

**EY18.7 - 220, 230 and 240 Lake Promenade and 21 and 31 Park Boulevard - Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications - Appeal Report**

To the Clerk, City of Toronto Dec 2, 2024

Would you kindly add the comments in the attached letter to the agenda for the **Dec 2, 2024 Etobicoke York Community Council** meeting on item **EY18.7-220, 230 and 240 Lake Promenade and 31 Park Boulevard Official Plan Amendment, Zoning By-law Amendment, and Draft plan of Subdivision Applications**.

We understand that our comments and the personal information in this e-mail will form part of the public record and that our names will be listed as correspondents on agendas and minutes of City Council or its committees. Also, we understand that agendas and minutes are posted online and that our names may be indexed by search engines such as Google.

To the members of City Council:

**Re. Item EY18.7 - 220, 230 and 240 Lake Promenade and 31 Park Boulevard - Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications**

We, represent MLCN (Mimico Lakeshore Community Network) a group that involves both local groups and individuals concerned about changes in this area. Mimico Lakeshore Community Network fully supports the City's opposition of the proposed massive development at 220, 230 and 240 Lake Promenade and 21 & 31 Park Boulevard. MLCN also supports the decision to have the City Solicitor and appropriate City staff attend the Ontario Land Tribunal in opposition to the current application regarding the combined Official Plan Amendment and Zoning By-law Amendment application, and Draft Plan of Subdivision and to continue discussions with the applicant to resolve outstanding issues. In the event that the Ontario Land Tribunal allows the appeals, in whole or in part, City Council should withhold the issuance of any final Order be withheld until such time as all outstanding issues are resolved.

MLCN is concerned that the infrastructure required for such a major project would be insufficient and also is worried about the impact the development would have on the nearby park. But our greatest fear concerns the future of the tenants living in the current 548 rental units that would be displaced for 13 years while the development is being completed, Many have those tenants have been at the residences for many years and some are quite elderly. With the length of time of project completion, many of those displaced tenants would no longer be living to return to their current addresses at similar rents that they currently pay. MLCN also notes that the development proposal fall

exceeds the allowed maximum building heights yet there is no mention of any affordable housing, either rental or ownership in the development proposal.

In summary, MLCN fully supports the City's decision to attend the Ontario land tribunal in opposition to the development at 220, 230 and 240 Lake Promenade and 21 & 31 Park Boulevard. MLCN also supports the decision to have the City Solicitor and appropriate City staff attending the Ontario Land Tribunal in opposition to the current application regarding the combined Official Plan Amendment and Zoning By-law Amendment application, and Draft Plan of Subdivision and continue discussions with the applicant to resolve outstanding issues. MLCN also supports having the City withhold any final Order until all outstanding issues are resolved.

Angela Barnes & Les Veszlenyi

Chair & Vice-Chair, Mimico Lakeshore Community Network (MLCN)

