



Office: 2240 Lake Shore Blvd West, Unit M-227, Toronto, ON M8V 0G1 416-792-4964

June 15th, 2015

**Etobicoke York Community Council,
Etobicoke Civic Centre, Main Flr, South Block,
399 The West Mall, Toronto, ON
M9C 2Y2**

E-Mail: etcc@toronto.ca

**RE: EY7.1 Request for Directions Report;
251 Manitoba Street;
Official Plan & Zoning By-Law Amendment Application**

We are in receipt of the June 2, 2015 Notice of Meeting regarding the indexed Application. Depending on specific issues that will be raised that may affect our community in general, the Humber Bay Shores Condominium Association (HBSCA) is requesting input in the decision-making process as well as being kept apprised of information. For many years, we have been active participants in public planning consultations, as well as in meetings with public officials on matters that impact the Humber Bay Shores neighbourhood.

The Humber Bay Shores Condominium Association (HBSCA) was established in 1997. We are a volunteer-based, not-for-profit corporation representing the interests of residents in the Humber Bay Shores community. Our members include the condominium corporations in the area. We currently represent 23 member corporations bordering on 2.5 km or major roadway; Park Lawn Rd and Lake Shore Blvd W - south of the Gardiner Expressway from the Humber River to Fleeceline Road to the west (to the limits of Grand Harbour Condominium). Currently about 15,000 residents live within these borders with the expectation of nearly 25,000 by the time several new, under-construction or yet-to-be developed condominium complexes are completed within the next few years. We are supportive of well-planned development and revitalization initiatives and strive to cooperate with City planners, developers and others in our neighbourhood to achieve a quality commercial and living community. We have found that long after developers have met with city planners; complete their construction projects, residents are often left with an undesirable result with little recourse to affect a remedy. Further, other groups/organizations - perhaps for political reasons and not living in the immediate living area, often make presentations to influence decisions that may directly affect residents who actually do live, work, play and shop in Humber Bay Shores.

More specifically, we have concerns with respect to transportation/traffic and infrastructure planning as well as integrated park trail linkages along Mimico Creek to the waterfront.

Further with additional development in the immediate area, the proposed Legion Road extension impact must be carefully reviewed by all community stakeholders. The opportunity for Section 37 contributions for the local neighbourhood as well as adjacent infrastructure upgrades and park/trail improvements need community input.

Accordingly, the HBSCA writes the City Clerk's office seeking input, where appropriate, in regard to the referenced Official Plan and Zoning By-Law Amendment Application (Application No. EY7.1).

Thank you

A handwritten signature in black ink, appearing to read "Don Henderson", with a long horizontal flourish extending to the right.

Don Henderson
President, HBSCA

cc: Ward 6 Councillor Grimes