

January 15, 2026

By Email

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

Dear Members of Planning and Housing Committee:

**Re: Scarborough Centre Secondary Plan Update
Draft Official Plan Amendment No. 871
Statutory Public Meeting
Planning and Housing Committee Meeting on January 22, 2026
Item PH27.3
Mondelez Canada Inc. Comments**

We are counsel for Mondelez Canada Inc. and its wholly owned subsidiary TCI Realty Holdings Inc., ("Mondelez Canada") the operator and owner, respectively, of a manufacturing facility located at 370 Progress Avenue in the City of Toronto (the "Scarborough Bakery"). The Scarborough Bakery is subject to the current Scarborough Centre Secondary Plan ("Secondary Plan").

We write on behalf of Mondelez Canada to provide comments on draft Official Plan Amendment No. 871, which would delete the in-force Secondary Plan and replace it with an updated Secondary Plan. We have been closely following progress of the Secondary Plan Review and Update, and we have reviewed the final draft Secondary Plan.

Mondelez Canada appreciates the City's efforts to accommodate and address its concerns in the draft Secondary Plan. We support the proposed language of Policy 5.3.4, which identifies and recognizes the Scarborough Bakery as a Major Facility. We also support Policies 5.3.5 through 5.3.11, which include additional protections, such as requiring air quality and odour studies and noise impact studies for sensitive land use applications within 500 metres of Major Facilities, and ensuring that appropriate mitigation measures are evaluated and implemented at the applicant's expense.

We note the following incorrect or unclear references. Policy 5.3.9 states, "If any of the studies described in (a) above....," however, the correct reference is Policy 5.3.6(i). Further, Policy 5.3.11 erroneously references "major facilities referred to in Policy 5.3.5 above"; however, the major facilities are in fact identified in Policy 5.3.4.



Thank you for your consideration of these comments. Mondelez Canada continues to welcome the opportunity to discuss its concerns and the Secondary Plan policies with City Staff.

Please provide us with notice of any Committee or Council decision in relation to this matter.

Yours very truly,

WOOD BULL LLP



Kim Mullin
KM/aa