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**EY7.7 - 2405-2411 and 2417 Lake Shore Boulevard West - Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications - Appeal Report**  
**Toronto City Council**

To City Council members:

We at the Mimico Lakeshore Community Network (MLCN) continue to be concerned about the development proposal for 2405-2411 and 2417 Lakeshore Blvd. W. MLCN, which include both local groups and concerned citizens, has noted that Etobicoke York Community Council voted Sept. 18 to adopt staff recommendations, which directed City Solicitor to attend Ontario Land Tribunal to oppose current application for above addresses and to continue discussions with developer to resolve issues. If OLT allows the appeals, in part or in whole, we agree with the City to authorize the City Solicitor to request withholding of any final orders until all outstanding issues are resolved.

MLCN is encouraged by City's opposition to the project. There are many issues with the application, not the least of which is the height of the buildings, its impact and intrusion in the heavily used Amos Waites Park, the Waterfront Trail and Mimico Square, and danger to park users because of proposed construction road down the side of the park. This development could put the park unsafe and unusable for a long period of time. Besides building an access road through the park, and a temporary construction road beside the community square, there are plans to try to build roads on properties that are not owned by the developer. Along with major safety concerns, these roads would result in noise and pollution in the park.

Despite having a reference file titled **Public Consultation Strategy Report**, as part of their development application, which stated that the developer will provide information about the proposal, respond to questions about proposal and to also address feedback, there has been no public meeting nor any visible posting about development plans. The Mimico neighborhood is unaware of future plans and is not responding to it. There needs to be a public meeting about development plans and a proper posting needs to be placed on community square's notice board. The application which has been out since September, 2021 has huge negative ramifications for Mimico and its residents. People need to know what the development plans are and be able to provide feedback before the next OLT meeting is scheduled .

In closing, MLCN echoes all the concerns the city expressed about 2405-2411 and 2417 Lake Shore Blvd W application proposal and urges city council, like Etobicoke York Community Council has done, to reject it or sent it back for substantial modifications. If the OLT allows appeals, in part or in whole, we agree with City plans to authorize City Solicitor to withhold any final orders until all outstanding issues are resolved.

Yours,

Les Veszlenyi & Angela Barnes Co-Chairs, Mimico Lakeshore Community Network (MLCN)



