

November 30, 2023

Delivered via email

City of Toronto
Metro Hall, 55 John Street
Toronto, ON M5V 0C4

Attention: Jeffrey Cantos, Manager, Official Plan & Legislation

**Re: Planning and Housing Committee – November 30, 2023
65 Rexdale Boulevard (23 103391 WET 1 PAC)
Parallel Architecture Consulting Inc.
Proposed 10-storey residential building**

We have recently become aware of a proposed residential development at the above-noted location, which is within the Lester B. Pearson International Airport Operating Area (“AOA”). It is imperative that the Greater Toronto Airports Authority (“GTAA”) and other key stakeholders be included in consultations on this development to assess the impact on the airport’s operations.

We understand the developer is contemplating asking the province for a Minister’s Zoning Order to approve the conversion of Employment to Mixed-Use (residential) for this development. The use of an MZO in this instance would put the province in contradiction with its own land use policies (including the Provincial Policy Statement and the Growth Plan). It would also undermine the purpose of the AOA in providing a critical barrier for noise-sensitive land uses and protecting against heights that might impact airport operations.

The GTAA supports the province and local municipalities in their goal of building much-needed new housing, including affordable housing. The existing PPS and AOA policies have been designed to ensure the long-term operational and economic viability of airports and have been a valuable tool in establishing good land use planning for many years. In this instance, the regular consultation channels must be followed in order to assess the impacts of building heights and sensitive uses in close proximity to the airport. We request the opportunity to review the submission in full and provide comments before any further action is taken to approve the development.

Yours truly,



Andrea Campbell
Senior Director, Assistant General Counsel

cc. Councillor Gord Perks, Parkdale- High Park Chair, Planning and Housing Committee, City of Toronto
Tyler Marr, City Planner, City of Toronto



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