

EY7.1.108



Mystic Pointe & Area Residents' Association
www.mimicolakeshorenetwork.wordpress.com
mysticpointera@gmail.com

Sent by e-mail: clerk@toronto.ca

July 3rd, 2015

Mayor and Members of
Toronto City Council
100 Queen Street West
Toronto ON

**Re: EY7.1 Request for Direction Report - 251 Manitoba Street
Official Plan and Zoning By-law Amendment Application**

Dear Council members:

We are writing to you on behalf of the Mystic Pointe and Area Residents Association (MPARA). We urge City Council members to approve the recommendations of Etobicoke York Community Council (June 16, 2015) and City Planning Staff to reject the rezoning application in its current form. Attached is a copy of the MPARA Position Statement.

The applicant is asking to build 30 extra storeys and 504 extra units above what is currently allowed in the existing zoning by-law. The site is zoned for 18 storeys and 44 units (remaining). The development is out of scale for this community, excessive, and does not provide a transition from the neighbouring single-family homes and townhouses.

The volumes of traffic currently experienced exceed the rated maximums for "local roads" by some 2,000 vehicles/day (see e-mail by Bryan Pett). The area is poorly served by transit, which means that many residents require more than one vehicle per unit; consequently, there is already a shortage of parking spaces in the neighbourhood. Adding more traffic volume will only exacerbate existing congestion and parking problems in the area.

The application has been appealed to the OMB and a Prehearing Conference is scheduled for July 8th, 2015. We ask that you (urgently) approve the June 16th, 2015 recommendations of Etobicoke York Community Council.

For the Mystic Pointe and Area Residents' Association,

Regards,

Werner Schwarz, Co-chair
Mystic Pointe & Area Residents' Association

Bryan Pett, Co-Chair

Mystic Pointe and Area Residents Association (MPARA) and Condo Board
Representatives Meeting with Councillor Grimes

Monday April 20th, 2015
300 Manitoba Street, Party Room

MPARA Position Statement

Height & Density

- support an 18-storey residential building located on 50% (not 53.7%) of the site in an area that creates the least amount of shadow on the park and the neighbouring residents.
- minimum setbacks and coverage should be the original by-law values prior to the 2007 Committee of Adjustment decision.
- increase commercial square footage along Manitoba Street to create a village-like commercial area; possibly include a green grocer.
- maximum number of units 295 minus 84 extra units obtained by Camrost through Committee of Adjustment in exchange for townhomes (2007) and minus the 40 additional units added to the total number of units allowed for Parcels A to H.

Tenure & Amenities

- increase the number of two/three bedroom units (35%) to encourage families to locate in the area; the local school is under capacity and the local residents would like to keep it open.
- The development should include amenities such as a party room and recreational facilities.

Transportation

- Proposed entrance and exit on the south side of the development along Algoma Street to avoid the existing congestion on Manitoba Street. A recent study conducted by City staff counted over 3100 cars per day on Manitoba Street, which significantly exceeds the definition of a local road by approximately 700 cars/day.

Traffic

- The density in Mystic Pointe was premised on the Mimico GO Station moving to Park Lawn Rd while maintaining the employment lands south of Mystic Pointe. The Mimico GO has never re-located and there are no plans, as of yet, for a new GO station on the Christies lands. The former employment lands are now home to 2540 condos units and ever increasing towers in the Humber Bay Shores area now at 5245 condo units. There is talk of a new tower along Park Lawn Rd on the former Christie lands and hints to a potential future development at 2189 Lake Shore Blvd West. It is safe to say that the area is over-developed and all the roads and infrastructure are at capacity. City staff have been instructed to study the problems and a transportation report is due late Fall 2015.
- The study conducted by BA Group is using out-dated data; traffic congestion is a problem now in this area and the towers at Park Lawn Road/ Lake Shore Blvd West are under construction, the majority of residents have yet to move in.

- The BA Group Study overlooks the proposed redevelopment of the Mimico-Judson Project where a minimum of 3400 residential units is proposed for this area. Cars accessing the Mimico-Judson area emanating from the Gardiner Expressway or from Park Lawn Road will travel through Manitoba Street, down Grand Avenue to reach Portland Avenue (Mimico-Judson community)
- The 1992 OMB decision committed City Council to develop and adopt a regular monitoring program to report back on the traffic generation, parking and travel characteristics for Mystic Pointe and the surrounding area. The recent study, as mentioned earlier indicates that Manitoba Street no longer qualifies as a local road. The residents are recommending that Manitoba Street be widened to accommodate parking and sidewalks on both sides of the street along with improved streetscapes and lighting as per the 1992 OMB decision.
- New roads separating the proposed development from the park be constructed on the west and south side of the site and that it include on-street parking and lighting.
- Upgrade the intersection located at the Legion Road and the reverse ramp. The stop sign for traffic moving north and turning east creates a back up of vehicles along Legion Road and blocks the entrance to the parking garage at 155-185 Legion Road.
- Upgrade the intersection at Legion Road and Manitoba Street with a crosswalk.

Parking

- As per the 1992 OMB decision, a parking survey is needed to assess the existing parking issues in the area.
- Residents will support parking requirements in the existing parking by-law.

Transit

- Need improved transit for the area - city staff to provide update.

Underpass

- As per 1992 OMB decision, "Prior to the issuance of a building permit for Parcels "E" and "F", funding requirements for the construction of the Legion Road underpass shall be in place to the satisfaction of the City of Etobicoke." Did the former developer contribute monies to the development of the underpass?
- Residents are requesting that plans for the proposed pedestrian/cycling underpass be brought forward in the plan? Comments?

Hydro

- The local residents complain of frequent power-outages in this area and want assurances from City Planning and Hydro that there is existing capacity to satisfy future needs not only of Mystic Pointe but for all developments in this area. As mentioned earlier, the area is at capacity.

Parks

- A Sports Field is proposed in the existing green space instead of a park, with 100 parking spots and the traffic it entails. The residents of Mystic Pointe oppose a district use park at this location, what is needed is a local park. This area is the only parkland available to the local single-family homes and residents of Mystic Pointe. It also serves the needs of the residents located north of the

Gardiner Expressway and will serve the needs of the future Mimico-Judson community as well as the Park Lawn Rd / Lakeshore Blvd West tower developments. The area is at capacity, there is not enough parkland to serve the existing needs of this community.

- The development at 2200 Lake Shore Blvd West and 10 Park Lawn Road provided \$500,000 in Section 37 monies towards improvements at Grand Avenue Park. Was the money spent and if so on what improvements?

Soil contamination

- According to City staff, one meter of clean soil was deposited on the former site of the sewage treatment lands in the area to create parkland. Is the standard for the City and the Ministry of the Environment (MOE)?

Wind Assessment

- The study by Gradient Microclimate Engineering Inc., based in Ottawa was written by someone with a Master degree in science, not an engineer although the report was signed by an engineer. We will be requesting the presence of the engineer at the OMB hearing.
- Need feedback on the impact of the wind generated by the proposed development on the surrounding parks and trails (public areas).
- Need to find a way to minimize winds at the crosswalk and intersections of Legion Road and Manitoba Street.

Etabbey vs Camrost-Feldcorp

- Were the lands sold to Etabbey Holdings Inc.?