

Reply to the Attention of Mary Flynn-Guglietti
Direct Line 416.865.7256
Email Address mary.flynn@mcmillan.ca
Our File No. 217749
Date April 5, 2013

Delivered by e-mail (etcc@toronto.ca) and fax (416) 394-5600

City Clerk's Office
Etobicoke Civic Centre
399 The West Mall
Toronto, ON
M9C 2Y2

**Attention: Ms. Rosemary MacKenzie
Etobicoke York Community Council ("EYCC")**

Dear Chair and Members of the Etobicoke York Community Council:

**Re: The Polish Association of Toronto Limited
Owner of Lands fronting on Lakeshore Blvd. West, Louise Street
to the west, Victoria Street to the north and
Fleeceline Road to the east,
The Mimico-by-the-Lake Secondary Plan
EYCC meeting of April 9th, 2013 at 7:00 pm**

We are the solicitors retained to act on behalf of the Polish Association of Toronto Limited ("PATL") regarding its concerns related to the proposed Mimico-by-the-Lake Secondary Plan ("MSP"). The PATL own a number of properties totaling approximately 2 1/2 acres fronting on Lakeshore Blvd West, Louise Street to the west, Victoria Street to the north and Fleeceline Road to the east (hereinafter referred to as the "Property"). Our client's Property is located within the MSP.

Our clients have now had an opportunity to review the March 20th, 2013 Staff Report and the proposed Official Plan Amendment attached as Attachment 3 to the staff report and respectfully submit that it has serious concerns with the recommendations in the report and specifically the proposed Official Plan Amendment document. We therefore request that the EYCC defer consideration of the adoption of the MSP in its present form.

Staff submit that the proposed MSP will provide the policy framework for the revitalization and change within this community over the next twenty years. On behalf of our client we respectfully submit that the MSP, as currently proposed, will not guide the City and landowners within the area to a much needed revitalization. The current Plan does not encourage

investment or provide the incentives necessary for revitalization. We respectfully submit that the MSP needs a significant renewed approach in order to realize the community's need for an active and dynamic waterfront.

By way of example the PATL site is a large single ownership parcel, a rare opportunity within the MSP area. Pursuant to Schedule "I", being the proposed revisions to the City of Toronto's Official Plan Land Use Map 15, the PATL lands are proposed as a Mixed Use Area. At page 39 of the MSP draft document the PATL lands are also identified as Precinct G. However at page 43 of the draft document the height is capped at 6 to 8 stories and it is also identified as subject to a "Site Specific Policy".

Section 6.2 sets out the Site Specific Policy for the PATL lands and states that the lands will be "developed for low-rise, grade related residential uses that are contextually sensitive to the surrounding *Neighbourhood*. A public land system will be encouraged for circulation as well as the full opening and reconnection of Victoria Street...."

Although the Mimico 20/20 Revitalization Study has been a matter of several years review and study we understand that our client's lands only recently became part of the special policy provisions of the MSP. On November 8, 2012 the President of the PATL wrote to the City Planning Department expressing concerns regarding the direction of the MSP. In particular Mr. Miasik stated that "Putting a roadway in this area would cut off access to an existing garage and totally isolate the bungalow from our plans.....on behalf of our members we absolutely object to the proposed ill planned road through our property". In closing Mr. Miasik requested a written response to his concerns but to date no response has been achieved.

It is important to note that the City of Toronto's Official Plan focuses on the importance of the Avenues in providing for reurbanization to support new housing and job opportunities and improving the pedestrian environment and the appearance of the street. The challenge for the City to date has been the difficulty of redeveloping the properties on the Avenues as a result of splintered ownership. In this instance staff are recommending dividing a large parcel through the use of laneways. This is counterproductive to good planning and the goal and objective of realizing the development potential of an important Avenue.

In addition, the densities proposed are certainly not reflective of the high density residential land uses immediately across the street on Lakeshore Blvd south. As well the property immediately to the north is an existing industrial use. Therefore there is no planning justification for introducing a low rise residential density use to this site through a special policy that would preclude an appropriate development of the site as envisioned in our client's November 8, 2012 correspondence.

For the reasons as stated above I will be in attendance on Tuesday, April 9th at 7:00 pm to represent my clients before the EYCC and would respectfully request that I be listed as a deputation.

Yours truly,

per. 

Mary Flynn-Guglietti

/sb
Encls.

c.c. Marek Miasik, President
Albert Flis, Chairman, Audit Committee
John Argyris, Treasurer

EYCC Members:

Councillor Vincent Crisanti (councillor_crisanti@toronto.ca)
Councillor Frank Di Giorgio (councillor_digiorgio@toronto.ca)
Councillor Sarah Doucette (councillor_doucette@toronto.ca)
Councillor Doug Ford (councillor_dford@toronto.ca)
Councillor Mark Grimes (councillor_grimes@toronto.ca)
Councillor Doug Holyday (councillor_holyday@toronto.ca)
Councillor Gloria Lindsay Luby (councillor_lindsay_luby@toronto.ca)
Councillor Giorgio Mammoliti (councillor_mammoliti@toronto.ca)
Councillor Peter Milczyn (councillor_milczyn@toronto.ca)
Councillor Frances Nunziata (councillor_nunziata@toronto.ca)
Councillor Cesar Palacio (councillor_palacio@toronto.ca)