



LAKESHORE PLANNING COUNCIL CORP.

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July 23, 2018

TO: City Councillors, City of Toronto  
Meeting – July 23, 2018

RE: **GM 29.23** – Relocation of ML Ready Mix Concrete Batching Facility -  
**Purchase of 29 Judson Street** and Lease Out of 545 Commissioners Street

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We are writing to request that City Council designate 29 Judson Street as Parkland for the Mimico-Judson Secondary Plan neighbourhood based on the following information:

- The Mimico Judson Regeneration Study of April 2015 by consultants Urban Strategies Inc. and HDR Inc. suggests that 2.248 hectares of additional parkland may be required for 1,686 new units (or 3,500 new residents), as planned for the Secondary Plan area (Appendix A).
- Map A-3 of Chapter 45 of the Toronto Municipal Code (Development of Land) shows that the Mimico Judson Secondary Plan area is located in a Parkland Acquisition Priority Area (Appendix B).
- As of today's date, development proposals have been received that will increase the planned new residential population from 3,500 to more than 7,000 people.
- Official Plan Map 8C indicates that, at maximum, there is from 0.80 to 1.56 hectares of parkland per 1,000 people currently living in the Mimico-Judson Secondary Plan area (Appendix C).
- The property at 29 Judson Street contains 0.64 hectares of land, and is adjacent to (across the street from) the Mimico Train Station heritage property in Coronation Park.
- Together with the Parkland Dedication from Blocks D & E located within the Secondary Plan area of 0.38 hectares of land, this would contribute a total of 1.03 hectares of new Parkland for the Mimico-Judson Secondary Plan area.

- To maintain a level of 1.56 hectares of Parkland for 1,000 people in accordance with Official Plan Map 8C, at least 5.46 hectares of new Parkland would be required for an additional 3,500 people.
- Consequently, retaining and re-designating the property at 29 Judson Street would be a small but very important and necessary contribution of Parkland by City Council for the current and future new residents that result from the development of lands within the Mimico-Judson Secondary Plan area.

The residents of the Mimico Judson community are very anxious that the Parkland-Greenspace be increased to accommodate the area, in view of the substantial new population planned for the Mimico GO Station area. Signed petition letters have already been submitted by 130 residents to City Council.

Thank you in advance for your consideration.

*P. Moulder*

Peggy Moulder  
Secretary  
Lakeshore Planning Council Corp.

Encs: Appendices A, B, C

### 3.5/ PARKS

The Toronto Official Plan Map 8B shows local parkland provisions across the City. The Study Area is in the area with 0.80 to 1.56 hectares of local parkland per 1,000 people. The Regeneration Study Area is in the middle quintile of current provision of parkland, while a portion of the CS&F Study Area falls within the second lowest quintile of parkland provision.

There are twenty-one parks and public open spaces of various sizes and configurations throughout the Study Area. These include trails, parkettes, playgrounds, parks, and fields offering a variety of opportunities for recreational activity from organized sports to free form play and promenading. The largest green space in the Study Area is the recently completed Mimico Waterfront Park which opened to the public in October 2012. A summary of the Study Area's parks and open public spaces is included in Table 7.

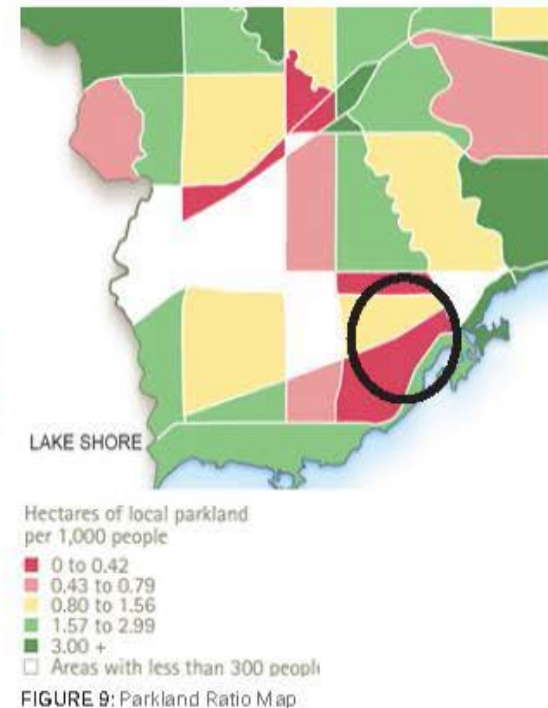
The City of Toronto's 2014 to 2023 Capital Plan indicates that capital improvements to Sand Beach Road Parkette, Amos Waites Park and Humber Bay Shores Park are forthcoming and that a new park, Mystic Point, is under development with \$1.08 million allocated to the project through development charges.<sup>17</sup>

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. The Mimico Judson Regeneration Area Study Final Report recommends that the Regeneration Study Area could accommodate 0.6 hectares of parkland.

A summary of the Parks in the CSFS Area is available in the Appendix on page 27.

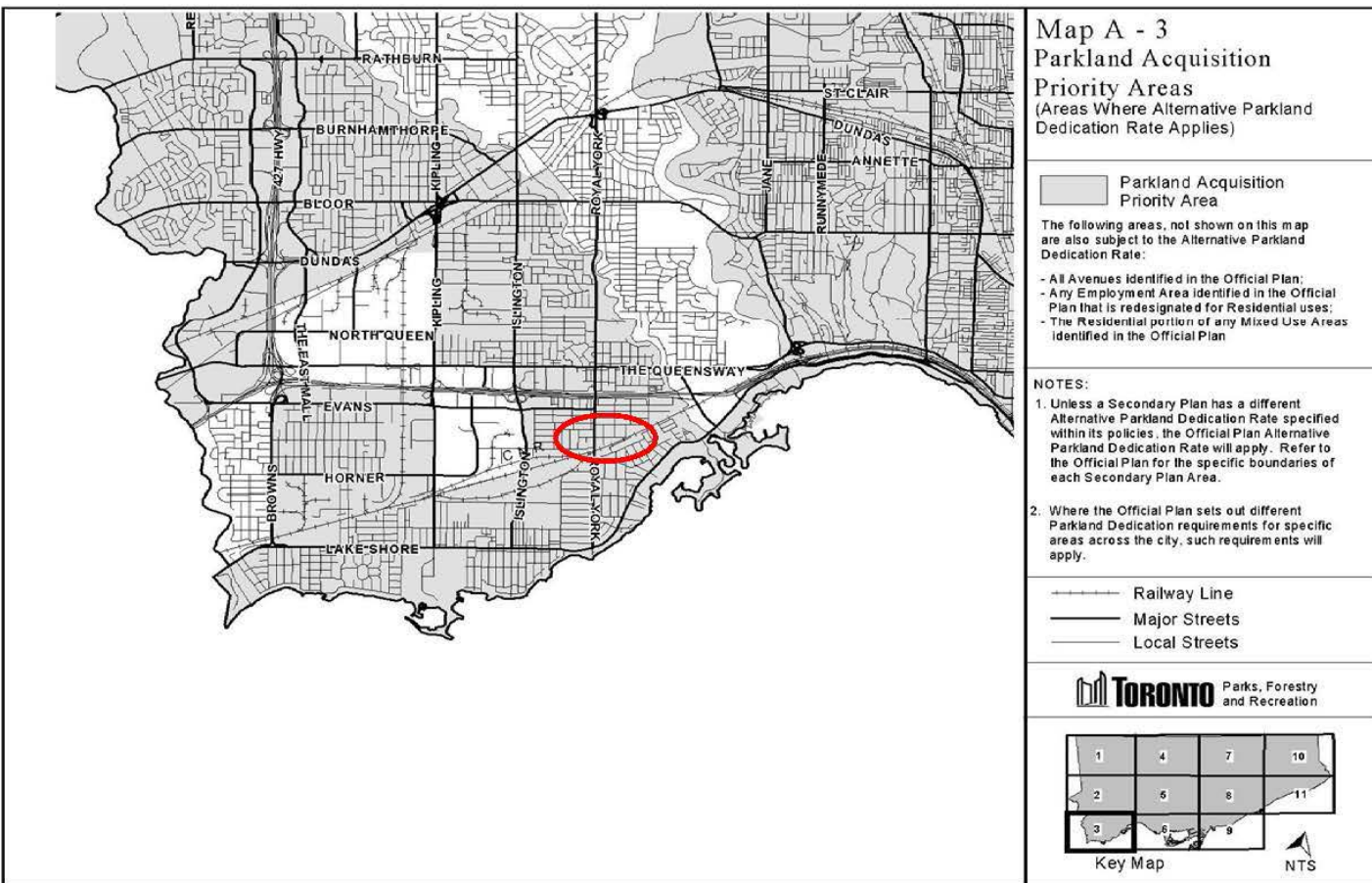
<sup>17</sup> City of Toronto. (2014). Parks, Forestry and Recreation 2014-2023 Capital Budget and Plan Overview. Accessed from <[http://www1.toronto.ca/City%20Of%20Toronto/Strategic%20Communications/City%20Budget/2014/PDFs/PFR\\_2014%20Council%20Approved%20Capital%20Analyst%20Notes\\_May%202021%202014.pdf](http://www1.toronto.ca/City%20Of%20Toronto/Strategic%20Communications/City%20Budget/2014/PDFs/PFR_2014%20Council%20Approved%20Capital%20Analyst%20Notes_May%202021%202014.pdf)>.

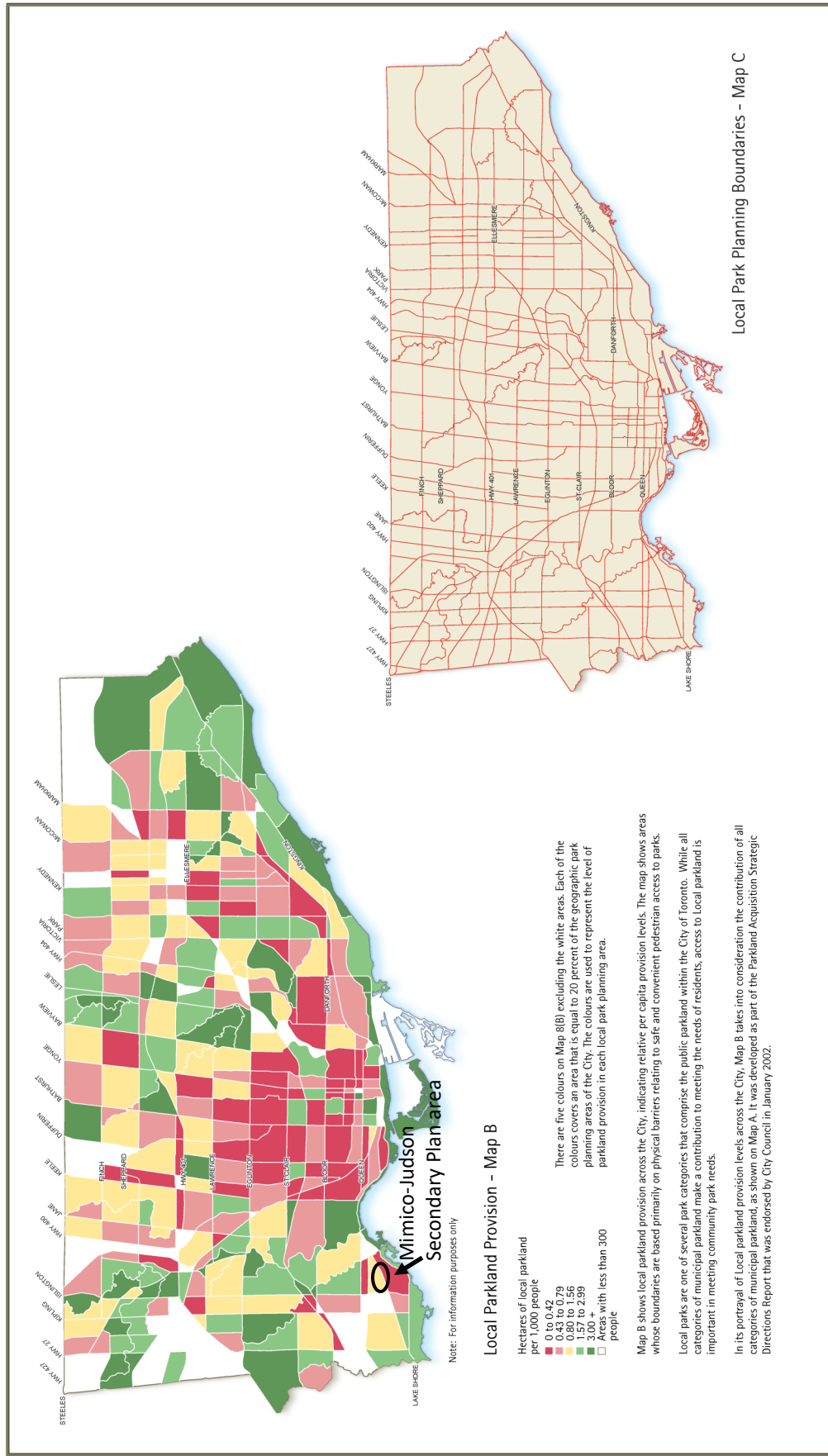
Note: Only the 2014 budget has been approved. All subsequent funding is predicated on approval in subsequent capital budgets from 2015 through to 2023.



**Recommendation:**

Parks and open spaces should be secured within the Study Area to address the low parkland provision level. It is recommended that parkland be secured through the planning approval process by way of land dedication or cash-in-lieu.





**TORONTO** City Planning Division

TORONTO OFFICIAL PLAN City Parkland  
MAP 88/C  
June 2006

Local Park Planning Boundaries - Map C