



May 16, 2025

VIA EMAIL

Mayor and Members of Council
c/o City Clerks
Toronto City Hall
13th Floor West
100 Queen Street West
Toronto, ON M5H 2N2



Email: councilmeeting@toronto.ca

Mayor and Members of Council,

**RE: Item 2025.SC21.1
900 Middlefield Road – OPA and ZBA Development Application
Application Number: 19 263939 ESC 23 OZ
Joint Request of Developer and Owens Corning – Imposition of Warning Clause**

On behalf of 2560517 Ontario Inc. (the “Developer”), Groundswell Urban Planners (the Developer’s land use planning firm), Owens Corning Insulating Systems Canada GP Inc. (“Owens Corning”) and The Planning Agency Inc. (Owens Corning’s land use planning firm), we would like to thank Councillor Myers and his office for facilitating discussions to address Owens Corning’s concerns with respect to the development application for sensitive land uses at 900 Middlefield Road.

The Developer’s and Owens Corning’s noise and air emissions consultants have now conducted additional analyses regarding the potential impacts of Owens Corning’s industrial operations at 3450 McNicoll Avenue on the proposed sensitive land use development at 900 Middlefield Road. Those analyses resulted in a recommendation from Owens Corning’s expert that warning clauses be included in any condominium declarations or future sale or lease agreements for the development site. The Developer has agreed to the imposition of warning clauses to address Owens Corning’s concerns.

We are writing to jointly request that Council request that the Executive Director, Development Review Division, include as a condition of site plan approval for the 900 Middlefield Road development a requirement that a warning clause be included in condominium declarations or future sale or lease agreements as notice of potential influence from industrial facilities located at 3450 McNicoll Avenue. We understand that this can be effected by a motion to be made at the next City Council meeting at which this application is considered.

Further to the discussions facilitated by Councillor Myers and his office, the Developer and Owens Corning can confirm that the parties are in agreement and in support of a warning clause substantially in accordance with the following:

The Subject Lands are located within the potential influence area of the industrial facility producing fibreglass insulation, located at 3450 McNicoll Avenue in the City of Toronto (“the 3450 McNicoll Avenue Facility”), currently owned and operated by Owens Corning Insulating Systems Canada GP Inc. The 3450 McNicoll Avenue Facility is a “Class III Heavy Industrial” facility determined in accordance with the Ontario Ministry of Environment, Conservation and Parks D-6 guideline. The 3450

McNicoll Avenue Facility operates on a continuous basis, for 24 hours a day, 7 days a week, 365 days a year. Operations include, without limitation, shipping and receiving from the facility by way of transport trucks and rail cars, fibreglass manufacturing operations, on-site construction and maintenance and employee traffic, at all hours of the day and night. There may be alterations or expansions of the 3450 McNicoll Avenue Facility in the future.

Despite the 3450 McNicoll Avenue Facility complying with the criteria established by the relevant governing authorities including the Ministry of the Environment, Conservation and Parks, noise from the facility may at times be audible, and emissions of dust, smoke, fumes, odours, and other gaseous and/or particulate matter, may be annoying, intrusive or unpleasant, and may impact the enjoyment of indoor and outdoor areas of this development.

Again, we would like to thank Councillor Myers for his and his office's assistance in facilitating a process by which the parties were able to reach an amicable resolution of Owens Corning's concerns, allowing for the development of much-needed housing in the City while protecting the continued operations of Owens Corning and the important jobs and building material inputs its facilities provide to the development community.

Should you have any questions or require additional information with respect to the above, please do not hesitate to contact the undersigned.



Joanna Fast, MCIP, RPP
Senior Planner
Groundswell Urban Planners Inc



Christian Chan, MCIP, RPP
Land Use Planner
The Planning Agency Inc. (formerly C2 Planning)

cc.

via email

Councillor Jamal Myers, Ward 23

Darnel Harris, Director of Planning and Land Use Policy, Office of Councillor J. Myers, Ward 23

Samuel Baron, Senior Planning, Community Planning

Matthew Longo, Legal Services, Planning & Administrative Tribunal Law

John D. Elvidge, City Clerk

Tara Piurko, Miller Thomson LLP, counsel for Owens Corning