

From: [Scott Dunsmoor](#)
To: [Planning and Growth Management Committee](#)
Cc: [Bill Dunsmoor](#)
Subject: Letter for Planning & Growth Committee - City of Toronto
Date: Tuesday, September 15, 2015 3:36:00 PM
Attachments: [SASP Study Area Letter to City from All-Weld.pdf](#)

Dear Ms. Martins,

Please distribute this email and the attached PDF to all members of the committee.

Dear Chair Shiner and Members of Committee,

All-Weld is in its 95th year of operations in the City of Toronto and for the past 34 years we have had operations located in the Milliken industrial area.

In May, we outlined our concerns to Planning staff in the attached letter. These concerns remain after reading Item PG6.10 of the Steeles – Redlea Regeneration Area Study report.

We remain concerned about the impacts to the Milliken industrial area with the introduction of multi-residential developments, and specifically, on the existing industrial users.

While I regret that we are unable to attend the committee meeting in person, I hope you find time to review our letter to staff.

Sincerely,

Scott W.A. Dunsmoor, P.Eng.,
President / General Manager



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May 28, 2015

Doug Muirhead
Senior Planner
City of Toronto
Scarborough Civic Centre
150 Borough Drive
Toronto ON
M1P 4N7

Dear Mr. Muirhead:

Re: All-Weld Company Limited and All-Weld Holdings Limited
Main Plant and offices at 49 Passmore Avenue and Branch Plant at 14 Passmore Avenue
SASP 395 Area Conversion Issues
File #13 273308 ESC 39 OZ-Zoning By-Law Amendment application for 4665 Steeles Avenue East
File #15 126679 ESC 39 OZ-Zoning By-Law Amendment application for 3447 Kennedy Road (rear)

Good Day Sir,

We are writing with concerns to possible changes to the Milliken Industrial Area with the introduction of residential developments.

This is our 95th Anniversary Year of operation within the City of Toronto. We originated at 82 Chestnut St. behind the New City Hall back in 1920. In 1948 we built a new building at 24 Carlaw Ave. and expanded it three times before moving to the Milliken Industrial Area in the early eighties and immediately putting on an addition to the plant at 49 Passmore Ave. Another expansion was done in the nineties. In 2004 we purchased 14 Passmore Ave. as our second plant and put an addition that is 34' under the beams to house our large CNC machinery. Part of that lot was purchased by the City to extend Redlea Ave. to Passmore. We have approximately 72,000 square feet total for the two plants which represents upwards of a fourteen million dollar investment and a yearly Property Tax of over \$181,000.00.

We are heavy metal fabricators who specialize in large ASME pressure vessels such as heat exchangers and reactors as well as other custom fabrications. From our Toronto operation we ship around the world. Last June we fabricated a Hastelloy Reactor approximately 12' wide x 12' high x 45' long that weighed around

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138,000 pounds that was shipped to Brazil on a Russian freight plane in one piece. Large pressure vessels are continually leaving our plants and have also done railway cars with special tapered decks for transporting coke at U.S Steel in Hamilton from the coke oven into the quench room then to storage. These are oversize and weigh approximately 175,000 pounds.

For this production we have a normal staff of 65 people that has increased to as high as 95 for some projects. We normally have two shifts that changes to around the clock when required. There is also the spin-off employment with sub-contractors we use for our production in areas of forming, material supply, non-destructive testing, electrical work, crating and craning to name a few.

34 years ago we came to this Industrial District because we had maximized our property down near the lake and required outside storage and room to expand. It appeared that the Milliken District was the perfect location for heavy metal industry. It was set up for Industrial applications where there was an element of noise, continual movement by full transports and heavy trucks, and it was surrounded by corn fields with no direct connection with residential living. The City Planners had thought it out well and acted upon their convictions.

In the early 2000's we decided that we needed more space under one roof. We purchased 12-1/2 acres in the Durham Industrial Park as there was no way we could expand our 49 Passmore. Our Engineering Consultants did the site plan and the 80,000 square foot building went out for bidding. Suddenly we were hit with a complaint by a group of residents who lived on the other side of a major Concession Road from where our plant would be situated. They felt that such a heavy metal operation would create noise and interfere with their standard of living. They took it as far as the OMB who ruled in our favour and these individual's had to pay the costs. About that time, the US/CAN dollar exchange was rising to parity, orders were dropping and building cost were rising and we realized that we would possibly not make it if we continued with our plans. We sold the property and were able to purchase 14 Passmore to take care of our immediate needs. This resident group had photos of our outdoor storage at 49 Passmore and sound tracks of our Night Shift handling metal and grinding that were used as evidence in their failed attempt with OMB.

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We came to Milliken Industrial Area, we expanded within the Area, and we hope to go forward within the Area without Residence complaints of our carrying on our business as we have for 95 years. We have rented additional space from the Reisman Group for overflow from time to time and also another building on Passmore. The nature of our business will not change but, should economics create the need, we would like to have the opportunity of using our properties and rentals within the Area in a manner that we could when we first were brought into the Milliken Industrial Area.

We find it very strange that we were never surveyed as to our opinions to changes in the Scope of the Milliken Industrial Area. We would appreciate your assurance that we receive notice of all upcoming community meetings, public meetings, meetings of Committees of Council and meetings of Council where any applications, studies or approvals are being considered for lands that are subject to SASP 395, 4665 Steeles Avenue East and 3447 Kennedy Road (rear), as well as notice of any Council decisions with respect to these matters.

Please feel free to contact myself or my son Scott, who is the President of All-Weld, should you have questions or needs for further information.

Thank you for your interest and assistance.

Regards,



William A. Dunsmoor, P.Eng.

ALL-WELD COMPANY LTD.

A Tradition of Quality

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