



LAKESHORE PLANNING COUNCIL CORP.  
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January 10, 2017

To: City of Toronto, Planning and Growth Management Committee  
Meeting, January 11, 2017

RE: PG17.5 - Refusal Report - 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

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The Lakeshore Planning Council Corp. is a non-profit residents' association formed in 1991 and located in Ward 6.

We are a Party to the appeal of the Mimico-Judson Secondary Plan to the Ontario Municipal Board.

We support the recommendations to the Planning and Growth Management Committee to refuse this application, as contained in the Staff Report dated December 9, 2016, and summarized as follows:

*"This report reviews and recommends refusal of the application to amend the Official Plan and Zoning By-laws.*

*The proposed development, in its current form, does not conform with the Official Plan policies and the recently approved and appealed Mimico-Judson Secondary Plan and is not consistent with the Mimico-Judson Urban Design Guidelines.*

*The subject lands are designated Regeneration Areas. The Official Plan states that each Regeneration Areas requires a tailor-made planning framework and that development should not proceed prior to the approval of a Secondary Plan.*

*As the Mimico-Judson Secondary Plan is currently under appeal to the Ontario Municipal Board, the application is premature. In addition, the*

*proposal represents over development of the site with density, massing and building heights that do not fit within its existing or planned context or limit their impacts on neighbouring properties.”*

Yours truly,

A handwritten signature in black ink, appearing to be 'TD' with a horizontal line extending to the right.

Timothy Dobson, OALA, ISA, Landscape Architect & Arborist  
Chairman  
LAKESHORE PLANNING COUNCIL CORP.