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July 27, 2020

Ontario Growth Secretariat  
777 Bay Street, Suite 2304  
Toronto, ON M7A 2J8

Subject: ERO 019-1680 regarding Proposed Amendment 1 to the Places to Grow: Growth Plan for the Greater Golden Horseshoe

General Motors of Canada Company (GM) has reviewed the ERO posting regarding the proposed amendment 1 to the Places to Grow: Growth Plan for the Greater Golden Horseshoe. Of particular interest to GM is the change to the employment policy with respect to Major Transit Stations Areas (MTSA) within Provincially Significant Employment Zone (PSEZ). We support the rationale behind this policy change but we are concerned that it may not achieve the stated objective in all areas of the GGH. It is our understanding that the policy change would impact potential zoning of an area approximately 500-800 meters (or 10 min walking distance) around a MTSA. This could be fairly limiting outside of the downtown Toronto core. Many MTSA are defined in local regional/municipal development plans as a Go Train station platform or building which means the area 500-800 meters around the MTSA doesn't extend much past the parking lots or overflow parking areas of the Go Train Stations themselves.

It may be helpful, and would be aligned with the stated objective for this change, to allow regional/municipal governments to extend the distance beyond the current 10 min walking standard. Many municipal governments have incorporated extensive sustainable community elements into their official plan including dedicated bike lanes, bus lanes and walking corridors. As a result there may be a desire to allow mixed use developments in a broader area than currently defined.

Anecdotally we can see even today residential and commercial sales listings often indicate a particular property is within a 5 min commute to the nearest Go Train station or within 3-5 km of the nearest transportation hub. This seems to suggest that an alternate radius would be appropriate especially near PSEZ boundary areas when there is already a mix of commercial/retail/residential development in close proximity. This would facilitate the conversion of lands as needed to ensure compatible and best use of land from the perspective of

all the impacted stakeholders including the city/region, land owners and the community members.

Thank you for the opportunity to provide comments on this important proposal. Should you have any questions please contact me at the coordinates above.

Sincerely,

7/29/2020

X *Tammy Giroux*

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Tammy Giroux  
Manager Government Relations  
Signed by: MZ9FFD