



173 Bartley Drive, Toronto ON M4A 1E6 416-755-4288

October 7, 2013

To: Planning & Growth Management Committee

My name is Julie Farr and I am writing to you in regards to the proposed development at 88 Sunrise/22 Hobson, Toronto.

My building and business resides at 173 Bartley Drive. My back yard and a lane way for my trucks, neighbours on to the Hobson address.

We purchased this building on January 30<sup>th</sup>, 2004. We currently employ 98 people on 2 shifts. We operate from 7-1130pm M-F and often on Saturdays from 7-3pm. Our company has been in business for over 25 years as a manufacturer of foam products for the home, medical and office business sections.

Most recently we purchased assets from a company on Scarsdale Rd that was ending their operations and was putting 30 people out of work. I was able to save 15 of those jobs and transfer them to our facility with assets we purchased to produce Integral Skin Foam.

Our company has been growing in the past 5 years when most manufacturing companies are downsizing or closing up in the Toronto area due to high tax rates, every increasing environmental reporting and lack of industrial areas to operate in which includes the burdens of residential and other non-employment buildings being allowed to develop in traditional employment areas.

I am opposed to allowing this type of expansion to the Church/Community centre at 22 Hobson.

Since we have been at this location we already experienced in my opinion undo hardships that have had our company have to deal with and pay for. We were instructed to have a noise survey done when the new housing development was being zoned. We have always had a problem with traffic on the street on Bartley on the days and weeks of when certain religious holidays are being observed. It is the not the church's fault, however their members come and park all the way up and down Bartley and Hobson. They have parked so tight to our driveways on our property to the point truck drivers could not get into our facility.

I have personally spoke to both the church's higher ups, the one on Bartley and the one on Hobson to please have their members be mindful of where they are parking. I have had to physically have cars removed off our property and I have had to have someone sit in our

company truck and park across our entrance on Hobson so members would not park in our access road and in our back lot. I have been leaving at night from my building and have gone around the back of the building to exit Hobson, and had to turn around and leave via Bartley as church members had parked across our driveway completely blocking it.

We have had to build 8 foot high fences up around our yard in the back to stop the members kids from coming over and getting in our trailers, leaving garbage after they eat and probably the worst was they came over and took out some Shriners mini cars, that my father and his Shriners store on our property, and proceeded to drive them around until they ran out of fuel and then walked away. We actually caught them on a few occasions. Since we don't have that kind of time, to secure the back area, we were forced to erect a fence to stop them from coming over into our property.

Along the same lines, I was also forced to extend my fence to the roadside of Hobson as well due to the new housing development as we continuously encountered trash in our thruway. Couches, stoves, fridges and just plain garbage in bags. As a private company, it then became our cost of time and extra garbage pickups to dispose of this trash. Ironically, now MPAC is deeming that land as full industrial rate for tax purposes which is interesting since we moved into this building in 2004 it has always been industrial vacant as it is just a through way to my shipping yard. Now my taxes have gone up from approx. \$4000 to \$12000. Another cost that I have to fight to keep my business going.

Reading the City Planning document with regards to the Places of Worship in Employment areas I am very concerned about this:

“As is the case for residential uses, if a worshipper complained to the Ministry of Environment that an industry was causing an adverse effect, under Sections 14 to 18 of the Environmental Protection Act, the Ministry would check the situation and if there was an adverse effect, ask the industry to alter their operations to mitigate it. Noise from industrial operations or truck traffic/loading would be measured at the receptor site, or the place of worship. The City of Toronto noise by-laws contained in Section 591-5 of the Municipal Code also specify in Section 591-7 that 'no person shall make, cause or permit the emission of sound that disturbs a religious ceremony in a place of worship'. Representatives of industry also maintained during the stakeholder meetings that the proliferation of places of worship was affecting their operations, as the environmental certificates they operate within, and which need to be renewed every five years, were required to account for places of worship as a sensitive use.”

I feel I am already at risk by having the new housing units on Hobson and having complaints as many units face on to my driveway. Now a church who does hold celebrations during the regular work day, could complain about the noise my company makes and we could be told that we would have to modify our operations?! Really, is this how the city of Toronto wants to attract or keep jobs here?

I am adamantly opposed to allowing the above said property to expand its use in fear that with the church on the corner of Bartley and Hobson, the new housing units and now this use of property will ultimately drive my business to either be non-existent or sell the building and move to the Peel region where industry is still a part of the land. This is not a threat it is just the realism of this zoning as it will affect industry in this area.

I would be willing to further discuss this with you in person or via the phone or email.

Thank you

Julie Farr

Julie Farr  
President