

EY25.15.62

Clerk - Mimico-By-The-Lake Secondary Plan for July 16th, 2013

From: Philip Horgan <wlha2013@rogers.com>
To: "clerk@toronto.ca" <clerk@toronto.ca>
Date: 7/15/2013 8:13 PM
Subject: Mimico-By-The-Lake Secondary Plan for July 16th, 2013

**West Lansing Homeowners Association Positions and Comments on Item EY25.15
Mimico-By-the-Lake Secondary Plan to be presented to Toronto City Council on July 16th, 2013**

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CITY CLERK'S OFFICE
SECRETARIAT SECTION
JUL 16 A 7:31

To Members of Toronto City Council and Mayor Ford,

On behalf of **West Lansing Homeowners Association** we endorse the CodeBlueWestTO petition for sustainable development on Toronto's Waterfront. Given the concerns of the 1200 residents who have signed the CodeBlueWestTO petition, we request that Toronto City Council defer EY25.15 and direct the City to conduct an independent expert design review through Waterfront Toronto on the Mimico 2020 Secondary Plan.

There are concerns over the implications at the OMB of allowing 25+ storey buildings adjacent to Toronto residential neighbourhoods. We request that the design review reduce heights and densities according to the neighbourhood polices in the Toronto Official Plan.

The Motel Strip Secondary Plan for the Humber Bay Shores on Etobicoke's Waterfront originally set heights at approximately 20 storeys; however 65 storey buildings have been approved by Toronto City Council in this suburban neighbourhood. Given that the height and density guidelines established in a site specific Secondary Plan have been proven ineffective, we also request that council explore additional tools and measures to control heights and densities in Mimico by the Lake.

Waterfront Toronto has proven itself an effective organization in managing the design and implementation of sustainable development on the Central Toronto Waterfront. We encourage the use of this organization in overseeing the evolution of the Etobicoke Waterfront. The Toronto Waterfront is a critical city wide asset that must be protected and managed in the public's best interest.

Regards,
Phil Horgan, President
West Lansing Homeowners Association