

July 4, 2022

Our File No. 168129

City of Toronto Planning and Housing Committee
c/o Nancy Martins
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Chair Bailão and Members of the Planning and Housing Committee:

Re: Item PH35.15 – Our Plan Toronto: Recommended Official Plan Amendment for City-wide Employment Policies and Conversion Requests

On behalf of:

- **Shell Canada Products (3978 Keele Street)**
 - **Imperial Oil (1150 Finch Avenue West)**
 - **Suncor Energy Products Partnership (1138 Finch Avenue West)**
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Aird & Berlis LLP is legal counsel for Shell Canada Products, Imperial Oil and Suncor Energy Products Partnership.

Our clients are the owners and operators of the three large fuel storage and distribution terminals (the “Fuel Terminals”) which are located in the north east quadrant of Keele Street and Finch Avenue West. The Fuel Terminals have been in operation at their current locations since the mid-1950s. Ninety-five percent (95%) of the liquid transportation fuel used in the Greater Toronto Area is transported from the Fuel Terminals.

The Fuel Terminals are situated on lands zoned Employment Heavy Industrial (EH) pursuant to the City of Toronto’s Zoning By-law 569-2013 and are designated *Core Employment Areas* on Map 16 of the City’s Official Plan.

Given the importance of the Fuel Terminals to the local, provincial and national economies and their critical role in supplying fuel to Toronto area residents and businesses, they must be protected from the encroachment of any sensitive non-employment uses.

We have reviewed the June 20, 2022 report from the Chief Planner and Executive Director, City Planning titled “Our Plan Toronto: Recommended Official Plan Amendment for City-wide Employment Policies and Conversion Requests - Final Report”, the proposed OPA 591 as well as the conversion request Preliminary Assessments for lands in the vicinity of the Fuel Terminals (see Group 3).

The purpose of this correspondence is to express our clients’ support for the proposed OPA 591. In particular, our client commends the inclusion of the recommended new policy 4.6.7 which would explicitly prohibit residential uses on lands designated *Core Employment Areas* and *General Employment Areas*.

Our clients also support staff's Preliminary Assessments of conversion requests for lands in the vicinity of the Fuel Terminals (see Group 3). We note that three of these conversion requests relate to lands within approximately 1 km of the Fuel Terminals (see Conversion Request Nos. 064¹, 088² and 095³). We agree with staff's recommendations, set out in these Preliminary Assessments, that the lands subject to these requests be retained as *Employment Areas* and that they continue to be designated as *Core* and/or *General Employment Areas*. We note that staff expects the Final Assessments of these conversion requests to come forward in the first half of 2023. We will continue to monitor staff's position on these requests and will continue to advocate against the conversion of lands in the vicinity of the Fuel Terminals to any sensitive non-employment uses in order to protect public health and safety and the continued reliable supply of fuel to the Greater Toronto Area. .

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Laura Dean
Partner

LD/km

c. Clients

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¹ 3897-3931 Keele Street, 14-20 Toro Road, 20-26 Tangiers Road

² 3765, 3771 and 3777 Keele Street and 10 Lepage Court

³ 3675-3685 Keele Street