

**Klaus Marine Inc.  
17 Arnold St.  
Etobicoke, ON M9A 3R1**

**City of Toronto Planning and Housing Committee  
Toronto City Hall  
100 Queen St. West  
Toronto, ON M5H 2N2**

By Email

Saturday July 1, 2023

**Re: Item PH5.3 - Proposed Conversions at 340-364 Evans Avenue and 12-16 Arnold Street (South Etobicoke)**

Dear Chair - Planning and Housing Committee,

I am writing to express our opposition to the proposed land conversion requests in South Etobicoke, in particular the above noted site located on the west side of Arnold St, directly across from our marine service facility. I believe the proposed redevelopment would negatively impact not only our business but all of the small businesses currently located on Arnold St. including the surrounding area.

A short introduction; Klaus Marine has serviced and supported the recreational marine industry for over 40 years. Our client list includes boaters across a number of recreational boating activities including pleasure craft, fishing, sailing, education, clubs, divers, and commercial service providers. We also provide parts and accessories for the DIY and mobile service companies. A survey of the GTA and surrounding area indicates a significant need for this type of service as there are a large number of the above types of boating enthusiasts and few that can provide the service, sales, and expertise like Klaus Marine. Further more we use services offered by local business for our day to day operations which provide economic activity for the good of the local economy.

We chose this location, over 30 years ago, because of the ability to have our customers deliver and pick up their boats and small engines without interfering with thru traffic. Anyone who has trailered a boat can attest to the challenges this activity can present. As we are located at the end of Arnold St, our impact on local traffic is minimal while offering the boating community as safe and convenient location for their needs. Arnold St. also provided a location where the daily noise created while we carry out our services would not be an issue to the surrounding community.

The proposed construction of and completed project would negatively impact our business as mixing residential and commercial interests, in close proximity, generally creates a negative community atmosphere in terms of traffic, noise, and safety concerns. Assuming there will be children living in the new project, safety, and security of our business becomes a concerning issue.

Our recent research indicates there are no other suitable locations in the general area for our business yet there seems to be an abundance of better options for this type of project else where. As we are one of the last companies that offer this specialized service, leaving the area would create a void in an industry that is crucial to the local marine community. Given the proximity to lake Ontario and the numerous sailing clubs that dot the lake from the Beach to Mimico, a loss to the GTA.

I echo the sentiment expressed by O'Neil Taylor of Steam Whistle Brewery in writing that we also contribute to the overall business ecosystem in the area. "Consequently, we strongly believe that the

proposed land conversion request would only harm our business and industry without offering any tangible benefits. The proposed residential development is also ill-suited for a thriving business environment and would create an isolated living environment for future residents and families.”

Therefore, we sincerely hope that the committee members will carefully consider the long-term implications and refuse this request.”

Best Regards

Mike Sorge

Owner/President

Klaus Marine Inc.

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CC:

Ward 3 Councillor Amber Morley

Councillor Shelley Carroll, Chair, Economic and Community Development Committee

Office of the Mayor, City of Toronto