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107 Judson Street, Etobicoke, Ontario, M8Z 1A4

VIA E-MAIL

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June 7, 2016

Marilyn Toft, Secretariat
Toronto City Council

12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Mayor Tory and Members of City Council,

Item: PG 12.8: Mimico-Judson Secondary Plan

Sproule Specialty Roofing is the owner of 107 Judson St. which will be impacted by the recent Planning and Growth Committee decision to allow a residential (Mixed Use) development on Judson St, east of our site.

We have owned this property for many years and use it regularly for storage, staging and shipping and receiving materials for our roofing business. We have many clients in the City, including in the downtown area. The nature of the business requires operation at very early hours (pre-dawn) and evenings, and seven days per week. Having an accessible property, in this area of the City with its proximity to the downtown core, is an important competitive asset for our business.

We have attended several of the Mimico-Judson Secondary Plan meetings, and were fully anticipating that this area would be maintained as Employment, as stated in the Planning Report. We were very surprised to find that the Planning and Growth Committee overturned this plan, and decided to allow residential uses on the south side of Judson St. This is even more surprising since it is next to the railyard.

We have a good relationship with the existing residential neighbourhood on the north side of Judson, but are very concerned that new residential developments, especially multi-storey will create conflicts due to noise from our operations, and trucks entering and leaving our property at all hours/days.

Would you please ensure that the area South of Judson St, West of Royal York Rd., is maintained as an Employment Area.

Thank you.

Yours very truly,

A handwritten signature in blue ink, appearing to read "Gordon Sproule", is written over a large, stylized blue circular mark.

Gordon Sproule
Sproule Specialty Roofing Ltd.