



June 14, 2013-06-14

Chair and Members of Etobicoke-York Community Council
Etobicoke Civic Centre
Etobicoke, Ontario

Ladies and Gentlemen:

Re: Report 25.8 and 2151-2155 Lakeshore Blvd West Zoning and Bylaw Amendment and lifting of Holding (H) Symbol

We are writing to you on behalf of the membership of Citizens Concerned about the Future of the Etobicoke Waterfront (CCFEW). We are a non-profit community organization whose primary goal is the improvement of the natural and physical environment in south Etobicoke

We are very curious and concerned about the report recommendation which states that:

“ Before introducing the necessary Bills for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning, and the City Solicitor, such agreement to be registered on title to secure the following facilities, services and matters from the owner at its expense:

- A. A cash contribution of \$1,000,000 to be paid to the City prior to the issuance of the first above grade building permit consisting of:*
 - i. \$350,000 towards the construction of Village Court, a publicly accessible private open space at 68 Marine Parade Drive; and*
 - ii. \$650,000 towards the maintenance of the proposed on-site publicly accessible private open space.*

The cash amounts identified in i. and ii. above shall be indexed annually in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City.

Citizens Concerned About the Future of the Etobicoke Waterfront
6 Meaford Avenue, Toronto, Ontario M8V 2H5
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Our main interest is the proposed use of Section 37 funding for what is described as being

“A landscaped linear park is proposed along the southeast edge of the subject property adjacent to “Tower B”. This park would include a decorative walkway, benches and a variety of plantings, and would provide a public pedestrian connection between Street “C” and Marine Parade Drive.”

Firstly the landscaped linear park as shown on the report drawings are on the west side of Tower B and not the east side.

Secondly, we have experienced dedication of public, private land previously with the development of Grand Harbour and Marina Del Rey. Condominium owners have not welcomed the general public walking across what they perceive to be their private land and

Thirdly, it is most unfair that Section 37 funding contributed because of excessive development approvals is spent on private property and not used for the acquisition of public parkland.

We would expect the developer to provide what looks like a private trail access from the condominium Tower A down to the lake as part of their own development expense.

We are therefore asking that the \$1 million dollar contribution be used for public parkland acquisition in south Etobicoke.

Sincerely



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