



Mimico by the Lake BIA
2733 Lake Shore Blvd. W
#210
Toronto, ON. M8V 1G9

Monday March 31, 2025

Etobicoke York Community Council

RE: Rental Housing Demolition and Conversion Application

Application Number: 23 216851 WET 03 RH

The Mimico by the Lake BIA would like to express the following concerns regarding the demolition at 2491 Lake Shore Blvd W.

Mimico, more specifically 23 Buckingham and the Vandyk property (now KingSett Capital) in its current state has suffered immeasurable destruction to the facade of the Mimico Village Business area due to the loss of 2 developers over 10 years and a huge empty hole that sits at the beginning of this BIA.

1. Are there any measures or securities in place after demolition happens regarding the timeline for building and when it will begin? Anything that can assure the Mimico by the Lake Business Area that this will not happen again? (this development will sit adjacent to Amos Waites Park and the Martin Goodman Trail)
2. Will there be an opportunity for Phase 3 of Amos Waites Park to be completed and could the MBTL BIA be involved or have any input as to what Phase 3 could look like? (completion of Phase 2 in summer 2016, however they did not complete the plan as in the drawings)

Kindest regards,

Alison Juda

Coordinator, Mimico by the Lake BIA