
Chair and Members
Planning and Growth Management Committee
Toronto City Hall
100 Queen Street West
Toronto Ontario
M5H 2N2

November 15th, 2013

**Re: Municipal Comprehensive Review Report
Clarification of Boundary and / or
Designation to Mixed Use; Judson Street**

Dear Chairman and Members:

I act as legal counsel for 1207717 Ontario Inc. the owner of a property at the southeast corner of Judson Street and Islington Avenue.

The property is presently used as a storage yard.

The property is located in an area that contains a combination of Commercial and Industrial uses. Adjacent properties are used for a variety of office, commercial, industrial and warehousing operations.

I am writing to request that your Committee consider a Mixed Use designation for the property at the southeast corner of Judson Street and Islington Avenue.

The property is well located in relation to TTC service on Islington Avenue, and regional transportation at the Mimico GO station. Adjacent properties contain a mix of single family residential use to the north, and industrial and commercial uses to the east, south and west. Mixed use development could provide a transition between the residential community to the north and the industrial uses to the south and west.

I am writing to request that your Committee consider a Mixed Use designation for the property. In summary, our reasons for the proposed redesignation include:

1. The properties are well located in relation to TTC service on Islington Avenue.
2. It is close to the regional transportation station at the Mimico GO station.

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3. Adjacent properties contain a mix of industrial, commercial and residential uses.
 4. The redesignation would provide an opportunity for intensification for office and ancillary retail and / or residential on a site that is strategically located in close proximity to regional transportation and TTC service. Mixed use development could provide a transition between heavy industrial uses further south and west, and the residential community to the north.
 5. Mixed use development would provide a suitable complimentary land use for the continued development of the area.

Thank you for considering this request. Please do not hesitate to contact our offices should you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Atkinson', with a stylized, cursive script.

Ryan Atkinson

RA/jl

E. & O. E.