

31 May 2023

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Planning and Housing Committee  
City of Toronto  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Attn.: Nancy Martins, Administrator, Planning and Housing Committee

Dear Chair and Committee Members:

**Re: Planning and Housing Committee Meeting - 1 June 2023, Agenda Item PH4.5  
Our Plan Toronto: Recommendations on Forty-Five Employment Area Conversion Requests -  
Final Report – Final Assessment for Conversion Request No. 094**

Mondelez Canada Inc. (“Mondelez Canada”) is the second largest snacking company in Canada manufacturing and marketing some of Canada’s best loved food brands, including *Cadbury*, *Dad’s Cookies* and *Oreo*. Mondelez Canada is a major Toronto employer, employing over 1000 people and has invested more than \$250million into its urban-based factories in the last few years alone – improving productivity and competitiveness, and helping to retain jobs in the City. Our manufacturing facilities include:

- East York Bakery located 1200 O’Connor Drive / 5 Bermondsey Road;
- Bertrand Plant located at 40 Bertrand Avenue;
- Scarborough Bakery located at 370 Progress Avenue; and
- Gladstone Facility located at 277 Gladstone Avenue.

Mondelez Canada has reviewed the Final Report PH4.5 (“*Our Plan Toronto: Recommendations on Forty-Five Employment Area Conversion Requests - Final Report*”), dated 1 June 2023, from the Chief Planner regarding recommendations on forty-five Employment Area Conversion Requests. Mondelez Canada generally supports the recommendation contained in Report PH4.5, in particular, Mondelez supports planning staff’s recommendation and final assessment of conversion request No. 094 pertaining to 1100 O’Connor Drive (located directly adjacent to Mondelez’s East York Bakery).

### **East York Bakery**

The East York Bakery is a food processing (cookies and biscuits) plant which makes cookies and crackers under brand names including Oreo, Mr. Christie, Premium Plus and Peek Freans. The East York Bakery employs approximately 600 people. Mondelez Canada has invested over \$130m into new state-of-the-art manufacturing lines at our East York Bakery, expanding and modernising production, creating more highly skilled jobs and retaining existing jobs at the site.



The East York Bakery is designated *Employment Area* on the Urban Structure Plan and *Core Employment Area* on the Land Use Plan in the City of Toronto Official Plan. The East York Bakery is located within a larger Employment Area.

It is located near the Don Valley Parkway, a *Major Goods Movement Corridor* within the meaning of the *Growth Plan*. The East York Bakery is facing pressure as a result of encroachment of sensitive land uses, including new residential development at 1165 O'Connor Drive and 1401 O'Connor Drive.

### **Conversion Request No. 094 – 1100 O'Connor Drive**

Mondelez Canada supports staff's recommendation that the lands at 1100 O'Connor Drive (the "subject lands") **continue** to be designated as *General Employment Area* and **not** be redesignated to the requested *Mixed Use Area* designation.

The *Planning Act*, the Provincial Policy Statement 2020, and the Growth Plan 2020 emphasize the importance of protecting employment lands to ensure a prosperous economic future. The Growth Plan 2020 (Section 2.2.5.9) and Toronto Official Plan (Section 2.2.4.17) set out the criteria by which the city is to consider the conversion of lands designated Employment Areas. These criteria include the requirement to demonstrate a need for the conversion; that the City will maintain sufficient land to meet the 2051 employment forecasts set out in the Growth Plan 2020; that the conversion would not adversely affect the overall viability of the employment area; and, that there is infrastructure and public facilities to accommodate the proposed uses. Furthermore, Sections 1.2.6.1 and 1.2.6.2 of the PPS 2020 also reiterate that *major facilities* and *sensitive land uses* shall be planned and developed to avoid any potential *adverse effects* from odour, noise, and other contaminants and, where avoidance is not possible, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing, or other uses.

The subject lands are located north of O'Connor Drive (immediately adjacent to the Mondelez's East York Facility) and are currently occupied by a commercial/retail plaza. The conversion request proposes to redesignate part of the lands from *General Employment Areas* to *Mixed Use Areas* to permit residential uses in the form of an 8-storey retirement residence with ground floor commercial uses and a 4-storey non-residential mixed-use building.

Mondelez Canada supports staff's conclusion that there is "*no need to convert the Employment Areas at 1100 O'Connor Drive*" and that the redesignation of the lands to a *Mixed-Use Area* would introduce sensitive uses that would negatively impact the overall viability of the larger Employment Area that consists predominantly of manufacturing, transportation, warehousing, and wholesale trade establishments. As mentioned in the staff report, the required compatibility/mitigation study submitted as part of the conversion request outlined that the proposed development on the subject lands could affect Mondelez's compliance with provincial standards for air contaminants and sound levels from various items of large-scale equipment. Furthermore, the conversion of the subject lands and introduction of sensitive uses in such proximity to the East York Bakery may impact Mondelez's current operations,

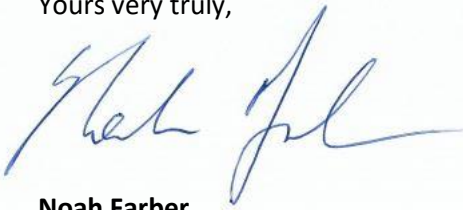


generate concerns relating to noise, odour and vibration, and impact Mondelez's ability to expand its facility in the future.

As such, Mondelez Canada supports staff's comments that conversion request No. 094 does not meet the objectives outlined in the PPS 2020, nor does it meet the criteria outlined in the Growth Plan and Toronto Official Plan. Mondelez Canada also supports staff's recommendation that the lands should be retained as Employment Areas and continue to be designated as *General Employment*.

Thank you for your consideration of this submission.

Yours very truly,



**Noah Farber**  
**Director, Corporate and Government Affairs**  
**Mondelez Canada Inc.**

