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July 3, 2018

Delivered by Email

Jennifer Renaud
Planner
City of Toronto
Etobicoke York District
2 Civic Centre Ct, Floor 3
Toronto, ON M9C 5A3

Dear Ms. Renaud:

**Re: FCA Canada Inc. (formerly Chrysler Canada Inc.)
408 Brown's Line (the "Subject lands")
Zoning By-law Amendment Application
Municipal File #: 16 204076 WET 06 0Z**

We represent FCA Canada Inc. (formerly Chrysler Canada Inc.), owner of the Etobicoke Casting Plant located at 15 Brown's Line, southeast of the Subject lands.

We understand that this matter will be before Etobicoke York Community Council on July 4, 2018.

Given that the proposal is for a mixed-use development that includes residential use and our client operates an existing industrial facility in proximity to the Subject lands, our client's initial concerns with the application are with respect to compatibility issues.

In light of this current application for the Subject lands, we are requesting as a preliminary comment that the language below be included in the Zoning By-law, should the applications be recommended for approval, in order to protect the existing industries in the surrounding area:

"The Owner shall include a noise and odour warning clause indicating the proximity of the subject lands to industrial operations east of Brown's Line and north of the rail corridor, into:

- i. any agreement of purchase and sale or lease of premises for all or part of the site;*
- ii. any disclosure statement in respect to any sale of condominium units proposed to be developed on the site; and*
- iii. any declaration in respect of any condominium corporation to be created for any portion of the site."*

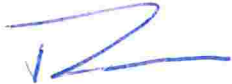
We reserve the right to make additional comments upon review of additional material/studies filed by the applicant.

Furthermore, we kindly request to be placed on the circulation list to receive any Community, Committee/Council meeting notices and decisions relating to this matter.

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

Yours truly,

BORDEN LADNER GERVAIS LLP



Rick F. Coburn

cc: Ulli Watkiss, City of Toronto Clerk
Rosemary Mackenzie, Etobicoke York Committee Administrator
Neil Cresswell, City of Toronto, Director of Community Planning, Etobicoke York District