



May 30, 2016

Mayor Tory and Members of Council

City of Toronto  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Dear Mayor Tory and Council Members :

Re: Mimico-Judson Secondary Plan and Urban Design Guidelines - Final Report

We are planning consultants to 1623707 Ontario Limited, owners of 25 Portland Street, which is located on the south side of Portland Street, at the east end of Block E in the proposed Secondary Plan.

Further to my letter of May 10, 2016 to the Toronto Growth Management Committee, we met with City Staff on May 26, 2016, to discuss our concerns with the proposed Mimico-Judson Secondary Plan and Urban Design Guidelines.

As we indicated in our May 10, 2016 letter, the subject property at 25 Portland Street, of approximately one acre currently supports a number of active and successfully operating industrial/office businesses in a building which has recently been upgraded with significant investment. The owners prefer to maintain, expand and enhance the current use of their property. This specific location is ideal for the uses currently operating on the site.

We are therefore requesting that changes be made to the proposed Secondary Plan and Urban design Guidelines that will provide for:

- maintaining existing uses on the subject property;
- the potential investment and expansion of the existing development on the site based upon the current use permissions;
- the moving/realignment of the proposed Mimico-Judson Greenway and Grand Avenue Extension to the west of the subject property;
- the provision of a buffer to the west of the subject site for any future mixed use/residential development in order to prevent future land use conflict with the uses on the subject property.

Attached to this letter are:

- An aerial photo of the subject property taken May 20, 2016 with the subject property outlined;
- An aerial photo with an overlay indicating the Area Required for the Mimico-Judson Greenway and Grand Avenue Extension (as proposed by the Mimico-Judson Secondary Plan and Urban Design Guidelines) and our Recommended Alternative Location for the Mimico-Judson Greenway and Grand Avenue Extension; and
- An enlargement of the Mimico-Judson Secondary Plan Map 35-2 showing the subject property with our Recommended Alternative Location for the Mimico-Judson Greenway and Grand Avenue Extension.

We request that you incorporate these requested changes in your consideration of the Mimico-Judson Secondary Plan and Urban Design Guidelines should you decide to support the recommendations of the Toronto Growth Management Committee. Thank you for your consideration.

Yours truly,

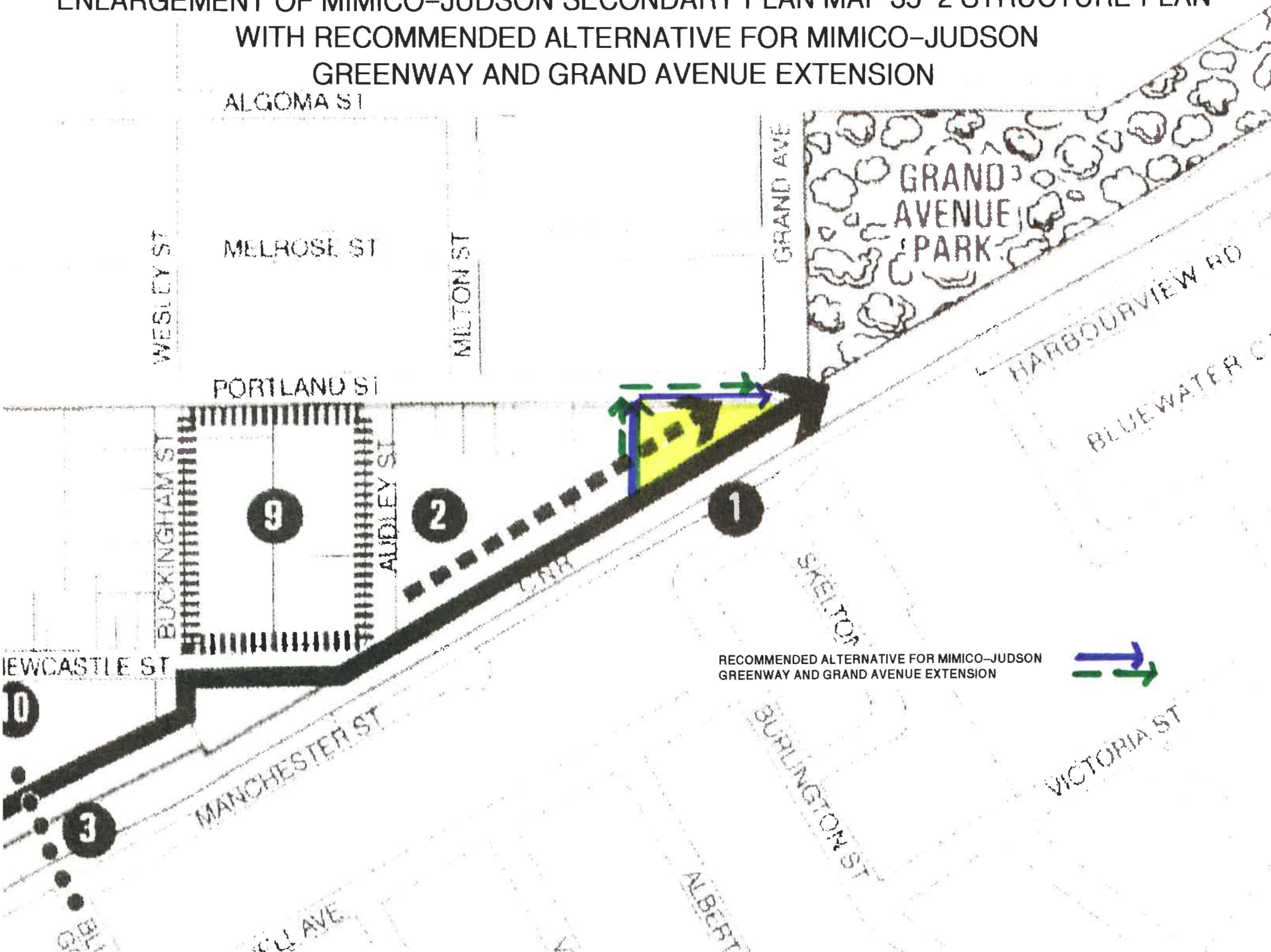
MPLAN INC.

A handwritten signature in dark ink, reading "Michael S. Manett". The signature is fluid and cursive, with a long horizontal stroke at the end.

per: Michael S. Manett, MCIP, RPP.

cc. 1623707 Ontario Limited  
Jeffrey Streisfield, Land Law  
Elise Hug, Planning

ENLARGEMENT OF MIMICO-JUDSON SECONDARY PLAN MAP 35-2 STRUCTURE PLAN  
WITH RECOMMENDED ALTERNATIVE FOR MIMICO-JUDSON  
GREENWAY AND GRAND AVENUE EXTENSION







AERIAL PHOTO – 25 PORTLAND ST., MAY 20/16 by M. MANETT





AERIAL PHOTO - 25 PORTLAND ST., MAY 20/16 by M. MANETT