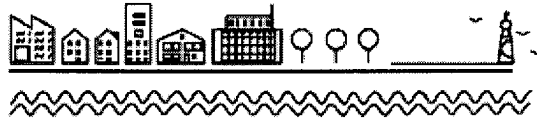


EY 21.49.5



LAKESHORE PLANNING COUNCIL

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www.lakeshoreforum.ca

TO: TORONTO CITY COUNCIL

February 20, 2013

Re: City Council Agenda Item EY21.49 - Request for Review of Mimico 20/20 Reports (Ward 6)

We are writing to you as representatives of the Lakeshore Planning Council, which has been following with great interest the Mimico 20/20 Secondary Plan process.

We appreciate that the motion from EYCC to Council asks for a **stop or delay** in the Process of Mimico 20/20 as it has not addressed a number of issues expressed by members of the community, including a viable size of waterfront parkland, in short supply in this area.

Notwithstanding this appreciation of delay, we are writing to you to express our concern with a recent turn of events that we feel may have the effect of compromising the planning process surrounding the Mimico 20/20 Secondary Plan.

Without consultation with the community and the many stakeholders involved in the Mimico 20/20 Secondary Plan, a motion dated January 22, 2013 was introduced as a last minute addition to the Etobicoke York Community Council (EYCC) agenda on January 24, 2013.

The motion introduced at EYCC would have the effect of negating the results of the community planning process that has involved many months and years of work and large amounts of money. The motion is asking for the introduction of site-specific policies within the Secondary Plan area to address the replacement of rental units and for grants/subsidies for land developers.

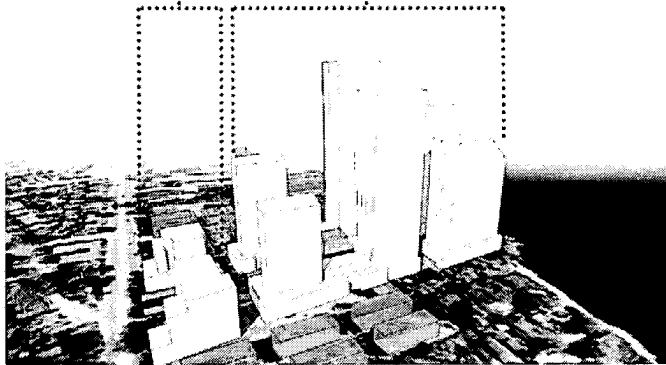
Attracting development to a waterfront location, we feel, requires no incentives and may not be the issue (see below an illustration of the first proposal for Amedeo Garden Court, a site located within the Mimico 20/20 Secondary Plan boundaries):

TOWERS A&B
386 RENTAL
APARTMENTS

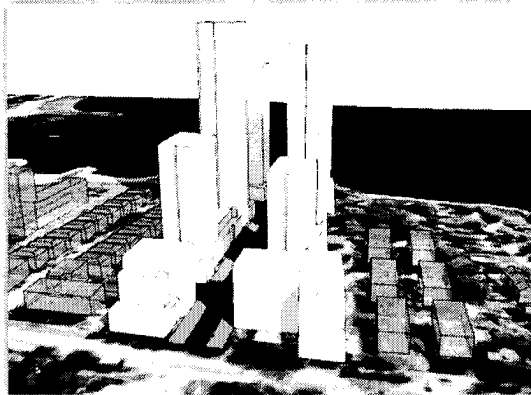
- 167 Bachelor
- 178 One Bedroom
- 43 Two Bedroom
- 8 Three Bedroom

TOWERS C,D,E,F,G&H
1579 RESIDENTIAL
CONDOMINIUMS

- 79 Bachelor
- 1,026 One Bedroom
- 395 Two Bedroom
- 79 Three Bedroom

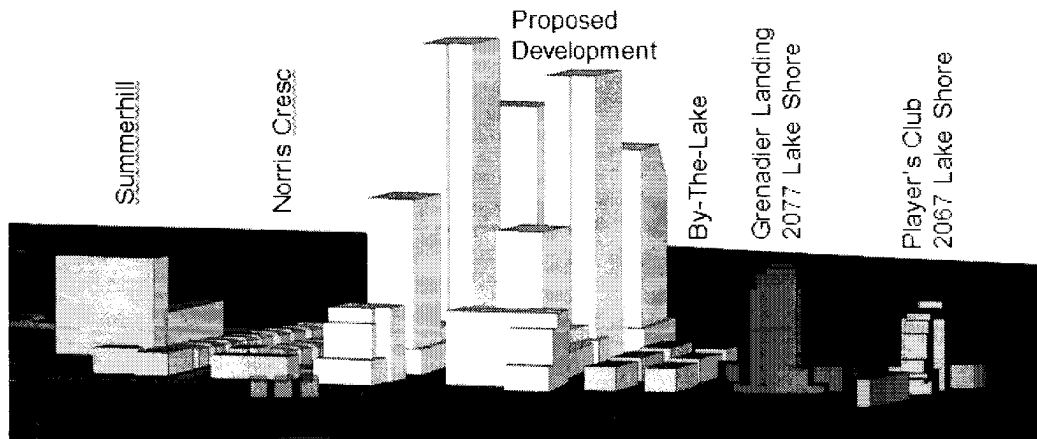


**This 3-D Model Is Derived From
The Current Application Submitted To The City**



Longo Development – Amedeo Garden Court - 3 D Conceptual Model

Density Comparison



As you can see, the area is attracting development. Maintaining reasonable height and densities in an area adjacent to Lake Ontario and to a well-established low-rise community is more of a problem.

We believe that introducing special treatment for land developers in the form of grants, subsidies or in the form of tax incentives, and relief from development charges is not necessary to attract development and would not be well received by the public in general.

We ask that Planning Staff be directed to look into establishing a Mimico Economic Development Committee whose mandate would be to oversee the successful redevelopment of the area. The LPCC along with other stakeholders would be happy to serve on this committee and help ensure the successful redevelopment of the area. If after, such time, the community decides that it needs a different approach then it will ask Council for assistance.

In the mean time, we recommend that the Planning Staff be directed to complete the planning process unencumbered by overly generous incentives.

Timothy Dobson, Chairman
Lakeshore Planning Council Corp.