



Mimico Lakeshore Network

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To the members of Etobicoke-York Community Council:

We are writing on behalf of the Mimico Lakeshore Network, an umbrella group that brings together nine different community associations that have concerns about new development in Mimico and its environs.

We wish to express the strong support of our organization for the four recommendations of the City Planning Division, and urge their adoption by Etobicoke-York Community Council and by City Council.

MLN has always been ready to welcome new development in Mimico, and has always recognized the necessity of increased densities in the apartment neighbourhoods on the waterfront. At the same time, we take it to be a matter of vital importance that development proceed according to a plan that has been enacted through a democratic process. Once a plan is in place, it should be followed; exceptions should be truly exceptional. This means that when there is a Secondary Plan for a neighbourhood such as Humber Bay Shores, it must be *enforced*; it should not become the starting point for negotiations in which concessions are routinely offered to developers. Likewise with urban design guidelines that have been approved by City Council.

We acknowledge that the community receives benefits when funds are obtained through Section 37 of the Planning Act in return for concessions to developers; hence we support Recommendation 3. We submit, however, that this is a poor way to raise money for public uses, precisely because the money is obtained by compromising the values enshrined in the Secondary Plan and the urban design guidelines. A much better method would be to set development charges sufficiently high to bring in the needed revenue.

Lastly, we urge our councillors to take very seriously the concerns raised by the planning staff about shadowing and wind effects caused by buildings of excessive height. How will it benefit the neighbourhood to be graced with a prestigious "iconic" building, if the result is that it is no pleasure to sit in the park anywhere nearby?

For the Mimico Lakeshore Network,

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