



55 Goldthorne Avenue, Etobicoke, Ontario, M8Z 5S7 Tel: (416) 252-1212 Fax: (416) 252-5377

October 6th, 2023

Chair Brad Bradford and Members of the Planning and Housing Committee
100 Queen Street West
Toronto, Ontario,
M5H 2N2

Re: Proposed Conversion at 340-364 Evans Avenue and 12-16 Arnold Street (July 5/23 PHC)

Dear Chair Bradford and Members of the Planning and Housing Committee:

I am writing once again to express serious concerns with the proposal to convert 340-364 Evans Avenue from employment lands to high-rise residential.

In order to request a variance in a residential area requires consultation with immediate neighboring property owners to assess the impact of even a minor change and presentation to the City's committee of adjustment for review.

There appears to be no such process in place for what is currently taking place at Evans and Kipling. There has been no formal notice or consultation with business stakeholders on this issue at all. Most of us have built our businesses in this area because it is specifically demarcated by the City as employment lands for industrial purposes so as not to interfere with residential areas.

To now insert hundreds of people in residential condominium style homes along a freeway, at the already highly congested intersection of Evans and Kipling which is the transportation route for transport trucks that service the industrial area, seems to be a reflex reaction by the City to take hasty measures on the housing crisis without regard for the consequences by supporting a proposal from a private developer.

Further be aware that although there is TTC bus service on Kipling and on Evans, if the proposal is accepted, every one of the new residents at the proposed new address will own a car. There are no schools within walking distance, with nearest groceries at Sobeys on Queensway Avenue, which if on foot, will require pedestrians to cross the on-ramps to the Gardiner Expressway. Many of the hundreds of workers in the industrial area enter and exit via Horner Avenue, going west on Evans to Kipling Avenue north to the entrance ramp to the Gardiner expressway west to the 427. Evans and Kipling is already extremely congested during morning and afternoon rush hour, as well as at lunch time.

The City's own planning department in its report outlines serious problems with this proposal, and again identifies many areas already in residential neighborhoods as alternatives for development. In addition to the suggestions in my previous correspondence (attached), there are plazas on Queensway Avenue with excess space such as Cineplex, or Sobeys, within the residential catchment area. There is no need to remove land from finite employment areas, as the reverse situation to insert industrial development into residential areas would not be tolerated.

In closing, the direction of our governments is to promote as part of Canada's economic strategy, the advancement of technology and innovation of which Cana-Datum has been at the forefront in the engineering, development and manufacturing of large (giga) high pressure die casting tooling for large structural components for electric vehicles for our global automotive customers including the local Stellantis plant located on Browns Line.

This is not a matter of "not in my back yard", but it will be a matter for the new residential development if we are going to be in their back yard. Please very carefully consider the impact of accepting this proposal before making your decision.

Yours truly,

Colleen Musalem

Colleen Musalem, CFO



CANA-DATUM MOULDS LTD.

55 Goldthorne Avenue, Etobicoke, Ontario, M8Z 5S7 Tel: (416) 252-1212 Fax: (416) 252-5377

Thursday, July 13th, 2023

Chair Brad Bradford and Members of the Planning and Housing Committee
100 Queen Street West
Toronto, Ontario,
M5H 2N2

Re: Proposed Conversion at 340-364 Evans Avenue and 12-16 Arnold Street (July 5/23 PHC)

Dear Chair Bradford and Members of Planning and Housing Committee:

Cana-Datum Moulds Ltd engineers and manufactures high pressure die casting tooling and moulds for global OEM automotive customers, specializing in the largest of complex moulds that produce lightweight structural components for electric vehicles.

Located at 55 Goldthorne Avenue, Etobicoke since 1991, Cana-Datum employs 110 full-time skilled personnel and operates 3 shifts 7 days a week, with most employees living within a 20-kilometer radius.

Transport trucks require access to our premises during all three work shifts to provide material and supplies, and to ship just-in-time delivery of the large tooling that we produce to our automotive customers located mainly in Ontario, Michigan, Wisconsin, California, Texas, and Mexico.

Cana-Datum takes its responsibility to the surrounding community seriously by supporting local suppliers and businesses, and donates annually to the Hospital for Sick Children. We also hold an annual food drive with food donations that have exceeded 500 pounds going directly to the local Daily Bread Foodbank.

While we understand the urgent need for additional affordable housing in the City of Toronto, it is important to maintain the existing industrial employment lands already designated as such, in order to provide jobs for the city's growing population in areas that do not conflict with the objectives of new residential settlements.

We suggest there may be other options available, some that have already been identified but not yet been executed such as Woodbine, Downsview, large existing commercial malls in obsolescence that could be expanded vertically, or even perhaps the now empty office space in the downtown core, or the conversion of an existing golf course already located in a residential area.

Manufacturing in employment lands must be protected and encouraged to grow so that our economy makes at least some of the products we rely on every day, so that in emergencies like the pandemic we do not have to rely entirely on off-shore producers.

Respectfully therefore, we ask the committee to reject the proposed conversion development at 340-364 Evans Avenue.

Yours truly,

Colleen Musalem

Colleen Musalem, CFO