



Oct 13, 2016

Nancy Martins
The Secretariat
City of Toronto Planning and Growth Management Committee
pgmc@toronto.ca

RE: **File Number: 16 168925 WET 06 OZ**
1x, 2 and 10 Audley Street, 8 Newcastle Street, and 29, 31, 59 and 71 Portland Street
Official Plan and Zoning By-law Amendment Application

Dear Ms. Martins,

I am writing on behalf of the Mimico Residents Association (MRA), to voice the concern of Mimico residents regarding the Official Plan and Zoning By-law Amendment Application submitted by Freed Grand Park Development ("Freed").

The MRA does not support the proposed amendments by Freed as it appears that no attempt has been made to conform to the policies of the recently approved Mimico-Judson Secondary Plan. We have a number of concerns with the current Freed proposal which are identified below:

- The MJ Secondary Plan envisions mid-rise buildings with heights ranging from 6 to 8-storeys on the subject lands with a four storey street wall whereas 5 tall buildings are proposed with heights of 12, 16, 23, 25 and 32 storeys and a street wall height of 6 to 8 storeys.
- The Secondary Plan calls for the provision of a new public street and multi-use trail along the southern portion of the lands whereas only private driveways and pathways are proposed.
- The Secondary Plan requires a minimum of non-residential floor area. This minimum is not met by the proposal.

We respectfully request that the Committee note these objections and take steps as needed to ensure that development results in an appropriately scaled and vibrant Mimico-Judson area.

Yours truly,

Chris Moore
President
Mimico Residents Association

cc: Sabrina Salatino, Planner, City of Toronto, ssalati@toronto.ca
cc: Councilor Mark Grimes, councillor_grimes@toronto.ca