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By Email

Toronto and East York Community Council
Toronto City Hall
100 Queen Street West
Toronto ON
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Dear Members of Toronto and East York Community Council,

**Re: 1450 & 1500 O'Connor Drive Official Plan Amendment, Zoning By-law
Amendment and Draft Plan of Subdivision
Statutory Public Meeting
Toronto and East York Community Council Item TE34.59
Mondelez Canada Inc. Support for Class 4 Noise Area (NPC-300)
Classification**

We are counsel for Mondelez Canada Inc. and its wholly owned subsidiary TCI Reality Holdings Inc., ("**Mondelez Canada**"), the operator and owner, respectively, of a food manufacturing facility located at 1200 O'Connor Drive, 5 Bermondsey Road, 33 Cranfield Road, and 8 Dohme Avenue (collectively, the "**East York Bakery**").

We have been following the progress of the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision (collectively, the "**Applications**") for 1450 and 1500 O'Connor Drive (the "**Subject Site** ") to permit four mixed-use buildings with commercial and retail uses at grade. We have reviewed the Applications and corresponding staff report.

Mondelez Canada supports staff's recommendation that Council classify the Subject Site as a Class 4 Noise Area, pursuant to the Ministry of the Environment Environmental Noise Guideline NPC-300. This classification is necessary to ensure land use compatibility between the proposed development and the East York Bakery.

This recommendation is consistent with the Provincial Planning Statement, 2024 (the "**PPS**"). PPS policy 3.5.1 states that major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, and to ensure the long-term operational and economic viability of major facilities. Further, policy 3.5.2 states that where avoidance is not possible, planning authorities shall protect the long-



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term viability of existing major facilities that are vulnerable to encroachment by ensuring that the development of proposed adjacent sensitive land uses is only permitted if potential adverse effects of the proposed sensitive land use are minimized and mitigated, and potential impacts to major facilities are minimized and mitigated.

The recommendation also conforms with the City of Toronto's Official Plan (the "OP") Employment Area policies. Policy 2.2.4(5) recognizes that sensitive land uses, permitted adjacent to Employment Areas, should be planned to ensure they are appropriately designed, buffered and/ or separated as appropriate from Employment Areas. Further the recommendation also conforms with Site and Area Specific Policy 146 which permits residential uses on the Subject Site provided that residential uses meet the Ministry of Environment Guidelines for Land Use compatibility guidelines.

Accordingly, Mondelez Canada supports the classification of the Subject Site as a Class 4 Noise Area. This classification will ensure that the proposed development will be compatible with the continued operation of the East York Bakery, and is consistent with both the PPS and OP.

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

Yours very truly,

WOOD BULL LLP

A handwritten signature in blue ink, appearing to read "Kim Mullin".

Kim Mullin
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