



Overland LLP
Daniel B. Artenosi
Tel: (416) 730-0337 x. 111
Direct: (416) 730-0320
Email: dartenosi@overlandllp.ca

March 8, 2016

VIA EMAIL

Members of Planning and Growth Management Committee
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ms. Nancy Martins
P&GM Committee Secretariat

Dear Sir or Madam:

**RE: Draft Mimico-Judson Secondary Plan
April 6, 2016, Statutory Public Meeting**

We are the lawyers for Freed Grand Park Development Inc. ("**Freed**"), which is the owner of certain properties pursuant to agreement of purchase and sale within the area bounded by Buckingham Street to the west, Portland Street to the north, and the rail corridor to the south.

Our client has participated in the Mimico-Judson Regeneration Area Study. Our client's land use planner, Bousfields Inc., previously submitted correspondence to the Planning and Growth Management Committee dated November 13, 2015 that identified a number of preliminary concerns with the draft Mimico Judson Secondary Plan attached to the Staff Report dated October 28, 2015 (the "**Proposed Secondary Plan**"). We enclose herewith a copy of the letter submitted by Bousfields Inc.

We understand that the statutory public meeting for the Proposed Secondary Plan is scheduled for April 6, 2016. For the reasons set out below, our client hereby requests that the consideration of the Proposed Secondary Plan, as it would apply to the lands described above, be deferred.

The City has recently engaged in a round table consultation process with landowners in the area described above. Our client has participated in this process. We understand that a number of concerns have been raised with the proposed policy framework. Such concerns include the failure to account for existing environmental challenges for certain lands within the study area, given the historical use of such lands by the City, which may undermine the ability to achieve the planned vision for these lands. We further understand that property owners have expressed concern with the proposed scale of development contemplated for these lands, and the need to further consider how height and density may be accommodated in a manner that optimizes the lands and existing and proposed infrastructure within the study area. This

dialogue, which has only recently begun, provides an opportunity for City Staff and landowners to better understand important factors that should inform the proposed policy framework. We submit that this dialogue should continue before a decision is made by the City in respect of the Proposed Secondary Plan for these lands.

Our client will be proceeding with planning applications for the subject lands, and we have recently met with City Planning Staff for a pre-application meeting. The applications will provide a more informed opportunity to consider the development potential of these lands, taking into account challenges already identified at recent consultation meetings with landowners in this segment of the study area. We submit that a deferral of the City's consideration of the Proposed Secondary Plan as it would apply to these lands is appropriate, given the opportunity for an enhanced review of the development potential of these lands through the pending planning applications.

We look forward to continuing to work with City Staff on these important initiatives. We appreciate your consideration of this matter.

Yours truly,
Overland LLP



Per: Daniel B. Artenosi
Partner

Encl.

c. Councillor Grimes
Jill Hogan, City Planning
Peter Freed, Freed Developments

Project No. 15P732

November 13, 2015

Planning and Growth Management Committee
City of Toronto
c/o Nancy Martins
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Committee Members:

Re: *November 16, 2015 Meeting, Item PG8.10*
Mimico-Judson Regeneration Area Study

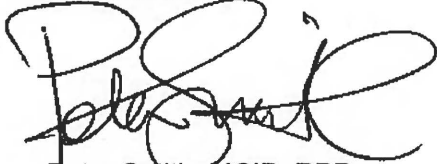
We are planning consultants to Freed Development Corp., which has an interest in lands located east of Buckingham Street in the Mimico-Judson Regeneration Area.

We have had an opportunity to undertake a preliminary review of the draft Official Plan Amendment attached to the above-noted report. On that basis, we have identified a number of potential concerns with respect to the proposed policies, including, but not limited to, the maximum building heights shown on Map 35-6, the prescriptiveness of certain built form and other policies (e.g. Policies 6.3, 6.4, 7.7), certain housing policies (e.g. Policy 7.1, which would require a minimum of 50% of all units to be three bedrooms or more), and the need for additional clarification regarding the intent of the retail limitations in Policy 2.8, the minimum non-residential density requirements in Policy 4.4 and the environmental policies in Section 8.

We look forward to meeting with City Planning staff during the consultation period to discuss our concerns in these regards, and may file a more detailed submission at that time.

Thank-you for your consideration of these preliminary comments.

Yours very truly,
Bousfields Inc.



Peter Smith, MCIP, RPP

cc: *Peter Freed, Freed Development*
Christian Ventresca, City Planning