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File No. 703149

April 28, 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: Open House
Mimico-Judson Secondary Plan (the "Secondary Plan") and
Urban Design Guidelines
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 in furtherance to our previous correspondence dated April 5, 2016, and in advance of the Open House to be held on May 2, 2016. We ask that this correspondence also be forwarded to Planning and Growth Management Committee and Council before their consideration of any future item dealing with the Secondary Plan and/or Urban Design Guidelines.

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 a "Mixed Use Area" land use designation for the Property. Further, 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.

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



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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.

The City of Toronto has recently produced Urban Design Guidelines for the Mimico-Judson Regeneration Area. Importantly, the Urban Design Guidelines and graphic illustrations do not address residential development on Block A (i.e. the Property) in terms of built form or height. Further, Blocks D and E should be referenced in terms of their relationship to the existing development north of Portland Street (i.e. maximum 6 storey height plus mechanical with a step-back above the fourth floor).

Our client also takes issue with the proposed private internal aisle on all the Blocks, as it would conflict with our client's proposed concept plan (attached). As stated in numerous meetings with staff, our client's position is that it can retain and/or increase the non-residential uses on the Property, while at the same time enhancing the viability of the redevelopment with a balanced inclusion of residential dwellings.

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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