

## JAMES LETHBRIDGE PLANNING INC.

Planning Consultant

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January 12, 2016

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

Dear Ms. Martins:

**Re: Item PG8.10 – Mimico-Judson Regeneration Area Study**

We are planning consultants to Teresa De Zen and John De Zen who own property located at 21, 23, 25 and 31 Windsor Street and 18 Buckingham Street in the Mimico – Judson Regeneration Area.

We have had an opportunity to perform a preliminary review of the draft Official Plan Amendment contained in the Directions Report for the Regeneration Area dated October 28, 2015. As a result, we have concerns with respect to policies dealing with land use designations. Specifically, the exclusion of residential land uses in Core Employment Area A as shown on Map 35-3 and all related policies (e.g. Policy 1.1 and 2 Land Use Policy 2.3).

We support Urban Strategies Inc. Final Report summary and recommendations for a "Mixed Use Area" land use designation for the entirety of the Mimico Triangle (7.2 Mimico Triangle) as illustrated by the development options in the report. In addition, we support the position that a geographic approach to defining certain parcels of land for employment and others for residential would not result in equitable redevelopment opportunity for land owners and would not ensure the development of both employment and residential land uses.

We request a meeting with City staff to discuss our concerns in these regards following which a submission will be made prior to the Statutory Public Meeting currently scheduled for February 24, 2016.

We would like to request notice of any matters regarding this item.

Yours truly,

*D. Stein*

*p.p. James Lethbridge, Owner*

James Lethbridge, B.Arch., MRAIC, MCIP, R.P.P.

Cc: Sandro De Zen  
Michael Spaziani