

# PH12.4.5

Good Morning Councillors,

With an existing capacity of roughly 30,000 people, the Humber Bay Shores and Mystic Pointe communities have seen next to no investment in public facilities and services. This is a stark reality for many, especially families, and it's a frustrating one given the significant amount of development charges, planning act funds, and tax dollars derived via the neighbourhood. Resulting problems from these deficiencies will only be exacerbated by the prospective 10,000 residents moving into the Christie's lands.

However the redevelopment of the Christie's site presents the Humber Bay Shores community, and South Etobicoke in general, with an opportunity to right past planning wrongs. First Capital has shown a willingness to accommodate new facilities, and the community is excited to hear consideration of library, community centre, and school options—especially as the latter has been under consideration with no action since the original Motel Strip Secondary Plan.

This redevelopment also presents a major opportunity for transit improvements, especially in relation to what could be a robust new TTC loop and multi-modal transit hub. The area is desperate for these improvements as South Etobicoke continues to face variable service and long-delayed and unfunded TTC expansion projects, notably the Waterfront West LRT and Line 2 extension to Sherway. While the community is excited about the prospect of a Park Lawn GO station, the once promised 15 minute GO service that would come from electrification and RER is now in jeopardy. This means staggered service between Mimico GO and Park Lawn GO under the current schedule, resulting in just one train per hour. That is hardly enough to accommodate a community of 40,000 people, and it is no where near the service level necessary to incentivize enough ridership and help manage congestion in the area.

So the real question, as always, is whether or not Council (and other levels of government) is willing to fund this opportunity. The proposed GO station will absorb the majority (if not all) of development/developer derived funds. That will once again leave the community with plans, and an amazing opportunity, but no funding to make any of it happen.

I look forward to the planning study and public consultation processes, and I support the recommendations in the report, but I ask you all to begin consideration of this funding element. South Etobicoke is desperate for exactly the kinds of public investment opportunities presented by this redevelopment, but this is our last chance to get it right: after this, we will literally be out of land.

In summary, this redevelopment will either make or break the community. Beyond plans, It's up to our elected officials to start discussing and sourcing the necessary funding for this to be a success. Because we are not adequately meeting the needs of existing residents, let alone an additional 7,500 units.

Thank you for your consideration.

Randy Barba