



Mimico Lakeshore Community Network  
[www.mimicolakeshorenetwork.wordpress.com](http://www.mimicolakeshorenetwork.wordpress.com)

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January 30, 2017

To the members of City Council:

Re: Item PG17.5, 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 – Refusal Report

At Tuesday's City Council meeting on item PG17.5, we urge you, on behalf of the community, to vote for the recommendations of the planning staff as amended by the Planning and Growth Management Committee, and resist any attempt that may be made to revert to the unamended version.

The amendment passed by the Committee removed just one word from Recommendation 2: it now calls for City staff to negotiate a development scheme that is "in keeping with the Mimico-Judson Secondary Plan and the Urban Design Guidelines" rather than "more in keeping with the Mimico-Judson Secondary Plan and Urban Design Guidelines".

This is important. The development proposed by the Freed Corporation makes no attempt to conform to the Secondary Plan. Moreover, contrary to the advice of the City planning department, the Freed Corporation submitted its application the day before City Council was to vote on the Secondary Plan. There is to be a process of negotiation with the City in which the public will have no further input.

Freed's development proposal includes buildings of a density and character far removed from what the Plan would permit on the subject site. A solution that "split the difference" would still be a long way away from the vision embodied in the Secondary Plan.

The Mimico-Judson Secondary Plan represents the investment of considerable time and effort on the part of the City's planning staff and members of the community, not to mention taxpayers' money. It

should mean what it says. It should not be simply the starting point for negotiations that lead to an outcome vastly different from what was originally intended.

For the Mimico Lakeshore Community Network,

Martin E. Gerwin [REDACTED]  
Judith A. Rutledge [REDACTED]

Co-chairs,  
MLCN Steering Committee

[REDACTED]  
Etobicoke, ON  
[REDACTED]  
[REDACTED]