



# Toronto Industry Network

**EMAILED**

July 4, 2022

Deputy-Mayor Ana Bailao and Members of the  
Planning & Housing Committee, City Hall,  
100 Queen Street West,  
Toronto, Ontario,  
M5H 2N2.

Attn: Nancy Martins

Dear Deputy-Mayor Bailao and Members of the Committee:

**Re: PH35.16 - Our Plan Toronto: City-wide 115 Proposed Major Transit Station Area/Protected Major Transit Station Area Delineations - Final Report**

In addition to the 140 conversion applications (PH35.15) that total some 680 ha which coupled with the 275 ha still under appeal from the previous MCR amount to 12% of the total Employment Lands space in the City, there are the MTSA's that affect a number of Employment Areas. Given the short timeframe to review the staff report, we provide the following comments:

- While we support in principle the concept of intensifying residential development around MTSA's, the imposition of MTSA's in Employment Areas that would include areas designated in the Official Plan as Employment Areas coupled with MCR conversion requests, will introduce sensitive uses near goods producers and allied facilities. This will have the effect of changing the parameters for the environmental approval regime of each of these facilities hampering current production and hindering the ability to expand.
- Given that most MTSA's intend to apply mixed use within their boundaries, the ability to increase employment densities is restrained by the cap on mixed use. If the affected lands were zoned for Employment, they would have a much more robust employment density to work with.
- The 'one-size-fits-all' principle should not be applied to MTSA's. Those in Employment Lands could be assigned lighter densities while others in more heavily residential areas could be given more density.
- There is little need to create MTSA's in Employment Areas now since it is unlikely they would be converted before the next MCR.

As in the case with MCR conversion requests, we wonder how many goods producers know about MTSAs and the impact these could have on their facilities?

We thank you for your attention.

Sincerely,

A handwritten signature in black ink, appearing to read "C. McLuckie". The signature is written in a cursive, slightly slanted style.

Craig McLuckie,  
President