

Etobicoke York Community Council
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Etobicoke York Community Council Agenda Item
2023.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

To Etobicoke York Community Council members,

We are writing to you as co-chairs of the Mimico Lakeshore Community Network (MLCN) a group formed during consultations for the Mimico By The Lake Secondary Plan, involving both local groups and individuals reacting to changes in our area. We note with great concern the proposed development for 2405-2411 and 2417 Lakeshore Blvd. W, which calls for demolition of existing properties, some of which contain affordable housing and local businesses. The development proposal far exceeds and is contrary to the secondary plan. For these reasons, among many others, MLCN fully supports the recommendations by City Planning Staff concerning this application.

A major issue for us is not just the size of the development but the fact it is directly adjacent to, and intrudes on Amos Waites Park, a heavily used park, and Mimico Square, the community hub. Amos Waites, a much smaller park than those in neighbouring communities, has been altered considerably since the secondary plan was designed. The park abuts the popular Waterfront Trail, and features two playgrounds, a splash pad, an outdoor pool and a centre for seniors and the disabled.

Our concerns about this application are amplified by the plans by the developer to run an access road through the park, as well as having a temporary construction road right beside the community square. Both roads are planned to cross properties that are not owned by the developer. Along with safety concerns, these roads would result in noise and pollution in the park. The developer has already gone to the Ontario Land Tribunal, but there has been no public meeting on the development and no development sign posted. Mimico residents have no idea what is planned and would be shocked with the details. We urge the city to order and well publicize a public meeting both in person and on Webex to inform and engage the public.

Mimico is one of the fastest growing areas in the City, according to the 2021 census, with many more condos planned. MLCN is not against increasing density, but the scale of this development is way out of proportion with the Mimico by the Lake Secondary Plan, which outlined a rich lakeside legacy for present and future Mimico residents to enjoy. This development application threatens that legacy. In closing, MLCN echoes all the concerns that the city has expressed about 2405-2411 and 2417 Lake Shore Blvd W application proposal and urges the EYCC to reject it or sent it back for substantial modifications. If the OLT allows the appeals, in part or in whole, we agree with the City plan to authorize the City Solicitor to request the withholding of any final orders until all outstanding issues are resolved.

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

