The Scarborough Plant also employs 40-45 people.

The protection of the concrete facility on McCowan Road is in the City's interest for the following reasons:

- This is a strategic site for CRH and for the City as it represents one of the few concrete batching facilities available to serve the northeast area of the City, which is planned to accommodate further growth and will require materials in proximity to demand.
- Within the past five years, concrete from this site has served the following community 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)
- Concrete from this site will continue to serve future municipal infrastructure, including the future Scarborough subway extension and planned growth.
- Batched concrete needs to be close to market given time limit on delivery.
- As part of Official Plan Amendment approvals in the Portlands, it was demonstrated there are no other sites in the City for CRH to relocate to.

WHAT ARE THE ISSUES WITH THE PROPOSED CONVERSION REQUESTS?

As stated earlier, the proposed conversion requests are **not consistent with recommendations of City's "Future of Toronto Employment Areas and the Office Market" (April 7, 2022).**

Also, the proposed conversion requests have the potential to introduce a number of potential issues on the concrete batching facility on the Subject Lands, including:

- The current Environmental Compliance Approvals (ECA) for the Subject Lands mitigate for sensitive land uses situated south (not north) of Sheppard Avenue, and therefore does not take account of the lands proposed for conversion.
- Given ECA and NPC-300 approval requirements, the onus for increased mitigation is placed on CRH if lands are zoned for sensitive land uses and not developed, which make obtaining ECA approval more difficult for CRH.
- An increased risk of nuisance impacts (complaints to City and to CRH) even IF Provincial Standards (for noise and air quality) can be met with mitigation; and,
- Additional costs to CRH associated with protecting its Plant operations from future development proposals that include the encroachment of sensitive land uses.

In our opinion, it is premature to convert land within an existing employment area when:

1. An identified need has not been demonstrated (as required by the PPS & Growth Plan);
2. An appropriate transition should be included between employment areas planned for industrial or manufacturing uses and adjacent non-employment uses (in line with the 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 (as required by the PPS, Growth Plan & D-6 Guidelines).

ALTERNATIVE REQUEST

If Council continue to support a conversion on the proposed conversion lands, at a minimum, it is requested that Council and Staff consider the following:

1. Minimizing the proposed Regeneration Area designation so it is closer to the 300 metre area of influence as much as possible.
2. Providing appropriate transitional designation (i.e. General Industrial) in between Core Employment and proposed Regeneration designation

The above request is illustrated in **Figure 3.**

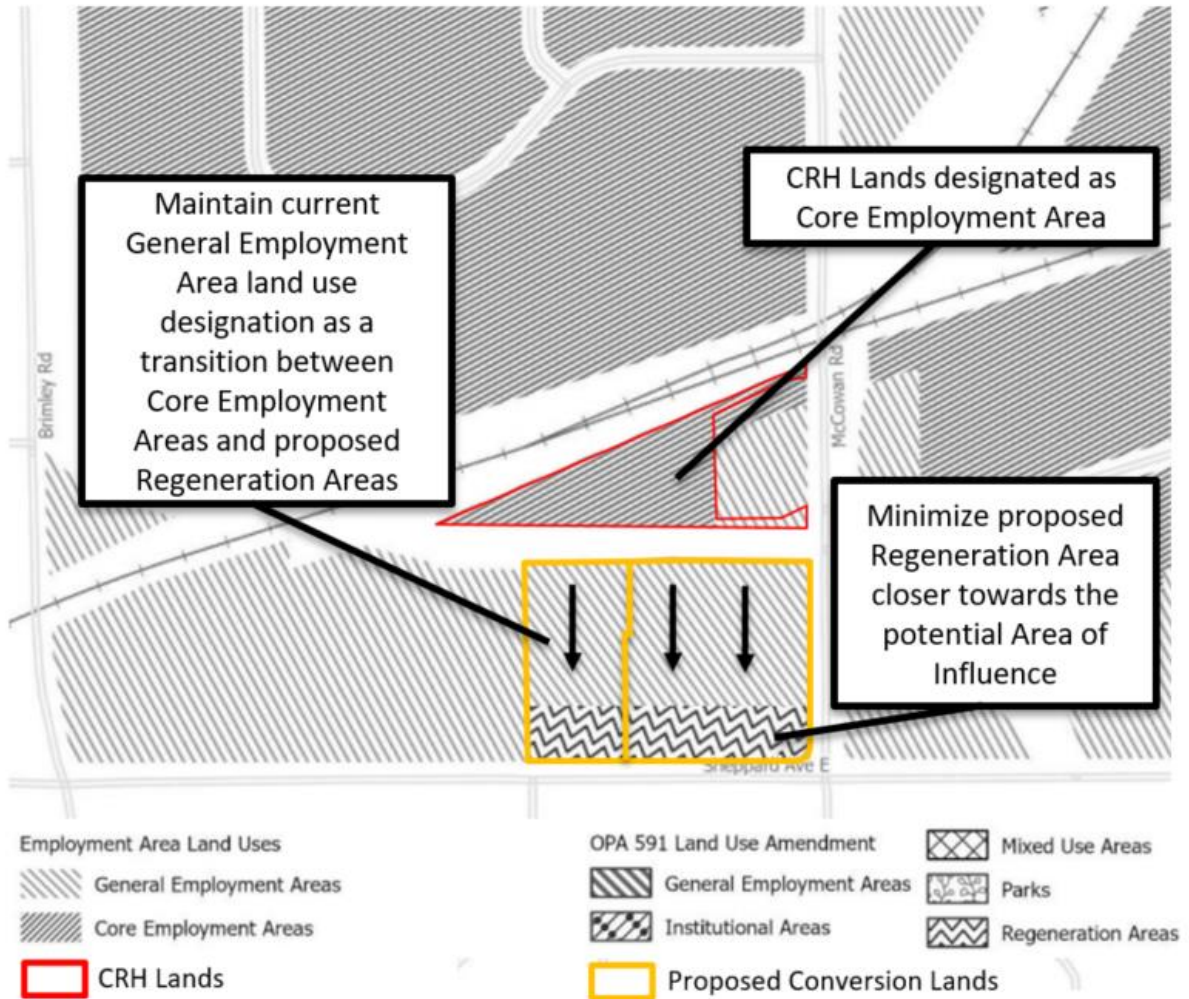


Figure 3

ADDITIONAL REQUEST

If Council decides to support a conversion on the proposed conversion lands, it is also requested that the wording contained in OPA 591 regarding 4630 and 4570 Sheppard Avenue East, be revised as follows:

'793. 4630 and 4570 Sheppard Avenue East

- b) No form of residential uses and/or live-work uses, will be permitted in *General Employment Areas* or *Regeneration Areas*, prior to the **adoption approval** of a Secondary Plan **by way of an amendment to this Plan**.
- d) In addition to the matters identified in Policy 2 of Section 4.7, *Regeneration Areas*, the area study leading to the Secondary Plan will include:

i) The requirement to prepare a Land Use Compatibility Study, including Noise and Air Quality Studies, to implement (c) above and to implement measures to appropriately reflect the study findings and recommendations.

ii) A Land Use Plan that provides for the redesignation of Regeneration Areas lands to Mixed Use Areas and/or General Employment Areas and/or Parks and Open Space as appropriate. The Land Use Plan will:

- k) As part of a complete Zoning By-law Amendment application for the lands a **further detailed** Compatibility/Mitigation Study shall be submitted **based on the proposed development** that will be peer reviewed, at the applicant's expense, and implemented to the City's satisfaction.'**

SUMMARY

In summary, maintaining 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).

However, if Council decide to support the conversion requests, the above changes to the proposed mapping and policies will help to ensure land use compatibility is achieved between existing industrial/employment land uses and any future sensitive land uses considered as part of a future Secondary Plan review and Zoning By-law Amendment processes.

Please be advised that CRH and MHBC welcome any further discussion with City staff. We thank you for the opportunity to comment on this important matter and request notification of any future meetings or decisions relating to the Official Plan Review and OPA 591.

Yours truly,

MHBC



Debra Walker, BES, MBA, MCIP, RPP



Tomas Glancy, Planner

cc: Jessica Ferri, CRH
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