

November 10, 2025

Re: ERO # 025-1108 – Request for Minister’s Zoning Order (MZO) – 1875 Steeles Avenue West, City of Toronto

To Whom it May Concern,

CME supports the use of targeted land-use planning tools to protect strategic manufacturing infrastructure, especially in the advanced biomanufacturing sector. We welcome the effort to issue an MZO that limits building heights on lands adjacent to the campus of Sanofi Pasteur at 1755 Steeles Avenue West, safeguarding ongoing operations and future-oriented expansion of this high-value facility.

By establishing a height cap of 33 metres on neighbouring parcels, this proposal helps reduce the risk of incompatible land use, encroachment or operational constraints that could undermine the facility’s ability to produce vital vaccines and biopharmaceuticals. Protecting employment-land and operational integrity in this manner aligns with Ontario’s broader goals for economic competitiveness, innovation, and the resilience of domestic manufacturing supply-chains.

CME encourages the province to ensure that this MZO process remains transparent, consultative, and replicable where similar strategic manufacturing sites exist. Consistency in criteria, clarity of boundaries, and coordination with municipal planning frameworks will enhance investor confidence and support Ontario’s leadership in advanced manufacturing. We thank the ministry for the opportunity to comment and look forward to seeing the final decision issued.

Sincerely,

Pratik Bhalerao

Pratik Bhalerao
Manager, Ontario Policy and Outreach