



Mimico Lakeshore Network
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July 2, 2013

To the Executive Committee of City Council,
City of Toronto:

We are writing on behalf of the Mimico Lakeshore Network, an umbrella group that brings together ten different community associations concerned with new residential development that is expected in the neighbourhood of Mimico-by-the-Lake.

Our group supports the adoption of the Secondary Plan that is to be considered by City Council on July 16 – this despite the fact that the plan allows for substantially greater heights and densities than we proposed, and will leave our neighbourhood with a serious deficiency of parks and recreational facilities. We wish to see the Secondary Plan implemented without being weakened or diluted by special arrangements made with developers of individual properties.

Hence our interest and concern when it comes to the new by-law on development charges. As representatives of a community on the verge of major new residential development, we strongly support the proposed increases in development charges.

As new development brings more residents to our corner of the city, the need for new roads, sewers, transit service, parks and recreational facilities will be a present fact of everyday life. More of all these things would be welcome right now; they will be sorely needed as the population density increases.

Assuring that there will be sufficient funds in the City's capital budget requires a lucrative revenue tool. Increased development charges are, in our view, the best tool available. Increasing these charges to a level close to the *average* in the GTA is much to be preferred to an increase in property taxes or in user fees for City services. It would certainly be preferable to a reliance on Section 37 funds. When Section 37 monies are used to finance community improvements, it means that those improvements are being purchased at the cost of allowing greater heights and densities than would otherwise be permitted under the Official Plan or a

Secondary Plan – or at the cost of special deals with individual developers of the sort we believe should be avoided.

For the sake of the neighbourhood we love, and of every other neighbourhood that will be impacted by the growth the city is experiencing, we urge Council to adopt the development charges by-law proposed in the report from the Deputy City Manager and Chief Financial Officer.

For the Mimico Lakeshore Network,

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