

Re: PH35.1 EHON

We represent the Mimico Lakeshore Community Network, MLCN, which consists of interested groups and individuals involved in the Mimico and New Toronto Communities.

As such, a number of MLCN members have taken part in recent Webex meetings regarding the Official Plan revision. While we see much to support in the proposed changes, we harbour several concerns about how it will affect the Mimico area particularly, given that there are already major development plan proposals involving an estimated 11,000 new condo units working through the system around the Mimico GO Station alone. And other projects are planned.

We note with dismay that the material used in the study looks back at 2016 numbers which are woefully out-of-date for this area. For example, it totally excludes the aforementioned 11,000 units.

However, it is unfortunate that Mimico is one of the few areas in Toronto where major development projects are routinely proposed and for the most part, approved either by city council or through appeal to what is now the Ontario Land Tribunal. The idea of inclusionary zoning throughout the city, while a nice idea, seems a non-starter to us as it is easier to put new housing in areas where approvals are more likely to be obtained. The inclusionary zoning structure leaves 70 per cent of the city's land area untouched even in areas where the population is declining. Moreover, it does little to improve housing affordability and may in part actually increase inequity.

And we would point out as well that the above figures exclude the thousands of units slated for the former Christie site, which is adjacent to Mimico and for Humber Bay Shores, which is still growing.

The Mimico GO station has been designated a protected major transit station area which means even more intensification in this area.

All of this adds up to many more units in an area that already has been growing much faster than the city as a whole. The 2011-2016 census shows Etobicoke-Lakeshore population growing by 11.8 per cent in 2011-2016 while the city increased 4.5 per cent. The latest figures which are for 2016-2021 exhibit the same pattern even more - 9.8 per cent for this region against 2.3 per cent for the city.

That brings us to another sizeable concern, which is the infrastructure or the lack or problems with the infrastructure in this area. Projects appear to begin construction before the needed infrastructure is installed. Problems with the infrastructure in this area were highlighted even before the Mimico 20/20 plan was approved. And that is before the bulk of construction at Humber Bay Shores was completed.

Moreover, Royal York Rd. is supposed to be widened. Indeed, several of the more recent development proposals depend on that happening.

It only seems to make sense to put the infrastructure in first and then start building. But that is not what seems to happen in this area. It seems a classic case of putting the cart before the horses.

A further concern stems from the conversion of employment lands to mixed use (read mostly residential) or in the case of the Mimico Triangle regeneration. The concept of complete communities

includes the ability to walk to work but that is impossible if there are no companies around. As we know only too well in Etobicoke-Lakeshore, the rezoning of lands from employment to regeneration or mixed use means housing almost exclusively. The only exceptions are small operations like retail or office.

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