



LAKESHORE PLANNING COUNCIL CORP.

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June 25, 2018

TO: City Councillors, City of Toronto
Meeting – June 26 to 28, 2018

RE: ITEM CC43.21 – MIMICO-JUDSON SECONDARY PLAN OPA 331,
OMB APPEAL

Our non-profit residents' organization is a Party to the OMB Appeal of OPA 331, the Mimico-Judson Secondary Plan. In this connection, we are pleased to note the following:

INTENSIFICATION AT THE MIMICO GO STATION

Intensification is appropriate at a GO Station, providing adequate City infrastructure is in place, or planned and upgraded as required, with particular attention to water supply, sewage, traffic flow and parkland.

BLOCKS D AND E

There have been multiple meetings between residents and the owners and their Solicitors, along with City Planning Department, for the properties in Blocks D and E. The owners have taken our concerns and input as residents seriously, and we are satisfied with their proposals, providing the results of currently ongoing traffic studies, along with any proposed remedies or upgrades, meet with the approval of City Planning and City Transportation, confirming that traffic will continue to flow smoothly throughout the area at a reasonable rate. The owners are coordinating their efforts to address traffic concerns with the City, which is also communicating with the TTC and Metrolinx concerning drop-off for the Shuttle Bus to the GO, a "Kiss-and-Ride" for the GO, and planned upgrades by Metrolinx to the Mimico GO Station.

BLOCK C

In contrast, there have been few meetings (only one with residents) with the owners and Solicitors for Block C, and residents and City Planning. Consequently, we look forward to

future meetings with the owners and/or City Planning concerning development plans for this property.

PARKLAND

Outstanding, is the issue of adequate parkland infrastructure to accommodate approximately doubling of the planned number of residents for the Mimico-Judson Secondary Plan area. As you are aware, Section 3.2.3. of the Official Plan states:

“As Toronto grows and changes, the parks and open space system will need to expand. But our green infrastructure is no different than our roads and sewers. Maintenance and reinvestment in what we have is as important to city-building and our quality of life as adding new land to the inventory.”

1. Please find attached 130 Petitions signed by residents in support of retaining 29 Judson Street as new parkland for the neighbourhood.

Some signatures were obtained at the recent annual Mimico-Judson *Tulip Festival*, and are signed by visitors to the *Festival*, and others were obtained afterwards by knocking on doors of area residents. When residents responded to the door-knocks, the over-whelming majority were very pleased to sign the Petition, especially families with children.

2. The rationale for additional parkland is as follows:

- a) The City of Toronto Municipal Code Map A-3 identifies the Mimico-Judson Secondary Plan area as a Parkland Acquisition Priority Area where Alternative Parkland Dedication Rates Apply.
- b) In a Report dated November 20, 2017, to the City Council Executive Committee, the Acting Chief Planner acknowledged the following:

“The alternative rate is over 10 years old and has not kept pace with development intensity. Since the rate was approved by the Ontario Municipal Board in 2005, city-wide average residential densities have increased by 205 percent by project and the average units per hectare by project have increased by 254 percent. This intensity generates increased parkland demand. Parkland need has also changed as over 83% of growth across Toronto is in vertical communities. An increasing number of parks users access parkland daily, as it serves as an extension of their outdoor living space, including the use of this space by employees, farmers' markets, cultural festivals, dog walkers and others.

Growth is paying for a diminishing share of the cost to meet the need generated by higher density development. This report identifies the need to update the alternative rate.”

- c) In response, on November 28, 2017, the Executive Committee directed the Acting Chief Planner as follows:

“3. Directed the Acting Chief Planner and Executive Director, City Planning to use the findings of the Review of the City's Alternative Parkland Dedication Rate under Section 42 of the Planning Act, in the review of the Official Plan's Parks and Open Space policies.

4. Directed the Acting Chief Planner and Executive Director, City Planning and the General Manager, Parks Forestry and Recreation, to conduct consultation with the development industry and other relevant stakeholders on the proposed options and report back to Planning and Growth Management Committee on the recommended City-wide official plan amendment.”

- d) While the owners of Blocks D and E have dedicated their fair share of parkland (or more), from their property holdings, as required by the Secondary Plan and Official Plan, this falls far short of providing adequate or sufficient parkland for the overall additional population, which will be at least double what was originally proposed or anticipated by the Secondary Plan.

- e) The parkland dedication from Blocks D and E amounts to around 0.58 SM (2.5 FT x 2.5 FT) per person for approximately 6,500 new residents in total (for the entire Secondary Plan area), which is inadequate.

- f) The April 2015 Final Report from consultants Urban Strategies Inc. and HDR Inc., Section 3.5 Parks stated the following:

“Given that a portion of the CS&F Study Area falls within a parkland priority area, there is a need to increase the amount of parkland available in the CS&F Study Area. Toronto Official Plan Policy 3.2.3.5 states that an alternative parkland dedication rate of 0.4 hectares per 300 units will be applied to proposals for residential development. As such, the amount of parkland that may be required is 2.248 hectares based on an anticipated unit count of 1686 for the residential component of the Mimico Judson Regeneration Area.”

- g) The City owns, or will own through a binding agreement, the property at 29 Judson Street, and can contribute these lands as parkland for the Mimico-Judson community. Adjacent to two heritage buildings, it is in an ideal location, for example, for the annual community *Tulip Festival* and a new Farmers Market.
- h) Particularly, 29 Judson Street lands will facilitate the transition from the Greenway Pedestrian and Cycling Bridge down to the west sidewalk and Greenway along Judson Street. Transition requires a very gentle slope to accommodate people with disabilities, seniors on motor scooters, baby prams, etc.
- i) In addition, 29 Judson Street includes a legal easement approximately 6 to 10 metres wide for Metrolinx, which runs through the approximate centre of the property. It would be in the public interest for the City to retain this property, to ensure the easement remains free of encumbrances to accommodate Metrolinx.

We trust that members of City Council will recognize the need for additional parkland to accommodate the intensification anticipated around the Mimico GO Transit Station, and agree to designate 29 Judson Street as additional Parkland for the Mimico-Judson current and future residents.

Thank you in advance for your consideration.

Peggy Moulder
Secretary
Lakeshore Planning Council Corp.

Encs. Sample Petition and
130 Signed Petitions

PARKLAND – MIMICO-JUDSON COMMUNITY

ADDITIONAL PARKLAND REQUIRED FOR NEW AND CURRENT RESIDENTS OF THE MIMICO-JUDSON SECONDARY PLAN AREA AND THE MIMICO-JUDSON COMMUNITY

Councillor Mark Grimes

councillor_grimes@toronto.ca

City Parks and Environment Committee

pec@toronto.ca

Etobicoke York Community Council

etcc@toronto.ca

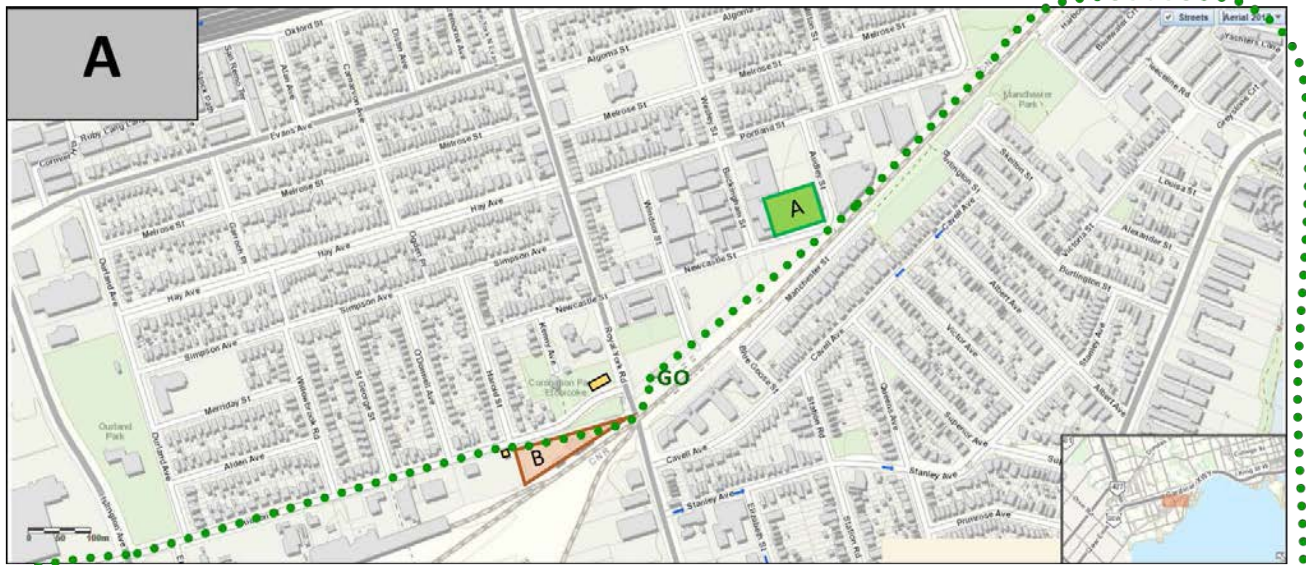
Dear: Councillor Grimes, Members of EY Community Council,
And Members of Parks and Environment Committee

SUBJECT: ADDITIONAL PARKLAND FOR MIMICO-JUDSON SECONDARY PLAN AREA

As you may be aware, there is much activity currently surrounding the Mimico-Judson Secondary Plan (the “Plan”) area, and you may be unaware of certain factors that are emerging following receipt of numerous development applications for properties located around the Mimico GO station, and within the Plan area.

(1) PARKLAND - The planned population of around 3,500 for the Plan area has now risen to around 6,500 new residents with the development applications. Consequently, the new Parkland provision of approx. 3,795 square metres (SM) as called for by the Plan, has now shrunk from the original 1.08 SM per new resident to 0.58 SM per new resident. The Plan area has been designated as a Priority Area for acquisition of new Parkland. It is also noted that funds available in the Section 42 Parkland Acquisition Reserve Fund at September 30, 2017, was around \$419,000,000.

The City will be acquiring 29 Judson Street in an agreement with ML Ready Mix and respectfully request that these lands be converted to Parkland to increase the amount of parkland available for the increased/growing population in the Plan area. This location will facilitate the transition of the Greenway from the bridge over Royal York Road down to the sidewalk area along Judson Street. The Mimico Train Station and a heritage home with links to the railway history are also located adjacent to 29 Judson Street. Please refer to the attached map A of the area.



MIMICO-JUDSON SECONDARY PLAN—CENTERED ON MIMICO GO STATION

A Planned New Park for 3,500 new residents; applications to date for New Development include around 6,500 new residents

- * Intensification throughout Toronto and GTA anticipated to continue in decades ahead
- * MJ Secondary Plan assigned PRIORITY area for Parkland Acquisition by the City
- * \$400 million in City Section 42 Parkland Acquisition Reserve Fund (at Sep 30, 2017)

B Required New Park at 29 Judson Street to accommodate increase in population from 3,500 to 6,500 (City to acquire this land; ML Concrete moving to the Port Lands)

Mimico GREENWAY to run on south side of streets, bridged over Royal York Road
 * Land and space required to transition from bridge to sidewalk on south side of Judson St

 HERITAGE—Mimico Train Station  HERITAGE—Home built for Rail Employees



Thank you for your due consideration.

Sincerely,

NAME:

ADDRESS:

DATE:

Signed by 130 Persons is on file in the City Clerk's Office.