

Please refer to: ***John M. Alati***
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File No. 703149

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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")
21, 23, 25 and 31 Windsor Street and 18 Buckingham Street, Etobicoke (the "Property")

We are counsel to Ms. Teresa De Zen and Mr. John De Zen, the owners of the Property.

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. We note that there was no Open House in advance of this Public Meeting, and so staff did not have the benefit of complete stakeholder input.

Our client has concerns with respect to the Secondary Plan policies and mapping dealing with land use designations for the Property. 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.'s 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. Furthermore, a mixed use designation on the Property will provide for greater synergy between the nearby residential on adjacent blocks and the potential commercial uses mixed with residential uses on the Property.

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It is our position that the proposed designation of our client's property as solely employment is illogical, given that the block within which it is intended to be located will be immediately surrounded by blocks which are, or proposed to be designated, residential or mixed use. The imposition of an industrial designation on our client's land will result in additional potential for traffic conflicts and would promote the infiltration of heavy industrial traffic into residential neighbourhoods.

Please register Mr. Jim Lethbridge, our client's land use planner, and Mr. Andy Margaritis of our firm, as deputants to speak to this item.

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

Yours truly,
DAVIES HOWE PARTNERS LLP

John M. Alati

JMA:MD

copy: Client
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