



LAKESHORE PLANNING COUNCIL CORP.  
3446 Lake Shore Blvd W, Toronto, ON M8W 1N3  
[www.lakeshoreplanningcouncil.com](http://www.lakeshoreplanningcouncil.com)  
[lpcc.lakeshoreplanningcouncil@gmail.com](mailto:lpcc.lakeshoreplanningcouncil@gmail.com)

November 14, 2017

To: City of Toronto, Planning and Growth Management Committee  
Meeting, November 15, 2017

RE: PG24.4 - Refusal Report – 39 Newcastle Street - Official Plan and Zoning By-law  
Amendment Application

---

The Lakeshore Planning Council Corp. is a non-profit residents' association formed in 1991 and located in Ward 6.

We are a Party to the appeal of the Mimico-Judson Secondary Plan to the Ontario Municipal Board.

We support the recommendations to the Planning and Growth Management Committee to refuse this application, for reasons stated in the Staff Report dated October 23, 2017, and summarized as follows:

- a. The proposal is inconsistent with the Provincial Policy Statement;
- b. The proposal conflicts with the Growth Plan for the Greater Golden Horseshoe;
- c. The proposal does not conform with the City of Toronto Official Plan, including policies related to but not limited to Built Form, Public Realm, Economic Revitalization and Land Use and 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; and
- d. The proposal does not conform with the Mimico-Judson Secondary Plan (OPA No. 331), adopted by City Council on June 7, 2016 and currently under appeal to the Ontario Municipal Board, and is not consistent with the Mimico-Judson Urban Design Guidelines. In particular, the application, in its current form, does not conform with the following matters:
  - i. The Secondary Plan envisions two tall buildings on the subject lands with heights of up to 30-storeys (with a street wall height of 4-storeys), whereas the application

proposes three tall buildings (with a street wall height of 4-storeys) having heights of 22, 30 and 36-storeys.

ii. The Secondary Plan envisions the Mimico-Judson Greenway (multi-use pedestrian and cycling trail) to be located along the south limits of the subject site, whereas the Greenway is proposed along the south side of Newcastle Street and east side of Windsor Street.

iii. The Secondary Plan requires a centralized public park to be located within Block D that would not be in shadow for seven continuous hours during the spring and summer equinoxes whereas the current proposal shadows Block D and only allows for five continuous hours of sunlight on the future parkland during the spring and summer equinoxes.

iv. The Secondary Plan requires a minimum of 0.5 Floor Space Index of non-residential gross floor area for tall buildings, whereas 0.3 Floor Space Index of non-residential gross floor area is proposed.

v. The Secondary Plan requires that any portion of a development containing residential and other sensitive land uses shall be setback a minimum of 30 m from the property line bordering the rail corridor to the south, whereas a setback of 22 m is being proposed.

We agree that City staff should continue discussions with the applicant to negotiate an appropriate development proposal that is in keeping with the Mimico-Judson Secondary Plan and Urban Design Guidelines.

Thank you for your consideration.

Yours truly,



Timothy Dobson, OALA, ISA, Landscape Architect & Arborist  
Chairman  
LAKESHORE PLANNING COUNCIL CORP.