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April 4, 2016

Our File No.: 143228

Via Email

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

Attention: Nancy Martins, Secretariat

Dear Sirs/Mesdames:

**Re: Item PG11.4 – Mimico-Judson Secondary Plan and Urban Design Guidelines –
Final Report**

We are the solicitors for the owner of approximately 1.5 acres of land at the southwest corner of Audley Street and Portland Street within the Mimico-Judson Regeneration Area. We previously wrote on behalf of our client to provide comments regarding the draft Official Plan Amendment attached to the Directions Report dated October 28, 2015. A copy of this correspondence is attached for your convenience.

We are writing to request a deferral of the above-noted matter.

Our client and its planning consultant (Hunter & Associates Ltd.) have met with City staff to discuss the overall direction for the area, but additional time is required for further discussions. In particular, our client and other landowners have met to initiate a block plan approach for the area and it would be appropriate and reasonable for this work to continue prior to the City making any decision regarding the proposed secondary plan and urban design guidelines. It would appear that these landowners share similar concerns with the draft policy direction and it would be in the public interest for a collective vision for these blocks to be considered as part of the City's area review. We note, for example, that the draft secondary plan prepared by City staff requires the preparation of block plans.

Please also note that the Open House scheduled for last week to discuss this matter was cancelled. It would seem prudent to defer this matter to allow the Open House to be rescheduled because this was supposed to be the opportunity for City staff to present the draft urban design guidelines for public consideration.

We hope that our client's request for a deferral will be granted. Regardless, we would appreciate receiving notice of any City decision regarding this matter.

Yours truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read 'DBronskill', written over the printed name.

David Bronskill

DJB/

cc: Client

6558293

January 19, 2016

Our File No.: 143228

Via Email

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

Attention: Nancy Martins, Secretariat

Dear Sirs/Mesdames:

Re: Item PG9.2 – Mimico-Judson Regeneration Area Study – Directions Report

We are the solicitors for the owner of approximately 1.5 acres of land at the southwest corner of Audley Street and Portland Street (the “Subject Property”) within the Mimico-Judson Regeneration Area.

We have reviewed the draft Official Plan Amendment attached to the Directions Report dated October 28, 2015 (the “Draft OPA”) and are writing to provide our client’s comments regarding the Draft OPA. While our client overall is supportive of the general direction for the Area, including the opportunity for mixed-use intensification of the Subject Property, our client has a number of concerns with certain policies in the Draft OPA.

These comments are preliminary and based on the current staff recommendations:

- The minimum non-residential density requirements in Policy 3.3, and the overall emphasis on a “net gain of employment uses”, may not be the appropriate mechanism to ensure the development of non-residential uses in the Area.
- The built form policies, including the maximum building heights on Map 35-6, are overly rigid and should be revised.
- The requirement for a minimum of 50% of all new residential units to have three or more bedrooms is inappropriate and excessive.
- Policy language to require conformity with non-statutory documents (such as urban design guidelines), especially when they have not yet been released, does not represent good planning.

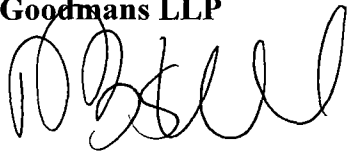
- Further clarification is required regarding the mechanisms to secure parkland in the Area and whether it should be provided as shown on Map 35-2.
- The proximity of potential core employment uses to residential uses and the proposed environmental policies in Section 8 may dissuade desired residential intensification.
- The proposed Block Plan process is overly cumbersome for the Area and would inappropriately require an unnecessary and non-statutory approval process prior to otherwise desirable intensification proceeding in the Area.
- Policies 9.6 and 9.7 are unnecessary and potentially conflict with Policy 6.7. These policies should be deleted.

We would welcome the opportunity for our client and its planning consultant (Hunter & Associates Ltd.) to meet with staff to discuss these concerns. We suspect that there may not be sufficient opportunity for meaningful discussions before the statutory public meeting proposed for February 24, 2016, and would respectfully request that this meeting be deferred to a later date.

Please also accept this letter as our formal request to receive notice of any Committee or Council decision regarding this matter.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

cc: Client

6534307