

From: [New Toronto-Lakeshore Village Residents Association](#)
To: [Etobicoke Community Council](#); [Clerk](#)
Cc: [Mohamed Osman](#); [Councillor Morley](#)
Subject: [External Sender] Item - 2025.EY19.4 99 Birmingham Street and 210 Islington Avenue - Zoning By-law Amendment Application - Appeal Report (Ward 3)
Date: January 7, 2025 6:51:31 PM

Item - 2025.EY19.4

99 Birmingham Street and 210 Islington Avenue - Zoning By-law Amendment Application - Appeal Report (Ward 3) To the Clerk, City of Toronto January 8, 2025

Would you please add the comments in the attached letter to the agenda for the January 9, 2025 Etobicoke York Community Council meeting on Item - 2025.EY19.4

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 - 2025.EY19.4

99 Birmingham Street and 210 Islington Avenue - Zoning By-law Amendment Application - Appeal Report (Ward 3)

New Toronto - Lakeshore Village Residents' Association (NTLVRA) supports the City's opposition of the appeal of the Zoning By-law Amendment application for 99 Birmingham Street and 210 Islington Avenue and to continue discussions with the applicant to resolve outstanding issues.

Some of the outstanding issues are: a) revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review. This is especially important in our area due to the recent flooding issues experienced in 2024. b) a revised Transportation Impact Study that would also take into account the increased traffic created by other developments along Birmingham Ave, such as the Canadian Helen Keller Centre (CHKC) being built on Eighth St, just south of Birmingham.

Other concerns of our Association are: the tallest existing buildings in the area range from 13 to 14 storeys. This development is proposed at 26 storeys and we are concerned about the impact of a building of that height to the surrounding neighbourhood along with the impact of the shadow of this building which would run from Islington to 2nd Street.

NTLVRA also supports the decision to direct the City Solicitor, together with appropriate City staff, to attend the CMC (Case Management Conference) and any future OLT hearing to oppose the application in its current form and to continue discussions with the applicant.

In summary, NTLVRA fully supports the City's decision for the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal to oppose the appeal of the Zoning By-law Amendment application for 99 Birmingham Street and 210 Islington Avenue and to continue discussions with the applicant to resolve outstanding issues. We also support that If the Ontario Land Tribunal allows the appeals, in whole or in part, City Council authorize the City Solicitor to request that the Ontario Land Tribunal withhold the issuance of any final Order(s) until such time as the Ontario Land Tribunal has been advised that the outstanding issues have been resolved.

Joanne Yano

Chair

New Toronto - Lakeshore Village Residents' Association (NTLVRA)

