



Mimico Lakeshore Network
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May 27, 2015

To the members of Etobicoke-York Community Council:

Re. Item EY7. , 251 Manitoba Street

We are writing on behalf of the Mimico Lakeshore Network, a network that brings together eleven different community groups that share concerns about development in Mimico and its environs.

We strongly urge you not to approve the application for a zoning by-law amendment that would permit the construction of a 48-storey apartment tower at 251 Manitoba Street.

The residents of the condominiums to the north and east of this site were originally led to expect that only town houses of up to four storeys would be built at 251 Manitoba Street. Their expectations, and the value of their properties, depended in part on the prospect that only such low-rise buildings would be constructed at that location.

It was a major disappointment to them to learn that the property had changed hands, that the new owner did not intend to carry out the plans announced by the previous owner, and that the existing zoning of 251 Manitoba Street allowed for a structure of up to 18 storeys.

That reality is bad enough; a 48-storey tower would be considerably worse.

The reason is not simply that the residents are being robbed of an agreeable environment of low-rise town houses that they had anticipated.

Traffic congestion is a serious problem for the residents of Manitoba Street and Legion Road North, and this would be gravely exacerbated by the addition of many hundreds of additional households to this already overburdened location.

For the Mimico Lakeshore Network,

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