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SENT BY E-MAIL

Mayor Rob Ford and Members of Council
Toronto City Council
Toronto City Hall
2nd Floor, 100 Queen St. West
Toronto ON M5H 2N2

Attention: City Clerk/Marilyn Toft

Dear Mayor Ford and Members of Council:

Recommendations of Etobicoke York Community Council Meeting No. 5; Item EY5.2; Avenue Study for St. Clair Avenue West from Keele Street/Weston Road to Scarlett Road; Council Meeting April 12, 2011

We are writing on behalf of our client Maple Leaf Foods Inc. ("Maple Leaf") with respect to the recommendations of Etobicoke York Community Council ("Community Council") regarding the above-referenced matter. Enclosed please find our letter to Community Council dated March 21, 2011, setting out Maple Leaf's objections to proposed Official Plan and Zoning By-law Amendments (the "Proposed Amendments") as these apply in the immediate vicinity of Maple Leaf's poultry slaughter and processing facility located on Ryding Avenue (the "Ryding Poultry Plant"). As set out in the enclosed letter, the basis of Maple Leaf's objection is that the proposal to re-designate and rezone lands in the immediate vicinity of the Ryding Poultry Plant, and in particular the permissions for new mid-rise residential uses, will create land use conflicts that will prejudice and threaten Maple Leaf's existing and permitted employment uses.

Notwithstanding our letter and oral deputation before Community Council at its meeting on March 22, 2011, the recommendations of Community Council do not respond to the concerns that Maple Leaf has raised. Indeed, notwithstanding Maple Leaf's submissions that the proposed 100 metre setback from its slaughter and processing operations is inadequate, Community Council chose to further compromise the original recommendations of Planning Staff by proposing the elimination of this minimum separation distance for the lands at 2336, 2255, 2237 and 2211 St. Clair Avenue West. The recommendations of Community Council in effect permit mid-rise residential uses as of right on these lands (including the Corsetti property located less than 100 metres from the Ryding Poultry Plant) subject to a holding "H" symbol. These recommendations, if adopted by Council, will deny Maple Leaf, as the major employment use in the area, the opportunity to independently participate in any future required environmental studies

considering adverse impacts from its operations, or to be a party to any proceedings to amend the by-law in order to remove the "H".

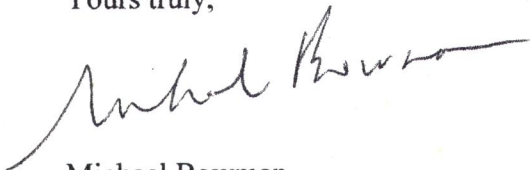
In fact, the Proposed Amendments are being recommended in the absence of any environmental impact studies that specifically consider the potential impact of Maple Leaf's slaughter and processing operations on the proposed new residential uses, and the impact of such new uses on the Ryding Poultry Plant. In its written and oral deputation to Community Council, Maple Leaf requested that the Proposed Amendments be at least deferred in order to permit this necessary review to take place. In this context, Maple Leaf has engaged its own environmental consultant to advise it with respect to the impacts that will result from the introduction of new residential uses in the immediate vicinity of the Ryding Poultry Plant. While this review has still not been completed, preliminary findings do indicate that Maple Leaf's permitted operations will result in material impacts on new residential receptors, particularly on higher floors.

Planning Staff have acknowledged the importance of Maple Leaf's employment uses at the Ryding Poultry Plant in stating that "every effort should be made to retain this important employer." However, the recommendations of Community Council, and in particular the inadequate separation distance provisions, and their elimination in the case of the Corsetti and other St. Clair Avenue properties, will result in land use conflicts that will jeopardize Maple Leaf's employment use and the approximately 700 jobs at the Ryding Poultry Plant.

As we advised Community Council, Maple Leaf wishes to maintain a dialogue with the City and other stakeholders in seeking an appropriate resolution that will protect its existing and permitted uses in the context of future redevelopment. However, meaningful dialogue will not be possible if Council enacts the proposed by-laws to implement the recommendations of Community Council. In this context, we would therefore request that Council at least defer this matter in order to permit Maple Leaf to continue its review and to provide an opportunity for further consultation among Maple Leaf, the City and all other stakeholders.

Thank you for your consideration. Please ensure that we continue to receive all future notices, recommendations and decisions with respect to the Proposed Amendments.

Yours truly,



Michael Bowman
MB:sp
Enclosure