



**EMAILED**

November 13, 2025

TO: Ministry of Municipal Affairs and Housing  
Municipal Services Office (Priority Projects)  
12th Floor, 777 Bay St  
Toronto, ON, M7A 2J3  
Via email to: [growthplanning@ontario.ca](mailto:growthplanning@ontario.ca)  
November 13, 2025

**RE: Comments on ERO # 025-1108 – “Request for a Minister’s Zoning Order (MZO) to restrict building heights to protect a biomanufacturing campus in the City of Toronto”**

The Toronto Industry Network (TIN) is writing in support of this Minister’s Zoning Order that would limit the height of a proposed residential development within 300 m of the Sanofi campus at 1875 Steeles Avenue West.

TIN is an incorporated organization that represents a number of large manufacturers in the City of Toronto and advances their interest with the city and the Province. Sanofi is a long-standing member of TIN.

The number one land-use issue facing many TIN members is the effect of residential conversions on their manufacturing operations. Placing sensitive uses (people) within 300 m of a manufacturing facility often leads to conflicts over noise and odours. Importantly, Sanofi also is sensitive to the security risks from overlooking buildings.

In these uncertain times, Ontario’s (and Toronto’s) manufacturing community requires the stability needed to operate their facilities unimpeded by the imposition of sensitive uses. The lack of certainty in this regard can affect investment decisions. Ontario must protect its manufacturing base that provides good jobs and creates wealth. Further, Ontario has a considerable investment in Sanofi which is a cornerstone of the provincial healthcare system. In this regard, it is helpful to refer to the Planning Act which states that “**1.1** The purposes of this Act are,

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act:

We believe that jobs trump housing since without employment, our citizens can’t afford housing. New housing can be built anywhere but manufacturing is limited to very specific locations. We note that Sanofi has been in its current location since 1917 and over that time has made the campus a state-of-the-art facility.

Sanofi needs the protections proposed in this Minister's Zoning Order so we respectfully ask that it be approved.

I thank you for your attention.

A handwritten signature in black ink, appearing to read "C. McLuckie". The signature is written in a cursive, flowing style.

Craig McLuckie,  
President  
416-219-3512