EY23.6.36

Mimico Lakeshore Network
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May 3, 2013

City of Toronto
Mayor & Members of City Council
100 Queen Street West
Toronto, ON M5H 2N2

Re: Item EY23.6
Final Report, Mimico-by-the-Lake Secondary Plan

Dear Mayor and Members of Council:

We are writing on behalf of the Mimico Lakeshore Network, an umbrella group that brings together ten different community organizations concerned about the Mimico 20/20 revitalization process. MLN's most recent information is published on the Network's website for ready reference: http://mimicolakeshorenetwork.wordpress.com/

In February of this year, we wrote to you about a motion, EY21.49, moved by Councillor Grimes and approved at the January 22, 2013 meeting of Etobicoke-York Community Council, that we believed could have far-reaching implications for the future of the whole of Toronto, because new precedents might be set for the process of planning the redevelopment of our neighbourhoods and for financial dealings between developers and the City. At its February meeting, City Council amended the motion to remove language calling for grants, tax incentives, waiving of development fees, and the like.

We are alerting you once more to a recommendation that could have an impact on the way the City implements planning decisions in every ward. Motion EY23.6 approved by Etobicoke-York Community Council on April 9th, 2013 requests that:

"City Council direct the Deputy City Manager of Cluster B, in conjunction with the Deputy City Manager of Cluster A and the Deputy City Manager and Chief Financial Officer, to explore options and actions the City could undertake to support the implementation of this **new planning framework** and report back within nine months to the appropriate Standing Committee."

It is uncertain what could be meant by a "new planning framework". Motion EY23.6 was passed by EYCC in the context of considering the draft Secondary Plan for Mimico-by-the-Lake; but EYCC deferred its decision on the Secondary Plan until its meeting of June 18. The plan may well be amended before it comes before City Council.

We believe it is premature to be speaking of implementing a plan that has yet to be adopted by City Council, and absurd to be exploring the options for supporting a "new planning framework" that does not yet exist.

Although motion EY23.6 does not expressly mention financial incentives for developers, we believe it is vital for Council to remain alert to its possible implications for the future, and to act with caution. The City should never put itself in the position of expending public resources, or diluting the requirement of one-for-one replacement of rental units, for the sake of stimulating or hastening the construction of condominium housing for buyers who are able to afford market prices – definitely not in the highly desirable lakefront location of Mimico-by-the-Lake.

Sincerely,

Martin E. Gerwin

[redacted]

Co-chairs, MLN Steering Committee

Judith A. Rutledge

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