

METZ
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October 10, 2023

To Whom It May Concern

REFERENCE: CONVERSION REQUEST NO. 103

I view the request to convert the lands of 340-364 Evans Avenue with alarm.

Why:

1. We have become a manufacturer and have operated for a total of 19 years on Butterick Road and prior to that for 6 years on Bestobell Road having moved to Etobicoke from Toronto where we had been located for 7 years. We now employ 75 people compared to under 12 when we moved to Etobicoke.
2. We located in Etobicoke for the proximity to the airport (to facilitate our thrice weekly **EXPORTS** to the UK (yes! we export tea to the UK! Our tea is that good!) and Europe), proximity to sophisticated banking, good TTC service (so our staff did not feel compelled to own a vehicle), ease of access to the QEW for our daily truckloads for **EXPORT** to the USA, Central and South America and good trucking to the container depots for our **EXPORTS** to Hong Kong and China.
3. When 11.6 acres is removed from the industrial land base it puts more pressure on the ability of a company like Metropolitan Tea to expand within Etobicoke and it reduces our global competitive edge.
4. As it stands, we are expecting to require another building in the next 3-5 years to accommodate our growth. If the industrial land catchment area for us becomes too small we will be forced to consider relocating out of Toronto/Etobicoke and the city loses another company, the associated tax-base and the commensurate jobs, all of which make the city vibrant and diversified.

Whilst 11.6 acres might not be a significant amount of land, it is part of the creep that will cause manufacturers such as ourselves to consider alternatives in other locales, or for that matter, to use the precedence of 340-364 Evans Avenue for our own request for a conversion. (from the point of view of fairness, should we decide at some point to request a conversion citing Conversion 103 as precedence and for arguments sake we are turned down – is this fair? Hardly! and likely a reason for resolution by other means.)

I urge you to delay the decision to convert until more studies can be undertaken in respect to the long-term ripple effect of this conversion. I do not see the problem of delaying a decision for 12 to 18 months whilst this study is undertaken. If the study concludes that there is minimal

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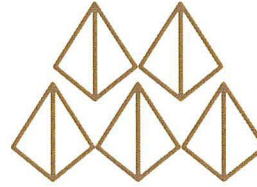
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impact, fine, then do the conversion but if the study concludes that it is not in the interests of the city or the people that may live in the new residential building(s), then also fine. A study (like the Mimico Judson Regeneration Study) is a more fair, open process that allows public access to information and greater participation. To date my understanding is that the application materials before Council for a decision are not subject to routine disclosure to the public.

Another point:

A few years ago I requested that a traffic light or a pedestrian cross walk be placed at the corner of Butterick and Evans. It was to protect my staff as those that take the TTC run a huge personal risk trying to cross Evans (from the bus stop on the north side). I even offered to pay for this. My request was turned down and yet here you are on the verge of approving Conversion 103 further increasing my employees' risk – where is the sense and where is the fairness?

Many thanks

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