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Delivered by Email (phc@toronto.ca)

Nancy Martins, Administrator, Planning and Housing Committee
10th Floor, West Tower
100 Queen Street West
Toronto ON M5H 2N2

To The Chair, Members of the Committee, and Ms. Martins:

Re: Comments re PMTSA in Official Plan Amendments 544 & 570 (“OPA 544” and “OPA 570”), Pursuant to Sections 16(15) and 26 of the *Planning Act* Item PH35.16, Special Public Meeting July 5 at 1:45 pm

We represent FCA Canada Inc. (formerly Chrysler Canada Inc.), owner of the Etobicoke Casting Plant located at 15 Brown’s Line, Etobicoke (the “**Facility**”). The Facility is located immediately adjacent to the proposed Long Branch Protected Major Transit Station Area (“**PMTSA**”), (SASP 646, OPA 544). Our client is concerned about the identification and location of the PMTSA proximate to the Facility. As shown on Figure 1 (below) and Attachment 7 to the Staff Report (p 33, Map 2 of SASP 646 (OPA 544)), the northeast border of the Long Branch PMTSA has been extended north of Lakeshore Road and east to the CNR right-of-way. As a result of the changes, it would be bordering on the south and the west boundaries of the Facility.

The identification of the Long Branch PMTSA, even without this expansion, is problematic, given its proximity to the adjacent employment and industrial area, including the Facility. FCA is one of many industries in this Provincially Significant Employment Zone (“**PSEZ**”) that could be negatively impacted by the identification of the Long Branch PMTSA. Our client employs in excess of approximately 350 employees at the Facility, who work to produce aluminum die casting for a variety of Chrysler, Jeep®, Dodge and Ram vehicles. The Facility has been at this location for approximately 80 years, having been built in 1942 to support the World War II war effort, purchased by Chrysler in 1964, and expanded in 1965 and 1998. The proper functioning of the Facility is essential to FCA Canada Inc.’s business and continued success, which in turn contributes to the City’s reputation.

The City and Province have invested significant time and effort to identifying and protecting the Facility and surrounding industrial area as one of the few PSEZs in the City. This protection recognized the important role this area plays in the City and Province’s employment and industrial sectors. The identification and expansion of the Long Branch PMTSA threatens to unwind those protections, contrary to Provincial and City policies requiring their protection and the avoidance of land use incompatibility.

For years, our client has been actively monitoring planning applications in the general vicinity that have the effect of introducing sensitive receptors to the area that could be incompatible with the Facility and surrounding industry. The identification of the PMTSA adjacent to this area, its proposed expansion, and, in particular, the associated intensification policies and minimum densities, will encourage the introduction of even more sensitive uses and create additional land use compatibility issues with the Facility and the PSEZ as a whole.

For example, the amendments would almost double the Minimum Planned Density for the Long Branch PMTSA from 78 to 150 (Staff Report, p 13, OPA 544 & OPA 570). This high minimum poses a threat to adjacent industry and is expected to introduce serious issues of incompatibility.

Our client strongly encourages the Committee to consider deferring the Long Branch PMTSA designation and associated policies pending further consultation with the industries in the employment area impacted by the Long Branch PMTSA. The Committee should recommend the addition of the Long Branch PMTSA to the list of MTSA/PMTSAs requiring additional work or local area studies (Staff Report Attachment 8, p 35), and should recommend additional study of anticipated compatibility issues with this PMTSA. Further, please consider generally or site-specifically reducing the Long Branch PMTSA intensification and minimum density requirements.

Thank you for considering these comments. If you have any questions or require additional information, please do not hesitate to contact us. We request to be notified of the City's decision.

Sincerely,
BORDEN LADNER GERVAIS LLP



Rick F.F. Coburn and Katie Butler
cc: Lori Shalhoub (FCA Vice President, General Counsel/EA)

Figure 1: Excerpt from Staff Report p 33 of 36, Attachment 7: Map 2 showing the expansion in orange and the Facility:

