

Rick F. Coburn
 T 416.367.6038
 F 416.361.2437
 rcoburn@blg.com

Borden Ladner Gervais LLP
 Scotia Plaza, 40 King St W
 Toronto, ON, Canada M5H 3Y4
 T 416.367.6000
 F 416.367.6749
 blg.com

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2013 MAR 28 P 4: 18

March 28, 2013

Delivered by Email

Frances Pritchard
 Planning and Growth Management Committee
 10th floor, West Tower, City Hall
 100 Queen Street West
 Toronto, ON M5H 2N2

Dear: Chair and Members of the Committee

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

We act on behalf of Chrysler Canada Inc. for the property municipally known as 15 Browns Line, Toronto (formerly Etobicoke). We have examined the Draft Comprehensive City Wide Zoning By-law ("Draft Zoning By-law") released on June 18, 2012 with respect to our Client's property. Through our analysis we identified a number of grievances with the new Draft Zoning By-law and the implications for our Client's property. Subsequent Staff Reports dated September 27, 2012 and October 19, 2012 in the lead up to the November 8, 2012 Draft Zoning By-law, did not resolve the issues we identified. As such we made written submission to the City on November 6, 2012 outlining our concerns and requesting clarification or resolution of same.

We attended the preliminary Statutory Open House held on February 6, 2013 as well as the Statutory Public Meeting on March 6, 2013. We also reviewed the Staff Reports dated January 22, 2013, February 26, 2013 and February 28, 2013 and concluded that our Client's concerns still persist and have not been resolved. Consequently we write to the Planning and Growth Management Committee to reiterate our concerns in an effort to reach a resolution before enactment of the City Wide Zoning By-law and to avert the need for appeal by our Client in the future.

Enclosed is a copy of our original letter of concern, dated November 6, 2012.

We thank you for your attention to this matter and look forward to an opportunity to work with you to resolve these concerns.

Sincerely,
BORDEN LADNER GERVAIS LLP

A handwritten signature in black ink, appearing to read 'R. Coburn', with a stylized flourish at the end.

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November 6, 2012

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.

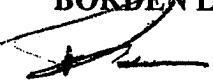
The new revised Draft By-law establishes a 70.0 metre setback between a property containing a metal factory and a Residential or Residential Apartment Zone category. The lands located south of the Casting Plant are former industrial lands which are, or may in future be subject to applications for mixed-use 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)