



Mimico Lakeshore Community Network
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May 21, 2018

Mayor and Members of City Council
City of Toronto
100 Queen Street West
Toronto, ON

M5H 2N2

Re: Mimico-Judson Secondary Plan (OPA 331):

Dear Mayor Tory and Council Members:

The overdevelopment of the *landlocked* Mimico-Judson Secondary Plan area will create massive infrastructure problems at this location.

Andre Sorensen, a geography professor at the University of Toronto Scarborough who specializes in city studies says: “Intensification will increase pressure on our transit and mobility” ... so “more buildings downtown is not a big deal. **But problems arise ... when major developments go up in areas of the city that don’t already have ample infrastructure and services.**” Toronto Star, March 2, 2018

He mentions Humber Bay Shores as “**a fantastic example of where we’re getting intensification wrong.**”

So in making a final decision about development in the Mimico-Judson Secondary Plan area, remember that this is what planning staff recommended and what you, City Council, approved for the area.



Mimico-Judson Secondary Plan as approved by City Council

The following image is a representation of the current rezoning and OPA proposals as appealed to the LPAT (formerly the OMB) for the Mimico-Judson Secondary Plan:



Total of Proposed New Development:
 Gross Floor Area (GFA): 339,100 sq m
 Non-residential uses (employment): 10,157 sq m representing only 3.0 % of total GFA
 Residential units: 3,766
 Vehicular parking spaces: 2,447
 Bicycle parking spaces: 2,797

A mere 3.0 % of proposed GFA is actually dedicated to employment uses. That is not enough. The City’s professional planners recommended against redesignation of these lands from *Employment* to *Regeneration* lands in the first place. Now that substantial parts are to be designated *Mixed Use*, we should at the very least provide for more employment opportunities.

What we need are more jobs and affordable housing in the Mimico-Judson neighbourhood. Redesignating this area to *Regeneration* was not recommended by Planning Staff. Here is what they had to say: “Because the area is only a block deep in many parts there would be constraints to redevelopment for non-employment uses posed by the need to set back from the rail corridor to the south, the difficulty of phasing in sensitive uses while accommodating existing industries and the need to provide a scale of development that transitioned to the low-rise homes on Portland Street to the north. Given the small area and constraints it would be difficult to both redevelop for residential uses and retain current employment levels on the lands. Staff recommend that the lands remain designated as an Employment Area...”

Intensification should not be creating exorbitant costly infrastructure problems. The overdevelopment of this area will create insoluble problems with congestion and stressed infrastructure. Let’s learn from our mistakes, and avoid creating a second Humber Bay Shores, by reducing the density to something that is more manageable.

Yours truly,

Martin Gerwin and Judith Rutledge
 Co-chairs, Steering Committee
 Mimico Lakeshore Community Network.

23 Buckingham Street	Official Plan Amendment (OPA) Submission	Current Proposal - Zoning By-Law Amendment
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Height (storeys)	24 and 28	12, 24 and 39	
Gross Floor Area (sq m)	53,199	55,137	
Non-Residential Uses (sq m)	1,476	5,052	
Residential Units	578	724	
Vehicular Parking Spaces	605	551	
Bicycle Parking Spaces	493	565	

23 Buckingham Street :

On July 4, 2017, City Council adopted a Refusal Report for an Official Plan Amendment for a development application at 23 Buckingham Street, which proposed two towers of 24 and 28 storeys high with an 8-floor podium, a Gross Floor Area of 53,199 sq m, 1,476 sq m of non-residential uses, 578 residential units, 605 vehicular parking spaces and 493 bicycle parking spaces.

Four months later, the landowner submits a rezoning application for a proposal (now at the LPAT) for much higher densities: three towers 12, 24 and 39 storeys (4 storey podiums), a Gross Floor Area of 55,137 sq m, 5,052 of non-residential uses, 724 residential units, 551 parking and 565 bicycle spaces.

25 Audley Street	Official Plan Amendment (OPA) Submission	Current Proposal - Zoning By-Law Amendment
Height (storeys)	8 and 26	8 and 26
Gross Floor Area (sq m)	34,806	32,246
Non-Residential Uses (sq m)	1,575	1,575
Residential Units	347	347
Vehicular Parking Spaces	418	258
Bicycle Parking Spaces	366	366

25 Audley Street:

On July 4, 2017, City Council adopted a Refusal Report for an Official Plan Amendment for a development application at 25 Audley Street, which proposed two towers 8 and 26 storeys, a GFA of 34806 sq m, 1575 sq m of non-residential uses, 347 residential units, 418 vehicular parking spaces and 366 bicycle parking spaces.

On March 28, 2018, the same landowner submits a Zoning By-Law Amendment application: 8 and 26 storeys, a GFA of 32,246 sq m, 2,325 sq m of non-residential uses, 385 residential units, 258 vehicular parking spaces and 315 bicycle spaces.

1x, 2, 10 Audley Street, 8 Newcastle Street, 29, 31, 59 and 71 Portland Street	Official Plan and Zoning By-Law Amendment Submission	
Height (storeys)	6, 8, 12, 16, 23, 25 and 32	
Gross Floor Area (sq m)	123,653	
Non-Residential Uses (sq m)	952	

Residential Units	1,824	
Vehicular Parking Spaces	1,049	
Bicycle Parking Spaces	1,278	

10 Audley Street:

1x, 2 and 10 Audley Street, 8 Newcastle Street, and 29, 31, 59 and 71 Portland Street Official Plan and Zoning By-Law application was also rejected by City Council. The application proposed 123,653 sq m GFA, 952 sq m of non-residential uses, 6, 8, 12, 16, 23, 25 and 32 storeys high, 1,824 residential units, 1,049 vehicular parking spaces and 1,278 bicycle parking spaces.

39 Newcastle Street	Official Plan Amendment (OPA) and Zoning By-Law Amendment Submission	Official Plan Amendment (OPA) and Zoning By-Law Amendment Current Proposal
Height (storeys)	28 and 30	22, 30 and 36
Gross Floor Area (sq m)	54,393	74,865
Non-Residential Uses (sq m)	7,054	2,578
Residential Units	606	833
Vehicular Parking Spaces	983	589
Bicycle Parking Spaces	491	639

39 Newcastle Street

On December 5, 2017, City Council opposed the Official Plan Amendment and Zoning By-Law Amendment for the application at 39 Newcastle Street consisting of 22, 30 and 36 storeys, high a Gross Floor Area of 74, 865 sq m, 2,578 sq m of non-residential uses, 833 residential units, 589 vehicular parking spaces and 639 bicycle parking spaces.