



The Pie Commission Limited  
919 Oxford St.  
Etobicoke Ontario  
M8Z 5T3

## **Item PH27.13 – 350, 360, 364 Evans Avenue and 14–16 Arnold Street**

### **Loss of Employment Lands – South Etobicoke**

**To:**

Chair, Planning and Housing Committee  
City of Toronto  
100 Queen Street West  
Toronto, ON M5H 2N2

**From:**

Patrick Blessing  
President  
The Pie Commission Limited  
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**Date:** January 20, 2026

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Dear Chair and Members of the Planning and Housing Committee,

I am writing to formally express my opposition to the proposed rezoning application identified as **Item PH27.13**, affecting **350, 360, 364 Evans Avenue and 14–16 Arnold Street**, which would convert designated employment lands to residential use.

I was born and raised in Etobicoke and have operated a retail bakery and food manufacturing business in South Etobicoke for over 13 years. I feel deeply privileged to be able to live, work, and employ people within the same community that raised me.

Over the years, our business has relocated three times, each move driven primarily by the need to grow, but also due to the loss or anticipated loss of employment buildings to condominium development. Most recently, we invested significantly to relocate to 919 Oxford Street, just down the road from the subject site. This move allowed us to build a 10,000 square foot, provincially regulated HACCP-certified meat processing plant and bakery retail store, ensuring food safety compliance while supporting business growth in South Etobicoke.

This investment represents a long-term commitment to the area. We are proud to provide full-time, quality jobs, with over 90% of our employees living locally. Shorter commutes support quality of life, workforce retention, and a healthier balance between work and family—outcomes that should be reinforced through sound planning policy.



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At a time of significant economic uncertainty, rising costs, and supply-chain pressures, there has never been a more important moment to support Canadian manufacturing and food production businesses. Small and mid-sized manufacturers rely on stable, predictable operating environments to justify large capital investments, long-term leases, and regulatory compliance. Frequent encroachment on employment lands, or the prospect of displacement, undermines business confidence and discourages reinvestment in local operations. Protecting employment areas sends a clear signal that Toronto values and supports businesses that produce goods, create jobs, and contribute meaningfully to the local and national economy.

South Etobicoke benefits from a strong and interconnected employment ecosystem, including bakeries, meat processors, food manufacturers, and produce suppliers. Proximity among these businesses creates efficiencies that allow locally owned companies to remain competitive while serving the region. Highway access is also critical, allowing trucks and delivery vehicles to move goods efficiently without placing additional strain on residential streets.

Our bakery alone welcomes hundreds of customers each day, many from the surrounding community and others who travel to South Etobicoke specifically to patronize our business and no doubt visit other business locally. . We are proud to be a unique and vibrant part of the local fabric, known for our handcrafted meat pies made with all-butter pastry. Like many independent food businesses in the area, we have made a deliberate decision to remain in South Etobicoke despite higher rents than in other parts of the city, because we believe in and contribute to the character of this community.

Employment lands are increasingly scarce and, once converted to residential use, are almost never recovered. Their erosion threatens not only existing businesses, but also the long-term economic diversity, resilience, and food security of the city. South Etobicoke has historically been a place where people could both live and work locally. Preserving that balance should remain a planning priority.

For these reasons, I strongly urge the Committee to reject the proposed rezoning application and to uphold the protections afforded to employment lands. Doing so supports local jobs, Canadian manufacturers, and the long-term economic health of South Etobicoke.

Thank you for your time and consideration.

Respectfully submitted,

**Patrick Blessing**  
**President**  
**The Pie Commission Limited**