



Toronto Industry Network

EMAILED

October 11, 2023

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: CC11.18 - Our Plan Toronto: Recommendations on Five Deferred Employment Area Conversion Requests - Final Report

I am writing on behalf of the Toronto Industry Network (TIN) in support of the staff recommendations requesting that Council recommend to the Minister of Municipal Affairs and Housing that the following conversions requests be refused with the exception of 2450 Finch Avenue West that staff is recommending be deferred:

Conversion Request 103 for 340-364 Evans Avenue and 12-16 Arnold Street;
Conversion Request 019 for 3710 Chesswood Drive
Conversion Request 049 for 330 Queens Plate Drive
Conversion Request 080 for 2200-2250 Islington Avenue
Conversion Request 104 for 2450 Finch Avenue West

The reasons for our request as follows:

1. The Greenbelt and Toronto's Jobs Belt both represent finite and important resources that need protecting. We believe Council needs to be clear and consistent in its opposition (PH6.5 - City Comments on the Province's Proposal to Return Lands to the Greenbelt) to any further loss of employment land in its 'Jobs Belt'. It is important not to provide the Minister of Municipal Affairs & Housing with additional reasons to approve even more conversion requests.
2. We have little information on what is being proposed for these conversions. The conversion process is flawed in that conversion requests are not under the same public scrutiny that is mandatory for land uses changes such as those going through the minor variance, re-zoning and Official Plan amendment processes.

Craig McLuckie,
President



Sincerely,

Thank you for your attention.

staff or that from the developers?

our citizens and companies can use. Which advice will you follow, that of your professional Planning
has there been a more important time to keep our citizens employed in good jobs, making products that
Given uncertainty over world events in a post-COVID era and attendant supply chain challenges never

Comprehensive Review in 2015.

- 7. built and many of the conversion properties have been flipped since the last Municipal film studio at the base of a condo tower. Staff has reported that little affordable housing has been things like affordable housing, possible jobs, etc. are elusive. We can't put a manufacturing facility or The promises made by some developers in order to obtain conversions continue to make regarding land which warps its cost and affects business growth opportunities here.
- 6. The City must do everything in its power to stop the practice of developers speculating in industrial here. More conversions send a clear message that high value manufacturing investment is not wanted manufacturing locations – these last conversions are being closely watched for what they signal. environment for manufacturing here. Toronto has been seen as one of Canada's premier the conversions issue as a strong signal regarding the importance and stability of the operating
- 5. Many in the manufacturing community will be looking at the actions of the City and the province on to accommodate projected growth. in order to accommodate the forecasted employment growth, and these lands will need to intensify forecasted employment growth, and that Toronto needs to retain its designated Employment Areas it needs to retain and intensify its currently designated Employment Areas to accommodate the residents. Two of the key conclusions were that as Toronto is unable to expand its settlement area, jobs, including those in the manufacturing sector, to provide employment to the City's new residential development meet population targets in 2051. We will need to increase the number of Plan Toronto: A Land Needs Assessment 2023 Update unequivocally states there is enough land for
- 4. The City's own research clearly demonstrates there is NO need for conversions. The City's own Our conversion. loss of precious industrial land and the potential for future skilled jobs that disappeared with each many based on the argument that "it is only a little piece of land in my ward". This has led to the industrial areas? Since 2005, Toronto has lost 6% (500 ha) of its employment lands to conversions, sense to develop industrial uses in residential areas, what is the rationale to put residential uses in themselves and will serve to destabilize their wider respective Employment Areas. If it doesn't make supportable. Each one of these conversions will have effects far beyond the subject lands
- 3. Staff have already outlined the reasons why the remaining conversions requests are not