



Mimico Lakeshore Community Network  
www.mimicolakeshorenetwork.wordpress.com  
[lakeshorenetwork@gmail.com](mailto:lakeshorenetwork@gmail.com)

July 3, 2017

To the members of City Council:

**Re: PG21.7, 25 Audley Street, and PG21.8, 23 Buckingham Street**

We are writing on behalf of the Mimico Lakeshore Community Network, an umbrella group that brings together a number of community organizations that share concerns about the planning of our city, particularly our neighbourhood of Mimico.

We urge you to adopt the recommendations in the Refusal Reports submitted by the City's planning staff for these two properties, for the reasons spelled out in the reports themselves.

The development proposals for these properties do not merely diverge from the Mimico-Judson Secondary Plan that was adopted by City Council in June of last year, and is now under appeal at the Ontario Municipal Board. They make no attempt at all to conform to the Secondary Plan, and propose buildings of a height and density that would represent drastic overdevelopment of the site.

Furthermore, to adopt a development plan for the area at this time would be contrary to Official Plan policies regarding Regeneration Areas, which state that development should not proceed until there is a Secondary Plan in effect.

We are counting on you to show proper respect for the City's Official Plan, for Council's prior decisions, and for the careful thought and effort that planning staff and members of the community expended on the development of the Secondary Plan for the Mimico-Judson neighbourhood, by adopting the recommendations of planning staff and the Planning and Growth Management Committee on this matter.

For the Mimico Lakeshore Community Network,

Martin E. Gerwin [gerwin40@gmail.com](mailto:gerwin40@gmail.com)

Judith A. Rutledge [jarutledge40@gmail.com](mailto:jarutledge40@gmail.com)

Co-chairs,  
MLCN Steering Committee

20 Miles Road  
Etobicoke, ON  
M8V 1V3

(416) 503-3736