



LAKESHORE PLANNING COUNCIL CORP.

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June 5, 2016

TO: Toronto City Councillors  
 City Council Meeting, June 7, 2016

Re: PG 12.8 - Mimico-Judson Secondary Plan and Urban Design Guidelines - Final Report

We object to the amendment proposed by Councillor Justin DiCiano, who should have disclosed all of his prior business dealings with developer, Dupar Developments Inc., and the fact that his brother worked for Dunpar until July 2015. Councillor DiCiano should have refrained from providing any input into this important Mimico-Judson Secondary Plan (Regeneration) for area residents. Please refer to the linked CBC report:

<http://www.cbc.ca/news/canada/toronto/toronto-councillor-pushes-for-planning-changes-that-benefit-developer-despite-ties-to-company-1.3579582>

Councillor DiCiano's amendment proposes to re-designate Block F on the attached City Plan from Employment Land to Mixed Use, which accommodates the recent development application from Dunpar Developments Inc., who have an interest in lands located within Block F. He cites option 2 of the Urban Strategies report of April 2015, which examines six options in total for Block F. For option 2, Mixed Use, the report states:

- *the option creates a closer interface between employment and residential uses along the new street than exists today, which could result in conflict around servicing access, loading or noise.*
- *the amount of employment that can be accommodated on the site is governed by the amount of surface parking available and what remains may not be adequately sized parcels to attract new employment investment.*
- *In addition, the residential development would need to be reviewed by rail operators to comment on site design and provide input on desired setbacks and appropriate mitigation techniques.*

In describing Block F, the Urban Strategies report of April 2015 further states:

*The Judson portion [**Block F**] of the study area has its own set of characteristics, challenges and opportunities that have shaped the options developed. One constraint to reiterate when evaluating the Judson options is the importance of maintaining the viability of the [GO Transit] Willowbrook Yard*

to the south of the Judson lands. As described in the policy review in Section 5, the long term health and viability of the Willowbrook Yard is of special importance as new land uses are evaluated at this location.

In addition to broad policy objectives, site-specific compatibility issues must be considered in testing options. All new development in the Judson area, employment or residential, must consider compatibility in a range of areas including: noise, vibration, air quality, environmental condition of the land and separation distance. In addition, new development would need to be reviewed by rail operators to comment on site design and provide input on and in some cases, grant approval to, desired setbacks and appropriate mitigation techniques. None of the options that show sensitive land uses have been tested against environmental regulations and all would likely require significant mitigation for noise and potentially air quality. Resultant mitigation to appropriate levels could be to the detriment to the creation of an appropriate living environment or land use outcome, rendering that land use undesirable.

*The Judson options show at least a 30 metre setback from the rail yard for sensitive land uses. The study does recognize that residential development has been permitted closer to rail lines on a site by site basis through a redevelopment process where appropriate mitigation strategies, including berms, noise walks or crash walls were used to reduce the separation distance.*

We also refer to the letter to City Council dated June 2, 2016, (PG 12.8.40) from Greg Percy, Chief Operating Officer for **GO Transit** which expresses opposition to the proposed amendment.

Residents have expressed their support for Block F to remain as Employment Land, as proposed by City Staff, with a deep landscape setback and multi-use trail along the front property line as part of the planned Mimico-Judson Greenway.

In addition, the City has made great effort to protect our existing Employment Lands. A re-designation from Employment Lands to Mixed Use sets a negative precedent for Mimico and the rest of the City, and there is no justification for it.

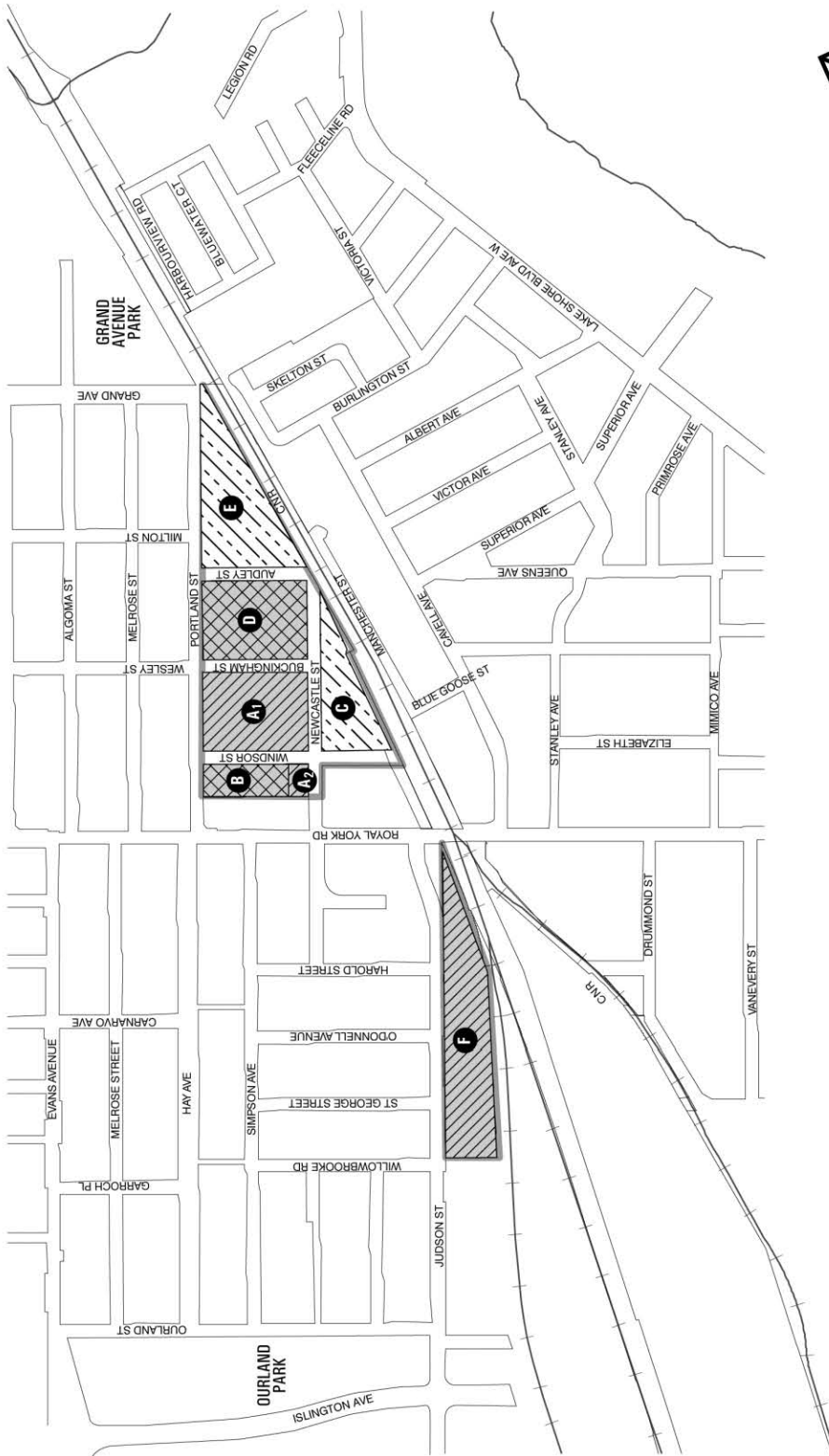
It is the role of the Planning & Growth Committee and City Council to ensure planning for our neighbourhoods and City meets the highest standard possible. It is the developers who must adjust their plans to fit the goals and requirements of Secondary Plans and the Toronto Official Plan so that good, overall, planned outcomes are achieved for our City.

Yours truly,

(signed)

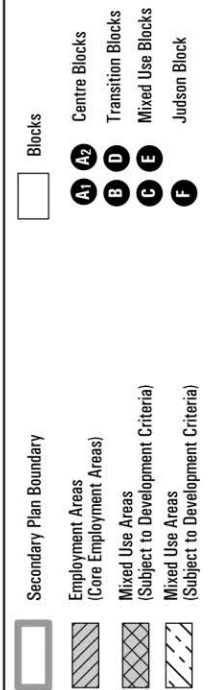
Timothy Dobson, OALA, ISA, Landscape Architect & Arborist  
Chairman  
LAKESHORE PLANNING COUNCIL CORP.

Enc.



## Mimico - Judson Secondary Plan

### MAP 35-3 Land Use Designations



October 2015