



**STAFF REPORT
ACTION REQUIRED**

**49, 53 and 55 Judson Street - Official Plan and Zoning
By-law Amendment Application - Preliminary Report**

Date:	February 10, 2016
To:	Planning & Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	P:\2016\ClusterB\PLN\PGMC\PG16026

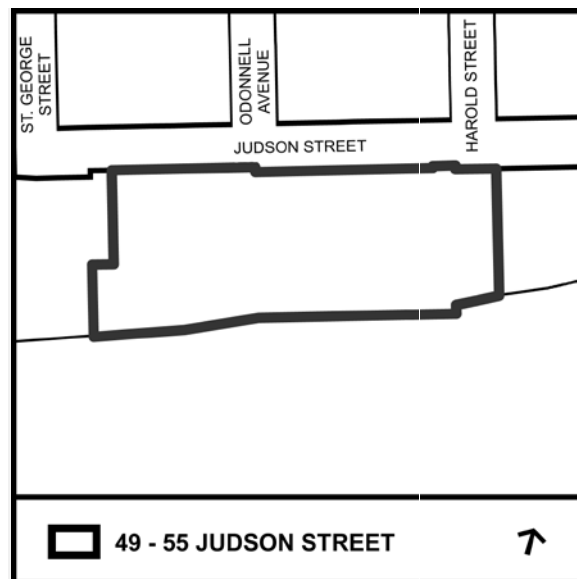
SUMMARY

This application proposes a mixed use development at 49, 53 and 55 Judson Street, consisting of three 4-storey townhouse blocks containing 72 units and two 3-storey commercial buildings with 28 units at the southern portion of the site, all accessed by private laneways.

This site is within the study area of the proposed Mimico-Judson Secondary Plan. This application conflicts with the staff recommendations in the draft Mimico-Judson Secondary Plan, which propose to redesignate the lands from *Regeneration Areas* back to *Employment Areas (Core Employment Areas)*.

This report provides preliminary information on the above-noted application and seeks Planning and Growth Management Committee's directions on further processing of the application and on the community consultation process.

It is recommended that community consultation regarding this application be conducted, in consultation with the Ward Councillor. The completion of the Final Report for this application and statutory public meeting under the *Planning Act* is targeted for the fourth quarter of 2016.



This target assumes the Mimico-Judson Secondary Plan is adopted by City Council, that all required information is provided without delay by the applicant and that issues arising from the application can be resolved in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 49, 53 and 55 Judson Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.
4. Staff be directed to review the application for 49, 53 and 55 Judson Street within the context of the on-going development of the draft Mimico-Judson Secondary Plan and draft Mimico-Judson Urban Design Guidelines.
5. The Chief Planner and Executive Director, City Planning submit the Final Report on 49, 53 and 55 Judson Street to Planning and Growth Management Committee following Council's consideration and decision in relation to the proposed Mimico-Judson Secondary Plan and Mimico-Judson Urban Design Guidelines.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on December 16-18, 2013, City Council adopted Official Plan Amendment 231 (OPA 231) at the conclusion of the Municipal Comprehensive Review of Employment lands as part of the City's Five Year Official Plan Review. OPA 231 brought forward amendments to the Official Plan for economic health and employment lands policies, designations and Site and Area Specific Policies. Through the adoption of OPA 231, lands within the Mimico-Judson area were redesignated from *Employment Areas* to *Regeneration Areas*. Site and Area Specific Policies 433 and 434 were brought forward for the lands to provide additional direction for future change. These lands included 49, 53 and 55 Judson Street in the Mimico-Judson area.

On July 9, 2014, the Minister of Municipal Affairs and Housing (MMAH) approved OPA 231, with minor modifications. The Minister's decision was subsequently appealed to the Ontario Municipal Board.

The decision history on OPA 231 and the MMAH decision can be accessed at the following links:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>
<http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/SIPA/Files/pdf/O/ministers%20decision%20on%20opa%20231.pdf>

On June 22, 2015, the OMB issued an order partially approving OPA 231. The partial approval brought into effect the *Regeneration Areas* designation for the Mimico-Judson area, along with the associated Site and Area Specific Policies. The OMB Order partially approving OPA 231 can be accessed at this link:

[http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/SIPA/Files/pdf/O/PL140860_Signed%20Board%20Order%20\(June%202022%202015\).pdf](http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/SIPA/Files/pdf/O/PL140860_Signed%20Board%20Order%20(June%202022%202015).pdf)

Mimico-Judson is one of seven areas redesignated to *Regeneration Areas* resulting from City Council's adoption of OPA 231. In advance of the Minister's decision on OPA 231, City Planning staff initiated six of the seven *Regeneration Areas* studies, including Mimico-Judson. At its meeting on August 25-28, 2014, City Council received a *Regeneration Areas* Studies Status Report from the Chief Planner and Executive Director, City Planning. The report summarized work and consultation completed and identified emerging issues for this study. The report also identified additional matters each *Regeneration Areas* study would address. This Status Report can be accessed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.17>

At its meeting of January 20, 2016, Planning and Growth Management (PGM) Committee considered a Directions Report dated October 28, 2015 from the Chief Planner and Executive Director, City Planning (Item PG9.2). This report presented the results of the Mimico-Judson Regeneration Area Study. The report included a draft Secondary Plan which would redesignate the lands at 49, 53 and 55 Judson Street, along with others south of Judson Street, back to *Employment Areas (Core Employment Areas)*. PGM Committee recommended that staff distribute the draft Secondary Plan to the public, which is to be considered at a statutory public meeting to be held by PGM Committee on April 6, 2016. This decision can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG9.2>

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. At that time, the applicant was advised that submitting the Official Plan and Zoning By-law Amendment application was premature and was requested not to submit the application until the Mimico-Judson Secondary Plan process was completed and approved by City Council. Notwithstanding this advice, the application was subsequently submitted on November 4, 2015.

ISSUE BACKGROUND

Proposal

The application proposes to amend the Official Plan from *Regeneration Areas* to *Mixed Use Areas*, with a condition limiting uses within 30 metres of the south property line to non-residential uses. The application also proposes to rezone the lands from industrial to employment and residential uses. The majority of the proposed residential uses would be located more than 30 metres from the south property line.

The proposal includes both a residential and a commercial component. The residential component would consist of 72 4-storey townhouses in three blocks. Two blocks would be positioned parallel to the Judson Street property line and one would be perpendicular to the Judson Street property line. The commercial component would consist of 28 3-storey commercial units in two blocks. Both would be positioned approximately parallel to the rear property line. The proposed density is 1.31 times the area of the lot based on 16,921 m² of total gross floor area, consisting of 11,354 m² of residential gross floor area and 5,566 m² of non-residential gross floor area.

Vehicular circulation would be provided by a series of laneways and fire routes around the buildings. The proposed parking includes 72 parking spaces for residents, 24 for residential visitors and 71 for commercial occupants and visitors. All parking would be provided at-grade. The resident parking (72 spaces) would be indoor, at grade and the remaining 95 spaces would be surface parking.

Portions of the south and west property lines are proposed to be lined by new 13 metre acoustical walls. Along other portions of the site boundaries, the existing 6 metre acoustical walls would remain in place.

Site and Surrounding Area

The irregular site is 12,871 m² in size, with 179 metres frontage along Judson Street and a lot depth that varies between 51 metres and 78 metres. There are 3 existing low-rise industrial / office buildings on the site. The existing buildings include an early 20th century house and warehouse, a mid-century office building, a second office building and a number of silos. The site is relatively flat. A portion of the site is currently used as parking for the adjacent concrete batching facility to the east.

Surrounding uses include:

North: Judson Street, and single and semi-detached houses, between 1 and 2.5 storeys on the north side of the street.

South: Willowbrook Rail Yard, the Metrolinx Lakeshore West rail corridor, the Willowbrook rail maintenance and re-fuelling facility, and VIA Rail's train fuelling and maintenance facility.

East: Concrete batching plant owned by ML Ready Mix, including low-rise buildings and silos.

West: Low-rise industrial and office buildings (1 to 3 storeys), a house and portions of GO Transit's Willowbrook Facility.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The PPS provides for efficient development and land use patterns that sustain the financial well-being of the Province and municipalities over the long term. Policy 1.1.3.2(a) states that land use patterns within settlement areas shall be based on densities and a mix of land uses which are transit-supportive, where transit is planned, exists or may be developed. The PPS also provides direction that healthy and livable communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns. In particular, Policy 1.6.9.1 states that planning for land uses in the vicinity of rail facilities shall be undertaken so that their long-term operation and economic role is protected and that rail facilities and sensitive land uses are appropriately designed, buffered and/or separated from each other. This is required to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The Growth Plan employment policies promote economic development and competitiveness by providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs. Policy 2.2.6.2 c) states that municipalities will promote economic development and competitiveness by planning for, protecting and preserving employment areas for current and future uses. Further direction for development near rail corridors is found in Policy 2.2.6.9 of the Growth Plan, which states: "Municipalities are encouraged to designate and preserve lands within settlement areas in the vicinity of existing major highway interchanges, ports, rail yards and airports as areas for manufacturing, warehousing, and associated retail, office and ancillary facilities, where appropriate."

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Metrolinx: The Big Move / Regional Express Rail

The Big Move, the regional transportation plan for the Greater Toronto and Hamilton Area (GTAH), was released by Metrolinx in 2008 and updated in 2013. This Plan sets out how to implement a range of new transit lines and improvements to service in the GTAH over a 25 year horizon. As part of The Big Move, the Regional Express Rail (RER) initiative plans to have electric trains running every 15 minutes or better, all day in both directions, within the most heavily travelled sections of the GO rail network.

As a member of the Mimico-Judson Regeneration Area Study Working Group, Metrolinx has advised that rail ridership is expected to grow from 43 million today to nearly 53 million by 2017 and this growth in ridership and service will demand a larger rail equipment fleet. To meet this growing demand, Metrolinx is expanding its fleet from 52 existing trains (consisting of locomotive + 12 coaches) to 72 trains, which will be primarily serviced and maintained at the Willowbrook Rail Yard.

With the implementation of RER in the next ten years, these expanded fleet numbers are expected to double and Metrolinx has advised that the Willowbrook Rail Yard will fully transition to a 24 hour-a-day operation.

Ministry of the Environment and Climate Change – Land Use Compatibility Guidelines

The Ministry of the Environment and Climate Change (MOECC) land use planning guidelines provide guidance for land use planning authorities to ensure compatibility between new industrial or residential development with existing land uses.

The D-6 Guidelines (Compatibility Between Industrial Facilities and Sensitive Land Uses) classify industrial uses based on their impact and sets out separation distances necessary to ensure compatibility between land uses. The Willowbrook Rail Yard is a Class III facility and the minimum separation distance provided for by the D-6 Guidelines is 300 metres. The D-6 Guidelines recognize that it may not be possible to achieve the required minimum separation distances in areas where infilling, urban redevelopment or transition to mixed use is taking place and sets out a number of considerations for development when uses cannot be separated by distance.

The NPC-300 Guidelines were issued by the MOECC in 2014 to provide guidance on regulations related to MOECC approval of industrial operations that require Environmental Compliance Approvals (ECAs). They are also to be used for land use planning with the objectives of creating compatible land uses and avoiding adverse effects due to noise. NPC-300 seeks to create suitable acoustical environments for the protection of users/occupants/residents of a proposed sensitive land use while protecting the lawful operations of any stationary sources located close to a noise sensitive land use.

The NPC-300 Guidelines also protect transportation corridors or transportation sources of noise when new development of noise sensitive land uses are introduced in their proximity.

As part of the Mimico-Judson Regeneration Area Study, the City retained GHD Limited to provide empirical evidence of noise and vibration impacts of the adjacent road and rail infrastructure. This informed a study by Urban Strategies Inc. with recommendations for built form and land use. Employment uses only were recommended for the Judson Street frontage, including the concrete batching plant at 29 Judson Street and the 49-55 Judson Street site which is subject of this application, based on the Provincial Policy framework and the difficulties in achieving separation and mitigation given the proximity to the Willowbrook Rail Yard.

Federation of Canadian Municipalities - Rail Proximity Guidelines (FCM-RAC)

The FCM-RAC Guidelines were issued in 2013 to provide a consistent approach to the design of buildings in proximity to rail corridors. The guidelines provide for standard mitigation measures of separation distance (300 metres for a rail yard and 30 metres for a main corridor) and safety features.

If standard measures cannot be achieved, a viability assessment is used to evaluate any proposed development in terms of its potential for noise, vibration and safety hazard impact from adjacent rail infrastructure.

Official Plan

The lands at 49, 53 and 55 Judson Street are designated *Regeneration Areas*. *Regeneration Areas* are unique areas of the City that present an opportunity to attract investment, re-use buildings, encourage new construction and bring life to the streets. These areas are key to the Official Plan's population and employment growth strategy and offer the opportunity to reintegrate underutilized areas of the City. The Official Plan states that each Regeneration Area requires a tailor-made planning framework to help guide future growth that is informed by community consultation and a detailed planning study, and that development should not proceed prior to the approval of a Secondary Plan informed by that study.

Site and Area Specific Policy (SASP) 434 applies to area south of Judson Street west of Royal York Road, including the lands at 49-55 Judson Street. SASP 434 states that:

- Employment uses are to be compatible with adjacent and nearby residential uses;
- Major retail developments of 6,000 m² or more are prohibited, however small scale retail and restaurant uses are provided for; and
- A revitalization study for the area be undertaken to encourage economic growth and increase amenitization by addressing improvements to vehicular access, public realm enhancements, provision of amenities and improved pedestrian and vehicular access to the Mimico GO Station.

The *Regeneration Areas* Studies Status Report received by City Council in 2014 identified the following matters that each study should address to ensure a comprehensive planning approach was undertaken:

- Policies to ensure that there is a net gain of employment or employment gross floor area as well as any residential redevelopment;
- A streets and blocks plan;
- A greening strategy and parks and open space plan;
- A public realm improvement strategy to improve streets, sidewalks and boulevards;
- An affordable housing strategy;
- A community services strategy;
- Environmental policies to guide the clean-up of lands and policies for staging;
- Buffering from rail corridors and industry or phasing of redevelopment;
- Transportation policies that encourage walking and transit, particularly direct and safe pedestrian routes to the rapid transit station; and
- The scale of development and transition to adjacent areas.

The lands at 49, 53 and 55 Judson Street are located adjacent to *Employment Areas*. Policy 3.5.1.2 of the Official Plan underscores the need to protect *Employment Areas* as places of business.

The Official Plan includes Public Realm policies, which state that new streets should be public streets. Private streets, where they are appropriate, should be designed to integrate into the public realm and meet the design objectives for new streets (Policy 3.1.1.15). These design objectives are set out in the Council approved Development Infrastructure Policy and Standards.

Development Infrastructure Policy and Standards (DIPS)

City Council adopted Development Infrastructure Policy and Standards (DIPS) recommend criteria for the approval and design of both new public and private streets. DIPS criteria for the approval and design of private streets (mews) give effect to the Official Plan's policy of permitting appropriate exceptions to the general policy that all new streets should be public streets. DIPS reflect the City's design objectives for new streets and include policies generated through consultation between various City divisions, the public and members of the development community.

Draft Mimico-Judson Secondary Plan

Staff have developed a draft of the forthcoming Mimico-Judson Secondary Plan and at its meeting on January 20, 2016, Planning and Growth Management Committee directed the Chief Planner and Executive Director, City Planning to distribute the draft Secondary Plan to the public and report to the April 6, 2016 Planning and Growth Management Committee meeting at a Statutory Public meeting.

In its current form, the proposed development at 49, 53 and 55 Judson Street would significantly conflict with the draft Secondary Plan. First, the draft Secondary Plan would

re-designate all the lands south of Judson Street, including the subject sites, from *Regeneration Areas* back to *Employment Areas*, prohibiting residential uses on the entire site. Second, it would also require a deep landscape setback and multi-use trail along the front property line as part of the Mimico-Judson Greenway, which also conflicts with the current proposal.

Mimico-Judson Urban Design Guidelines

Staff are developing the Mimico-Judson Urban Design Guidelines in conjunction with the Mimico-Judson Secondary Plan. The draft was presented at the January 14, 2016 meeting of the City's Design Review Panel and feedback received. Staff will present the Urban Design Guidelines to Planning Growth Management Committee as part of the Statutory Public Meeting for the Secondary Plan on April 6, 2016.

Zoning

The former City of Etobicoke Zoning Code zones the lands at 49, 53 and 55 Judson Street as IC.2 (Industrial Class 2). The IC.2 zone permits a range of medium and heavy industrial uses. However, area-specific Zoning By-law 339-2012 was enacted by City Council which prohibits some of the more impactful industrial land uses, including asphalt plants, coal refineries and concrete batching plants that would otherwise be permitted by the IC.2 zone on this and other sites on the south side of Judson Street. With these prohibitions, the use permissions on this site are more in keeping with the IC.1 zone uses.

City-wide Zoning By-law 569-2013 zones this site E 1.0 (Employment). Zoning By-law 569-2013 was enacted by City Council in 2013 and is under appeal to the Ontario Municipal Board. Exception Number 54 to the E zone applies to 49 and 53 Judson Street, and to a portion of 55 Judson Street, via By-law 339-2012 and the use restrictions contained therein remain for those lands.

The concrete batching plant at 29 Judson Street, immediately east of the site, is operated by ML Ready Mix, and is a legal non-conforming use as it was established prior to the enactment of Zoning By-law 339-2012, which prohibits concrete batching and other impactful uses on the Judson lands. The site and its operations have been the subject of a number of concerns raised by local residents. To monitor these matters and address these concerns, a staff working group has been convened at the direction of City Council through the adoption of EY 33.13. The staff working group is undertaking a review of appropriate locations for concrete batching, to facilitate the relocation of this facility.

It should be noted that the draft Mimico-Judson Secondary Plan, prepared by Planning staff, does not recommend that the 29 Judson Street site be designated for residential uses. Due to the rail corridor and rail yard to the south, the shape of the 29 Judson Street site and the low-rise *Neighbourhoods* and park across the street, any residential uses on the 29 Judson lands would be constrained.

Site Plan Control

The proposal is subject to Site Plan approval. An application for site plan control has not been submitted.

Urban Design Guidelines for Infill Townhouses

The Urban Design Guidelines for Infill Townhouses articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes and seamlessly integrating new development into the existing context. They provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at:

http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/

Tree Preservation

The application proposes to remove 60 trees in total, including:

- All 42 City-owned trees on lands adjacent to the site; and
- all privately-owned trees on the site, including 18 which are in moderate or good condition and have a diameter at breast height of 30 cm or greater, according to the applicant's arborist report.

The Arborist Report and Tree Preservation Plan will be reviewed by Urban Forestry staff.

Reasons for the Application

The proposed development:

- Does not conform with the Official Plan policies for *Regeneration Areas* which state that a development framework for the area will be developed and that development should not proceed prior to approval of a Secondary Plan;
- Does not conform with the former City of Etobicoke Zoning Code which prohibits residential uses on the site; and
- Does not conform with City-wide Zoning By-law 569-2013, which prohibits residential uses on the site.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale, including a Community Services and Facilities Section;
- Draft Official Plan Amendment;
- Arborist Report and Tree Preservation Plan;
- Transportation Study;
- Functional Servicing Report;

- Noise Study;
- Air Quality Assessment;
- Archaeological Assessment;
- Preliminary Geotechnical Investigation Report; and
- Commercial Opportunities Study.

Revised and additional materials were subsequently provided, including:

- Context Plan;
- Site Elevations;
- Vibration Study; and
- Draft Zoning By-law Amendment.

The application was deemed complete on January 14, 2016.

Issues to be Resolved

- Conformity with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe;
- Conformity with the Official Plan, particularly timing with respect to the approval of the Mimico-Judson Secondary Plan;
- Conformity with the area-specific planning framework in the forthcoming Mimico-Judson Secondary Plan and Mimico-Judson Urban Design Guidelines;
- Compatibility of residential uses with the adjacent employment uses, rail corridor and rail yard, including the concrete-batching plant and the Willowbrook Rail Yard GO Train facilities;
- Conformity with Development Infrastructure Performance Standards (DIPS);
- Conformity with FCM-RAC guidelines;
- Conformity with the MOECC's D-6 air quality guidelines and NPC-300 noise and vibration guidelines;
- Conformity with the City's Urban Design Guidelines for Infill Townhouses;
- Site layout and organization relative to streets and open spaces;
- Block design including the scale, massing and intensity of the proposed development and associated impacts;
- Provision of a public street;
- Provision of appropriate building setbacks from street lot lines;
- Provision and location of landscaping, walkways and on-site amenity areas;
- Heritage value of existing buildings;
- Servicing connections and adequacy of existing municipal infrastructure;
- Assessment of traffic and transportation impacts;
- Parking for motor vehicles and bicycles;

- Loading;
- Waste storage and collection;
- Tree removals and plantings;
- Noise and vibration mitigation measures;
- Streetscape, including land conveyance;
- Parkland dedication or cash-in-lieu of parkland;
- Public Art;
- Review of the Toronto Green Standard Checklist and Template for compliance with Tier 1 performance measures; and
- The provision of appropriate community benefits under Section 37 of the *Planning Act*, should the application be approved.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments, the community consultation process, and the refinement of the Mimico-Judson Secondary Plan and Mimico-Judson Urban Design Guidelines.

CONTACT

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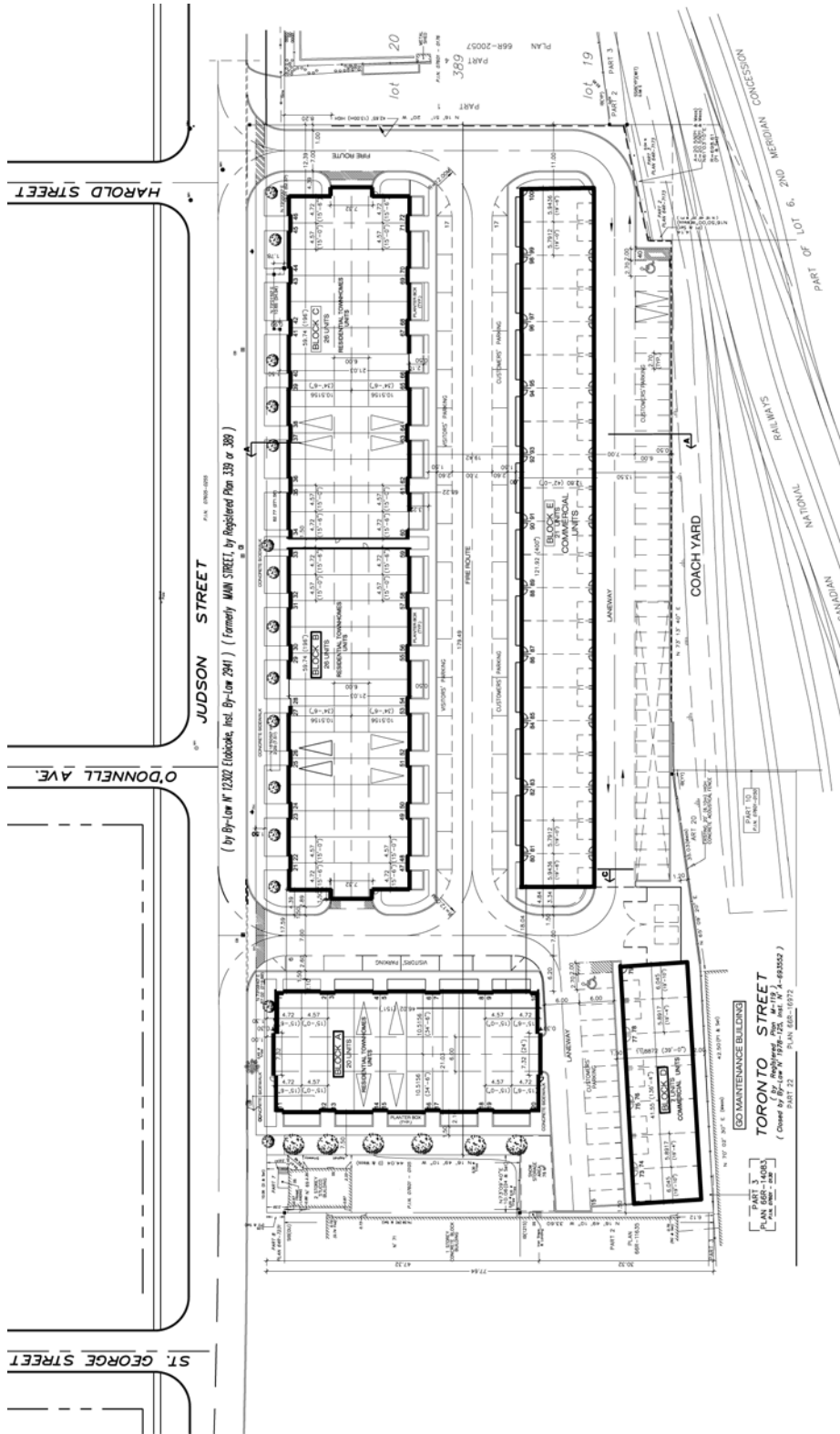
SIGNATURE

Jennifer Keesmaat, M.E.S., MCIP, RPP
 Chief Planner and Executive Director,
 City Planning Division

ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2: Elevations
 Attachment 3: Zoning
 Attachment 4: Official Plan
 Attachment 5: Application Data Sheet

Attachment 1: Site Plan



49 - 55 Judson Street

File # 15 247232 WET 06 0Z

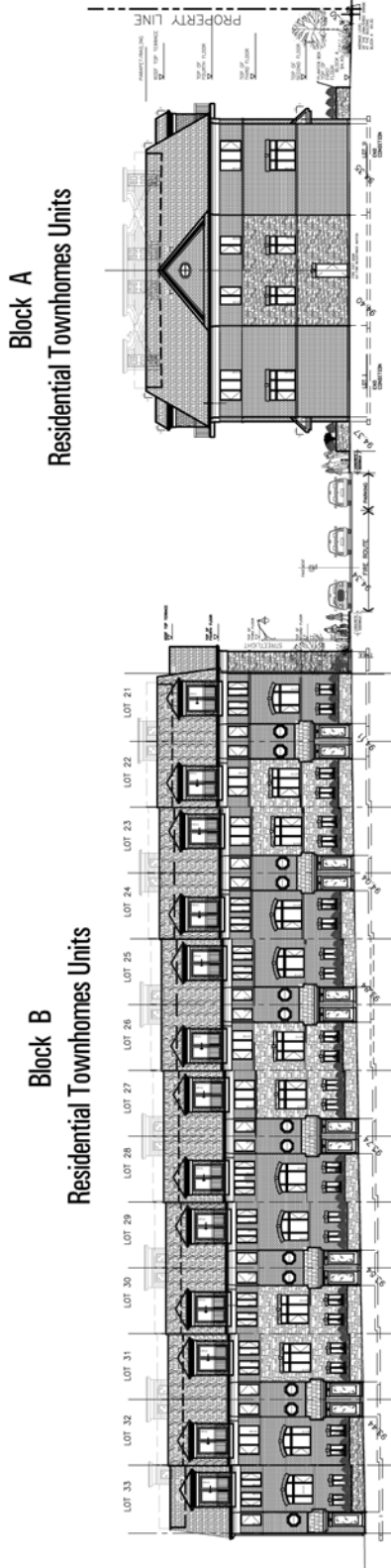
Site Plan

Applicant's Submitted Drawing

Not to Scale
01/07/2016



Attachment 2: Elevations



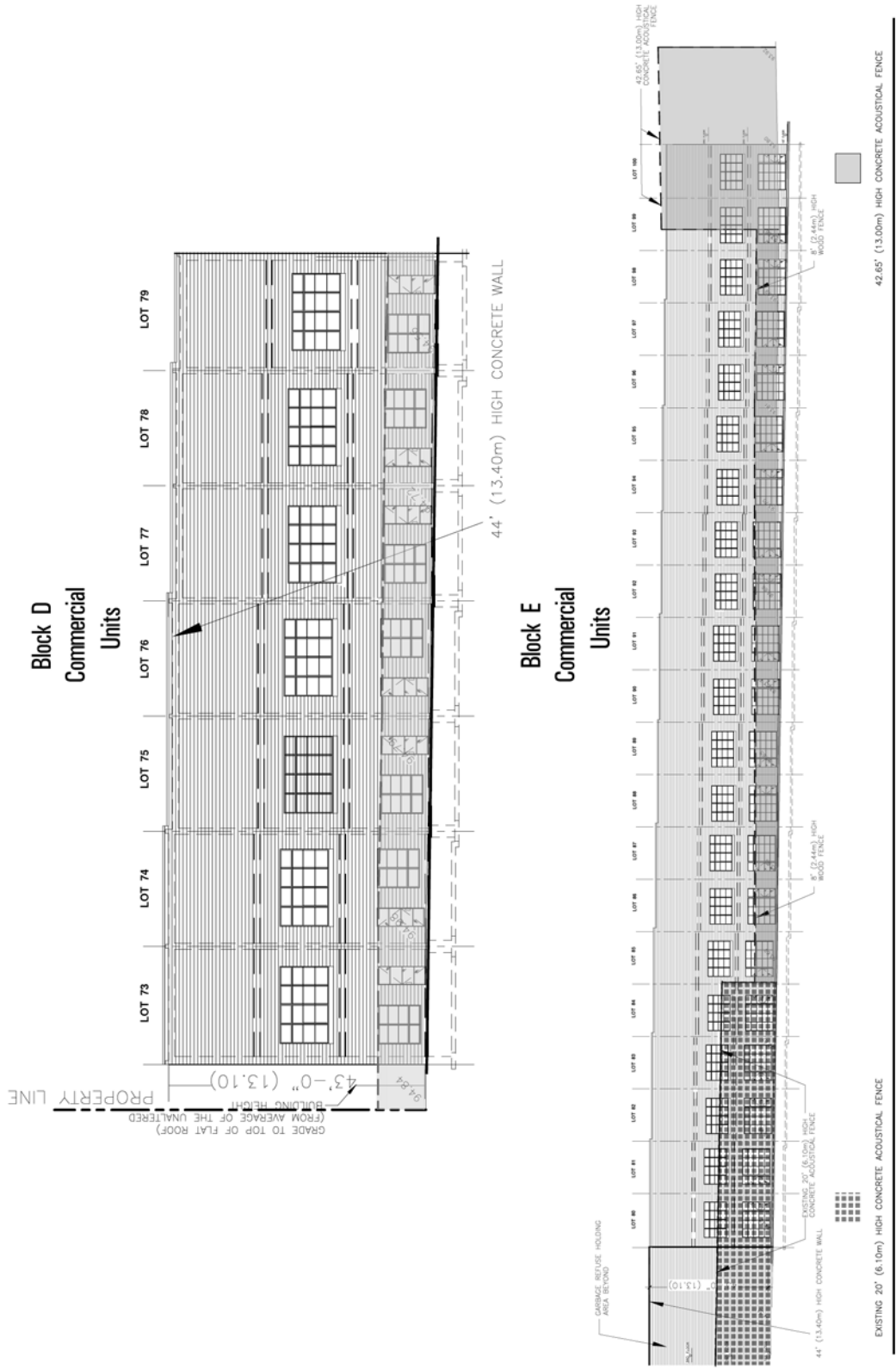
49 - 55 Judson Street

Elevations - South Side at Property Line

Applicant's Submitted Drawing

File # 15 247232 WET 06 02

Not to Scale
01/21/2016



49 - 55 Judson Street

Elevations - South Side at Property Line

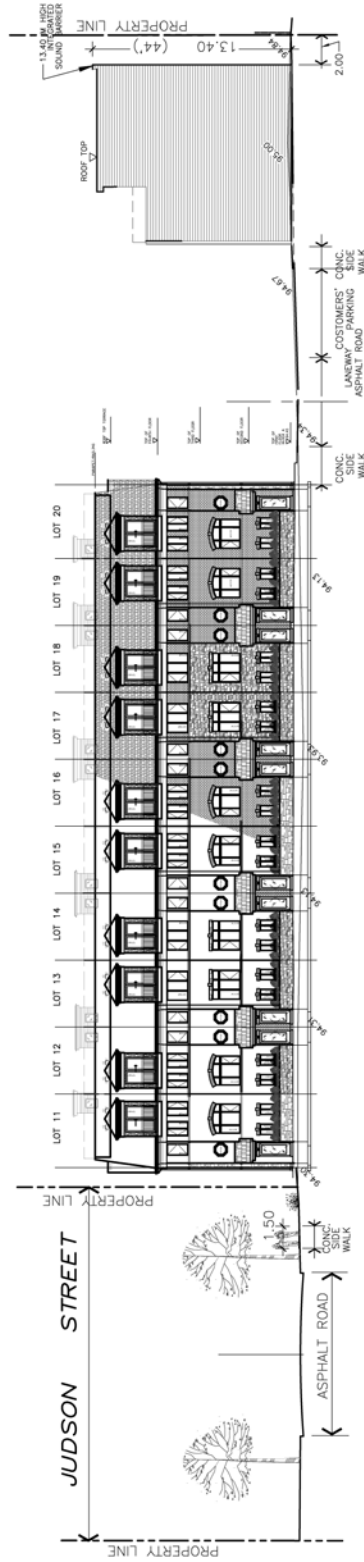
Applicant's Submitted Drawing

Not to Scale
01/21/2016

File # 15 247232 WET 06 0Z

Block A
Residential Townhomes
Units

Block D
Commercial
Units



Elevations - West Side at Property Line

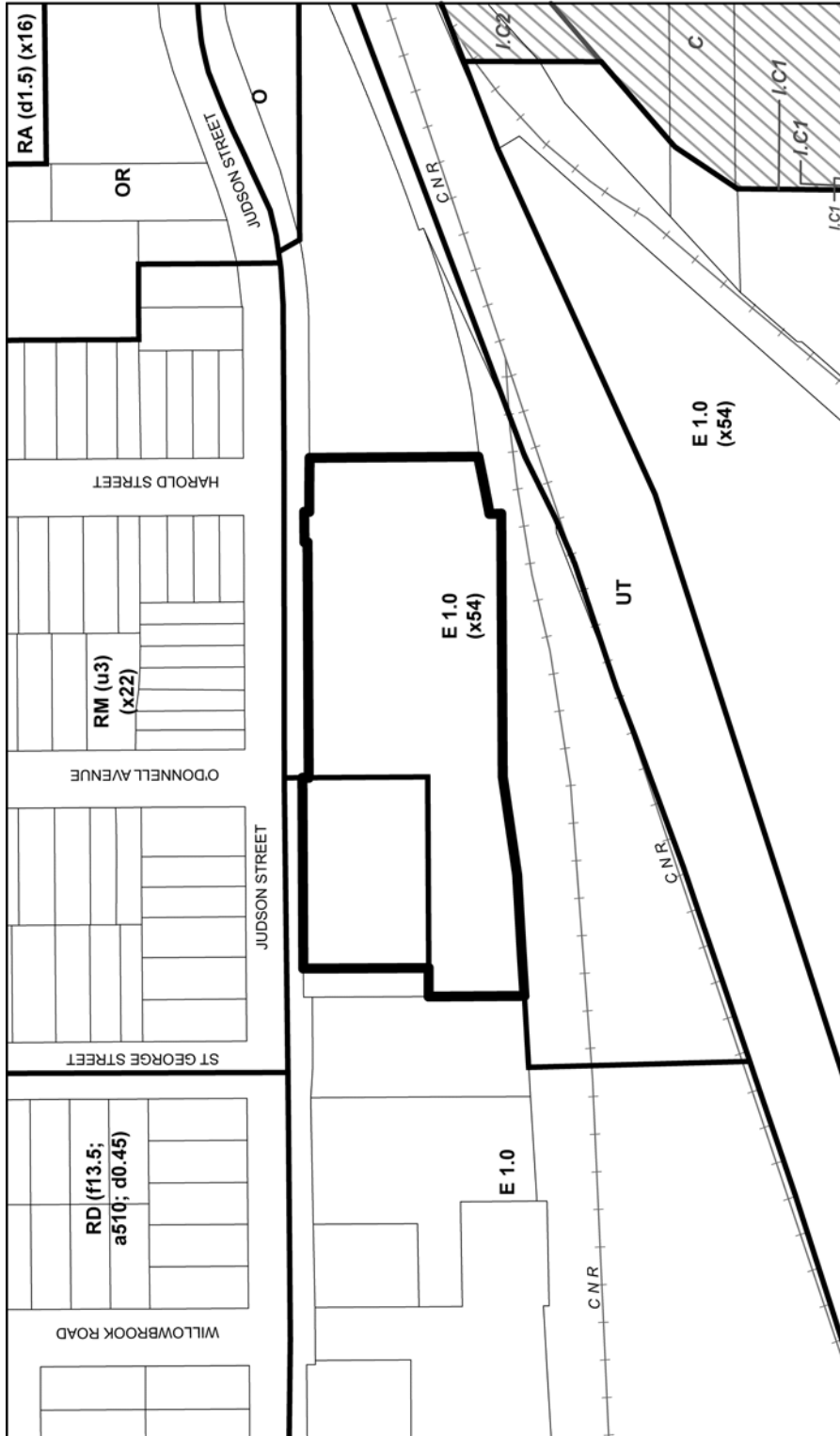
Applicant's Submitted Drawing

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49 - 55 Judson Street

File # 15 247232 WET 06 0Z

Attachment 3: Zoning



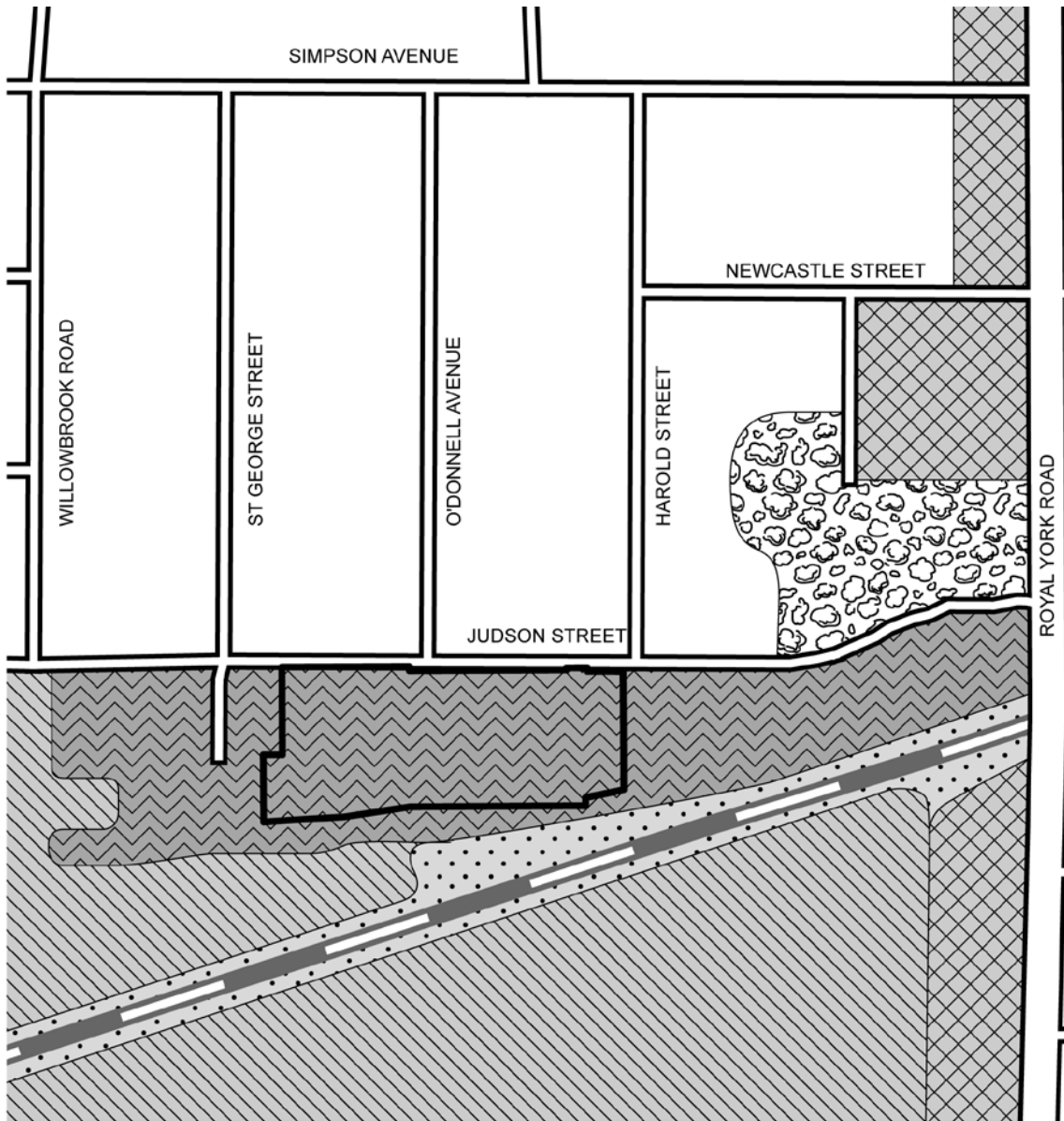
TORONTO City Planning
Zoning By-Law No. 569-2013

49 - 55 Judson Street
File # 15 247232 WET 06 0Z

- Location of Application
 - Residential Detached
 - Residential Multiple
 - Residential Apartment
 - Employment Industrial
 - Open Space
 - Open Space Recreation
 - Utility and Transportation
 - Commercial
 - Check Original (Industrial Class 1 ?)
 - Check Original (Industrial Class 2 ?)
- See Former City of Etobicoke (Mimico) By-Law No. 1930
 See Former City of Etobicoke (New Toronto) By-Law No. 2215

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 Extracted: 01/07/2016

Attachment 4: Official Plan



Toronto City Planning
Extract From Official Plan

49 - 55 Judson Street

File # 15 - 247232 WET 06 0Z

- | | | |
|--------------------------|------------------------|--------------------|
| Site Location | Parks | Regeneration Areas |
| Neighbourhoods | Other Open Space Areas | Employment Areas |
| Apartment Neighbourhoods | Utility Corridors | |
| Mixed Use Areas | | |



Not to Scale
 01/07/2015

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 247232 WET 06 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 4, 2015

Municipal Address: 49, 53 and 55 JUDSON STREET

Location Description: PLAN 339 OR 389 BLK C PT LT 31 AND 32 PT HAROLD ST CLSD PLAN M119 PT LT 57 TO 62 RP 66R14083 PARTS 1 TO 3 PT TORONTO ST CLSD **GRID W0603

Project Description: The proposal includes three blocks of 4-storey residential townhouse units along the south side of Judson Street, containing a total of 72 units, and two blocks of 3-storey commercial condominium units on the southerly portion of the site, containing a total of 28 units. A total gross floor area of approximately 16,921 m² is proposed.

Applicant:	Agent:	Architect:	Owner:
DUNPAR DEVELOPMENT INC.			1742875 ONTARIO INC.

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	SASP 434
Zoning:	I.C2 ,I.C1, E1.0 (x54) 569-2013	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	12871	Height:	Storeys:	3	
Frontage (m):	179		Metres:	13.1	
Depth (m):	51-78				
Total Ground Floor Area (sq. m):	5538				Total
Total Residential GFA (sq. m):	11354		Parking Spaces:	167	
Total Non-Residential GFA (sq. m):	5566		Loading Docks	0	
Total GFA (sq. m):	16921				
Lot Coverage Ratio (%):	43%				
Floor Space Index:	1.31				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:		Residential GFA (sq. m):	11354	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	5566	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	72	Institutional/Other GFA (sq. m):	0	0
Total Units:	72			

CONTACT: PLANNER NAME: Elise Hug, Senior Planner
TELEPHONE: (416) 338-2560