

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

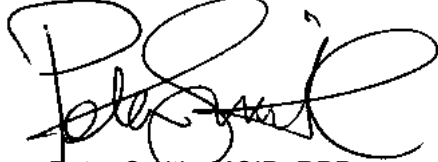
We are planning consultants to Freed Development Corp., which has an interest in lands located east of Buckingham Street in the Mimico-Judson Regeneration Area.

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