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BY EMAIL

City of Toronto
Planning and Growth Management Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Sir:

**Re: City of Toronto Revised Draft Zoning By-law
Chrysler Canada Inc.
15 Browns Line - Etobicoke Casting Plant**

We are the solicitors for Chrysler Canada Inc. ("Chrysler"). Our client owns and operates the Etobicoke Casting Plant, located at 15 Browns Line, Toronto (formerly Etobicoke). The Etobicoke Casting Plant has been in operation at this location since 1964. This property is directly impacted by some of the provisions in the new Revised Draft Zoning By-law. Our client's property is currently zoned as I.C1 (Class 1 Industrial) in the Etobicoke Zoning By-law and zoned as E 1.0 (Employment Industrial) in the new Revised Draft Zoning By-law.

We write to summarize the following concerns based upon our review of the new Revised Draft Zoning By-law (June 18, 2012). Our further review of the Draft By-law and further revisions thereto may disclose additional concerns beyond those expressed herein.


The new revised Draft By-law establishes a 70.0 metre setback between a property containing a metal factory and a Residential or Residential Apartment Zone category. The lands located south of the Casting Plant are former industrial lands which are, or may in future be subject to applications for mixed-use and/or residential redevelopment. In considering setbacks between existing employment areas and re-developing areas in proximity, the City must be mindful of the goal of protecting designated employment areas, and adopting policies which promote rather than impede their ability to thrive. The proposed 70.0 m By-law setback requirement as it relates to our client's use may very well negatively impact our client's ability to renovate, intensify or expand operation of their manufacturing facility in the future. Such a result would be contrary to the protection and preservation of the designated employment areas.

We respectfully request a review and reassessment of the setback requirements applicable to this site.

If you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Yours truly,

BORDEN LADNER GERVAIS LLP



Rick F. Coburn

FFC/plp

cc: Ulli Watkiss (City Clerk)
Joe D'Ambro (Zoning By-law and Environmental Planning)