



Mimico Lakeshore Community Network
www.mimicolakeshorenetwork.wordpress.com
lakeshorenetwork@gmail.com

July 20, 2018

To Mayor John Tory and the members of City Council
City of Toronto
100 Queen Street West
Toronto, ON

Re: Item GM29.23 Relocation of ML Ready Mix Concrete Batching Facility

We are writing on behalf of the Mimico Lakeshore Community Network, an umbrella organization that brings together seven different community groups who share an interest in issues of development in the Mimico-Lakeshore area.

Along with all of the residents of Mimico, we welcome the prospect that the cement batching plant operated by ML Ready Mix can very soon be gone from our neighbourhood. The City's acquisition of the lands at 29 Judson Street will provide an opportunity for different City departments, including Parks and Recreation, to determine the best way the property can be put to use for the benefit of the community.

At the same time, we would wish City Council to be in possession of all the relevant facts when making its decision on item GM29.39.

The City's property tax rolls for 2016 list the property in question as "vacant industrial land" and give its assessed value as \$775,000. (See attached excerpt from the property tax roll.) Yet City Council is now being asked to authorize funding in the amount of \$4,938,000 to be used as "part of the total consideration for the acquisition of 29 Judson Street".

One event that might help to explain this astonishing variation in the imputed monetary value of the property is the recommendation introduced by Councillor Justin Di Ciano at the May 11, 2016, meeting of the Planning and Growth Management Committee, and subsequently endorsed by City Council, to amend the proposed Mimico-Judson Secondary Plan by changing the suggested land use designation of Block F, which includes 29 Judson Street, from Core Employment to Mixed Use. At the time the City's Planning Department had recommended that the designation of Block F should be changed back from its current designation of Regeneration Lands to its former designation as Core Employment.

The Mimico-Judson Secondary Plan is under appeal at the Land Planning Appeal Tribunal, but information disclosed at public sessions of the hearing make it evident that the Mixed Use designation of 29 Judson Street will, in all likelihood, be upheld.

We look to you, Councillors, to render a responsible and well-considered decision in this matter.

For the Mimico Lakeshore Community Network,

Martin E. Gerwin [REDACTED]
Judith A. Rutledge [REDACTED]

Co-chairs,
MLCN Steering Committee

[REDACTED]
Etobicoke, ON
[REDACTED]

[REDACTED]

Roll Number 1919-05-1-390-00600-0000

Ward 6

Poll 13

Property Address 29 JUDSON ST

Name	Occupant	School Support
REMICORP INDUSTRIES INC	OWNER	PUBLIC

Mailing Address	Legal Description
29 JUDSON ST Toronto ON CAN M8Z1A4	PLAN 339 OR 389 BLK C PT LOTS 7 19 AND 20 RP 66R20057 PARTS 1 TO 6.8

Property Information	
Type: Vacant industrial land (Minor secondary structure may exist)	Frontage (Ft.): Depth (Ft.): Site Area: 1.55
Tax Class: I	Qualifier: X

Assessment Information			Assessment including any appeals		2012 Current Value
School Support	Original Assessment	Tax Year	Tax Year	any appeals	
Industrial Vacant Land No Schl Support	775,000	2016	2016	775,000	775,000
Industrial Vacant Land No Schl Support	760,000	2015	2015	760,000	
Industrial Vacant Land No Schl Support	745,000	2014	2014	745,000	2008 Current Value 715,000
Industrial Vacant Land No Schl Support	730,000	2013	2013	730,000	
Industrial Vacant Land No Schl Support	715,000	2012	2012	715,000	
Industrial Vacant Land No Schl Support	603,750	2011	2011	603,750	

10 Neighbouring Properties		
Roll Number	Property Address	Assmnt including any appeals
1919-05121004500-0000	58 JUDSON ST	352,000
1919-05121004700-0000	62 JUDSON ST	353,000
1919-05121004900-0000	66 JUDSON ST	398,000
1919-05121004800-0000	64 JUDSON ST	409,000
1919-05121004600-0000	60 JUDSON ST	453,000
1919-05120004700-0000	88 JUDSON ST	456,000
1919-05120004300-0000	78 JUDSON ST	469,000
1919-05120004600-0000	86 JUDSON ST	483,000
1919-05120004400-0000	82 JUDSON ST	502,000
1919-05120004200-0000	76 JUDSON ST	563,000

"This information has been provided by the Municipal Property Assessment Corporation and the Toronto Finance Department. Although every effort has been made to ensure the information is accurate and up-to-date, the City of Toronto assumes no responsibility or liability for errors or omissions".