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File No. 702642

April 5, 2016

By E-Mail Only to pgmc@toronto.ca

Ms. Nancy Martins
Administrator, Planning and Growth Management Committee
100 Queen Street West, 10th Floor, West Tower
Toronto, ON M5H 2N2

Dear Ms. Martins:

**Re: Public Meeting
Mimico-Judson Secondary Plan (the "Secondary Plan")
29 Judson Street, Etobicoke (the "Property")**

We are counsel to Remicorp Industries Inc., the owner of the Property. Our client is an associated corporation of ML Ready Mix Concrete Inc., who operates a concrete batching facility on the Property. The current use of the Property as a concrete batching facility is legal non-conforming (or legal non-complying).

We are writing to make our formal written submission regarding the proposed Secondary Plan, in advance of the Committee's Public Meeting on April 6, 2016. We ask that this letter also be forwarded to City Council in advance of its decision on this matter.

Our client's issues and concerns with the Secondary Plan include, but are not limited to, the following:

- i. Our client submits that the appropriate designation for the Property is Mixed Use, as opposed to the proposed designation as Employment Area (Core Employment Area) within Block F on Map 35-3 of the Secondary Plan;
- ii. Our client takes issue with the location and extent of the Mimico-Judson Greenway along the frontage of the Property, as depicted in Maps 35-2 and 35-4 of the Secondary Plan;
- iii. Our client takes issue with the location and extent of the Pedestrian Priority along the frontage of the Property, as part of the Movement Strategy at Map 35-5 of the Secondary Plan; and
- iv. Our client opposes the maximum building height of 4 storeys for the Property, set out at Map 35-6 of the Secondary Plan.



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We understand that the concrete batching facility on the Property directly employs approximately 25 people in basic jobs (e.g. truck drivers, manual labourers, etc.). As such, the current operation does not meaningfully contribute to the City's inventory of employment lands, nor are the jobs of the kind that are in highly desirable sectors. Moreover, a mixed use redevelopment of the Property would likely create an equal to or greater number of jobs, and attract more desirable sectors of employment, including knowledge-based organizations and businesses in the creative sector.

Importantly, the City has previously taken the position that the existing concrete batching use on the property is undesirable and incompatible with the neighbouring residential community. Further, the Final Report prepared by Hemson Consulting, dated October 2015, concluded that the concrete batching operation on our client's property "conflicts with the adjacent neighbourhood".

Our client has previously had discussions with the City and entertained the possibility of relocating its current operation in order to appease the City and local residents, contingent upon redeveloping the Property for a mixed use project. It is our respectful submission that the proposed Secondary Plan provides the City with the opportunity to facilitate the regeneration and revitalization of the Property, and to ultimately realize this end. This opportunity should not be squandered.

Please register Mr. Andy Margaritis of our firm as a deputant to speak to this item.

Please provide our firm with notice of all decisions on this matter.

Yours truly,

DAVIES HOWE PARTNERS LLP


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JMA:MD

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