



# Toronto Industry Network

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July 19, 2023

**EMAILED**

Mayor Olivia Chow and Members of Council,  
City Hall, 100 Queen Street West,  
Toronto, Ontario,  
M5H 2N2

**Attention: Ms. Sylwia Przewdziecki**

Dear Mayor Chow and Members of Council:

**Re: PH5.3 - Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report**

I am writing on behalf of the Toronto Industry Network (TIN) to ask that you support the staff recommendations regarding the conversion requests covered in PH 5.3.

Our members produce many products that are used Toronto residents in their daily lives or that are essential for the functioning and growth of our City. For example, we make vaccines, tissue paper, dairy products, sugar, concrete, petroleum products, gelatin, plastic pipe and electrical conduit, boxboard, welders and welding equipment, silicones and insulation.

We face many challenges including: running a complex 24-7 production facility; competition and in the case of multi-nationals, competing with sister plants; ongoing supply chain challenges, finding staff; etc. However, the most concerning issue is the uncertainty created when a conversion is proposed within the provincially regulated D-6 300-1000 meter area of influence affecting a manufacturing or other major facility. A number of our members are facing this challenge and the experience has been that often it is the manufacturer that has to modify its operations to accommodate a sensitive use. This uncertainty affects business decisions such as re-investing in the Toronto facility or taking production elsewhere.

Conversions can cause a ripple effect in that often one manufacturing facility depends on others as suppliers or customers.

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The development business is important to Toronto's housing situation and as our Chief planner has said many times, there is enough land outside of Employment Lands for developers to work with. However, developers have speculated with scarce industrial land warping its price upwards. The promises made by developers to Council have often not materialized. For example, the buffers promised during the last MCR for two converted properties are now before you for conversion.

Toronto is facing many socio-economic challenges that are very concerning. The City needs the well-paying jobs manufacturing provides which are steadier than construction jobs building new residences which are temporary and short-lived. Each manufacturing job helps generate another 3-5 jobs elsewhere. Manufacturing jobs provide the ability for our workers to live here. The service jobs found in residential developments such as those in convenience stores and nail salons do not contribute to the GDP growth, exports or wealth creation that our economy depends on.

Permitting conversions is the death of a 1000 cuts and sends a very discouraging message from the City to our manufacturing community.

Thank you for your attention.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig McLuckie', written in a cursive style.

Craig McLuckie,  
President