



July 4th , 2023

EMAILED

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

Attention: Ms. Nancy Martins

Dear Councillor Bradford and Committee Members:

Re: PH 5.3 - Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report

I am writing this letter in opposition to Conversion Request No. 074 which represents the general area south of Rexdale Ave., between Hwy 427 and Hwy 27 (Woodbine Race Track).

IPEX North America is the market leader in Canada for Thermoplastic Pipe and Fittings. We have four Manufacturing / Distribution sites within the Toronto city limits as well as 2 others within the GTA. IPEX employs over 500 people combined at the 4 Toronto sites and produces **much** of the pipe and fittings used in new home builds, commercial real estate builds and Municipal water and sewer projects. Not only in the GTA but throughout Canada. IPEX is the North American division of Aliaxis, a global leader in pipe and fittings systems. Aliaxis' global office is based in Belgium with the North American Head office of IPEX located in Oakville, Ontario.

I am writing this opposition letter as it pertains to our Distribution facility located at 90 Disco Rd., Etobicoke. This location is roughly 30 acres of groomed industrial property that we own and use to store and distribute large pipe and fittings. This location will receive product from our 3 Manufacturing sites in the GTA where it will be stored and then Distributed throughout Canada and the US. The Disco Rd location is extremely important to IPEX since it has enough room to store **very large pipe and can service local Housing builds & Municipal improvement projects.** The proximity to the GTA construction market and to the US border make it a very important and strategic location. Having our factories and distribution centres located within the GTA allows us to be more competitive against US imports in the largest single market in Canada for our products. Our products are extensively used in the construction business. These are comprised of infrastructure, which include sewer and potable water lines. Plumbing and electrical for housing which includes single family, multi-family and high-rise buildings. Finally, industrial site building would also use many of our products. For more information, please visit www.ipexna.com.

The IPEX location at 90 Disco Rd. is less than **150 metres** from the proposed conversion mentioned above. Our concerns over this conversion will not only be the truck traffic associated with our business, which can be as much as 40 loads per day, but we also operate high capacity lift equipment which could pose a noise issue. We currently do not operate 24 hours



per day but given our recent growth, we have entertained the possibility. This could mean truck traffic during the evenings and high intensity lighting on the property. Our site at Disco Rd employs 15 workers with the potential to double this amount in the next 3 to 5 years. It is also important that we can expand our operations at this site to include larger distribution buildings or even manufacturing. We currently are under pressure from a different Conversion Request in Scarborough, close to one of our manufacturing facilities. If we are forced to move from the Scarborough location, this site at Disco Rd. would be our only viable option to relocate in Toronto. For this reason, we need to keep the Class 3 Industrial classification of our Disco Rd. property.

If IPEX were forced to move our location because of this conversion, there would be no viable property options of this size within the Toronto city limits. Our only option would be to relocate outside of the GTA. This would result in loss of jobs for our employees, increase cost to IPEX and our customers and provide less access to the Toronto Construction Industry for our products.

IPEX is a proud corporate partner for the Toronto area and provides many jobs to its residents. We also benefit by being in Toronto given the access to willing workers, both skilled and unskilled. Giving back to the communities we serve is embedded in our culture at IPEX, and we are proud to highlight our 27-year partnership with Habitat for Humanity GTA. Last year, IPEX teams sent 32 staff volunteers to Habitat Build Days in Calgary and Toronto to help deserving families achieve their goal of safe and affordable housing. We are aligned with Habitat Canada's mission to provide affordable housing to families in need of a safe and reliable place to live, and we look forward to continuing our work together.

If this conversion were to go through, we will be greatly impacted for all the above-mentioned risks. Please accept this letter as our opposition and thank you for your consideration.

Sincerely

A handwritten signature in blue ink, appearing to read "Pierre Coulombe".

Pierre Coulombe

VP Engineering

IPEX Management Inc,

pierre.coulombe@ipexna.com

cc. Scott Stclair

Craig McLaughlin