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June 6, 2016

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

Attention: Mr. Mayor and Members of Council

Dear Mr. Mayor and Members of Council,

**Re: Mimico-Judson Secondary Plan and Urban Design Guidelines
Item No. PG 12.8
Council Meeting of June 7, 2016**

We are legal counsel to 1282555 Ontario Inc. ("Toronto Film Studios") and Chairtex Inc. ("1066266 Ontario Limited"). Both clients have lands within the Mimico- Judson Secondary Plan, east of Royal York Road, and have concerns with the Plan.

Our clients have made submissions detailing their concerns to the Planning and Growth Management Committee meeting of May 11, 2016. (We have also submitted a letter to the Planning and Growth Management Committee meeting dated May 9, 2016.)

We have requested that City Council defer adoption of the Secondary Plan for reasons which include:

- a) A City Park has been unfairly proposed for almost 2/3 of the site owned and operated by Toronto Film Studios. This is the only public park proposed for the Secondary Plan area.
- b) The Secondary Plan requires yet a further Official Plan Amendment to implement the City's vision. The Secondary Plan is not a complete document and leaves issues, such as the park, to private Owners to resolve.
- c) The public debate has focused primarily west of Royal York Road although the majority of land and specific implementation issues remain east of Royal York Road. Significant issues remain unresolved.

- d) Adoption of the Secondary Plan at this stage will precipitate numerous Ontario Municipal Board appeals related to fundamental issues that still exist with the Secondary Plan. This will be costly for all parties and it will delay implementation of the Secondary Plan which is otherwise needed to generate re-investment in the area.

We respectfully request City Council defer adoption of the Secondary Plan and instead direct staff work with area Owners to resolve outstanding issues in the Secondary Plan.

Yours Very Truly,

HOROSKO PLANNING LAW

A handwritten signature in black ink, appearing to read 'Barry Horosko', written over the printed name.

Barry A. Horosko

cc. Clients
D. McKay, Planner
Members of Council