

From: [Mystic Pointe & Area Residents Association](#)
To: [Planning and Growth Management Committee](#)
Cc: [Councillor Grimes](#); [Sabrina Salatino](#)
Subject: Fwd: Freed and Dunpar Development Proposals in Mimico Judson Regeneration Area.
Date: Tuesday, January 10, 2017 6:45:21 PM
Attachments: [Freed Proposal - Copy of Letter to Councillor Grimes for PGMC.pdf](#)

Dear PGMC,

We are aware of The Planning and Growth Management Committee meeting tomorrow discussing the Refusal Report - Request to Amend the Official Plan and Zoning By-law for 1x, 2, and 10 Audley Street, 8 Newcastle Street and 29, 31, 59 and 71 Portland Street.

With reference to our letter to Councillor Grimes dated December 22nd, 2016, which we attach hereto, we are not in favour of the Freed proposal and support a Refusal of this Application and fully support the Mimico Judson Secondary Plan.

We will not be able to attend the meeting and submit this letter in lieu of our attendance / in person participation.

Sincerely,
Mystic Pointe and Area Residents Association

Werner Schwarz & Bryan Pett
Co-Chairs

----- Forwarded message -----

From: **Mystic Pointe & Area Residents Association** <mysticpointer@gmail.com>
Date: Tue, Jan 10, 2017 at 12:15 PM
Subject: Fwd: Freed and Dunpar Development Proposals in Mimico Judson Regeneration Area.
To: Councillor Grimes <councillor_grimes@toronto.ca>
Cc: Sabrina Salatino <ssalati@toronto.ca>, Sabrina Salatino <Sabrina.Salatino@toronto.ca>

Dear Mark,

We are aware of The Planning and Growth Management Committee meeting tomorrow discussing the Refusal Report - Request to Amend the Official Plan and Zoning By-law for 1x, 2, and 10 Audley Street, 8 Newcastle Street and 29, 31, 59 and 71 Portland Street.

With reference to our letter dated December 22nd, 2016, which we attach again hereto, you know that we are not in favour of the Freed proposal and support a Refusal of this Application and fully support the Mimico Judson Secondary Plan.

We will not be able to have a warm body from MPARA at the meeting tomorrow and will rely on you to relay our support to refuse the application and our support of the Mimico Judson Secondary Plan.

Sincerely,
Mystic Pointe and Area Residents Association

Werner Schwarz & Bryan Pett
Co-Chairs

----- Forwarded message -----

From: **Mystic Pointe & Area Residents Association** <mysticpointer@gmail.com>
Date: Thu, Dec 22, 2016 at 2:42 PM
Subject: Freed and Dunpar Development Proposals in Mimico Judson Regeneration Area.
To: Councillor Grimes <councillor_grimes@toronto.ca>, Sabrina Salatino <ssalati@toronto.ca>, Christopher Moore <chris.moore8@gmail.com>, martin gerwin <gerwin40@gmail.com>, pmulder lakeshore planning council <lpcc.lakeshoreplanningcouncil@gmail.com>

Dear Councillor Grimes,

Please find attached our letter with some concerns and some comments regarding these two proposals.

Sincerely,

Mystic Pointe and Area Residents Association

Bryan Pett & Werner Schwarz
Co-Chairs



Mystic Pointe & Area Residents Association
mysticpointera@gmail.com

December 22, 2016

Councillor Mark Grimes

c.c. Sabrina Salatino - Planning, Chris Moore - MRA, Martin Gerwin - MLCN, Peggy Mulder - LPCC

Re: 1) Freed Grand Parks Development Inc Application – 1X, 2 and 10 Audley Street, 8 Newcastle Street and 29, 31, 59 and 71 Portland Street – Reference Number:
P:\2016\ClusterB\PLN\PGMC\PG16119 File Number: 16 168925 WET 06 OZ
2) CIC Management Services Inc (Dunpar) Application – 39 Newcastle Street – Reference number: P:\2016\ClusterB\PLN\PGMC\PG16118 File Number: 16 198950 WET 06 OZ

Dear Councillor Grimes,

We are writing on behalf of the Mystic Pointe and Area Residents Association (MPARA) regarding the above referenced applications. We did attend both Community Consultations.

- 1) We are opposed to Freed Development's Application due to their excessive density. It significantly exceeds the City's limits and will negatively impact the quality of life for our residents.

MPARA has serious concerns regarding the effect that additional large-scale developments of this type will bring to the geographically constrained area for which they are proposed. Traffic and transportation issues are becoming more problematic with each additional development, e.g. condominiums currently under construction on Park Lawn Road and the proposed development at 251 Manitoba Ave.

We are also concerned about the potential impact on the power, water and sewer utilities, as well as the school system.

We are asking that you work to protect the interests of our residents by opposing this development applications as proposed by Freed

- 2) Regarding Dunpar's Application we observed that they have proposed development of their lands to much more closely resemble what has been approved in the Mimico-Judson Secondary Plan. We therefore expect that Planning and the Developer should be able to find common ground in their discussions.

We would also like to state MPARA's support for the Mimico-Judson Secondary Plan. This plan was developed with the participation of all the stakeholders and we believe it should be adhered to for all projects planned for this area.

Sincerely,

Bryan Pett & Werner Schwarz

Mystic Pointe and Area Residents Association