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EY9.10 - 266 and 268 Royal York Road - Zoning By-law Amendment Application - Appeal Report

The Mimico Lakeshore Community Network (MLCN) is a group of community groups and individuals working together to achieve a more liveable South Etobicoke. **MLCN supports city staff's recommendation that the city solicitor attend the Ontario Land Tribunal to oppose the application for 266 and 268 Royal York Road, in its current form, and continue to work with the developer to resolve outstanding issues and to request the Ontario Land Tribunal to withhold any final orders until those changes are done.**

MLCN recognizes an urgent need for affordable housing, balanced by the importance of maintaining employment lands. South Etobicoke, with 39,000 jobs, has the second largest concentration of Employment Areas in the city, including the Willowbrook Yard and the Via Rail Maintenance Centre, which has 24/7 operations with noise, vibration and air quality issues. CN Rail Yard as a federal site, is not obligated to provide mitigation or safety measures for future residential developments, even though there was a 2006 derailment in Mimico.

The development proposal for 266-268 Royal York Road along with 37-storey and 23-storey residential towers also calls for a self-storage warehouse. That warehouse, access road and parking facilities are planned to be located within the Core Employment Area. The Official Plan does not permit lands designated as Core Employment Areas to be used as vehicular and loading and service areas to serve residents. City wants to keep the lands as Core Employment with a Site and Area Specific Policy (OPA 653) to support parking, loading, service access and mechanical facilities, excluding residential uses and amenity space. Along with shadow issues, the project does not provide an appropriate fit and transition to neighboring buildings including the stacked townhouses south of the site, and St. Leo's Catholic Church on the east side of Royal York Road. The proposed development requires further refinements to better fit within the existing context and scale of Royal York Road and surrounding neighbourhood. The road access plan for 266-268 Royal York Road relies on the Official Plan road widening of Royal York from 20 meters to 27 meters width. If implemented, that road widening would result in a 3.44 metres widening on both sides of the street, which would destroy the heart of the northern portion of Mimico and open up the east side of Royal York, to more development proposals.

The Land Needs Assessment has determined that there is more than sufficient housing in areas already designated in the Official Plan as residential for future population growth until 2051. Conversion of employment lands is not needed. The Developer has not held any community consultation or statutory public meetings, so Mimico residents have not been able to provide feedback concerning the development. **MLCN fully supports the motion to have the City solicitor attend the Ontario Land Tribunal to oppose the application for 266-268 Royal York Road, continue working with the developer to resolve the outstanding issues and to request the OLT to hold off on any final orders until the requested changes to the application are made.**

Angela Barnes and Les Veszlenyi, Co-Chairs, Mimico Lakeshore Community Network



