GM29.23.2



Mimico Lakeshore Community Network www.mimicolakeshorenetwork.wordpress.com <u>lakeshorenetwork@gmail.com</u> 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.

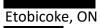
The Mimico-Judson Secondary Plan is under appeal at the Land Planning Appeal Tribunal, but information disclosed at public sessions of the hearing make it evident that the Mixed Use designation of 29 Judson Street will, in all likelihood, be upheld.

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 Judith A. Rutledge j

Co-chairs, MLCN Steering Committee





M TORONTO

TORONTO PROPERTY SYSTEM REPORT

Ward 6	Poll 13
School Support	
PUBLIC	
CR 389 BLK C PT OR 389 BLK C PT AND 20 RP 66R20057 FO 6.8	
	e (Ft.): h (Ft.): e Area: 1.55
Assessment including any appeals	2012 Current Value
775,000 760,000 745,000 730,000 715,000 603,750	775,000 2008 Current Value 715,000
	mnt including any appeals
	352,000 353,000 398,000 409,000 453,000 456,000 469,000 483,000 502,000

"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".