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**File No. 028649/ 000173**

December 11, 2013

**Delivered by Email (clerk@toronto.ca)**

City Clerk  
City Hall  
100 Queen Street W  
12<sup>th</sup> Floor  
West Tower  
Toronto, ON M5H 2N2

Attention: Marilyn Toft, Secretariat, City Council

Dear Mayor and Members of City Council:

**Re: Chrysler Canada Inc.**  
**City File: Proposed Official Plan Amendment Pertaining to Economic Health and Employment Lands Policies and Designations**  
**Property: 15 Brown's Line**  
**City Council meeting December 16, 2013, item PG28.2**

We represent Chrysler Canada Inc., owners of Etobicoke Casting Plant, located at 15 Brown's Line, Etobicoke ("Subject Property"). The Subject Property is currently an industrial site and has been in operation since 1964.

We have had an opportunity to review the staff report dated November 5, 2013 and the draft Amendment 231 to the City of Toronto Official Plan. We also attended the Planning and Growth Management Committee ("Planning Committee") on November 21, 2013.

Our client's property is located just north of a redevelopment area which is designated for mixed use residential development and directly east of an existing residential area. The Subject Property is designated Core Employment Areas in the draft Official Plan Amendment ("OPA"). We have submitted a similar letter to Planning Committee on November 20, 2013, making the same request as this correspondence. Attached for ease of reference is a copy of the letter.

Our comments in the November 20, 2013 letter were not addressed and as such, our client again, requests that its property be designated General Employment Area as it would better capture what is currently permitted in the Toronto Official Plan for its site from an Official Plan policy

perspective. The Subject Property is located in the peripheries of an Employment Area, which is the general location of General Employment Area lands.

Similarly, to our November 20<sup>th</sup> letter, our client continues to support policy 2.2.4 (5) as it recognizes the importance of existing industries and provides a policy to fairly assess new sensitive-use development applications that may negatively impact industries such as our client's industrial lands at 15 Brown's Line. We submit that this policy represents good land use planning and that our client wants to ensure that this policy remains the in OPA.

Draft policy 2.2.4 (5):

*New residential and other sensitive land uses where permitted outside of, but adjacent or near to, Employment Areas will be appropriately designed, buffered and/or separated from impactful industries as necessary to prevent or mitigate adverse effects from noise, vibration, traffic, odour and other emissions and contaminants upon the occupants of the new development, and lessen complaints and their potential costs to businesses. The costs of studies and mitigation measures shall be borne by the developer of the new residential or other sensitive land uses outside of, but adjacent or near to, the Employment Area.*

We thank you in advance in considering our client's comments. We will continue to monitor this draft OPA and if warranted we reserve the right to make further comments and appeal to the Ontario Municipal Board, if required.

Should you have any questions, do not hesitate to contact the undersigned.

Best regards,



May Luong, MCIP, RPP

cc: Ulli Watkiss, City of Toronto Clerk  
Paul Bain, Project Manager, City of Toronto  
Rick Coburn, Borden Ladner Gervais  
Client

TOR01: 5419894: v1

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**BLG**  
Borden Ladner Gervais

**File No. 028649/ 000173**

November 20, 2013

**Delivered by Email (pgmc@toronto.ca)**

City Clerk  
City Hall  
100 Queen Street W  
10<sup>th</sup> Floor  
West Tower  
Toronto, ON M5H 2N2

Attention: Nancy Martins, Administrator, Planning and Growth Management Committee

Dear Members of Planning and Growth Management Committee:

**Re: Chrysler Canada Inc.**  
**City File: Proposed Official Plan Amendment Pertaining to Economic Health and Employment Lands Policies and Designations**  
**Property: 15 Brown's Line**  
**Planning and Growth Management Committee meeting November 21, 2013, item PG28.2**

We represent Chrysler Canada Inc., owners of Etobicoke Casting Plant, located at 15 Brown's Line, Etobicoke ("Subject Property"). The Subject Property is currently an industrial site and has been in operation since 1964.

We have had an opportunity to review the staff report dated November 5, 2013 and the draft Amendment 231 to the City of Toronto Official Plan. Our client's property is located just north of a redevelopment area which is designated for mixed use residential development and directly east of an existing residential area. The Subject Property is designated Core Employment Areas in the draft Official Plan Amendment ("OPA").

In reviewing the policies for the two proposed Employment designations (Core Employment and General Employment), our client requests that their property be designated General Employment Area as it would then capture closer of what is currently permitted in the Toronto Official Plan for their site from an Official Plan policy perspective. The Subject Property is located in the peripheries of an Employment Area, which is the general location of General Employment Area lands.

We see no other potential issues at this time with draft OPA 231 with respect to the Subject Property and particularly, we are in support of policy 2.2.4 (5) as it recognizes the importance of existing industries and provides a policy to fairly assess new sensitive-use development applications that may negatively impact industries such as our client's industrial lands at 15 Brown's Line.

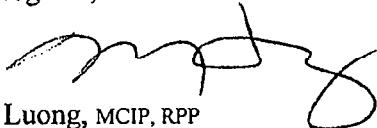
Draft policy 2.2.4 (5):

*New residential and other sensitive land uses where permitted outside of, but adjacent or near to, Employment Areas will be appropriately designed, buffered and/or separated from impactful industries as necessary to prevent or mitigate adverse effects from noise, vibration, traffic, odour and other emissions and contaminants upon the occupants of the new development, and lessen complaints and their potential costs to businesses. The costs of studies and mitigation measures shall be borne by the developer of the new residential or other sensitive land uses outside of, but adjacent or near to, the Employment Area.*

We thank you in advance in considering our client's comments. We will continue to monitor this draft OPA and if warranted we reserve the right to make further comments and appeal to the Ontario Municipal Board, if required.

Should you have any questions, do not hesitate to contact the undersigned.

Best regards,

  
May Luong, MCIP, RPP

cc: Ulli Watkiss, City of Toronto Clerk  
Paul Bain, Project Manager, City of Toronto  
Rick Coburn, Borden Ladner Gervais  
Client

TOR01: 5400146: v1