



Mimico Lakeshore Community Network
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November 13, 2017

Nancy Martins, Secretary
Planning and Growth Management Committee
City of Toronto
pmgc@toronto.ca

**Re: Item PG24.4, 39 Newcastle Street – Official Plan and Zoning By-law Amendment
Application – Refusal Report and Supplementary Report**

To the members of the Planning and Growth Management Committee of City Council:

We are writing on behalf of the Mimico Lakeshore Community Network, an umbrella group that brings together seven community groups that are concerned with planning in the Mimico-Lakeshore area.

Our organization wholeheartedly supports the Mimico-Judson Secondary Plan in the form recommended by the City's planning staff and finalized in the Supplementary Report #2 dated June 6, 2016.

The move to designate the neighbourhood as a *Regeneration Area* was *not* initiated by the City's planning staff, but by Etobicoke-York Community Council, on a motion by the local Councillor. Planning staff had actually recommended a revitalization plan that would keep the neighbourhood as an *Employment Area*. Protecting the 228 existing jobs in the area, and attracting more employment, is important for the community and for attaining the goals now enshrined in the Mimico-Judson Secondary Plan.

The applicant Dunpar (CIC Management), owner of three major sites in the vicinity, submitted its original application in July of 2016. The application had been prepared with the advice of planning consultants from the firm Bousfields Inc. This application, with some minor modifications, could have been made to conform to the policies of the Secondary Plan.

The "revised" application of July 2017, prepared with advice from a different firm of consultants, Hunter and Associates, calls for:

- *an increase of 33% in the total Gross Floor Area,
- *37% more residential GFA,
- *63% less non-residential GFA, and
- *40% fewer parking spaces.

The original development proposal for the site included provisions for

- *a grocery store – a significant asset for the residents of the immediate vicinity, as well as providing employment opportunities;
- *the preferred location for the Greenway for cyclists and pedestrians,
- *the required minimum of sunlight on the neighbourhood park, and
- *a 30-metre setback from the railway corridor.

All of these features are missing from the revised proposal. In addition, the towers now being proposed would cast shadows on the residential neighbourhood to the south of the railway corridor. In sum, the “revised” version departs so far from the original that it should be regarded as a new and very different application.

We would have welcomed an outright refusal of this application. In view of the new circumstances resulting from CIC Management’s appeal filed on October 30, 2017, at the Ontario Municipal Board, we urge the Planning and Growth Management Committee to recommend that the City insist on a development proposal that is in line with the original application submitted by CIC Management.

For the Mimico Lakeshore Community Network,

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