



*Please refer to: Barry Horosko (Ext. 339)
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January 9, 2019

Etobicoke York Community Council
399 The West Mall, Etobicoke
ON M9C 2Y2

Attention: Rosemary MacKenzie

Dear Ms. MacKenzie,

**Re: Community Council Meeting of January 15, 2019 Agenda
Agenda No. EY2.4
Planning Application Number: 18 133602 WET 05 OZ
5509 Dundas Street West**

We act as legal Counsel to Westowne Mazda, the owners of 5507 and 5511 Dundas Street West.

5507 and 5511 Dundas Street West are located immediately adjacent to both sides of the above referenced application and accordingly the owners have an interest in and concern with respect to this application.

We note a number of the matters that are raised in the planning report and concerns identified therein. Our client shares in these concerns which include in particular the matters of access to the site, any potential resulting impact on the adjacent lands as well as the need to clearly establish what are appropriate separation distances to protect for future development between the abutting properties and to make sure that the applicant herein is providing an appropriate set back to the mutual property lines.

In particular, our client will be looking to the City to ensure that for the future potential development of their properties that separation distances between the developments are being equally treated.

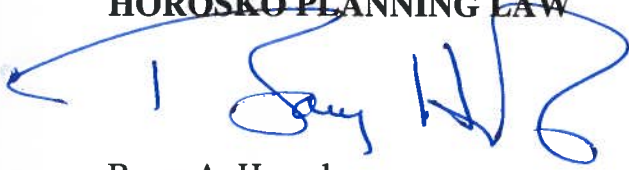
An initial review of the Applicant's Noise Report does not include any reference to our clients existing business activities. Westowne Mazda is a service and vehicular repair facility. Loud speakers are used for paging. Shipping and receiving often occurs between 9pm and midnight.

Typical service work includes use of air hammers, impact guns and use of an industrial compressor. It would appear that further investigation is necessary.

Please be advised that we have had initial discussions with the applicant and look forward to continuing these discussions as this matter proceeds. We are hoping that the concerns referenced herein can be addressed through the planning process and that these matters will be resolved. Please keep us informed as this matter proceeds.

Yours very truly,

HOROSKO PLANNING LAW



Barry A. Horosko

Cc D. McKay, MHBC Planning

M. Spaziani, Michael Spaziani Architect Inc.

Clients

Karsten von Wersebe, (Applicant)

Rylan Waugh, (Applicant)

Sarah Henstock, Toronto Planning Department