



- b) Councillor Grimes advised that ML Ready Mix has erected buildings without a permit. The concrete batching plant owner is also currently in the courts facing various other legal complaints. This strongly suggests that the company is not in compliance with municipal by-laws, and violations could result in the closing of the plant.
- c) In 2012, a zoning by-law was passed that prohibited use of the property for a concrete batching plant. While the prior use as a concrete batching plant (since 2004) may be “grandfathered”, this comes with caveats:
- First is the assumption that the prohibited but “grandfathered” use will **gradually come to an end**. Generally, owners **may NOT upgrade** factory equipment in order to continue the use beyond its expected life span.
  - Second, owners **may NOT expand** the use by making it larger with greater capacity.
- d) Toronto residents need good jobs, located in their neighbourhoods. Re-designating Employment lands to provide more residential townhouses instead is a poor planning decision and contrary to the City’s own Policy. Councillor Grimes and members of Etobicoke York Community Council have not done enough to promote new employment development in South Etobicoke, despite many City incentives:
- To assist new employment development, City Council has adopted a policy to exempt commercial development (above ground floor) and industrial development from Development Charges.
  - To assist new employment development, City Council has adopted a policy to grant-back taxes to eligible development, equivalent to 60% of the municipal taxes paid over 10 years. Eligible development includes offices, convergence centres, high-tech, digital, manufacturing, studios, tourism and transformative projects.
  - To assist existing businesses in remaining competitive, City Council has adopted a policy to reduce business tax rates to 2.5-times the residential rate by 2020. An accelerated reduction to 2.5-times residential by 2015 is available for small businesses.
  - The Province provides a lower education tax rate for new commercial and industrial development.
- e) There is no excuse for City Council to put new residential housing next to a noxious irritant, the GO Transit Willowbrook Train Repair and Maintenance facility, in order to remove another noxious irritant, a concrete batching plant. Mimico-Judson residents do not support this “logic” and neither should City Council.
- f) The following appears in an article by Joe Warmington in the Toronto Sun on November 14, 2012:

*Grimes ... said, he met with Paul Golini, co-founder of Empire Communities, to talk about their plans for the Eau Du Soleil.*

*"I told them we needed something iconic there and I cited the Marilyn Monroe buildings in Mississauga as an example so that's why they hired Zeidler Partnership Architects," he said. "We needed something to be a book end with the Palace Pier and something that will be talked about."*

The two Marilyn Monroe towers in Mississauga are 52 and 50 stories in height. The Empire Communities' buildings at the foot of Park Lawn Road at Lake Shore Blvd West are 63 and 48 stories (heights opposed by City Planning).

Meanwhile, Councillor Grimes has asked City Council for "incentives" for residential developers while also asking City Council for traffic studies and other costly remedies because of the extreme traffic congestion on Lake Shore Blvd West and particularly at the junction with Park Lawn Road. This is not reasonable functioning for a Councillor.

- g) Following a public meeting concerning re-development of the Vincent Massey School property, Councillor Grimes was observed warmly embracing John Zanini and receiving Mr. Zanini's thanks for his support.
- h) The report from the Integrity Commissioner confirms that Councillor Grimes' has a credibility problem. He needs to cease all further real estate brokering efforts for residential developers, and his views concerning land designation for the Mimico-Judson Secondary Plan should be strongly discounted.

On one side of this issue are Councillor Grimes and developer John Zanini and Dunpar Developments. Councillor Justin DiCiano and/or his brother have worked for Dunpar Developments. On the other side are the residents of Mimico-Judson, City Planning, and Metrolinx. The residents of Mimico-Judson have asked the Lakeshore Planning Council to appeal this decision to the Ontario Municipal Board on July 13, 2016. We will be obliged to summon City Planning Staff and staff from Metrolinx as witnesses.

We kindly request that City Council avoid all unnecessary potential future problems by reversing their June 7, 2016, decision and restoring the lands adjacent to the GO Transit Willowbrook yard (Block F) to their proper designation as Employment lands.

Thank you for your reasonable re-consideration of this matter.

Yours truly,

(signed)

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