



LAMP Community Health Centre

"Building a Healthy Community"

MAY 10, 2016

VIA EMAIL

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

Attention: Ms. Nancy Martins, P&GM Committee Secretariat

Dear Sir/Madam

Re: **Mimico-Judson Secondary Plan**
May 11, 2016 Statutory Public Meeting

I am writing to you on behalf of LAMP Community Health Centre. LAMP is a well-established community health organization that offers services to South Etobicoke residents.

We are particularly concerned by any potential loss of employment opportunities in the Mimico-Judson Secondary Plan area. The city must protect employment lands for the up and coming new breed of urban micro-manufacturers. A recent article in the Globe and Mail (April 29, 2016) gives a shining example of just how an old bread factory became the breeding ground for a new type of manufacturing.
<http://www.theglobeandmail.com/report-on-business/small-business/sb-growth/an-old-canada-bread-factory-is-the-unlikely-site-of-a-new-type-of-urban-manufacturing/article29631602/>

LAMP CHC also shares the concerns expressed by Metrolinks in locating any new residential development near the existing Willowbrook Yards. Apart from the obvious air quality, noise and vibration issues there are safety concerns to consider. The recent Guidelines for New Development in Proximity to Railway Operations prepared by the Federation of Canadian Municipalities and the Railway Association of Canada (p.18) clearly state that: *"When accidents do occur, the vast majority are non-main track collisions and derailments occurring **primarily in yards or terminals**. Only slightly more than 10 percent of railway accidents are collisions or derailments that occur on track between stations or terminals, including branch and feeder lines, ..."*

Lastly, we express serious concerns about the process and the round about way by which some development applications are choosing to ignore local input from local



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residents and planning staff. At a recent public meeting of a residential proposal for the Judson Street lands, it was brought to our attention that as of July 14th, 2016, a proposal to develop the Judson Street lands as residential/commercial could be appealed to the OMB. In the best interest of the public, it would be helpful to know just how many of the unresolved issues have actually been addressed to-date or all of these to mediated at the OMB:

- Conformity with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe;
- Conformity with the Official Plan, particularly timing with respect to the approval of the Mimico-Judson Secondary Plan;
- Conformity with the area-specific planning framework in the forthcoming Mimico- Judson Secondary Plan and Mimico-Judson Urban Design Guidelines;
- Compatibility of residential uses with the adjacent employment uses, rail corridor and rail yard, including the concrete-batching plant and the Willowbrook Rail Yard GO Train facilities;
- Conformity with Development Infrastructure Performance Standards (DIPS);
- Conformity with FCM-RAC guidelines;
- Conformity with the MOECC's D-6 air quality guidelines and NPC-300 noise and vibration guidelines;
- Conformity with the City's Urban Design Guidelines for Infill Townhouses;
- Site layout and organization relative to streets and open spaces;
- Block design including the scale, massing and intensity of the proposed development and associated impacts;
- Provision of a public street;
- Provision of appropriate building setbacks from street lot lines;
- Provision and location of landscaping, walkways and on-site amenity areas;
- Heritage value of existing buildings;
- Servicing connections and adequacy of existing municipal infrastructure;
- Assessment of traffic and transportation impacts;
- Parking for motor vehicles and bicycles;
- Loading;
- Waste storage and collection;
- Tree removals and plantings;
- Noise and vibration mitigation measures;
- Streetscape, including land conveyance;
- Parkland dedication or cash-in-lieu of parkland;
- Public Art;
- Review of the Toronto Green Standard Checklist and Template for compliance with Tier 1 performance measures; and



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- The provision of appropriate community benefits under Section 37 of the *Planning Act*, should the application be approved.

These are not matters to be mediated at an Ontario Municipal Board.

We support the Planning Staff's recommendations for the Mimico-Judson secondary Plan.

Regards,



Russ Ford, ED
LAMP CHC



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