

City Council

Meeting No.: 8

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Meeting Date: Wednesday, July 19, 2023; Thursday, July 20, 2023; Friday, July 21, 2023

PH5.3 Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report
(Ward All - Statutory: Planning Act, RSO 1990)

**Re. Item PH5.3 Proposed Conversion Requests # 099 - 266-268 Royal York, rear;
& #124 - 12-50 Drummond Street & 1, 1A and 1B Harold Street
and Conversion Request # 103 - 340-364 Evans Avenue and 12-16 Arnold Street**

Dear Council members,

Mimico Lakeshore Community Network (MLCN) is a mix of individuals and groups that have a long history of community involvement. We would like to add our group to the voices of industry leaders and stakeholders opposing Conversion Request # 103 -340-354 Evans Ave. and 12-16 Arnold Street. We also share staff objections to the two related Conversion Requests #99 for 266-268 Royal York Ave., rear and Conversion Request #124 _for 12-50 Drummond Street & 1, 1A and 1B Harold Street

MLCN recognizes the need for additional housing, Unlike some other neighbourhood organizations, we actively supported the idea of EHON (Expanding Housing Options in Neighbourhoods) even though our area is undergoing extreme development pressure (the former Christie site, the Mimico Triangle, 351-365 Royal York, to name a few) which will add thousands and thousands of new residents. At the same time, we understand the importance of employment lands, particularly core employment lands. Toronto needs employment locations as well as housing, and it requires such locations to be accessible to residents. The South Etobicoke area has the second largest concentration of land dsignated Employment Areas in the city, supplying over 39,000 jobs and has excellent highway access.

Request 099 -266-268 Royal York, rear;

Request 124- 12-50 Drummond Street & 1, 1A and 1B Harold Street

The 266-68 Royal York application is of particular concern to us. As residents we are only too well aware of the importance of the Mimico Rail Yards, the Willowbrook Rail Yard and the VIA Rail Toronto Maintenance Centre and are conscious of the negative impacts they could have on adjacent housing. MLCN agrees with staff recommendation that the request for conversion of the portion of the site closest to the tracks (the core employment section) be turned down and a site-specific policy be applied that would support the existing employment area.

The development proposal for 266-268 Royal York Road is for 37 & 23 storey mixed use buildings on the eastern portion of lands and an 8-storey self-storage warehouse on western portion of lands with a three-level below grade parking garage. There is an Official Plan Amendment OPA which seeks to permit on the Employment Areas some components of the mixed-use development that do not include residential units or amenity spaces..

There has been substantial recent investment in the rail lands, \$100 million to Willowbrook Yard while \$1.5 billion has been allocated to the Via Rail Maintenance Centre. Any development can not negatively impact rail lands.

There are 24/7 operations at both the Willowbrook Rail Yard and Via Rail Maintenance Centre with noise, vibration and air quality issues impacting nearby residential uses. As the CN Rail Yard is a federal site, it is not obligated to provide mitigation measures to accommodate the conversion request.

Staff recommends that the lands be maintained as Core Employment Areas and that a Site and Area Specific Policy (SASP) be added to apply to conversion request No. 099 (rear portion of 266-268 Royal York) to support parking, loading, service access and mechanical facilities but exclude residential uses and amenity space. MLCN supports that staff recommendation.

One other concern for MLCN concerning any development at 266-268 Royal York relates to vehicular traffic safety. Royal York Road has high volumes of traffic at certain times of the day and the location of the 266-268 Royal York site, directly south of the rail bridge underpass could cause a safety issue for vehicles trying to turn into the site.

Conversion Request # 103 - 340-364 Evans Avenue and 12-16 Arnold Street

Staff recommendation is that lands be retained as Employment Areas and continue to be designated as Core Employment Areas.

MLCN also shares staff's misgivings about the 340-354 Evans Ave and 12-16 Arnold St. Conversion Request given the impact the proposed residential development would have on surrounding businesses. Those businesses, all key components of the local economy, which include **Cinespace Toronto, Steam Whistle, Sunbelt Rentals Company, Gambles Produce** and **Bondi Produce and Specialty Foods** are all supporting staff's recommendation to reject the Conversion request. We are aware too that allowing such a development in that area sets a precedent. The site, which is adjacent to major transportation arteries, lacks convenient access to community services such as school and libraries.

According to the South Etobicoke Industrial Employers, the Land Needs Assessment has determined that there is more than sufficient potential housing in areas designated in Official Plan as residential for future population growth until 2051. Conversion of employment lands is not needed. Accordingly, MLCN agrees with the city staff recommendations concerning the conversion requests #99, #103 & #124

.Yours sincerely,

Les Veszlenyi & Angela Barnes

Co-Chairs of Mimico Lakeshore Community Network (MLCN)

