

EY19.4 210 Islington Avenue and 99 Birmingham - Zoning Bylaw Application

We represent MLCN (Mimico Lakeshore Community Network), an organization of local groups and individuals, closely following changes in South Etobicoke. MLCN fully supports the City's opposition to the proposed big development at 99 Birmingham and 210 Islington. Similarly, we support the City's decision to send the City Solicitor and staff to the Ontario Land Tribunal opposing the application and continuing discussions with the applicant in an effort to resolve outstanding issues. Should the OLT allow the appeal in whole or part, the City should withhold the issuances of any final order until all outstanding issues are resolved.

The neighborhood, in which the proposed 26-storey mixed-use tower is to be built, consists primarily of low-rise residential, commercial and industrial buildings, the tallest being 14 storeys. We agree with City staff who have argued that the proposed development does not provide good transition to the neighborhood. We are concerned that, according to a map from the developer, the shadow impact of such a large building would extend several blocks from Islington Avenue to Second Street.

OPA 591 and SASP 784 were passed by the City to enable affordable housing, either rental or ownership, at the site. According to the developer, the proposal conforms to and meets the objectives of both bylaws by providing a mixed-use development which provides a high-quality supply of new housing options, complemented by at-grade commercial uses. According to the developer, if the development is to be rental, then no affordable housing will be supplied.

Of particular concern are the plans to have 147 vehicular parking access for the site off Eighth Street. Again, the developer states that the development will have minimal impact on traffic. But the issue is complicated by plans for a warehouse at 260 Eighth Street and 124 Birmingham. Those plans include removal of the heavy vehicle restriction along Eighth Street to allow big rig trucks to allow multiple access to the site from Birmingham, Eighth Street or New Toronto Street. Those big trucks need both sides of the street to enable any turns. Besides the plans for the warehouse, there are also plans for the six storey Helen Keller building on Eighth Street and Birmingham. Eighth Street also has a skateboard park, and a fire hall, so road safety for pedestrians and vehicles is a major concern.

In closing, Mimico Lakeshore Community Network fully supports the City's opposition of the proposed massive development at 99 Birmingham and 210 Islington Avenue. MLCN also supports having the City Solicitor and staff attend the Ontario Land Tribunal in opposition to the current application regarding the Zoning By-law Amendment application, and continue discussions with the applicant to resolve outstanding issues. In the event that the OLT allows the appeals, in whole or part, City Council should withhold the issuance of any final Order until all outstanding issues are resolved.

Yours,

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

