

City Council

Toronto City Hall,

100 Queen St. W.,

Toronto, On. M5H 2N2.

Contact: Sylwia Przewdziecki,

Re: EY6.23. Community benefits for 315-327 Royal York and 27-39 Newcastle St.

Dear Mayor Chow and council members,

We, at the Mimico Lakeshore Community Network (MLCN), a collection of involved groups and concerned citizens, have noted with interest the community benefits proposal put forward by Van Dyk Properties, the developer behind the above-mentioned properties. MLCN has been following this development for some years.

The proposal in our view falls short on a number of issues listed below:

- 1) Only 5 per cent of the units are to be affordable and only for 10 years. Rather, a minimum of 10 per cent of the units should be available to the community, with at least half of them designed affordable for families for a minimum of 25 years.
 - a. Please remember that 39 Newcastle was once owned by the City and was sold to the original owner for as little as \$700,000. Had the City kept these lands, all of the units might have been affordable.
- 2) The proposed Greenway is too close to the tracks.
- 3) There is a reference to a pedestrian and cycling bridge or a “functionally equivalent safe and accessible crossing.” If that alternative means at road level, that would not be acceptable, given how dangerous and busy that intersection is already.
- 4) Public art is fine but we feel the \$1.6-million would be better spent on rehabilitating the historic Mimico Train Station that the previous owner of the property adjacent to the GO station made structural changes to and rendered unusable. The July, 2018 Ombudsman Toronto’s report noted that the train station is registered on title for that property. Please see section 104 of said report.

We are not the only group concerned about the state of the historic station. Other groups and individuals have also raised the issue.

In short, we were very disappointed with the proposal and hope major changes will be made.

Yours sincerely,

Angela Barnes and Les Veszlenyi, co-chairs of MLCN