



Reply to the Attention of Mary Flynn-Guglietti  
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Our File No. 217749  
Date June 17, 2013

**DELIVERED BY E-MAIL (etcc@toronto.ca)  
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Toronto, ON  
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**Attention: Ms. Rosemary MacKenzie  
Etobicoke York Community Council**

Dear Chair and Members of the Etobicoke York Community Council ("EYCC"):

**Re: The Polish Association of Toronto Limited  
Lands fronting on 2282 Lakeshore Boulevard West, Louise Street  
to the West, Victoria Street to the North and Fleeceline Road to the East  
June 18, 2013 Final Report: Mimico-by-the-Lake Secondary Plan  
EYCC Item No. EY25.15**

We are the solicitors retained to act on behalf of the Polish Association of Toronto Limited ("PATL") regarding its concerns related to the Mimico-by-the-Lake Secondary Plan ("MSP") as it relates to its property as described above.

As you are aware, on behalf of our client we wrote to the EYCC and made verbal submissions regarding the draft MSP in April of 2013. Subsequent to our attendance, we have had an opportunity to meet with staff and the Ward Councillor Mark Grimes to discuss our concerns. We note in reviewing the May 30, 2013 report from the Director of Community Planning for the Etobicoke York District that staff acknowledge that the PATL site is unique in that it is a deep site largely surrounded by public streets and immediately across the street from the Grand Harbour tall building development. As well, staff note that the right of way for Lake Shore Boulevard West immediately abutting our client's property is 36 metres wide and not the usual 27 metres.

As a result of the attributes noted by staff, the recommendation in the Final Report is to recognize that "this site may be suitable for a correspondingly taller mid-rise building along the Lake Shore Boulevard West frontage, provided the other Avenue and Mid-Rise Buildings Study performance standards are adhered to, including the need to transition in height and massing to the abutting Neighbourhood lands". Therefore staff recommend that

Map 33-6 as it relates to Special Policy Area 2 be amended to remove the symbol "A" for the Lake Shore Boulevard West frontage of Special Policy Area 2.

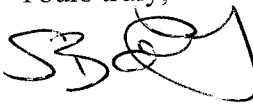
As noted in my April 5<sup>th</sup>, 2013 correspondence to the EYCC, we understand that our client's lands only recently became part of MSP. In reviewing the attached schedules to the MSP, we question whether the lands should have been part of the MSP. The lands are currently shown on the City of Toronto's Official Plan Land Use Map 15 as a Mixed-Use Area. We respectfully submit that the height and form of development for this 2 ½ acre site should be determined through a future site-specific application that will review the unique attributes of the site in relation to the 36-metre width of Lakeshore Boulevard West and the tall building developments in close proximity. We note in reviewing the remainder of the MSP that the main thrust was founded on a vision of encouraging the revitalization of the Mimico community. Specifically, staff state that the area is characterized by a number of older rental apartment buildings and that revitalization of Mimico could be achieved through reinvestment in and redevelopment of the existing building stock by encouraging a more flexible rental housing replacement policy; increased building heights and increased development density. We respectfully submit that the issues that are the main thrust behind the study do not apply to our client's site.

We therefore submit that the lands owned by the PATL be deleted in their entirety from the MSP, as they were lands that clearly need not be part of the MSP and do not have the attributes of the thrust behind the study. If the lands were to remain as currently designated in the City of Toronto Official Plan as a Mixed-Use Area, there are numerous policies within the City of Toronto to guide any future development that would allow consideration of the unique characteristics of the site. Inclusion in the MSP provides no value or incentive for future development and may unnecessarily impede such redevelopment.

I will be in attendance at the June 18<sup>th</sup> EYCC meeting with my client representatives and request that I be listed as a deputation.

Should you have any questions or require additional information, do not hesitate to call me.

Yours truly,

per 

Mary L. Flynn-Guglietti

MLFG/sb

cc: Marek Miasik, President  
Albert Flis, Chairman of the Audit Committee  
John Argyris, Treasurer  
Councillor Mark Grimes