



TRANSPORT
LOGISTICS
DISTRIBUTION

October 10, 2023

Emailed: councilmeeting@toronto.ca

Toronto City Council
Sylwia Przedziecki
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mayor Chow and Council:

RE: PH 5.3 - Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report

I am re-writing to you and council again on behalf of XTL Transport Inc. (“XTL”), in opposition to Conversion Request No. 080 which represents the general area northwest of Islington Avenue and Highways 401 and 409 in Etobicoke North (1).

I want to remind you and Council that XTL Transport Inc, is a 38 year old Transport, Logistics & Distribution company that employs over 800 people nationally. We have been headquartered at 75 Rexdale Boulevard since 1991 (32 years and counting). In late 2021, we signed our fourth consecutive 10-year lease on this location, which is home to nearly 200 of our employees, many of whom reside in the surrounding area and have been with us for multiple decades.

Our facility at 75 Rexdale Blvd., is situated next to a large proposed conversion site in Ward 1, former Sears warehouse lands and Toronto Star printing plant at 2200 Islington Ave.

XTL continues to support the staff recommendations to maintain the site as employment lands on the grounds that XTL’s essential services facilitate the movement of goods for the communities of Toronto and relies on the close proximity of the 401 to be effective. In addition to the proximity of the 401 as a critical piece of infrastructure that supports our business, is the CN rail siding that feeds our distribution facility with raw materials that serve essential industries such as manufacturing, food and beverage, and consumer packaged goods. Therefore, this employment land should be protected as outlined in the Provincial Policy Statements of 2020 and 2023, referenced below.



Provincial Policy as per PPS2020

1.3.2.6 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

Provincial Policy as per PPS2023

2.8.2 Employment Areas 1. Planning authorities shall plan for, protect and preserve employment areas: a) for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs; and b) that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.

Updated Report for Action Notes sent to Council from Chief Planner & Executive Director, City Planning– Oct 3rd, 2023

5. Conversion Request 080: 2200-2250 Islington Avenue

This site is subject to a conversion request to redesignate the south part of the lands from General Employment Areas to Mixed Use Areas to permit residential uses. The site is located in the Pearson International Airport Operating Area, within the 30 NEF where residential development is prohibited by SASP 29 due to high noise levels. There are retail and service developments under construction on the northern portion of the lands. To the south are a network of highways, including Highway 409 and a Highway 401 on-ramp, with the Metrolinx Kitchener GO Corridor running adjacent to the site. Towards the east, there are additional Highway 401 access points, including an off-ramp, along with Islington Avenue and low-rise residential properties beyond. To the west, there are a mix of establishments, such as wholesale businesses, a cultural community center, a restaurant, offices, and utility and distribution facilities. Currently, the land holds permissions for food manufacturing, printing, warehousing, and office uses. Staff recommend retaining the lands as Employment Areas and maintaining their designation as General Employment Areas.



Local business XTL Transport Inc., a distribution establishment with over 800 employees, submitted a letter to City Council supporting staff's recommendations to retain this site as Employment Areas.

Staff's original recommendation contained in report PH5.3 to the July Council meeting regarding Conversion Request 080 remains unchanged. The conversion request is not supported.

The established industry in this area together with the heavy vehicle traffic associated with a large trucking terminal that frequently accesses the 401 via Islington Ave. properly renders this as an Employment Area . The nature of our business is one that generates heavy 24-hour truck traffic at upwards of 150-200 truck movements per day, 365 days per year. This has an implication for noise and dust that may be problematic for residential areas.

In conclusion, due to current and future reliance on our proximity to Highway 401 and CN's rail line as necessary infrastructure for the successful operation of XTL's essential services, and the movement of goods for the city of Toronto, we request that the current employment area be protected and preserved according to the Provincial Policy outlined above. We urge the council to refuse the proposed conversion application in Ward 1 for the former Sears and Toronto Star printing plant at 2200 Islington Ave.

Thank you for your consideration. Should you have any questions, or wish to discuss further, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Craig Germain', with a long horizontal flourish extending to the right.

Craig Germain
Chief Operating Officer
XTL Transport Inc.