



LAKESHORE PLANNING COUNCIL CORP.

3446 Lake Shore Blvd West, Toronto, ON M8W 1N3

Email: lpcc.lakeshoreplanningcouncil@gmail.com

June 15, 2015

Etobicoke York Community Council
Etobicoke Civic Centre
Main Floor
399 The West Mall
Toronto, ON
M9C 5A3

Attn: Ms. Rosemary MacKenzie

Dear EYCC Councillors:

Re: Application for OP Amendment and Zoning By-law Amendment for 251 Manitoba Street

We request that the EYCC reject the application for 251 Manitoba Street – Parcel “F” - for reasons cited by the City Planning Department including:

The proposed development is in excess of the permitted height, density and dwelling unit count as provided for by Site and Area Specific Policy 14 (SASP 14) and site specific Zoning By-law No. 174-2003.

Residential development is provided to a maximum gross density of 2.7 times the lot area, whereas the proposal is seeking a gross density of 4.8 times the lot area. Up to 1,800 housing units are provided for in SASP 14. Given that 1,517 units have been constructed to date, the current proposal for 548 units exceeds the total maximum residential permission by 257 units.

Parcel 'F' is limited to a height of 18-storeys. The 48-storey proposal exceeds the maximum height by 30-storeys.

The application does not comply with many policies of the Official Plan including appropriate scale, site layout and transition in height to adjacent buildings, negative

impacts of shadowing on adjacent buildings and properties. The Provincial Policy Statement (PPS) identifies the Official Plan as the most important vehicle for implementing the PPS.

Traffic studies indicate that the three Local Roads servicing the Mystic Pointe community already experience daily traffic volumes averaging 3,060 representing a 22% increase above the typical daily volume of 2,500 vehicles.

We support the request by City Planning for the City Solicitor and other appropriate City staff to attend the Ontario Municipal Board hearing to oppose the application, as currently proposed by the applicant. A Pre-Hearing Conference is scheduled for July 8, 2015, to set the parameters and the future date of the OMB hearing.

The owners of 251 Manitoba Street purchased the property fully aware that a maximum of 18 stories was permitted, and, no doubt, conducted due diligence to determine that the development potential for 18-stories was financially viable.

This application for a 2.67 increase in height to 48 stories is nothing other than overt land speculation for excessive profits, and does not represent good planning for our communities.

Sincerely,

(signed)

Timothy Dobson, OALA, ISA, Landscape Architect & Arborist
Chairman
LAKESHORE PLANNING COUNCIL CORP.