

February 28, 2019

Charles O'Hara  
Ontario Growth Secretariat, Ministry of Municipal Affairs  
777 Bay Street  
c/o Business Management Division. 17<sup>th</sup> Floor  
Toronto, ON M5G 2E5

Re: ERO number 013-4506 Proposed framework for provincially significant employment zones

Dear Mr. O'Hara,

Thank you for the opportunity to write to you and express our support for the proposal on ERO#013-4506 – Proposed framework for provincially significant employment zones. All-Weld is located on two properties on Passmore Ave – 49 Passmore and 14 Passmore within the Milliken Industrial Park which is identified as Area #6 – 404 407 (Milliken) Steeles Kennedy, Toronto (generally bounded by Steeles Ave E, Midland Ave, Finch Ave and Kennedy Rd) on the list of proposed provincially significant employment zones.

All-Weld Company Limited is a Canadian family owned business of which my brother and I represent the third generation of Dunsmoor ownership. The company was founded in 1920 at which time it was located at 82 Chestnut St. behind the existing City Hall. In 1948 the company built a new building at 24 Carlaw Ave and over the years three additions were added while it was fully surrounded by residential homes. The need for further expansion as well as increasing tension and interaction with local residents led us to make what we hoped was our final move in the early 1980's. In 1981 we moved to our existing factory at 49 Passmore where we have again expanded with two additions. Subsequently in 2003 we expanded once again by purchasing an existing factory at 14 Passmore and immediately added a large addition to that facility as well. We now have approximately 72,000 sqft and employ approximately 60 people and have had as many as 95 employees at one point.

We are a heavy metal custom steel fabricator. We have both domestic and international customers. We are involved in projects that are managed by Canadian or American Engineering firms and we also supply equipment direct to customers on every continent (except Antarctica to date).

Our facility and our equipment are highly specialized in order for us to produce the products that we create. A substantial investment has been made not only in the real estate but the internal infrastructure necessary for our machinery and equipment. The decision to move to the Milliken Industrial Park was made at a time when borrowing interest rates were close to 20% because we recognized the potential to establish our roots, our foundation, in an Industrial area where our investment in the infrastructure necessary was not going to be jeopardized or threatened by outside influences, specifically residential complaints and pressures on our operation. It should also be noted here that prior to the purchase of 14 Passmore in 2003 we considered moving from Passmore to amalgamate our machine shop and fabrication area under one roof. During this search we focused 100% on established industrial parks and we did so because that is the logical and most practical

management decision to make. I do not understand the logic of a management team looking to develop a residential building by starting their search or even considering the possibility of the idea of building in an area firmly established as an industrial park.

The Milliken Industrial Park has been the best decision our company has made in our history. The positives are numerous;

- Permitted outside storage – it is not a beautiful yard but it serves our purposes as we store raw materials, partially built components, jigs and fixtures, and other parts that we would never have the space to store inside as we are building our products.
- Industrial Park – being a metal fabricator, with past and future experience with night shifts and open doors during summer months, we make noise. We bang and hammer and grind and machine, all within reasonable limits, while fully respecting our other industrial neighbours. There is an understanding and respect amongst industrial neighbours that we are all doing what we need to do, within the limitations of the law of course, in order to maintain the success of our businesses. Residential neighbours have historically had zero tolerance and the cases of residential neighbours pressuring and calling the ministry are numerous and represent an incredible expense and burden to the business owner.
- Access to large transport trucks – we have shipped huge pieces of equipment, some over 175,000lbs requiring large cranes to lift onto specialized transport trucks. We have large transports delivering raw materials to our facility every day. Our industrial neighbours and their employees understand transports needs and limitations as they are trying to enter into our driveways, whereas most residential commuters have no idea what challenges are present during these operations.
- Access to major highways and suppliers – the Milliken Industrial Park has access to all major highways. Our central location in the GTA offers incredible access to our various suppliers. If this is compared to some of the fabricators that we have been introduced to in some of the States in the US – they are forced to send products to other States altogether to have operations completed on their product – most if not all of our sub vendors can be found locally in the GTA or Southern Ontario region.
- Access to our employees – our employees have an option of driving or taking the bus to work. Many employees are now making the decision to work at a factory based on the daily commute to get to the work. Industrial Parks must be located where people can live and get to the work as efficiently as possible. Industrial Parks cannot be pushed to the outside edges of the city because people cannot get there.
- We have made a significant investment – millions of dollars has been spent on building additions, overhead cranes, power upgrades, machinery foundations, piping of services throughout the factory. The option of moving is ominous and quite frankly could be considered financially impossible at this time. Should we be subjected to pressures to move due to an influx of residential complaints and pressures it may well result in the end of a 100 year history of our company.

Operating in Milliken Industrial Park is simply a good business decision that has served us very well.

For a number of years a group of our neighbours led by D.Crupi & Sons and D.C.M Holdings Limited have been forced to spend an incomprehensible amount of time and money opposing an ill-advised, and politically questionable Steeles-Redlea Regeneration Area Study & Global Fortune Inc – 4665 Steeles Ave East proposal which is recommending the building of three high-rise residential towers within the boundaries of our Milliken Industrial Park. Hundreds of thousands of dollars has been spent by Global Fortune, by the City of Toronto, and by the group of industrial neighbours that have banded together to oppose this proposed development. Studies have been made, meetings and forums have been held, and City Councilors have made explicitly clear that they do not have any compassion or understanding for the businesses that have chosen to establish their companies within the zoned industrial park. Once again I am at a loss for words – the entire exercise has been incomprehensible.

This is an important topic, zoned industrial land is critical to the survival of all of us. People need to live in an area of the city where they have reasonable access to employment. Manufacturers cannot simply pick-up and move to another building when they get squeezed out. The economy does not exist on banks, insurance companies, retail, and office workers alone – someone needs to build the equipment that makes plastic, or chemicals, or pharmaceuticals, or steel, or asphalt, or electricity, etc, etc and that is what All-Weld does and our industrial neighbours do – we build pressure vessels, we pave roads, we build large power resistors and we need a place where we can do this to the best of our ability so that we can employ people, we can support other local businesses, we can pay taxes, and we can be good corporate citizens.

My experience with the Steeles-Redlea Regeneration – Global Fortune issue has shown me how small a voice small to medium size private companies have within our society and this stimulated my decision to volunteer on the board of the Coalition of Concerned Manufacturers and Businesses of Canada (previously the Coalition of Concerned Manufacturers of Ontario) led by Jocelyn Bamford of Automatic Coatings Limited who is both a supplier and customer of All-Weld. For too long the government has focused their attention on big business and big unions, while ignoring small to medium size businesses. Businesses like All-Weld have been left to accept whatever is put our way with little to no voice or influence. It is because of this that I once again would like to thank you for allowing me the opportunity to support and speak on behalf of the initiatives established in the proposed ERO#013-4506 – Proposed framework for provincially significant employment zones.

Please feel free to contact me to discuss this topic further or if there is any further information that I can offer.

Thank you



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